



File ref: 15/3/6-1/Erf\_78

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 78, ABBOTSDALE**

Your application, with reference ABB/13686/MC, dated 30 September 2025 on behalf of Hazel Erayna Lee-Anne Arendse, 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 78, Abbotsdale (4412m<sup>2</sup> in extent), be subdivided into Portion A (±1311m<sup>2</sup> in extent) and a Remainder (±3101m<sup>2</sup> in extent), in accordance with subdivision plan dated February 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 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 38 323,75 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 R21 528,00 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 R9 203,45 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 R9 977,40 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 R25 852,00 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*  
                 *HEL Arendse, 36 Springfield Street, Ext. 22, Belhar, CAPE TOWN, 7439*  
                 *Mandri Crafford [planning1@rumboll.co.za](mailto:planning1@rumboll.co.za)*

# SUBDIVISION PLAN: ERF 78, ABBOTSDALE



## LEGEND:

-  Subject property
-  Existing cadastral boundaries
-  Proposed Subdivision lines

## ZONING I.T.O. THE ZONING SCHEME:

Residential Zone 1

## NOTES:

This diagram illustrates the proposed subdivision of Erf 78, Abbotdale, measuring 4412m<sup>2</sup> in extent.

## SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

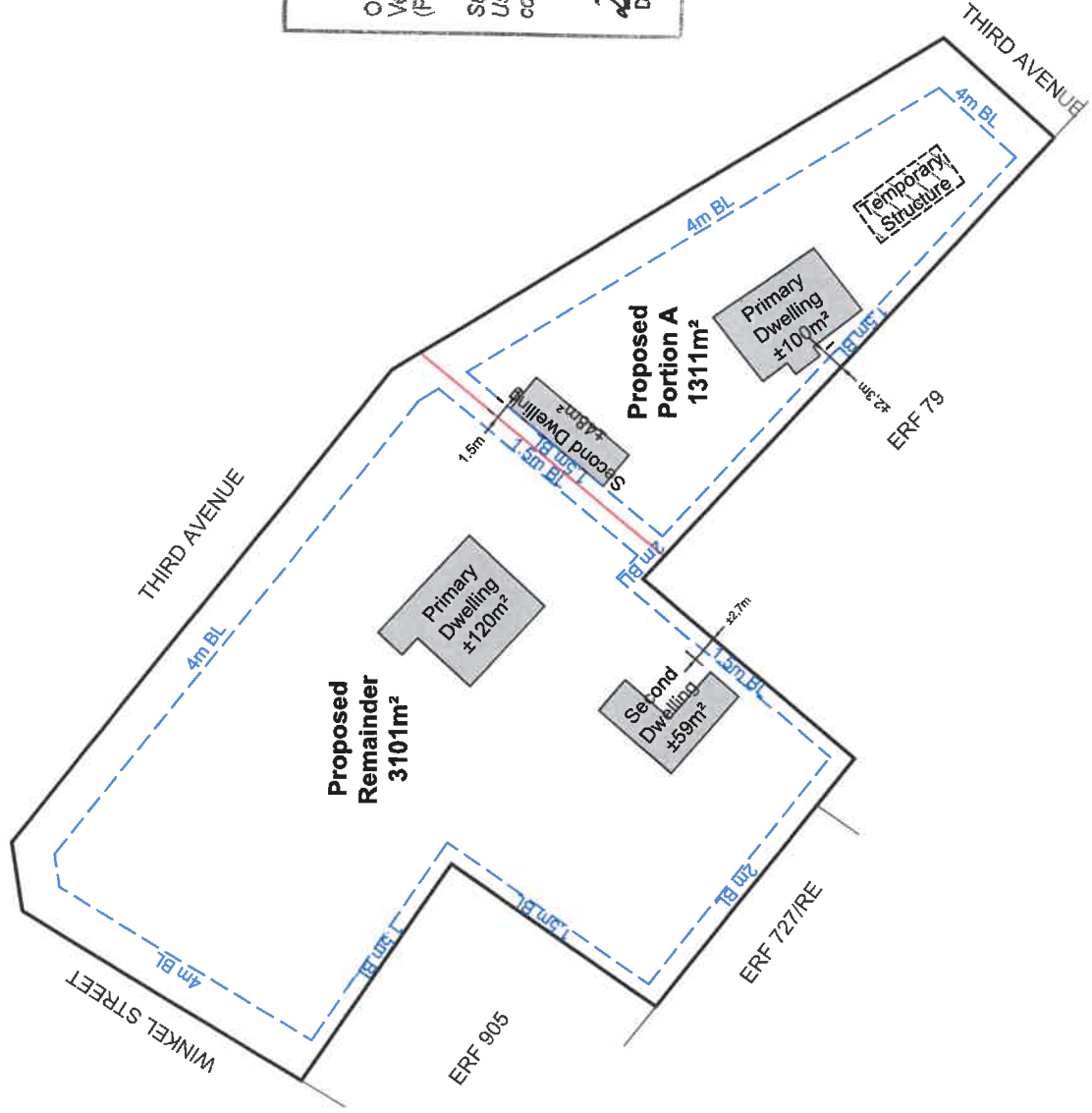
Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onttreëing aan voorwaardes.

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

2026/01/14

DATE/DATE

*Ardaymar*  
MUNICIPAL ENGINEER  
MUNICIPAL MANAGER



Drawing:

SUBDIVISION PLAN

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

G.K. RUMBOLD & VENNOOTE

TOWN PLANNERS

PROFESSIONAL SURVEYORS

Tel: 022-4821845

Fax: 022-4871861

Email: planning@rumbold.co.za



DATE:

FEBRUARY 2025

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

ABB/1885/MC