



File ref: 15/3/6-1/Erf 904

Enquiries:
Mr HL Olivier

31 October 2024

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

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 904, ABBOTSDALE

Your application, with reference ABB/13958/MC, dated 30 July 2024, on behalf of Mr DWMR Petersen, regarding the subject refers.

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 904, 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 904, Abbotsdale (1568m² in extent), be subdivided into Portion A (501m² in extent), Portion B (502m² in extent) and Portion C (565m² in extent), in accordance with subdivision plan dated July 2024, presented in the application;
- b) 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;

2. WATER

- a) Each 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 be responsible for a development charge of R7 917,18 toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer be responsible for the development charge of R4 447,05 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);

- c) The owner/developer be responsible for the development charge of R3 598,35 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R3 900,80 towards the wastewater treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R18 865,75 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and can 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 approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from the date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal.

All conditions of approval be implemented before the new subdivisions can vest 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.

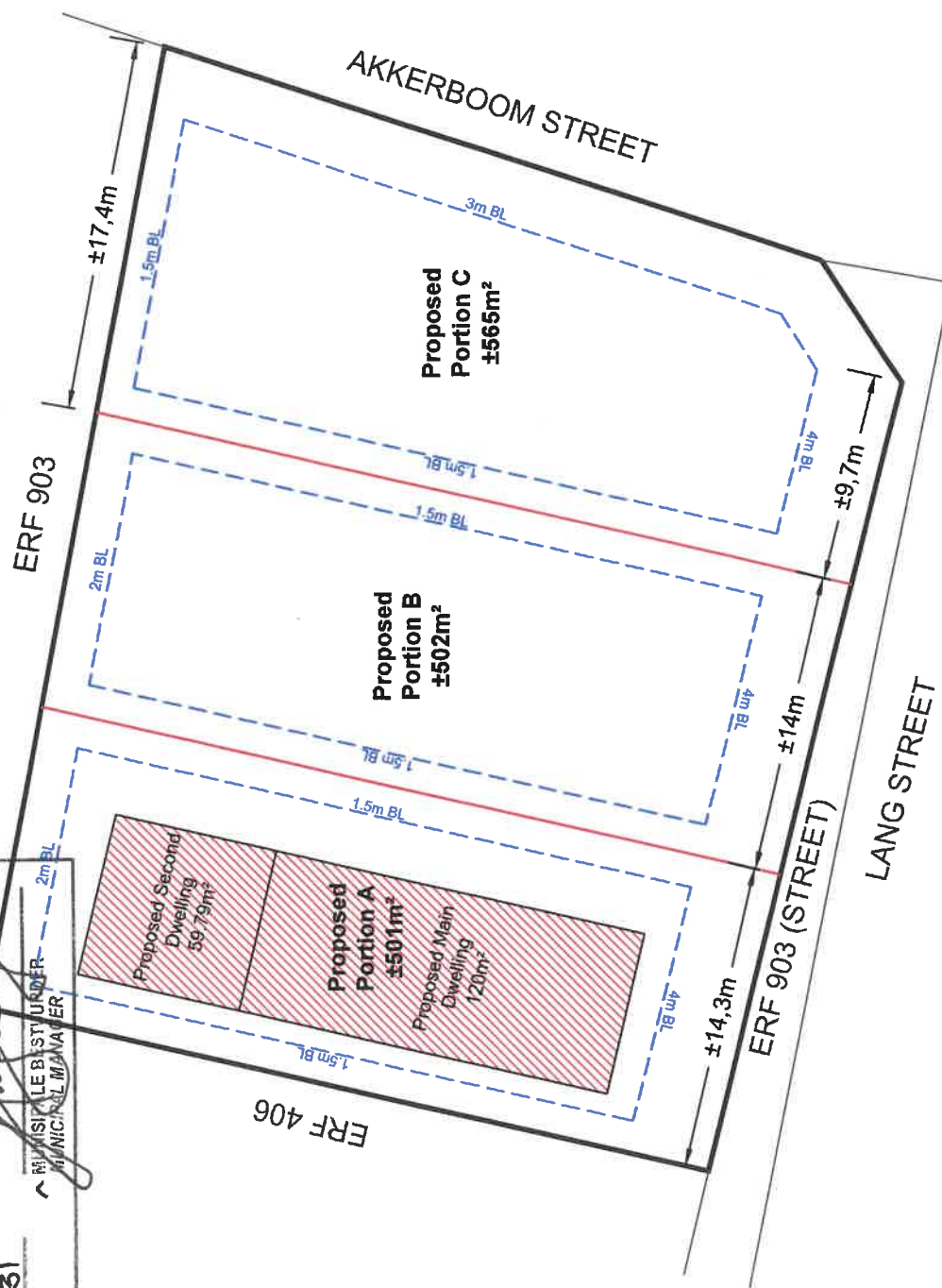
Yours sincerely


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
 DWMR Petersen, 22 Church Street, ABBOTSDALE, 7301
 duewayne.p@gmail.com

SUBDIVISION PLAN: ERF 904, ABBOTSDALE

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 6226 of 25 March 2020) subject to conditions.

MUNICIPAL BEST VALUE
MUNICIPAL MANAGER

Subject property

Existing cadastral boundaries

Proposed Subdivision lines

Proposed Buildings in accordance with approved Building Plans on Erf 904, dated 19/03/2024.

ZONING I.T.O. THE ZONING SCHEME:

Residential Zone 1

NOTES:

This diagram illustrates the proposed subdivision of Erf 904, Abbotsdale, measuring 1568m² in extent.

Drawing:

SUBDIVISION PLAN

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

**C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYOR**

Tel: 022 - 4821845
Fax: 022 - 4871661
Email: planning1@nu

DATE: JULY 2024	AUTHORITY: SWARTLAND MUNICIPALITY
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REF:

ABB/13958/MC