



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 (4412m² in extent), be subdivided into Portion A (±1311m² in extent) and a Remainder (±3101m² 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 die 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);

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- I Swartland i jonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- (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

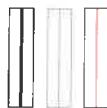
- (a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- (b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions 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

SUBDIVISION PLAN: ERF 78, ABBOTSDALE



LEGEND:

ZONING I.T.O. THE ZONING
Subject property
Existing cadastral boundaries
Proposed Subdivision lines
Residential Zone 1

ZONING IT & THE ZONING SCHEME

NOTES

This diagram illustrates the proposed subdivision of Erf 78, Abbotsdale, measuring 4412m² in extent.

SWEETLAND AND MULLENHAGEN

Onderverdeling toegestane ingevolge artikel 73 van de Verordening tot inzake Mijnbouw en Grondgebruikspanting (PK 8220 van 25 januari 2020) onderhavige aan verordening

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (P/N 8228 of 25 March 2020), subject to conditions.

2026/01/14 DATE
00000000000000000000000000000000 NUMBER
JOHN M. BESSETT, M.D. NAME
1100 N. MICHIGAN AVENUE ADDRESS
CHICAGO, ILLINOIS 60611 CITY, STATE, ZIP

Drawing: SUBDIVISION PLAN
ALL AREAS AND DISTANCES ARE SUBJECT TO APPROVAL

C. K. RUMBOL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS

REF: ABBI136666MC
DATE: FEBRUARY 2025
AUTHORITY: SWARTLAND MUNICIPALITY

