



Lêer verw/ 15/3/3-1/Erf_373
File ref: 15/3/6-1/Erf_373

Navrae/Enquiries:
Ms D N Stallenberg

24 October 2025

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED REZONING AND SUBDIVISION OF ERF 373, ABBOTSDALE

Your application with reference ABB/9749/ZN dated 12 April 2018 on behalf of Pieter Visser Trust has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 15 October 2025 to approve the application for the rezoning of erf 373, Abbotsdale, in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- B. The application for the subdivision of Erf 373, Abbotsdale, is approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- C. The application for the subdivision of portion A of Erf 373, Abbotsdale, is approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- D. The application for the phasing of the subdivision plan, is approved in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020);
- E. Points A to D are subject to the following conditions:

E1 TOWN PLANNING AND BUILDING CONTROL

- (a) A portion (47, 3893ha) of Erf 373 be rezoned from Agricultural Zone 1 to Subdivision Area in order to make provision for the following land uses: 53 Industrial Zone 1 erven and 1 Transport Zone 2 erf (road), as presented in the application;
- (b) Erf 373 be subdivided into a remainder (136,9214ha) and portion A (±47,3893ha), as presented in the application (Subdivision plan 1, reference ABB/9749/ZN_1, dated March 2018);
- (c) Portion A be subdivided into 53 light industrial erven (7200m² to 1,12ha in extent) and a road (±5,9682ha), as presented in the application (Amended site development plan – Portion A of Erf 373, Abbotsdale, reference ABB/9749/ZN_2, dated February 2020);
- (d) The subdivision plan be divided into 6 phases, as presented in the application (Amended phasing plan – Portion A of Erf 373, Abbotsdale, reference ABB/9749/ZN, dated February 2020);

- (e) 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;

E2 WATER

E2.1 Internal network

- (a) The development be provided with an internal water distribution network with connections for each subdivided portion. The internal water distribution network be taken over by the Municipality;
- (b) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the water network. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

E2.2 Connection to the external water distribution network

- (a) The internal water distribution network connects to the existing water distribution network in Abbotsdale at a suitable location;
- (b) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the connections to the existing water distribution network. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

E2.3 Fixed development charges

- (a) Fixed development charge have been calculated as follows:

External water supply: R825 897,43 (VAT included)

Bulk water supply: R1 470 254,31 (VAT included)
- (b) No external water services will be installed that can be charged against the fixed development charges;

E3 SEWERAGE

E3.1 Internal network

- (a) The development be provided with an internal sewerage distribution network with connections for each subdivided portion. The internal sewerage distribution network be taken over by the Municipality;
- (b) The owner/developer appoints an engineer suitably registered in terms of the provisions of Act 46 of 2000 to design the sewerage network. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

E3.2 Connection to the external sewerage distribution network

- (a) The internal sewerage distribution network connects to the existing sewerage distribution network in Abbotsdale at a suitable location;
- (b) The owner/developer appoints an engineer suitably registered in terms of the provisions of Act 46 of 2000 to design the connection to the existing network. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;

E3.3 Fixed development charges

- a) Fixed development charges have been calculated as follows:

Sewerage Distribution: R385 194,68 (VAT included)

Sewerage Treatment: R977 711,65 (VAT included)

- b) No external sewerage services will be installed that can be charged against the fixed development charges;

E4 STREETS

- (a) The geometric improvements of the intersections as stipulated in the TIA be approved by the Provincial Department of Mobility and implemented by the owner/developer;
- (b) The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the streets and stormwater system. The design be submitted to the Director: Civil Engineering Services for approval after which the construction work be carried out under the supervision of the engineer;
- (c) The internal streets of the development be constructed to a permanent surface standard;
- (d) The internal streets and stormwater are taken over by the municipality;
- (e) The erven adjacent to DR 1111 not be allowed access from said road;
- (f) Fixed development charges have been calculated as follows:

Streets: R557 679,77

- (g) No external road constructions exists to be charged against the fixed development charges;

E5 LANDSCAPING

- (a) A landscaping plan for the area along DR 1111 be submitted to the Director Infrastructure and Civil Engineering Services for approval after which the landscaping plan be installed as phases are completed;

E6 ENGINEERING SERVICES CONTRACT

- (a) The detailed engineering services is subject to the drafting and signing of an engineering services contract in terms of the Swartland Development Charge Policy between the owner/developer and Swartland Municipality for all internal and external services, including the landscaping, before contractors be permitted access to the site;

F. GENERAL

- (a) The conditions at points 2, 3 and 4 apply only to phase 1 (designated as erven 1, 7, 8 and 53 in the application) of the proposed development. There is insufficient capacity in the external bulk sewerage and water services available for the subsequent phases. Further comments regarding civil services for the remaining phases of the proposed development will be provided when bulk sewerage and water services are available;
- (b) Development charges have been calculated according to 80% GLA of the respective erven sizes;
- (c) The approval does not exempt the applicant from adherence to all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (d) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision against the appeal;
- (e) All conditions of approval be implemented before the new land uses come into operation and failing to do so the approval will 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;
- (f) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail

to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R5000,00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed;

