



File ref: 15/3/6-1/Erf 166

Enquiries:
A. de Jager

9 June 2025

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

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 166, ABBOTSDALE

Your application, with reference ABD/14251/RP, dated 18 February 2025, on behalf of A.G. Barlow and E.R. Barlow, 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 82166 of 25 March 2020), the application for subdivision of Erf 166, 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 166, Abbotsdale (4 792m² in extent), be subdivided into Portion A (1 400m² in extent) and the Remainder (3 382m² in extent), in accordance with Subdivision Plan ABD/14251/RP, dated January 2025, presented in the application;

2. WATER

- a) The new subdivided portion be provided with a separate water connection at clearance stage;

3. SEWERAGE

- a) The new subdivided 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 R35 984,65 towards 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 is responsible for the development charge of R20 213,55 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 is responsible for the development charge of R8 642,25 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 R9 369,05 towards the waste water 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 R24 389,20 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 may be revised thereafter;

5. GENERAL

- a) 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;
- b) 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;
- c) 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;
- d) The approval is, in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. All conditions of approval be complied with before the new land uses come into operation and occupancies be issued. Failure to comply will result in the approval expiring;
- e) Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Add/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 E.R. Barlow, 32 Church Street, Abbotsdale, 7300
 Ericbarlow20@gmail.com



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruiksbeplanning
(PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes

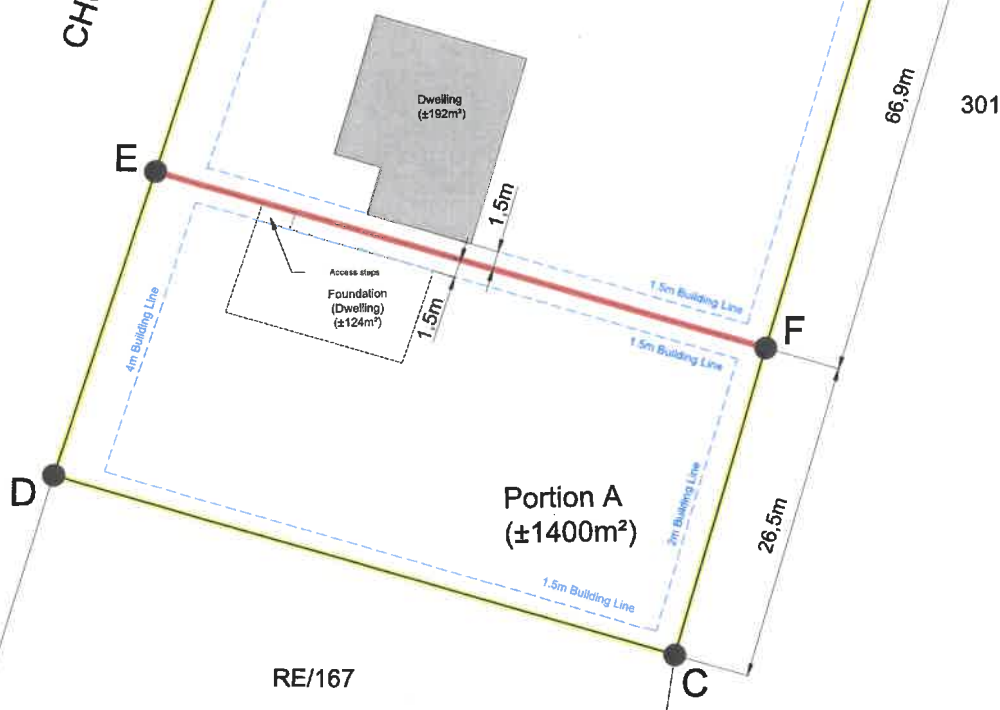
Subdivision granted in terms of section 70 of the Municipal Land
Use Planning By-Law (PN 8226 of 25 March 2020) subject to
conditions.

2025/06/09
DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

CHURCH STREET

Remainder Erf 166
($\pm 3382\text{m}^2$)



Subdivision Plan - Erf 166 Abbotsdale

Application is made in terms of Section 25(2)(d) of the Swartland
Municipal Land Use Planning By-Law for the **Subdivision of Erf 166,
Abbotsdale**, represented by Figure ABCD, into two portions, namely:

- **Portion A** ($\pm 1400\text{m}^2$) represented by Figure CDEF; and
- **Remainder** ($\pm 3382\text{m}^2$) represented by Figure ABFE.

Fisiese adres: Church Street, Abbotsdale

Notas:

All areas and distances subject to final survey

SAAMGESTEL DEUR:



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& PARTNERS

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DATUM:
JANUARY 2025

VERW/REF:
ABD/14251/RP

AUTHORITY:
SWARTLAND
MUNICIPALITY