



File ref: 15/3/10-1/Erf 311

Enquiries:
Mr HL Olivier

16 April 2025

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

Per registered post

Dear Sir/Madam

PROPOSED CONSENT USE ON ERF 311, ABBOTSDALE

Your application, with reference ABB/14262/MC, dated 29 January 2025, on behalf of Transnet SOC Ltd, 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 8226 of 25 March 2020), the application for consent use on Erf 311, 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) The consent use be restricted to an area of 500m² as indicated in the application;
- (b) The approval is, in terms of section 76(2)(w), valid for a period of three years from the date of this letter as presented in the application;
- (c) The use of the portion be restricted to shops, offices, restaurant as well as a place of entertainment in the form of temporary structures / food and beverage trailers creating a platform for local entrepreneurs to sell local products as well as to host small scale events such as birthday parties;
- (d) The Western Cape Noise Regulations be applied;
- (e) Building plans be submitted to Senior Manager: Development Management for consideration and approval;
- (f) The operator / organiser of the facility as well as the owner of the property take full responsibility for the health and safety of people frequenting the premises;
- (g) No form of accommodation be provided on the property;
- (h) Sufficient space be provided on the subject property for parking of not only the operators of the stalls but also the visitors. The municipal commonage only be used as access to the proposed facility as presented in the application. The facility therefore be operated in such a way to not have a negative impact on the existing sports and recreational facilities on erf 301, Abbotsdale;

2. WATER

- (a) No water connection be provided for the proposed facility;
- (b) Water to be used for domestic purposes must be clean water that complies with the requirements of SANS 241. "Clean water" is defined as clean and clear water that is free of any *Escherichia coli* organisms per 100 millilitres and free from any particles in concentrations that could be harmful to human health;

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

3. SEWERAGE

- (a) No sewer connection be provided for the proposed facility;
- (b) Sufficient ablution facilities be provided by the owner/event organiser for the proposed facility;

4. STREETS AND STORMWATER

- (a) The facility be accessed from the existing informal road and no formal access be provided;

5. DEVELOPMENT CHARGES

- (a) Due to the temporary nature of the proposal as well as the fact that no service connections are to be provided, development charges are therefore not applicable;

6. GENERAL

- (a) 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.
- (b) It be noted that in terms of Section 100(c) of the Swartland Municipal Land Use Planning By-Law, the municipality may consider withdrawal of the approval should the conditions not be complied with and the owner / operator fails to comply with a compliance notice;
- (c) Cognisance be taken of the contents of the letter from ESKOM dated 18 March 2025 when conducting any work in proximity to or that may affect ESKOM infrastructure;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Transnet SOC Ltd, 138 Eloff Street, Braamfontein, Johannesburg, 2000
 Mandri Crafford planning1@rumboll.co.za

LEGEND:

- LEASE AREA
- TRANSET CADASTRAL BOUNDARIES
- OPERATING DIVISIONS: INTERNAL BOUNDARIES

LEASE AREA :	Asset Description	Asset No.	Approx. Area (m ²)

LIST OF IMPROVEMENTS:

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5. INVESTIGAR

1. WITNESS	2. WITNESS
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LESSOR _____ DATE _____

1. INTALISSE

1. WINNERS	2. WINNERS
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Plan prepared by:

GEO-SPATIAL: WESTERN REGION, TRANSNET PROPERTY
Room 505
No. 1 Adderley Street
CAPE TOWN
PO Box 5527
CAPE TOWN
Tel: (021) 449-4484
Tel: (021) 449-4357

