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Swartland vooruitdenkend 2040 -
waar mense hul drome kan ultiief!

File ref: 15/3/6-9/Erf 149

Enquiries:
A. de Jager

15 September 2023

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

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 149, ABBOTSDALE

Your application, with reference ABB/13257/NJN-GT, dated 28 June 2023, on behalf of A.J. and M. Josias, 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 8226 of 25 March 2020), the application for subdivision of Erf 149, 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 149, Abbotsdale (3 113m² in extent), be subdivided into Portion A (1 070m² in extent) and the Remainder (2 043m² in extent);
- 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 new subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

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

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R33 948,00 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R19 070,45 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Darling Tel: 022 492 2237

Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:
The Municipal Manager
Private Bag X52
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

- c) The owner/developer is responsible for the development charge of R8 153,50 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R8 838,90 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R21 706,25 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);
- f) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 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
AdJ/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Electrical Engineering Services
 Director: Financial Services
 Building Control Officer
 A.J. and M. Josias, 5 Kerk Street, Abbotsdale, 7301

SUBDIVISION PLAN: ERF 149, ABBOTSDALE

Legend

- Property boundary
- Subdivision Line:
- Existing buildings

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervinding toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020), onderhewig 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.

2023/09/15
DATUM/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Note:

Application is made for the -
Subdivision of Erf 149, Abbottsdale
into Portion A and Remainder.

Before Subdivision	
Property	Area
Erf 149	3113m ²
Zoning	
Residential Zone 1	
After Subdivision	
Portion A	Area
Portion A	±1070m ²
Rem. Erf 149	Area
Rem. Erf 149	±2043m ²
Zoning	
Residential Zone 1	



TITLE:	PROPOSED SUBDIVISION OF ERF 149, ABBOTSDALE
NOTE:	ALL SIZES AND DISTANCES ARE SUBJECT TO SURVEY
COMPILED BY:	C.K. RUMBOLD EN VERNOTE STADS - EN STREEKSBEPLANNERS LANDMETERS RAINIER STRAAT 16, MALMESBURY 06 382 2222 - 4471 661 Faxes: 022 - 4471 661 e-pos: planning@rumbold.co.za
DATE:	JUNE 2023
REF:	ABB/13257/NG/GT
AUTHORITY:	SWARTLAND MUNISIPALITEIT