



File ref: 15/3/4-2/Erf_988
15/3/6-2/Erf_988
15/3/10-8/Erf_988

Enquiries:
Mr AJ Burger

20 February 2026

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

To whom it may concern

APPLICATION FOR THE SUBDIVISION, CONSENT USE AND DEPARTURE ON ERF 988, CHATSWORTH

Your application, with reference number CHA/14620/JL/GB, dated 12 August 2025, as amended on 12 February 2026, on behalf of DW Nel, refers.

A. 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 988, 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 988, Chatsworth (992m² in extent), be subdivided into Portion A (496m² in extent) and the Remainder (496m² in extent), as presented in the application on Subdivision plan with reference CHAT/14691/JL/GB V.1, dated February 2026;
- b) 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;
- c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval at clearance stage for the existing structure on the mother erf;

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 R12 263,60 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);

- Swarthland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swarthland forward thinking 2040 - where people can live their dreams!
- ISwarthland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- b) The owner/developer is responsible for the development charge of R6 889,65 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 R5 354,40 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 R5 804,05 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 R19 510,90 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;

B By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution 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, dated 25 March 2020), application for departure of development parameters on portion A of Erf 988, Chatsworth, be approved in terms of section 70 of the By-Law, as follows:

- 1. On portion A the departure of the 1,5m side building line (northern boundary) to 0m;
- 2. On the remainder the departure of the 1,5m side building line (southern boundary) to 0m.

C. GENERAL

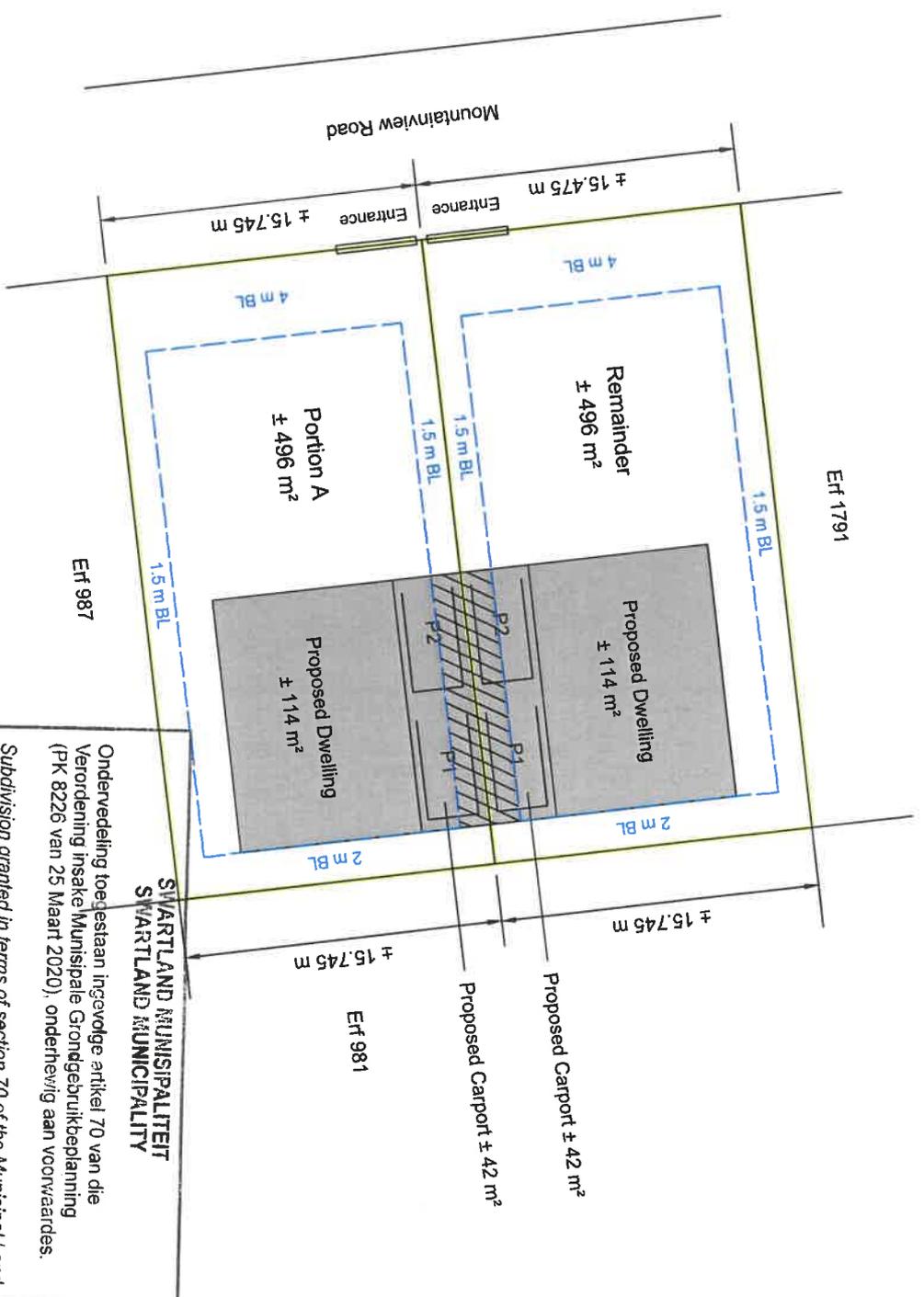
- 1. The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use.
- 2. Should it become necessary to upgrade or extend any services, in order to provide amenities to either of the properties, it will be for the account of the owners/developers.
- 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 at subdivision stage, 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
Building Control Officer
DW Nel - deonwvlandnel86@gmail.com



Onderverdeling toegeestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruiksbeplanning (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.

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

2026/02/20
DATUM DATE

INSTAANDE BESLUITGIVER
MUNICIPAL MANAGER

LEGEND

- KEY:
- Residential Zone 1
 - Erf 988, Chatsworth
 - ↳ Proposed Portion A and Remainder
 - Building Lines
 - Proposed Dwelling on Portion A
 - ↳ ± 114 m²
 - Proposed Carport on Portion A
 - ↳ ± 42 m²
 - Proposed Dwelling on Remainder
 - ↳ ± 114 m²
 - Proposed Carport on Remainder
 - ↳ ± 42 m²
 - Proposed Portion A - Coverage: ± 31.5 %
 - Proposed Remainder - Coverage: ± 31.5 %

TITLE:

SITE DEVELOPMENT PLAN
ERF 988
CHATSWORTH

PHYSICAL ADDRESS:

ERF 988, MOUNTAINVIEW ROAD, CHATSWORTH, 7354

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



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DATE:

FEBRUARY 2026

AUTHORITY:

SMARTLAND MUNICIPALITY

REFERENCE:

CHW/4631/1/09 V.1



SCALE:

1:3000