



File ref: 15/3/6-1/Erf 171

Enquiries:  
Mr HL Olivier

29 November 2024

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

Per registered post

Dear Sir/Madam

### PROPOSED SUBDIVISION OF ERF 171, ABBOTSDALE

Your application, with reference ABB/14057/HDT, dated 27 September 2024, on behalf of Mr and Mrs G & A Olivier and Mr and Mrs P & M Williams, 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 171, 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 171, Abbotsdale (2815m<sup>2</sup> in extent), be subdivided into Portion A (1395m<sup>2</sup> in extent) and a Remainder (1420m<sup>2</sup> in extent), in accordance with subdivision plan dated September 2024, presented in the application;
- (b) Any existing buildings on the property, without building plan approval, be submitted to the Senior Manager: Development Management for consideration and approval;

#### 2. WATER

- (a) Each portion be provided with a separate water connection at building plan 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 R 35 984, 65 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 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 be 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 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);

- 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!

- (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 can be revised thereafter;





## 5. GENERAL

- (a) The conditions contained in the letter issued by ESKOM dated 20 November 2024 with reference 16549-24 be 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 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;
- (e) 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.
- (f) 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  
 G & A Olivier & P & M Williams, 29 Kerk Street, Abbotsdale, 7301  
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**KEY:**

- Relevant erf
- Proposed Subdivision
- Existing structures
- Building Lines

**SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY**

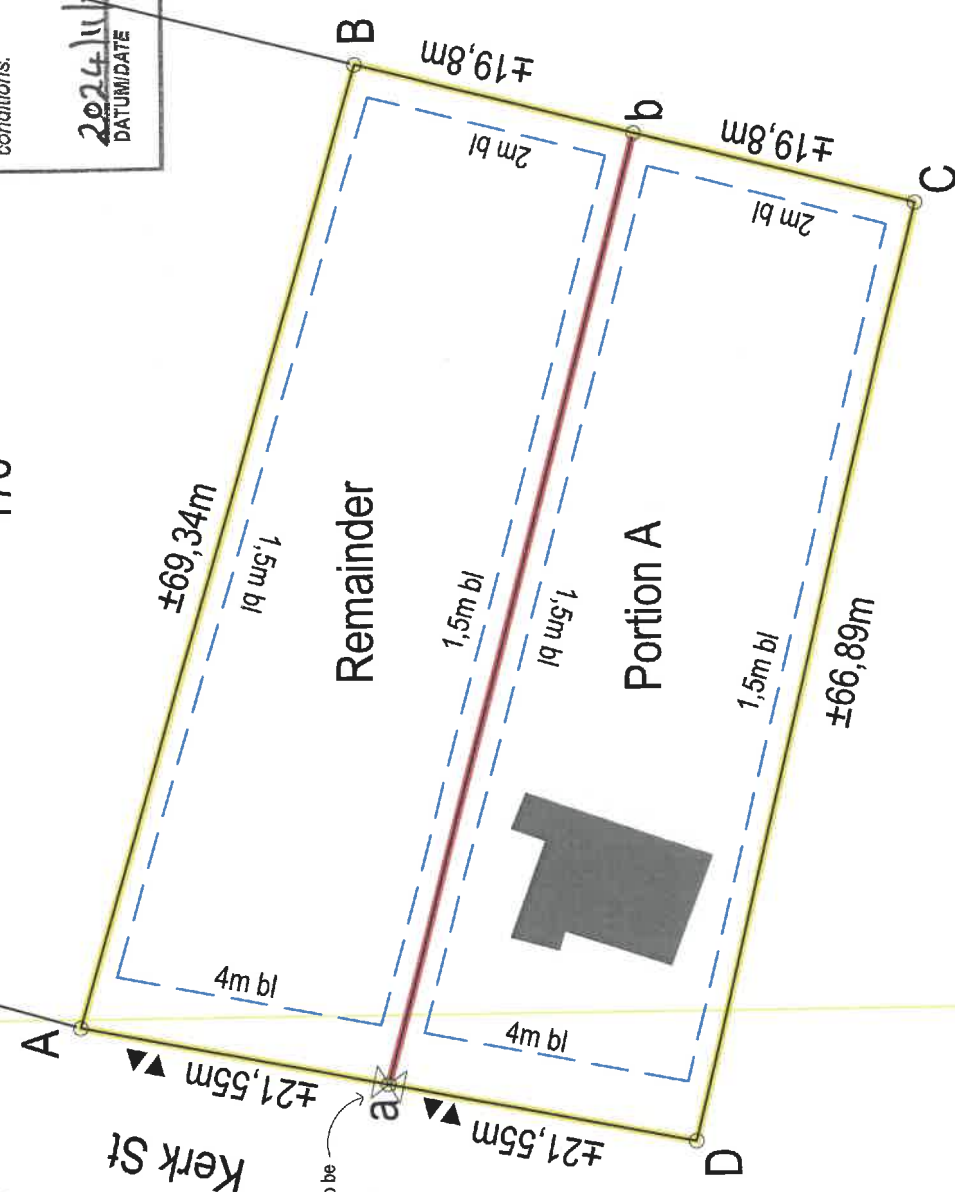
Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 26 Maart 2020), onderwerpig aan voorwaardes.

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

2024/11/29  
DATE

*[Signature]*  
MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

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**NOTES:**

- Figure A B C D represents Erf 171, Abbotsdale, measuring ±2815m<sup>2</sup>.
- Pedestrian Gate at point a to be moved.
- Erf 171 is proposed to be subdivided into:
- a) **Remainder** (Measuring ±1420m<sup>2</sup>) represented by Figure A B a;
  - b) **Portion A** (Measuring ±1395m<sup>2</sup>) represented by Figure a b C D

TITLE:	SUBDIVISION PLAN ERF 171, ABBOTSDALE
PHYSICAL ADDRESS:	29 KERK STRAAT
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
COMPILED BY:	C.K. RUMBOLD & VENOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 19 RAINIER STREET, NAIMESBURY Tel: 022 - 4871845 Fax: 022 - 4871861 Email: planning@rumbold.co.za
DATE:	SEPTEMBER 2024
AUTHORITY:	SWARTLAND MUNICIPALITY
REF:	ABE/14057/HDT

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