Lêer verw/ 15/3/6-1/Erf_839

Navrae/Enquiries:
Ms D N Stallenberg

28 October 2026

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

e-mail : planning6@rumboll.co.za

Sir

PROPOSED SUBDIVISION ON ERF 839, ABBOTSDALE

Your application with reference ABO/12736/JL/GB dated 3 July 2026 on behalf of A S & E Mpawenayo has reference.

The Municipal Planning Tribunal has resolved at a meeting held on 14 October 2026 to approve the application for the subdivision of Erf 839, Abbotsdale in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), subject to the conditions that.

A1 TOWN PLANNING AND BUILDING CONTROL

(a) Erf 839, Abbotsdale (1590m² in extent) be subdivided into portion A (500m² in extent) and Remainder (1090m² in extent) as presented in the application;

(b) The temporary structures, as indicated on the subdivision plan ABO/12736/JL/GB dated June 2026, be demolished and removed at clearance stage;

A2 WATER

(a) Each subdivided portion be provided with a separate water connection and meter at building plan stage;

A3 SEWERAGE

(a) Each subdivided portion be provided with a separate sewer connection at clearance stage;

A4 DEVELOPMENT CHARGES

(a) The owner/developer be responsible for a development charge of R19 499,40 toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA 9/249-176-9195);

(b) The owner/developer be responsible for the development charge of R 10 953,75 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/249-174-9195);

(c) The owner/developer be responsible for the development charge of R5 960,45 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-184-9195);

(d) The owner/developer is responsible for the development charge of R6 460,70 towards the wastewater treatment works at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-183-9195);

(e) The owner/developer is responsible for the development charge of R23 266,80 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/247-144-9195);

(f) The Council resolution of May 2026 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2026/2027 and can be revised thereafter;

B. GENERAL

(a) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law not be issued unless all the relevant conditions have been complied with;

(b) Any existing services connecting the remainder and/or new portions be disconnected, and relocated, for each erf to have a separate connection and pipe work;

(c) Should it be deemed necessary to extend the existing services network to provide the subdivided portions with service connections, it will be for the cost of the owner/developer;

(d) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5-year approval period lapses, the subdivision will be permanent, and the approval period will not be applicable anymore;

(e) Appeals against the Tribunal decision be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 200, 00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed;

C. The application be supported for the following reasons:

(a) Due administrative process has been followed and the application is properly presented before the Swartland Municipal Planning Tribunal for decision-making;

(b) The proposal supports spatial sustainability, spatial justice, efficiency, and good administration as outlined in SPLUMA Section 42 and LUPA Chapter VI, all of which were considered during assessment;

(c) The proposal is consistent with the spatial proposals of the Municipal SDF, 2025;

(d) The proposal is consistent with the minimum erf size determined by the SDF, namely 500 m^2;

(e) The development promotes densification in an urban area, consistent with national, provincial, and local legislation and policy;

(f) The subdivision promotes efficient utilisation of serviced urban land and supports incremental residential opportunities consistent with the adopted MSDF objectives;

(g) Approval of the application would not create an undesirable planning precedent, as each application is assessed on its own merits having regard to the zoning scheme, available services, surrounding context, applicable policy framework and site-specific circumstances;

(h) The subdivision introduces only one additional dwelling opportunity, resulting in a modest and acceptable increase in local traffic volumes consistent with a low-order residential street;

(i) On-site parking requirements remain enforceable through the development management scheme at building plan stage;

(j) Development charges for sewer, wastewater treatment works and roads have been levied, ensuring that the development contributes proportionately to infrastructure provision and long-term service sustainability;

(k) The concerns raised have been considered but do not constitute sufficient planning grounds to outweigh the desirability of the proposal, its consistency with the MSDF, compliance with zoning controls, availability of engineering services and the efficient utilisation of serviced urban land.

