



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/6-1/Erf 55
15/3/4-1/Erf 55

Enquiries:
Mr H L Olivier

23 February 2021

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

By Registered Mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 55, ABBOTSDALE

Your application, with reference number ABB/11604/MH, dated November 2020, on behalf of D.G & M.U Mahoney, refers.

- A. By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution 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, dated 25 March 2020), the application for subdivision of Erf 55, Abbotsdale, is not approved in terms of section 70 of the By-Law.
- B. By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution 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, dated 25 March 2020), the application for departure of the minimum property size for residential zone 1 properties, is not approved in terms of section 70 of the By-Law.

The reasons for the decisions mentioned in A and B above are as follows:

1. The objective of the Residential Zone 1 zoning is to provide low to medium density residential development on relatively large erven and to protect the quality and character of such areas. The proposed subdivision results in properties of which the extent detracts from that of the surrounding environment and will therefore have a negative impact on the character of the area.
2. The proposed departure of the minimum property size will create an unwanted precedent that will negatively affect the area in which the subject property is located.
3. The abovementioned together with the proposals of the MSDF, 2019 stating, the rural character of Abbotsdale should be protected and that densification through subdivision should be done sensitively. Densification of individual properties in the CBD, along activity corridors and individual properties subject to their location are all proposals made in order to balance the need for densification as well as to protect the quality and character of the residential areas.
4. The panhandle layout of the remainder, resulting in a property with even less developable space does not complement the character of the area.
5. The proposed subdivision is for the above reasons deemed inconsistent with the development principles of the development management scheme as well as the proposals of the applicable MSDF, 2019.

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

In terms of Chapter VII, Section 89 of the Swartland Municipality By-law relating Municipal Land Use Planning (PG 7741 of 3 March 2017), you have a right to appeal within 21 days of date of registration of this letter to the appeal authority of the Swartland Municipality against Council's decision.

Should you decide to appeal, you can write to the following address:

The Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299

Please note that if the applicant/objector does appeal, an appeal fee of R2260-00 is payable. The appeal must be accompanied by the proof of payment and only then will the appeal be regarded as valid.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services

HLO/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 DG & MU Mahoney, 318 Railway Street, ABBOTSDALE, 7301