



CLEAN AUDITS SINCE 2010/11  
SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/6-1/Erf 130  
15/3/13-1/Erf 130

Enquiries:  
Mr H L Olivier

5 January 2023

C K Rumboll & Partners  
P.O. Box 211  
MALMESBURY  
7299

Per Registered Post

Dear Sir/Madam

## PROPOSED SUBDIVISION AND EXEMPTION ON ERF 130, ABBOTSDALE

Your application, with reference ABB/12839/NJdK, dated 12 October 2022, on behalf of LB Titus, regarding the subject refers.

- A. By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of Erf 130, Abbotsdale, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

### 1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 130, Abbotsdale (3869m<sup>2</sup> in extent), be subdivided into Portion A (1378m<sup>2</sup> in extent) and a Remainder (1379m<sup>2</sup> in extent);
- (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 subdivided portion be provided with a separate water connection at building plan stage;

### 3. SEWERAGE

- (a) Each 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 R7 623,35 (R10 890,50 x 0.7) per newly created erf towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swarthland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R7 340,83 per newly created erf towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R3 631,57 per newly created erf towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 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: swarthlandmun@swarthland.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

- (d) The owner/developer is responsible for the development charge of R2 219,29 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 2022/2023 and may be revised thereafter (mSCOA: 9/247-144-9210);
- (e) The Council resolution of May 2022 makes provision for a 35% discount on development charges to Swartland Municipality, except for condition 4.a), which is payable in full. The discount is valid for the financial year 2022/2023 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 connections, said expansion and/or relocation will be for the cost of the owner/developer;
  - (c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.
- B. The registration of a 4m wide right-of-way servitude over the Remainder of Erf 130, Abbotsdale, in favour of the newly created Portion A of Erf 130, Abbotsdale, 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 diagram 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*  
                 *LB Titus, 10 Winkel Street, ABBOTSDALE, 7301*  
                 *Email: [lucaop5271@gmail.com](mailto:lucaop5271@gmail.com)*

**KEY:**

-  Subject property
-  Proposed Subdivision line
-  Building Lines
-  Proposed Access
-  Access servitude to Erf 1589
-  4m wide Right of Way servitude
-  1:100 year floodline

**ZONING:**

Residential Zone 1

**PROPOSED PORTIONS OF ERF 130:**

Portion A	±1 378m <sup>2</sup>
Remainder	±1 379m <sup>2</sup>
<b>TOTAL</b>	<b>2 757m<sup>2</sup></b>

Unregistered Erf  
1589

PORTION A  
±1378m<sup>2</sup>

REMAINDER  
±1379m<sup>2</sup>

**SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY**

Ondervedeling toegestaan 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.

2023/01/05  
DATUM/DATE

MUNICIPAL ENGINEER  
MUNICIPAL MANAGER



DATE  
OCTOBER 2022

REF  
ABBY26381M

COMPILED BY:  
C.Y. RUMBOLD & VENOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
10 PRINCE STREET, MALMESBURY  
Tel: 022 - 4621645  
Fax: 022 - 4611661  
Email: planning@rumbold.co.za



**TITLE**

SUBDIVISION PLAN  
ERF130, ABBOTSDALE

**PHYSICAL ADDRESS:**

WINKEL STREET, ABBOTSDALE, 7300

**NOTE**

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

**COMPILED BY:**

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**DATE**

OCTOBER 2022

**AUTHORITY**  
SWARTLAND MUNICIPALITY

