



File ref. 13/3/6-2/Err_777

Enquiries:
Mr HL Olivier

13 August 2026

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

Per registered post

Dear Sir/Madam

PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL IN RESPECT OF THE SUBDIVISION OF ERF 777, CHATSWORTH

Your application, with reference RW/15023_1/MH dated 11 June 2026 received on the 24th of June 2026 on behalf of the JD & ML Marman, regarding the subject as well as the municipality's letter of approval dated 7 May 2026, 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 amendment of the conditions of approval in respect of the subdivision of Erf 777, Chatsworth, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Condition 1. d) of the letter of approval dated 7 May 2026 which currently reads;

"...The structures that are indicated to be demolished, be removed at clearance stage..."

be amended to read as follows:

1. d). The structures indicated as Structures A and B shall be removed at clearance stage. Structure C may be retained temporarily on Portion A solely for construction-related purposes. The structure shall not be used as a separate dwelling or for permanent residential occupation. Structure C shall be demolished and removed prior to the issuing of an occupancy certificate for the new dwelling on Portion A, or within 24 months of registration of Portion A, whichever occurs first.
- (b) Proof of demolition and removal of the structures mentioned above be submitted to the satisfaction of the Senior Manager: Development Management.
- (c) All other conditions as contained in the letter of approval dated 7 May 2026, remain unchanged and in force;

2. GENERAL

- (a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval to be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of

approval be met within the 5-year period, the subdivision will be permanent and the approval period will no longer be applicable;

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
HLO/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Building Control Officer
 johnmarman336@gmail.com
 planning5@rumboll.co.za