



File ref: 15/3/6-2/Erf_777

Enquiries:
Mr AJ Burger

7 May 2026

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By registered mail

To whom it may concern

PROPOSED SUBDIVISION OF ERF 777, CHATSWORTH

Your application, with reference number CHA/15023/MH, dated 26 February 2026, on behalf of JD & ML Marman, 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 subdivision of Erf 777, 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 777, Chatsworth (892m² in extent), be subdivided into Portion A (400m² in extent), Portion B (12,5m² in extent) and the Remainder (479,5m² in extent), as presented in the application on Subdivision plan with reference CHA/15023/MH, dated January 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 structures which does not consist of building plan approval;
- d) The structures that are indicated to be demolished, be removed at clearance stage;
- e) A 5m x 5m splay be provided on the remainder erf on the c/o Malmesbury Road and First Avenue. The splay be surveyed and transferred to the municipality to form part of the road reserve for the cost of the owner/developer. This be done simultaneously with the registration of the newly created portion;

2. WATER

- a) Currently, there is no additional bulk water capacity available for the newly created erf, therefore registration thereof will only be possible when the bulk water supply network has been upgraded;

3. SEWERAGE

- a) A conservancy tank with a minimum capacity of 8 000 litres be provided on the remainder at clearance stage. The conservancy tank be accessible from the street to the municipal service truck.
- b) A conservancy tank with a minimum capacity of 8000 litres be provided on portion A at building plan stage. The conservancy tank be accessible from the street to the municipal service truck.

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

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 Swartland 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 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;

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
meganmavosa@gmail.com

SUBDIVISION PLAN

ERF 777 CHATSWORTH


NOTES:

Figure ABCD represents Erf 777 Chatsworth with an extent of 892m²

LEGEND:

 Proposed Subdivision

 Existing buildings

 Structures to be demolished

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

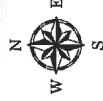
776 Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8228 van 25 Maart 2020), onderthoewig aan voorwaardes.

Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8228 of 25 March 2020) subject to conditions.

2026/05/07
DATE

MUNICIPAL ENGINEER
MUNICIPAL MANAGER

[Signature]



All areas and distances subject to final survey



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REF: CHA/15023/MH

DATE: JANUARY 2026

778

B

±13m

±18.49m

±23.34m

±18.34m

±10m

±16.49m

±10m

±12.5m²

Portion A
(±400m²)

Structure

Structure

1.5m

±18.34m

Canopy

Dwelling

Remainder Erf 777
(±479,5m²)

±3.46m

±10m

±10m

±10m

±10m

±10m

Garage

5m

5m

5m

5m

FIRST AVENUE

MALMESBURY ROAD