



File ref: 15/3/4-1/Erf_283
15/3/6-1/Erf_283

Enquiries:
A. de Jager

13 July 2026

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7299

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Dear Sir

APPLICATION FOR THE SUBDIVISION AND DEPARTURE ON ERF 283, ABBOTSDALE

Your application, with reference number ABO/14740/JL/GB, dated 22 September 2025, on behalf of Y. Goliath, 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 8226 of 25 March 2020), the application for subdivision of Erf 283, Abbotsdale, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 283, Abbotsdale (2 805m² in extent), be subdivided into Portion A (572m² in extent), Portion B (900m² in extent) and the Remainder (1 333m² in extent), in accordance with Subdivision Plan ABO/14740/JL/GB, dated September 2025 as presented in the application;
- b) The new property diagram be submitted to the Surveyor General for approval, including proof to the satisfaction of the Surveyor General of:
 - i. The municipality's decision to approve the subdivision;
 - ii. The conditions of approval imposed in terms of section 76 of the By-Law; and
 - iii. The approved subdivision plan;

2. WATER

- a) Each portion be provided with a separate water connection;
- b) The condition is applicable at subdivision stage for the Remainder and Portion B and at building plan stage for Portion C;

3. SEWERAGE

- a) Each portion be provided with a separate sewerage connection. The condition is applicable at subdivision stage;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R29 126,16 towards 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 is responsible for the development charge of R16 361,27 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 is responsible for the development charge of R12 910,51 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 R8 889,19 towards the waste water 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 R44 875,38 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: 9/247-188-9195);
 - f) 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 may be revised thereafter;
- B.** By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226, dated 25 March 2020), application for departure from the development parameters on Erf 283, Abbotsdale, be approved in terms of section 70 of the By-Law, as follows:

2. TOWN PLANNING AND BUILDING CONTROL

- a) The departure authorises the encroachment of the 4m north-eastern street building line to 2,8m;
- b) The departure be applicable to the portion of the existing building that encroaches on the building line, as presented in the application;

3. GENERAL

- a) The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use.
- b) Should it become necessary to upgrade or extend any services, in order to provide amenities to either of the properties, it will be for the account of the owners/developers.
- c) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with.
- d) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal.
- e) All conditions of approval be implemented at subdivision stage, before clearance be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.
- f) Appeals against the decision should 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 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
Department: Financial Services
Department: Civil Engineering Services
Email: carelsefam.gc@gmail.com

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening Insake Munisipale Grondgebruikbeplanning
(FK 8226 van 25 Maart 2020), onderhevig aan voorwaardes.

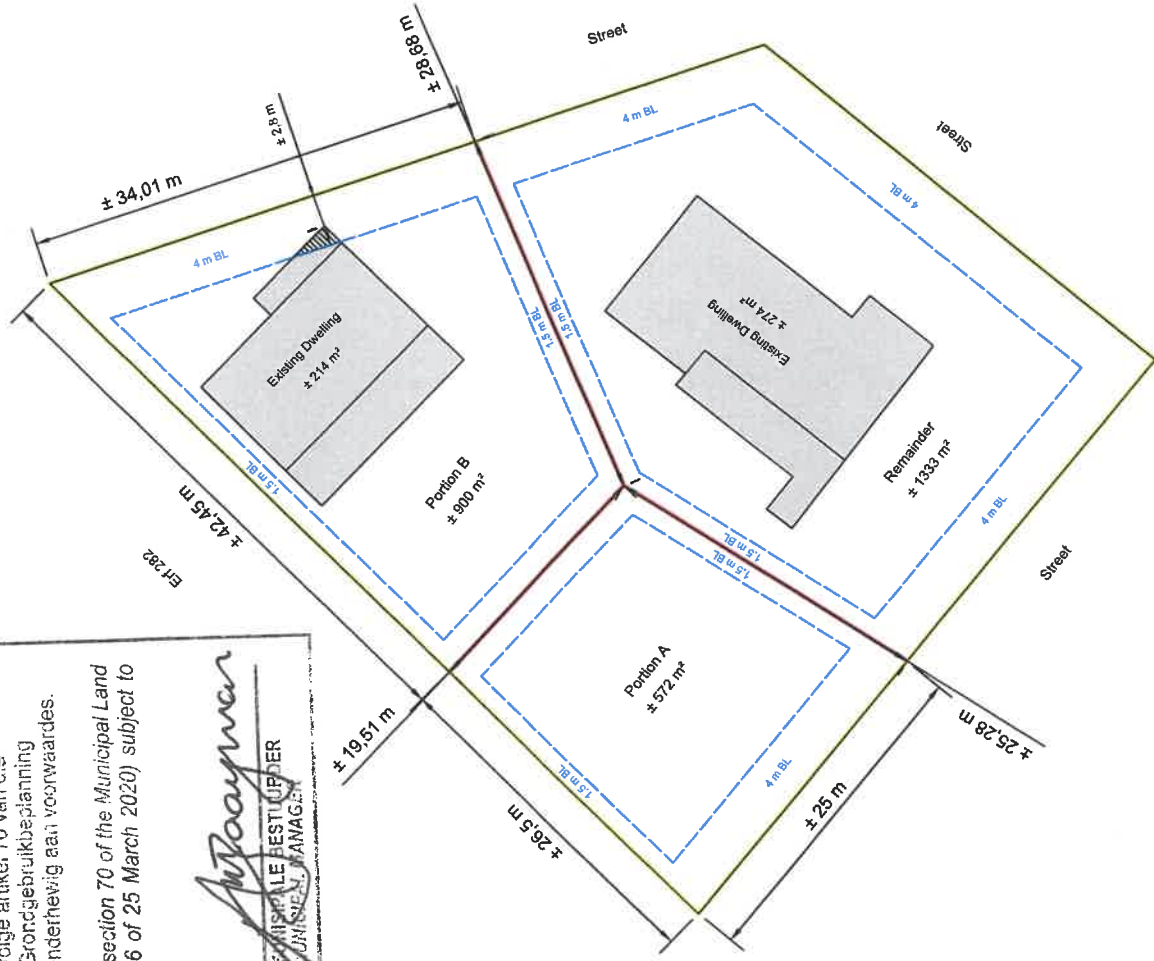
Subdivision granted in terms of section 70 of the Municipal Land
Use Planning By-Law (PN 8226 of 25 March 2020) subject to
conditions.

2026/07/13

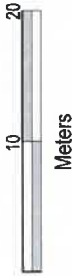
DATE

MUNICIPAL ENGINEER

MUNICIPAL MANAGER



SCALE (A4):



LEGEND

KEY:

Zoning

Erf 283, Abbotsdale

Subdivision Lines

Building Lines

Existing Structures

Building Line Encroachment

Residential Zone 1



TITLE:

SUBDIVISION PLAN
ERF 283
ABBOTSDALE

PHYSICAL ADDRESS:

ERF 283, ABBOTSDALE, 7300

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



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DATE:

SEPTEMBER 2025

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

ABO14740/J/CB

