



File ref: 15/3/6-1/Erf_183
15/3/4-1/Erf_183

Enquiries:
Mr HL Olivier

20 March 2026

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7300

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 183, ABBOTSDALE

Your application, with reference ABB/14817/MV/KS, dated 21 October 2025 on behalf of SS van der Post, regarding the subject refers.

A. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 82145 of 25 March 2020), the application for subdivision of Erf 183, Abbotsdale, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 183, Abbotsdale (2862m² in extent) be subdivided into a remainder(1639m² in extent), Portion A (620m² in extent) and Portion B (603m² in extent), in accordance with subdivision plan dated September 2025, presented in the application;
- (b) Building plan be submitted for any existing buildings on the property, without building plan approval, to the Senior Manager: Development Management, for consideration and approval;

2. WATER

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

3. SEWERAGE

- (a) Each portion be provided with a separate sewerage connection at clearance stage;

4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R 18 395, 40 per newly created unit, towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R 10 333, 90 per newly created unit towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R5 622, 35 per newly created unit towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);

- (d) The owner/developer is responsible for the development charge of R 6 095, 00 per newly created unit towards the wastewater treatment works at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R 21 950, 05 per newly created unit towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (f) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and may be revised thereafter;

5. GENERAL

- (a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
 - (b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
 - (c) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;
 - (d) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies.
 - (e) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval to be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met within the 5-year period, the subdivision will be permanent and the approval period will no longer be applicable;
- B. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 82145 of 25 March 2020), the application for departure of the development parameters applicable to the remainder of Erf 183, Abbotsdale as well as proposed Portion B, is hereby refused in terms of Section 70 of the By-Law;

The departure is refused for the following reasons:

1. The departure of the street building line for the remainder as well as Portion B does not complement the character of Abbotsdale nor does the architectural effect of the building line relaxation enhance the appearance of the public street.
2. The fact that the street is an informal public street (gravel road), exacerbates the negative impact aesthetically as well as the character of the area.
3. Insufficient motivation is provided to justify the scale of the departure which includes the whole street front of the proposed Portion B.
4. Insufficient safety distance is provided from the existing electrical infrastructure situated on the street boundary.
5. The proposal for the departure of the side building lines on both sides of the proposed portion B does not comply with the development management scheme as it is required that an access way, other than through a building and at least 1m wide, be provided from a public street to every vacant portion of the land unit concerned.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
Director: Civil Engineering Services
Director: Financial Services
Building Control Officer
SS van der Post, 212 Church Street, ABBOTSDALE, 7300
Mandri Viljoen planning1@rumboll.co.za

KEY:

- Erf 183
- Proposed Subdivision
- Building Lines
- Existing structures

TITLE:	SUBDIVISION PLAN ERF 183, ABBOTSDALE
PHYSICAL ADDRESS:	212 KERK STREET
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
COMPILED BY:	C.K. RUMBOLD & VENOTE TOWN PLANNERS PROFESSIONAL SERVICES 101 WILSON STREET, MALLSBURY TEL: 022 - 421415 FAX: 022 - 421481 Email: planning@vsmood.co.za
DATE:	SEPTEMBER 2025
AUTHORITY:	SWARTLAND MUNICIPALITY
REF:	ABB14817/M/MS



**SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale 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.

31/09/2026/03/20
DATE: / /
MUNICIPAL DEPUTY MANAGER

Suboayma



314

RE/182

312

184

386

385

208