G. The application be supported for the following reasons:

- (a) The proposed development complies with the principles of LUPA and SPLUMA;
- (b) The proposed development complies with the spatial planning of Abbotsdale;
- (c) Erf 373 has no physical restrictions which may impact negatively on the proposed development;
- (d) The proposed development will have a low impact on the character of Abbotsdale;
- (e) Sufficient services capacity exists for phase 1 of the proposed development;
- (f) An Environmental Authorization has been issued for the proposed development by the Department of Transport and Public Works;
- (g) The concerns raised by the community of Abbotsdale have been adequately addressed;
- (h) The proposed development will lead to job creation.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services
/ds

Copies : *Surveyor General, Private Bag X 9028, Cape Town, 8000*
Director : Infrastructure and Civil Engineering Services
Director : Financial Services
Pieter Visser Trust, P O Box 603, Melkbosstrand, 7347.
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KEY:

- Relevant erf
- Portion A of Erf 373
- 53 Industrial Zone 1 erven ±41.4483ha
- 1 Transport Zone 2 erf ±5.9629ha
- Existing Electrical Servitude

TITLE: AMENDED SUBDIVISION PLAN
PORTION A OF ERF 373, ABBOTSDALE

PHYSICAL ADDRESS: #

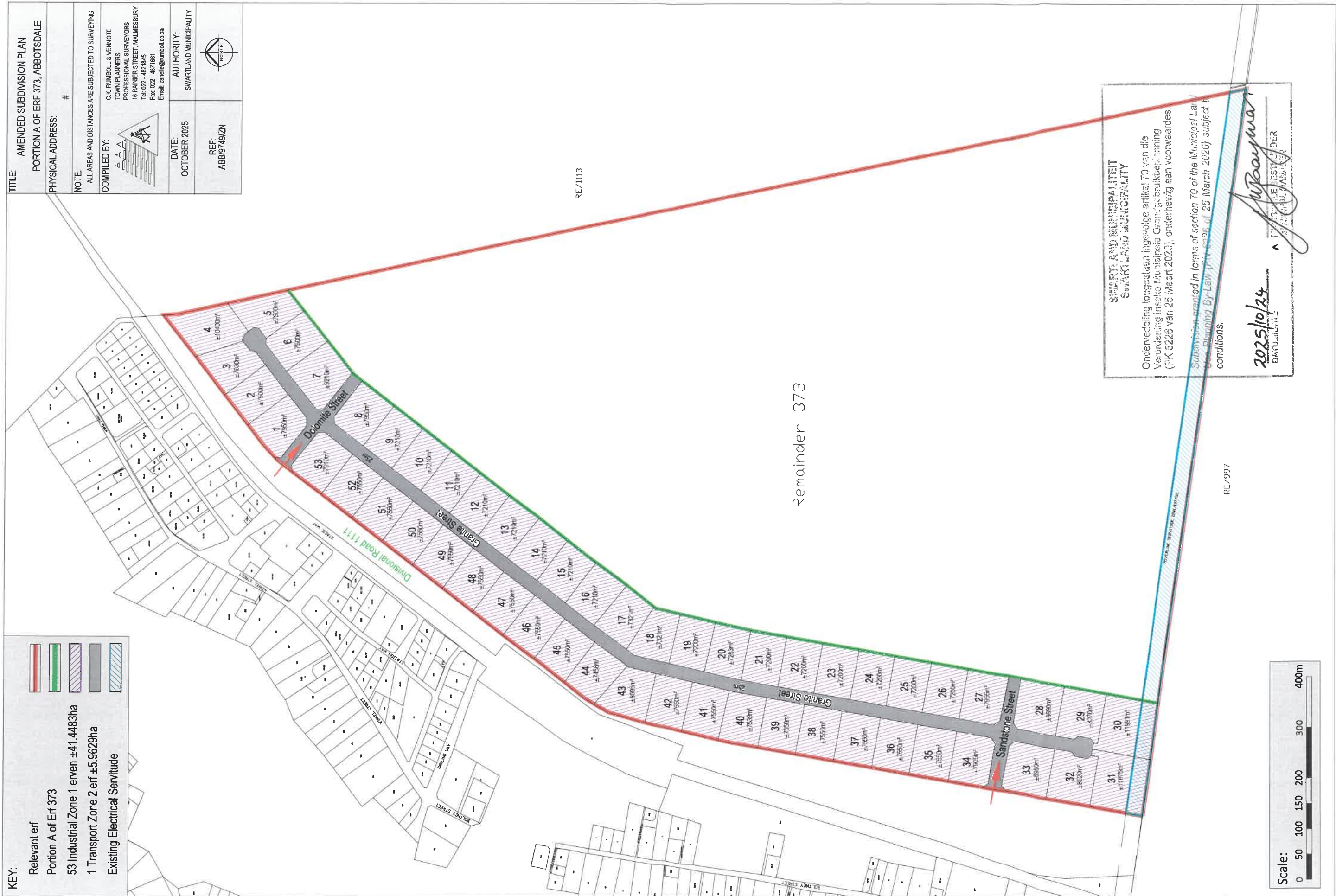
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

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DATE: OCTOBER 2025

AUTHORITY: SMARTLAND MUNICIPALITY

REF: ABB/9749/ZN



SMARTLAND MUNICIPALITEIT
SMARTLAND MUNICIPALITY

Onderverdeling voorgestlaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruikbeheer (R.G.
(P.K. 3226 van 26 Maart 2020), onderwerp aan voorwaardes.

