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SKOON OUDITS SEDERT 2010/11



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Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef

File ref: 15/3/6-1/Erf 145

Enquiries:
A. de Jager

30 July 2024

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

Per registered post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 145, ABBOTSDALE

Your application, with reference ABD/13776/JL/GB, dated 6 May 2024, on behalf of H. and A.D. Langdown, 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 145, Abbottdale, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 145, Abbottdale (1 146m² in extent), be subdivided into Portion A (556m² in extent) and the Remainder (590m² in extent), in accordance with subdivision plan ABD/13776/JL/GB, dated May 2024, presented in the application;
- 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 portion be provided with a separate water connection. The condition be applicable to Portion A 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 is responsible for the development charge of R1 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);

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

- b) The owner/developer is responsible for the development charge of R2 078,05 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);
- c) The owner/developer is responsible for the development charge of R17 024,60 towards roads, 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;

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: Financial Services
 Building Control Officer
 H. and A.D. Langdown, P.O. Box 1031, Malmesbury, 7299
 cazlangdown@gmail.com

LEGEND

KEY:

- Zoning: Residential Zone 1
- Subject Property
- Building Lines
- Subdivision Lines
- Existing Access
- Existing Access
- Existing Structures

TITLE:

SUBDIVISION PLAN
ERF 145
ABBOTSDALE

PHYSICAL ADDRESS:

2 DARLING WAY, ABBOTSDALE, 7360

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING



C.K. RUMBOLD & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
Email: planning@rumbold.co.za

DATE:

MAY 2024

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

ABD013776/JUGB



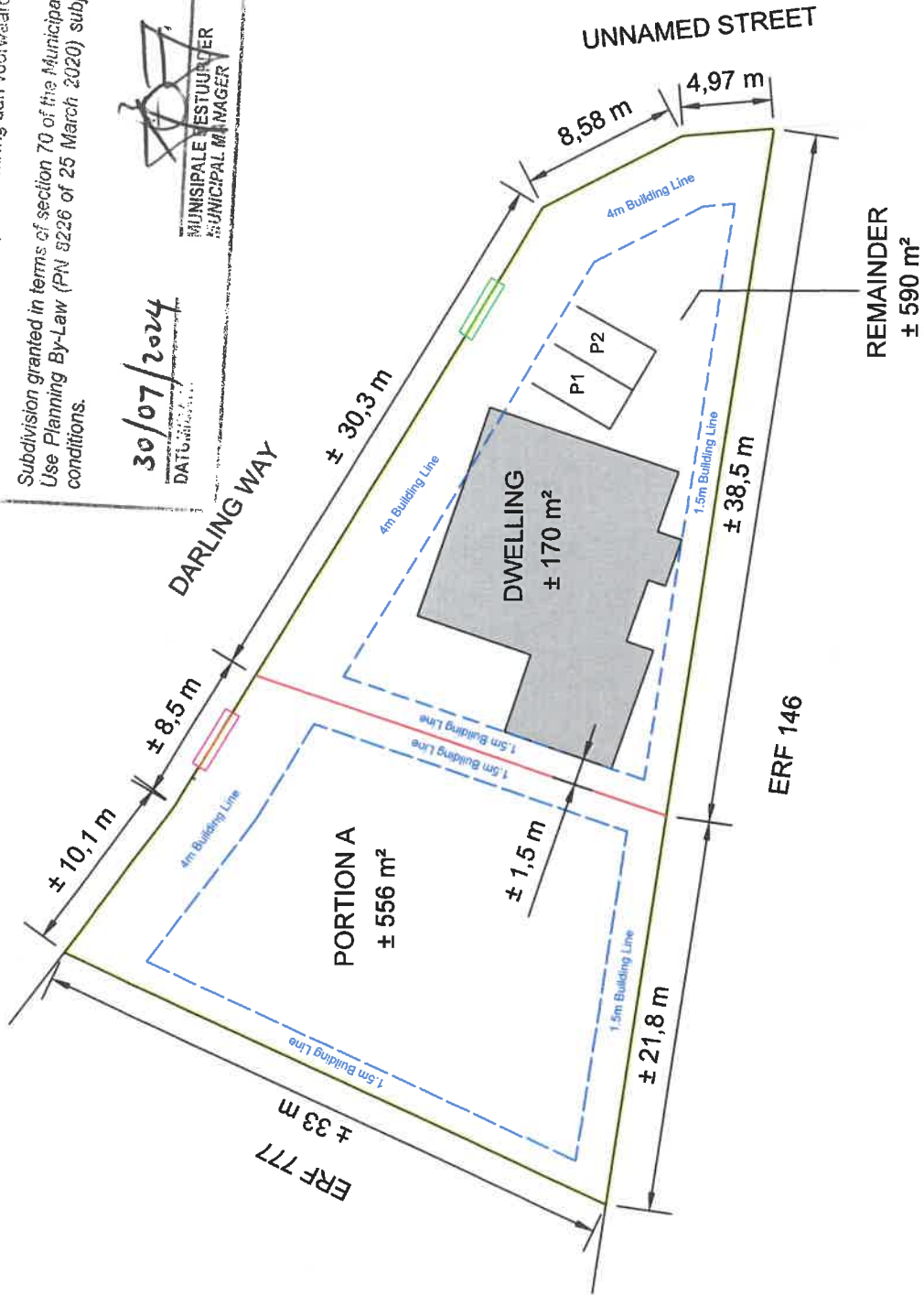
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Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 6226 van 25 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 5226 of 25 March 2020) subject to conditions.

30/07/2024

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



SCALE (A4):