Yours faithfully

MUNICIPAL MANAGER
via Department Development Services

/ds

Copies : Surveyor-General : e-mail - sgdatawc@dlrrd.gov.za

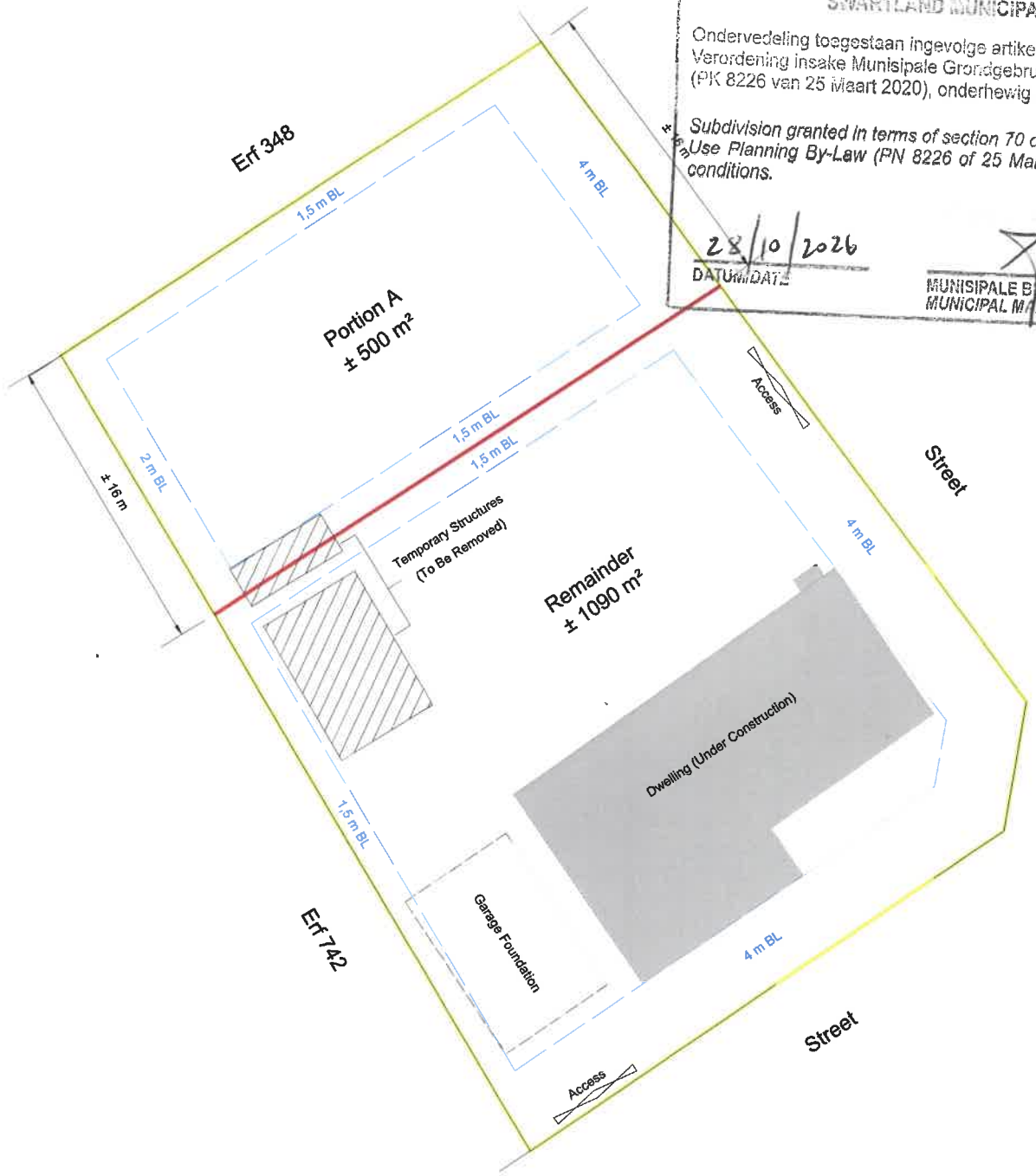
Director : Civil Engineering Sevices

Director : Financial Services

Building Control Officer

The Manager : Eskom, P O Box 22, BRACKENFELL, 7560: e-mail – FortuiRo@eskom.co.za

A S & E Mpawenayo, 839, Kloof Street, Abbotsdale, 7301
email – Mpawenayo2003@gmail.com



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

28/10/2026
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

LEGEND

KEY:

Erf 839, Abbotsdale

Subdivision Line

Land Use Application Proposal:

Erf 839, Abbotsdale (1590 m²) is proposed to be Subdivided into a Portion A (± 500 m²) and a Remainder (± 1090 m²).

TITLE:

SUBDIVISION PLAN

ERF 839

ABBOTSDALE

PHYSICAL ADDRESS:

ERF 839, ABBOTSDALE, 7300

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
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Email: planning6@rumboll.co.za

DATE:	AUTHORITY:
JUNE 2026	SWARTLAND MUNICIPALTY

REFERENCE:		SCALE:
ABO/12736/JL/GB	NORTH	1:3000