Submission granted in terms of section 70 of the Municipal Land
Use Planning By-Law (P.L. 3226 of 26 March 2020) subject to
conditions.

2025/10/24

DATE

Signature: [Signature]

NAME: [Name]

KEY:

- Relevant erf
- Portion A of Erf 373
- 53 Industrial Zone 1 erven ±41.4483ha
- 1 Transport Zone 2 erf ±5.9629ha
- Existing Electrical Servitude
- Phasing boundaries

TITLE: AMENDED PHASING PLAN
PORTION A OF ERF 373, ABBOTSDALE

PHYSICAL ADDRESS: #

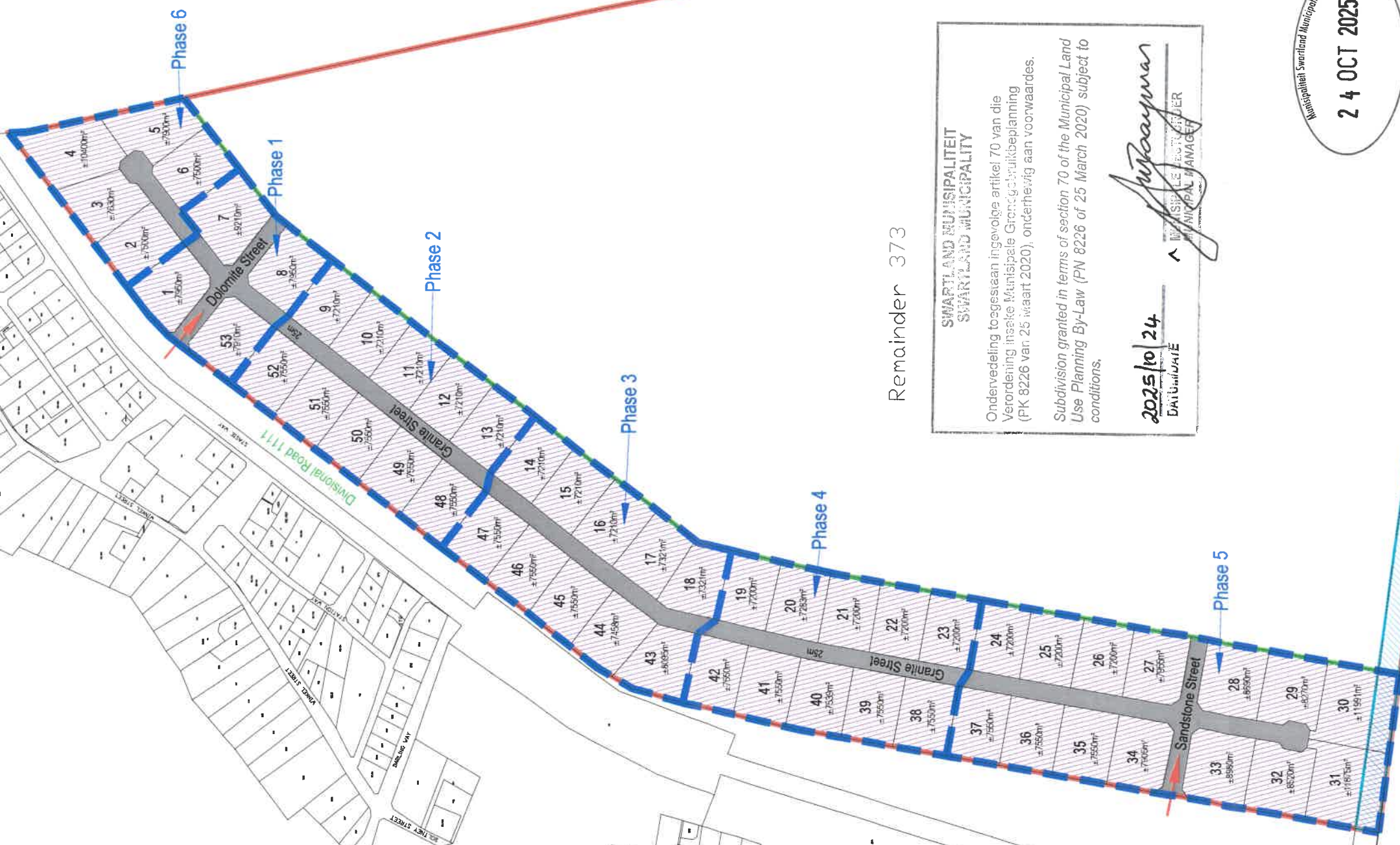
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DATE: OCTOBER 2025

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REF: ABB/9749/ZN



Remainder 373

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 maart 2020), onderhevig 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.

2025/10/24
DAVID LUMBE
MUNICIPAL ENGINEER

Munisipaliteit Swartland Municipality
24 OCT 2025

