



CLEAN AUDITS SINCE 2010/11



Munisipaliteit  
Municipality  
Umasipala

*Ons gee gestalte aan 'n beter toekoms!  
We shape a beter future!  
Sibumba ikamva elingcono!*

File ref: 15/3/13-2/Fourth Avenue

Enquiries:  
Mr AJ Burger

15 June 2022

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

**Per Registered Post**

Dear Sir/Madam

**PROPOSED EXEMPTION FOR SUBDIVISION OF ERVEN 422, 552, 417, 424, 539, 1716, 406, 419, 519, 1714, 1828, 413, 499, AND 515, CHATSWORTH (FOURTH AVENUE)**

Your application, with reference number MAL/12559/MV, dated 9 June 2022, on behalf of Swartland Municipality, refers.

The proposed subdivision of erven 422, 552, 417, 424, 539, 1716, 406, 419, 519, 1714, 1828, 413, 499 and 515, Chatsworth (Fourth Avenue), in order to create splays, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality.

The exemption of subdivision are applicable as follows:

1. Erf 422, Chatsworth (402m<sup>2</sup>), to create a Portion A (±11m<sup>2</sup>) and a Remainder (±391m<sup>2</sup>);
2. Erf 552, Chatsworth (794m<sup>2</sup>), to create a Portion A (±11m<sup>2</sup>) and a Remainder (±783m<sup>2</sup>);
3. Erf 417, Chatsworth (480m<sup>2</sup>), to create a Portion A (±13m<sup>2</sup>) and a Remainder (±467m<sup>2</sup>);
4. Erf 424, Chatsworth (506m<sup>2</sup>), to create a Portion A (±13m<sup>2</sup>) and a Remainder (±493m<sup>2</sup>);
5. Erf 539, Chatsworth (565m<sup>2</sup>), to create a Portion A (±13m<sup>2</sup>) and a Remainder (±552m<sup>2</sup>);
6. Erf 1716, Chatsworth (595m<sup>2</sup>), to create a Portion A (±13m<sup>2</sup>) and a Remainder (±582m<sup>2</sup>);
7. Erf 406, Chatsworth (3033m<sup>2</sup>), to create a Portion A (±13m<sup>2</sup>) and a Remainder (±3020m<sup>2</sup>);
8. Erf 419, Chatsworth (480m<sup>2</sup>), to create a Portion A (±13m<sup>2</sup>) and a Remainder (±467m<sup>2</sup>);
9. Erf 519, Chatsworth (595m<sup>2</sup>), to create a Portion A (±13m<sup>2</sup>) and a Remainder (±582m<sup>2</sup>);
10. Erf 1714, Chatsworth (565m<sup>2</sup>), to create a Portion A (±13m<sup>2</sup>) and a Remainder (±552m<sup>2</sup>);
11. Erf 1828, Chatsworth (1041m<sup>2</sup>), to create a Portion A (±13m<sup>2</sup>) and a Remainder (±1028m<sup>2</sup>);
12. Erf 413, Chatsworth (506m<sup>2</sup>), to create a Portion A (±13m<sup>2</sup>) and a Remainder (±493m<sup>2</sup>);
13. Erf 499, Chatsworth (694m<sup>2</sup>), to create a Portion A (±13m<sup>2</sup>) and a Remainder (±681m<sup>2</sup>); and
14. Erf 515, Chatsworth (595m<sup>2</sup>), to create a Portion A (±13m<sup>2</sup>) and a Remainder (±582m<sup>2</sup>).

Please provide Swartland Municipality with approved Surveyor General diagrams.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
AJB/ds

Copies:           *Land Surveyor General Private Bag X9028, Cape Town, 8000*  
                      *Director: Civil Engineering Services*  
                      *Director: Corporate Service*

# SUBDIVISION PLAN: ERF 422, CHATSWORTH



71

RADNOR ROAD

Proposed Portion A  
of Erf 422  
±11m<sup>2</sup>

Proposed Remainder  
of Erf 422  
±391m<sup>2</sup>

±5m  
±5m

FOURTH AVENUE

421

423

424

1718

1717

1716

552

KEY:  
Subject property  
Proposed Subdivision line



PROPOSED SUBDIVISION:

| Erf | Extent             | Portion A         | Remainder          | Zoning             |
|-----|--------------------|-------------------|--------------------|--------------------|
| 422 | ±402m <sup>2</sup> | ±11m <sup>2</sup> | ±391m <sup>2</sup> | Residential Zone 1 |

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Vrygestel ingevolge artikel 34 van die Verordening Insaake  
Munisipale Grondegebruikbeplanning (PK 8226 van 25 Maart  
2020).

Exempted in terms of section 34 of the Municipal Land Use  
Planning By-Law (PN 8226 of 25 March 2020).

