



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-2/Erf_213

Enquiries:
Mr AJ Burger

2 February 2022

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 213, CHATSWORTH

Your application with reference CHA/12185/IV, dated 24 November 2021, on behalf of R & N Braaf, 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 213, 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 213, Chatsworth (991m² in extent), be subdivided into the remainder (560m² in extent) and Portion A (430m² in extent), as presented in the application;
- b) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law not be issued unless all the relevant conditions being complied with;

2. WATER

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

3. SEWERAGE

- b) The subdivided portion be provided with a separate conservancy tank with a minimum capacity of 8000litres, to the satisfaction of the Director: Civil Engineering Services, at building plan stage;

4. DEVELOPMENT CHARGES

- a) The development charge towards the bulk supply of regional water amounts to R7 623,35 (R10 890,50 x 0.7 for Single Res) per newly created portion and is for the account of the owner/developer at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (Vote number 9/249-176-9210);
- b) The development charge towards bulk water reticulation amounts to R7 340.83 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (Vote number 9/249-174-9210);
- c) The development charges towards roads amounts to R 2 219.29 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (Vote number 9/247-144-

Rig asseblief alle Korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

Kindly address all correspondence to:

The Municipal Manager
Private Bag X52
Malmesbury 7299

Moorreesburg Tel: 022 433 2246

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- d) The development charges towards sewerage amounts to R 3 631.57 per new portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (Vote number 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 the development 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.

Yours sincerely



MUNICIPAL MANAGER
per Department Development Services
AJB/ds

*Copies: Surveyor General, Private Bag X9028, Cape Town, 8000
Director: Civil Engineering Services
Director: Financial Services
R & N Braaf, 213, Victoria Road, Chatsworth, 7354*

Scale:

207

SPANGING MUNICIPALITY
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan in terms van artikel 70 van die
Verordening omtrent Munisipale Grondsubskripsie
(PK 0226 van 16 Maart 2020), onderhewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land
Use Planning By-Law (PN 0226 of 25 March 2020) subject to
conditions.

2022/02/02
DATUM/DATE

MUNICIPAL BESTUURDER
MUNICIPAL MANAGER

A. J. J. J. J.

208

214

Portion A
(±430m²)

Remainder
(±560m²)

1067

1066

Victoria Road

KEY:

	Relevant boundary
	Proposed subdivision
	Building Lines
	Existing Building Footprint

TITLE:	SUBDIVISION PLAN Eri 213 Chatsworth
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
COMPILED BY:	C.K. RUMBOLD & VERMOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 104 022 - 4621945 Fax: 022 - 4671881 Email: office@rumbold.co.za
DATE:	NOVEMBER 2021
AUTHORITY:	SWARTLAND MUNICIPALITY
REF:	CHA17/2165IV

