



File ref: 15/3/4-1/Erf 729  
15/3/6-1/Erf 729

Enquiries:  
Mr HL Olivier

21 Januarie 2025

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

Per registered post

Dear Sir/Madam

#### PROPOSED SUBDIVISION AND DEPARTURE OF ERF 729, ABBOTSDALE

Your application, with reference ABD/14113/JL/GB, dated 21 October 2024 as well as the amended subdivision plan dated 20 January 2025, on behalf of Me Johanna de Waal, 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 subdivision of Erf 729, 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 729, Abbotsdale (1095m<sup>2</sup> in extent), be subdivided into Portion A (500m<sup>2</sup> in extent) and a Remainder (595m<sup>2</sup> in extent), as presented in the application;
- (b) A rider plan for the deviations from the approved building plan on the remainder, be submitted to the Senior Manager: Development Management for consideration and approval. This condition is applicable at clearance stage;
- (a) The structure indicated as "to be removed", be demolished at clearance stage;

#### 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 the development charge of R 1 917,05 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);
- (b) The owner/developer is responsible for the development charge of R 2 078,05 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);

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- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- (c) The owner/developer is responsible for the development charge of R17 024,60 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);
  - (d) 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;
- B. 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 departure of the development parameters applicable to Erf 729, Abbotsdale, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

#### 1. TOWN PLANNING AND BUILDING CONTROL

- (b) The departures approved herewith entails the following, as presented in the application;
  - (i). Departure of the 1,5m side building line (southern boundary) to 0m with regard to the remainder;
  - (ii). Departure of the 2m rear building line (northern boundary) to 1,5m with regard to the remainder;

#### C. 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 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;
- (d) 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.
- (e) 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  
                 J de Waal, C/o 5<sup>th</sup> and 6<sup>th</sup> Avenue, Abbotsdale, 7301  
                 Grant Baartman [planning6@rumboll.co.za](mailto:planning6@rumboll.co.za)

# SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 var. 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.

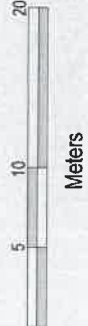
2025/01/21  
DATE

MUNICIPAL ENGINEER  
MUNICIPAL MANAGER

*[Signature]*



SCALE (A4):



## LEGEND

KEY:

Residential Zone 1

Zoning

Subject Property

Building Lines

Subdivision Line

Existing Structures



TITLE:

SUBDIVISION PLAN  
ERF 729  
ABBOTSDALE

PHYSICAL ADDRESS:

ERF 729, CORNER 5TH AVENUE & 6TH AVENUE, ABBOTSDALE, 7340

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



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DATE:

JANUARY 2025

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

ABD/14113/JUG8