*A. J. J. J. J.*  
MUNICIPAL MANAGER

2022/06/15  
DATE/TIME

Drawing by:  
Mandi Viljoen

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING  
C.K. RUMBOLD & VEINOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
Tel: 022 - 4821845  
Fax: 022 - 4871881  
Email: planning@rumbold.co.za

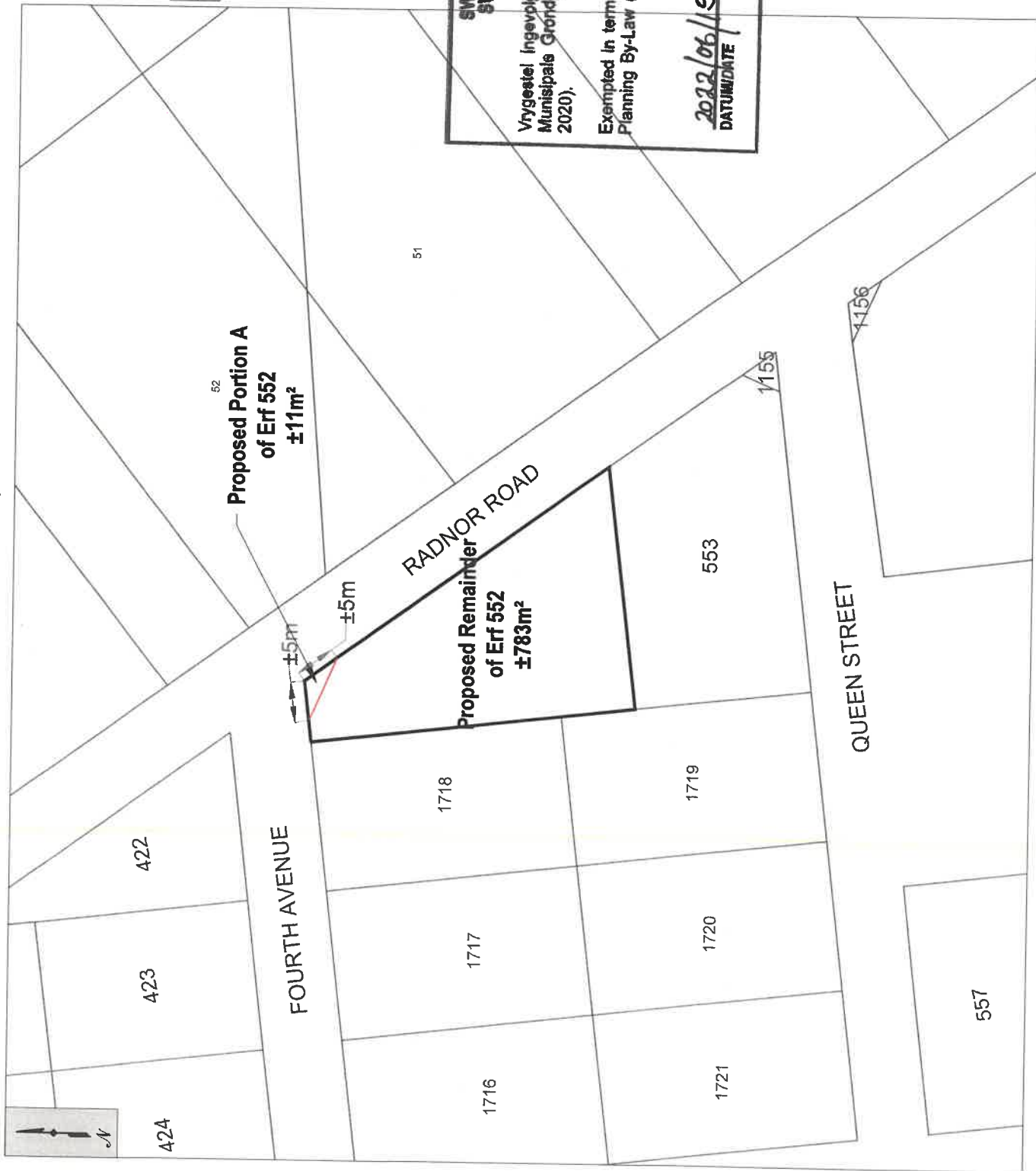


DATE:  
MAY 2022

AUTHORITY:  
SWARTLAND MUNICIPALITY

REF:  
CHA124362/NW

# SUBDIVISION PLAN: ERF 552, CHATSWORTH



## KEY:

Subject property

Proposed Subdivision line

## PROPOSED SUBDIVISION:

| Erf | Extent | Portion A | Remainder | Zoning             |
|-----|--------|-----------|-----------|--------------------|
| 552 | 794m²  | ±11m²     | ±783m²    | Residential Zone 1 |

## SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Vrygestel Ingevolge artikel 34 van die Verordening Insaake  
Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart  
2020).

