



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-2/Erf 251

Enquiries:
A. de Jager

8 March 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 251, CHATSWORTH

Your application, with reference CHAT/12313/NJdK, dated 14 January 2022, on behalf of M.A. Katona, regarding the subject refers.

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 Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of Erf 251, Chatsworth, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 251, Chatsworth (892m² in extent), be subdivided into Portion A (446m² in extent) and the Remainder (446m² 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) The subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- a) The subdivided portion be provided with a separate conservancy tank with minimum 8 000 litre capacity at building plan stage and that the tank be accessible to the service truck from the road;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R7 623,35 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R7 340,83 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-174-9210);

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

- c) The owner/developer is responsible for the development charge of R2 219,29 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/247-144-9210).
- d) The owner/developer is responsible for the development charge of R3 631,57 towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The Council resolution of May 2021 makes provision for a 40% 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 2021/2022 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. 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.

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
 M.A. Katona, 55 Claredon Crescent, Brooklyn, Cape Town, 7405

PLAN OF SUBDIVISION: ERF 251, CHATSWORTH

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevoegde 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.

2022/03/08
DATE/DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



MALMESBURY RD

NOTES:

- Figure A B C D represents Erf 251 Chatsworth which measures ±892m². Erf 251 is to be subdivided into:
- a) Portion A (±446m²) represented by Figure A B b a,
- b) Remainder (±446m²) represented by Figure a b C D

Zoning: Residential Zone 1

Property boundary ———
Subdivision Line ———

Drawing by: NJ de Kock	
ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING	
DATE: December 2021	AUTHORITY: SWARTLAND MUNICIPALITY
REF: CHAT/17/2319Ndk	SCALE: NTS