



File ref: 15/3/6-2/Erf_734

Enquiries:
Mr AJ Burger

3 September 2025

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7299

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To whom it may concern

APPLICATION FOR THE SUBDIVISION AND DEPARTURE ON ERF 734, CHATSWORTH

Your application, with reference number CHATS/14528/EB/BC, dated 2 June 2025, on behalf of F Fredericks, 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for subdivision of Erf 734, 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 734, Chatsworth (992m² in extent), be subdivided into Portion A (440m² in extent), Portion B (12m² in extent) and the Remainder (540m² in extent), as presented in the application;
- b) The 5m x 5m splay be surveyed and transferred to the municipality for the cost of the owner/developer;
- c) New property diagrams be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
 - i. The municipality's decision to approve the subdivision;
 - ii. The conditions of approval imposed in terms of section 76 of the By-Law; and
 - iii. The approved subdivision plans;

2. WATER

- a) Each portion be provided with a separate water connection. The condition is applicable at building plan stage;

3. SEWERAGE

- a) Each portion be provided with a separate conservancy tank with a minimum capacity of 8 000 litres and that is accessible from the street, to the municipal service truck. The condition is applicable at building plan stage;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R5 518,64 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swarthland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);

- b) The owner/developer is responsible for the development charge of R3 100,03 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R2 409,73 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R2 612,33 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R8 779,51 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and may be revised thereafter;

5. GENERAL

- 1. Should it become necessary to upgrade or extend any services, in order to provide amenities to either of the properties, it will be for the account of the owners/developers;
- 2. The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- 3. The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;
- 4. 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 on the appeal;
- 5. All conditions of approval be implemented, before clearance be issued 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;
- 6. Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Department: Financial Services
 Department: Civil Engineering Services

LEGEND

KEY:

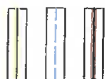
Zoning

Subject Property

Building Lines

Subdivision Lines

Residential Zone 1



Proposed Subdivision

REMAINDER PORTION A	SPLAY
EXTENT ± 539.5 m ²	± 440m ²
TOTAL	± 992 m ²

TITLE:

SUBDIVISION PLAN
ERF 734
CHATSWORTH

PHYSICAL ADDRESS:

CORNER 2ND AVENUE AND VICTORIA ROAD, CHATSWORTH, 7300

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



DATE:

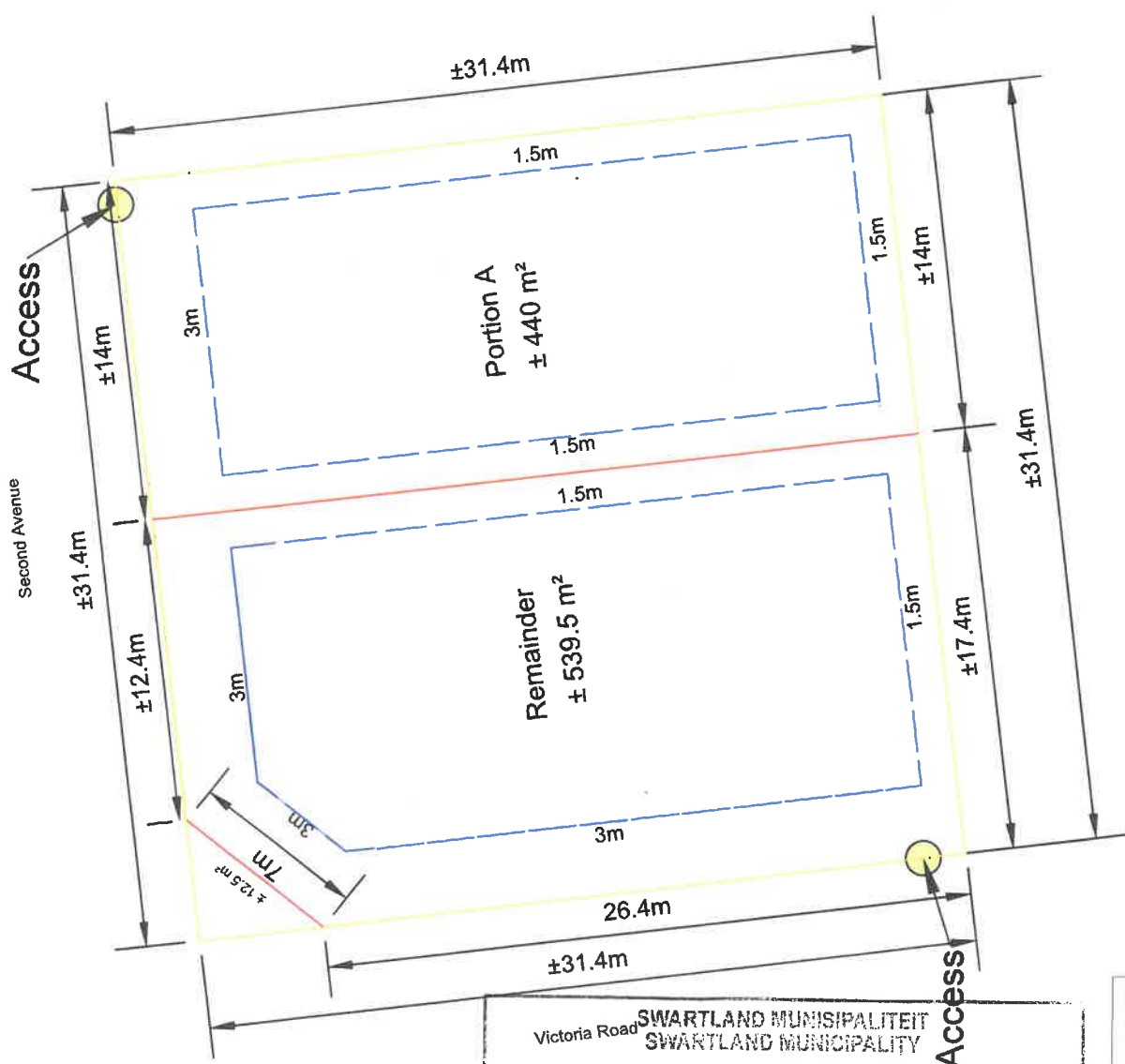
MAY 2025

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

CHATS/14528AC/BC



Victoria Road SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (FK 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.

2025/09/03

DATE/DATE

Amrayman
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

SCALE (A4):

