



File ref: 15/3/6-1/Erf 132  
15/3/13-1/Erf 132

Enquiries:  
Mr HL Olivier  
22 April 2025

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

Per registered post

Dear Sir/Madam

#### **PROPOSED SUBDIVISION AND EXEMPTION ON ERF 132, ABBOTSDALE**

Your application, with reference ABD/14145/GB, dated 25 November 2024 as well as the amended subdivision plan dated 7 April 2025, on behalf of Lionel Frank, 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 132, 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 132, Abbotsdale (3471m<sup>2</sup> in extent), be subdivided into Portion A (±787m<sup>2</sup> in extent), Portion B (±848m<sup>2</sup> in extent), Portion C (±918m<sup>2</sup> in extent) and a Remainder (±918m<sup>2</sup> in extent), in accordance with the amended subdivision plan attached hereto;
- (b) A Right of Way servitude, at least 6m wide, be registered over Portion A in favour of Portions B, C and the Remainder as well as over Portion B in favour of portions C and the Remainder, in order to secure access to and from Winkel Street for all subdivided portions;
- (c) Building plans for any unauthorised buildings on the property, 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 in relation to Portions A, C and the Remainder as well as at clearance stage with regards to Portion B. Water connections for portion B, C and the Remainder be installed within the servitude area adjacent to Winkel Street;

#### **3. SEWERAGE**

- (a) Each subdivided portion be provided with a separate sewerage connection. The condition is applicable at clearance stage with regards to Portions A & B as well as building plan stage with regards to portions C and the Remainder;

#### **4. DEVELOPMENT CHARGES**

- (a) The owner/developer is responsible for a development charge of R 18 711,65 per newly created portion towards the bulk supply of regional water, at clearance stage. The amount is valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);

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

- (b) The owner/developer is responsible for the development charge of R10 512,15 per newly created portion towards bulk water reticulation, at clearance stage. The amount is 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 R 4 494,58 per newly created portion towards sewerage, at clearance stage. The amount is 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 R 4 871,78 per newly created portion towards the wastewater treatment works, at clearance stage. The amount is 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 R 22 549,20 per newly created portion 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 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;
- B. The registration of a private right of way servitude on portions A & B in favour of portions B, C and the remainder, 6m wide as indicated on the approved subdivision plan, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality.



Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

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  
                  PE Jonkers, 108 Winkel Street, ABBOTSDALE, 7301  
                  Jolandie Linneman [jolandie@rumboll.co.za](mailto:jolandie@rumboll.co.za)  
                  [rodneytombstone@gmail.com](mailto:rodneytombstone@gmail.com)  
                  [plaatjieskaylene@gmail.com](mailto:plaatjieskaylene@gmail.com)

<b>LEGEND</b>	
KEY:	Residential Zone 1
Zoning	
Subject Property	
Building Lines	
Subdivision Lines	
Existing Structure	
Right of Way Servitudes	
Flood Line (1:100 Year)	
TITLE: SUBDIVISION PLAN ERF 132 ABBOTSDALE	
PHYSICAL ADDRESS: ERF 132, WINKEL STREET, ABBOTSDALE, 7300	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
 C.K. RUMBOLD & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 18 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: planning@rumbold.co.za	
DATE: FEBRUARY 2025	AUTHORITY: SWARTLAND MUNICIPALITY
REFERENCE: ABD/14145/J/CB	

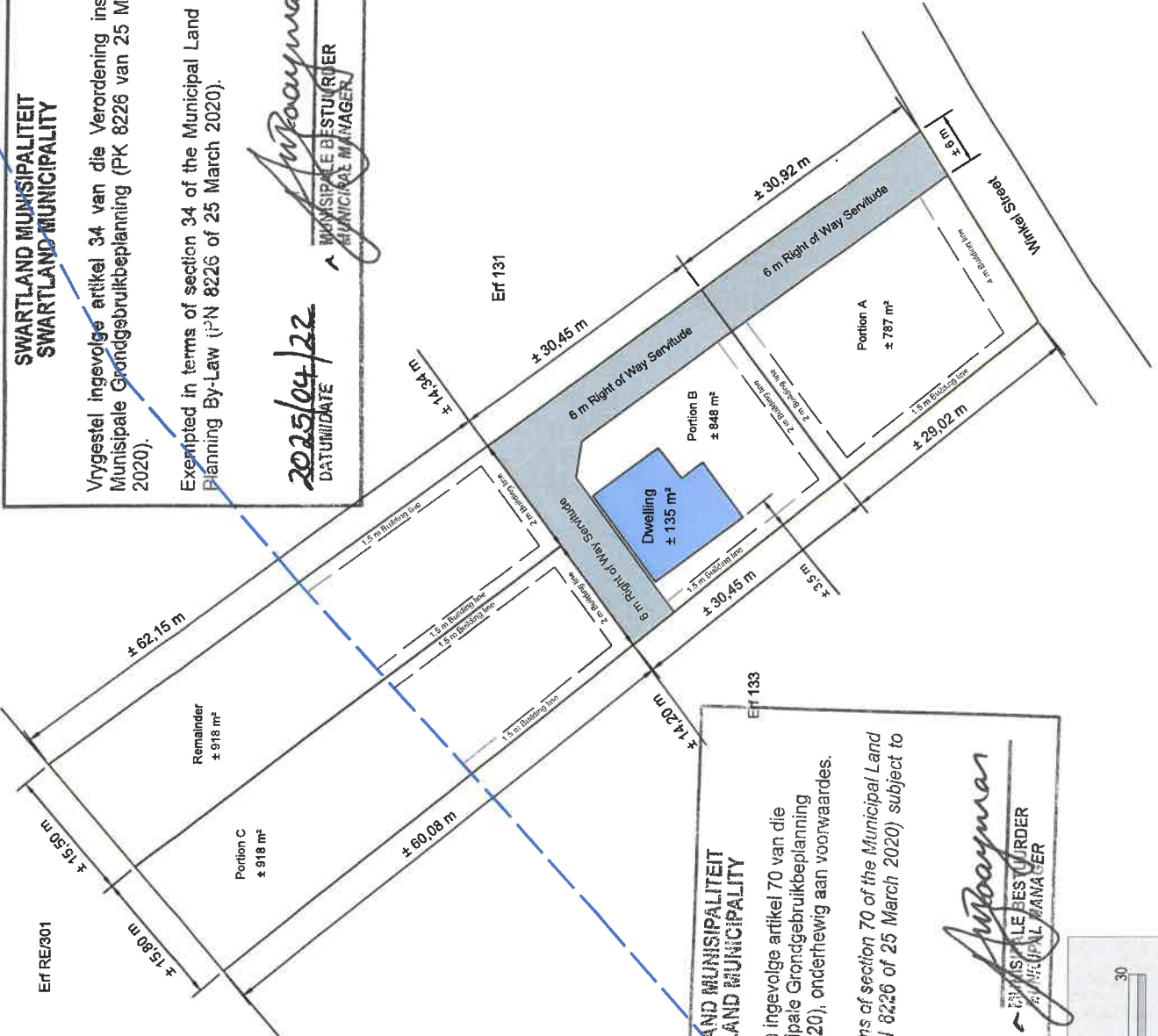
**SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY**

Vrygestel ingevolge artikel 34 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020).

Exempted in terms of section 34 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020).

*2025/04/22*  
DATE

*[Signature]*  
MUNICIPAL BESTUURDER  
MUNICIPAL MANAGER



**SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY**

Ondervedeling ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (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.

*2025/04/22*  
DATE

*[Signature]*  
MUNICIPAL BESTUURDER  
MUNICIPAL MANAGER