8001 ABBOTSDALE 8000 QUINCY RESORTS INC. 1101

LEASE AGREEMENT PLAN

MORTON PICK
LEASE OF PTN OF LAND TO
OVER PTN OF FFE 311 ABBOTSDALE

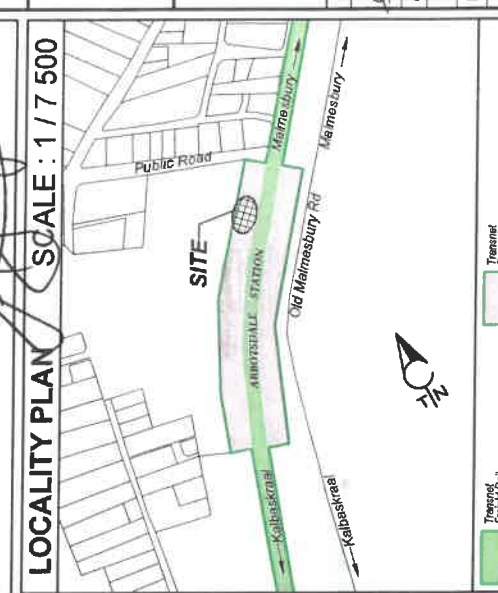
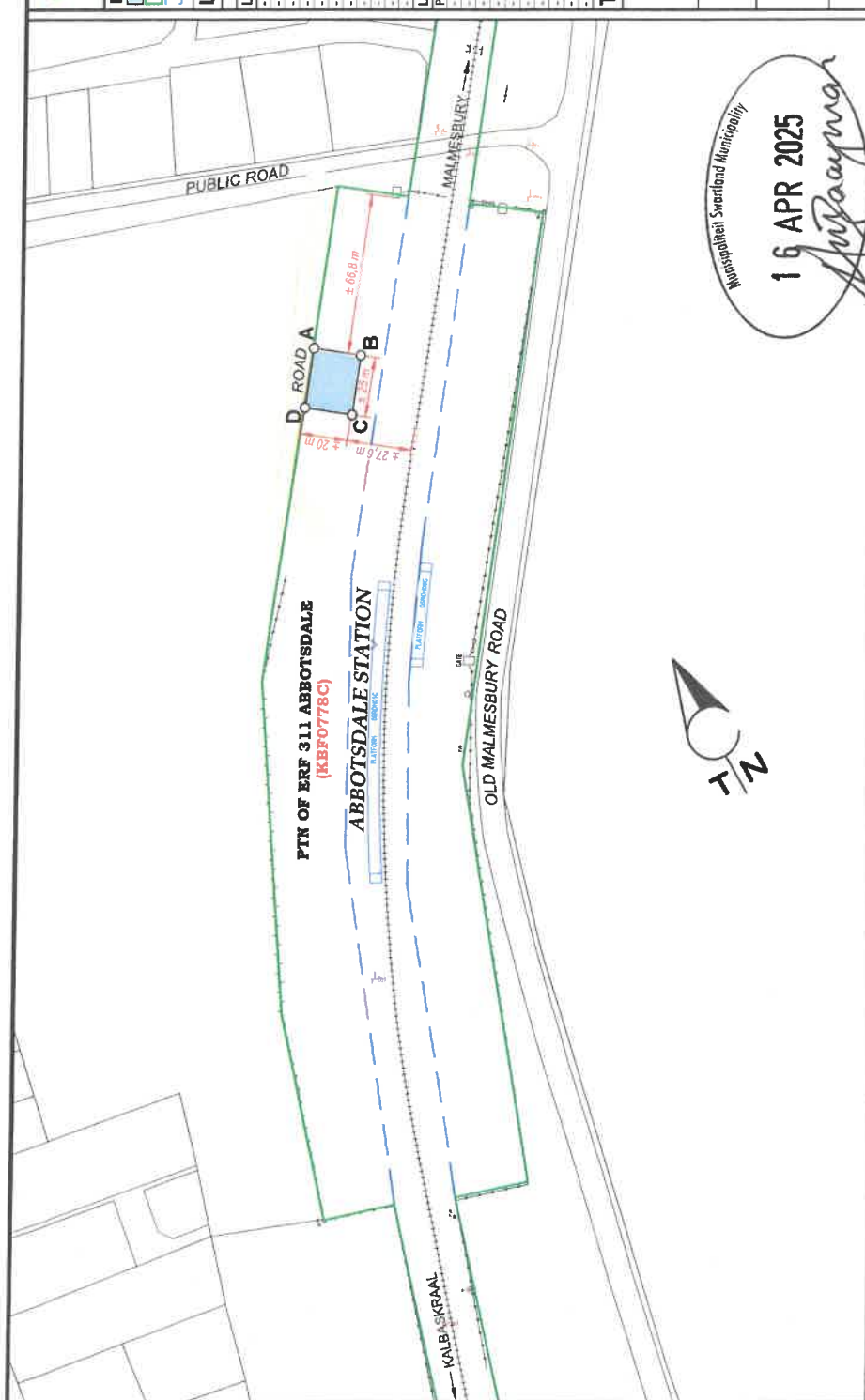
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 PLAN SIZE: A3
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