



File ref: 15/3/6-1/Erf_84

Enquiries:
Mr HL Olivier

14 January 2026

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

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 84, ABBOTSDALE

Your application, with reference ABB/14854/MV/KS, dated 24 October 2025 on behalf of ED & P Syster, 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 78, 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 84, Abbotsdale (3849m² in extent) be subdivided into a remainder (762m² in extent), Portion A (549m² in extent), Portion B (655m² in extent), Portion C (815m² in extent), Portion D (525m² in extent) and Portion E (542m² in extent), in accordance with subdivision plan dated October 2025, presented in the application;
- (b) Any existing buildings on the property, without building plan approval, be submitted to Building Control for consideration and approval by the Senior Manager : Development Management;

2. WATER

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

3. SEWERAGE

- (a) Each portion be provided with a separate sewerage connection at clearance stage;
- (b) The existing sewer network be extended to provide service connections to the newly subdivided portions. To facilitate this, the developer appoints a professionally registered Engineer in accordance with the provisions of Act 46 of 2000. The appointed Engineer designs the proposed extensions and submits the plans to the Director: Civil Engineering Services for approval. Once approved, the construction be carried out under the supervision of the said Engineer;

4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R 90 444,05 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 R50 808,15 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 R25 334, 50 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 R27 465,45 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 R113 017,75 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;

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
 ED & P Syster, Posbus 876, Malmesbury, 7299
 Mandri Viljoen planning1@rumboll.co.za

RE/81	LEGEND	<p>KEY:</p> <p>Residential Zone 1</p> <p>Zoning</p> <p>Subject Property</p> <p>Subdivision Lines</p> <p>Building Lines</p> <p>Existing Structure</p>
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