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SKOON OUDITS SEDERT 2010/11



Swartland forward-thinking 2040 -  
where people can live their dreams!

Swartland vooruitdenkend 2040 -  
waar mense hul drome kan uitleef!

File ref: 15/3/6-1/Erf 26

Enquiries:  
A. de Jager

21 November 2023

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

Per registered post

Dear Sir/Madam

## PROPOSED SUBDIVISION OF ERF 26, ABBOTSDALE

Your application, with reference ABB/13363/NJdK, dated 7 September 2023, on behalf of A.W.J. and J.J. Dawson, 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 8226 of 25 March 2020), the application for subdivision of Erf 26, 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 26, Abbotsdale (1 697m<sup>2</sup> in extent), be subdivided into Portion A (500m<sup>2</sup> in extent) and the Remainder (1 197m<sup>2</sup> in extent);
- b) A portion of the remainder are situated inside the 1:50 year floodline of the Diep River. No building work are permitted inside the 1:50 year floodline;
- 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;

### 2. WATER

- a) Each new subdivided portion be provided with a separate water connection at building plan stage;

### 3. SEWERAGE

- a) Each new 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 R6 518,02 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);

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 R3 661,42 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R1 992,28 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R2 159,78 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R7 814,02 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);
- f) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 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 (Attention: Michael Nolan)*  
                 *Building Control Officer*  
                 *A.W.J. and J.J. Dawson, 30 Long Street, Abbotsdale, 7301*  
                 *Jamiedawson0912@gmail.com*

# PLAN OF SUBDIVISION: ERF 26, ABBOTSDALE

SWARTLAND MUNICIPALITEIT


SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Municipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes.

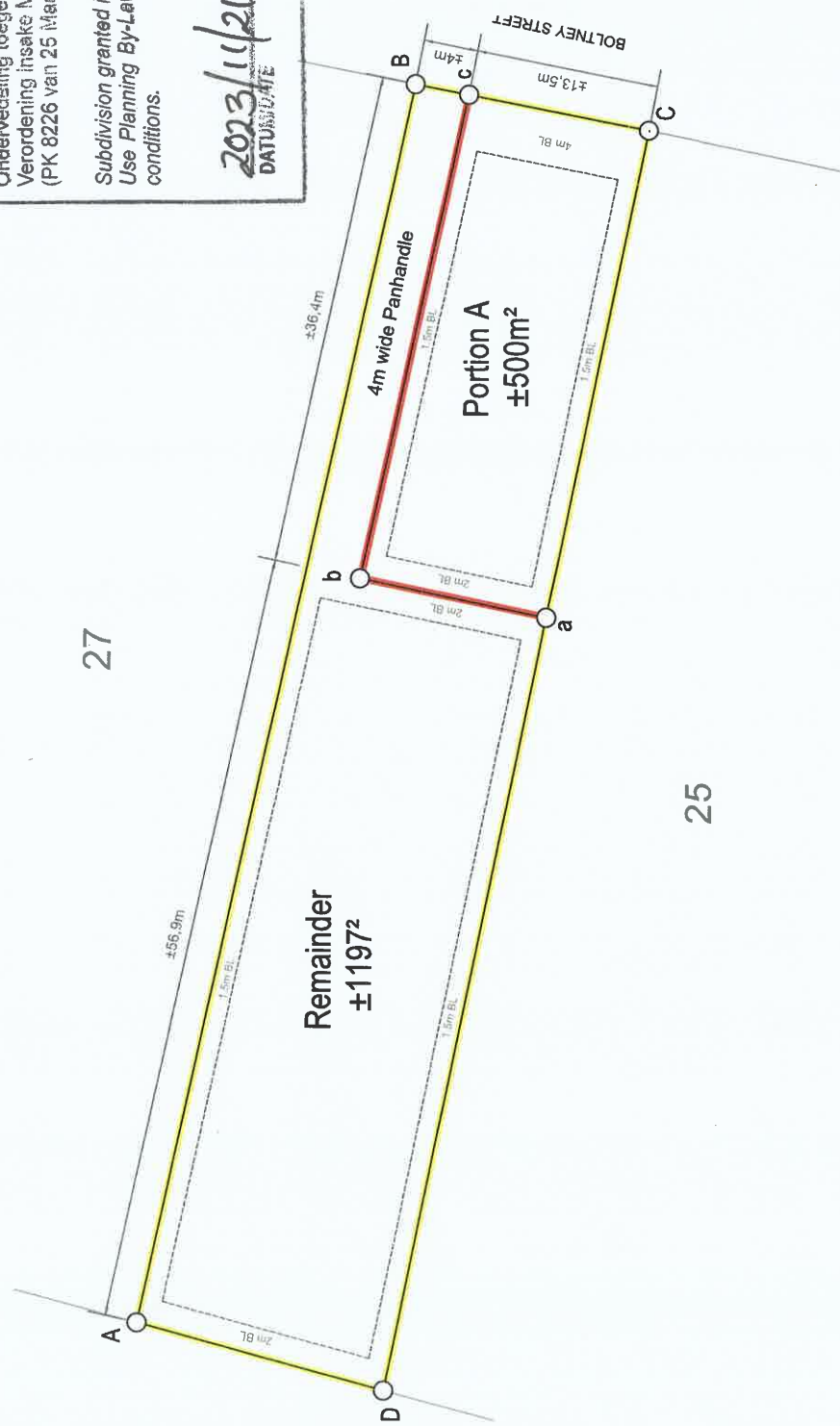
Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

2023/11/21

DATUM/DATE



MUNICIPAL BESTUURDER  
MUNICIPAL MANAGER



- NOTES:
- Figure A B C D represents Erf 26 Abbotdale which measures  $\pm 1697m^2$ . Erf 26 is to be subdivided into:
  - a) Portion A ( $\pm 500m^2$ ) represented by Figure a b c C,
  - c) Remainder ( $\pm 1197m^2$ ) represented by Figure A B c b a D

Subdivision Line  
Erf Boundary

Drawing by: NI de Kock	
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
 <div>C.K. RUMBOLD &amp; VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 18 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871861 Email: kesp@rumbold.co.za</div>	
DATE: SEPT 2023	AUTHORITY: SWARTLAND MUNICIPALITY
REF: ABM/13363/MLK	SCALE: NTS