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2022/06/15  
DATE

MUNICIPAL BESTUURDER  
MUNICIPAL MANAGER

Drawing by:

Manda Viljoen

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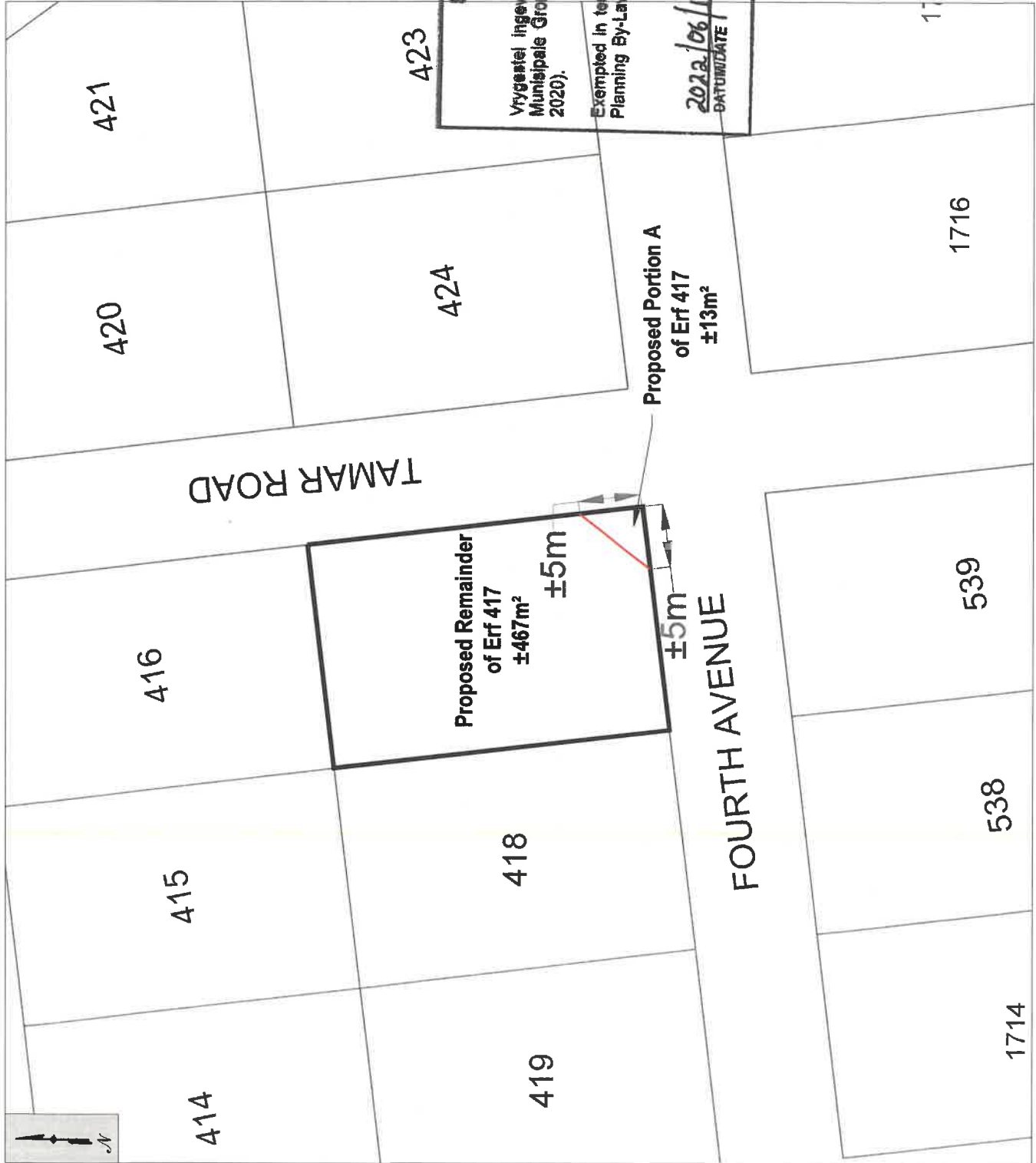
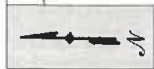
DATE:  
MAY 2022

AUTHORITY:  
SWARTLAND MUNICIPALITY

REF:

CHAY12435ZMMV

# SUBDIVISION PLAN: ERF 417, CHATSWORTH



## KEY:

- Subject property
- Proposed Subdivision line

## PROPOSED SUBDIVISION:

| Erf | Extent | Portion A | Remainder | Zoning             |
|-----|--------|-----------|-----------|--------------------|
| 417 | ±480m² | ±13m²     | ±467m²    | Residential Zone 1 |

## SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Vrygestel ingevolge artikel 34 van die Verordening Insaake  
Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart  
2020).

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2022/06/15  
DATE/DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

Drawing by:

Mandi Viljoen

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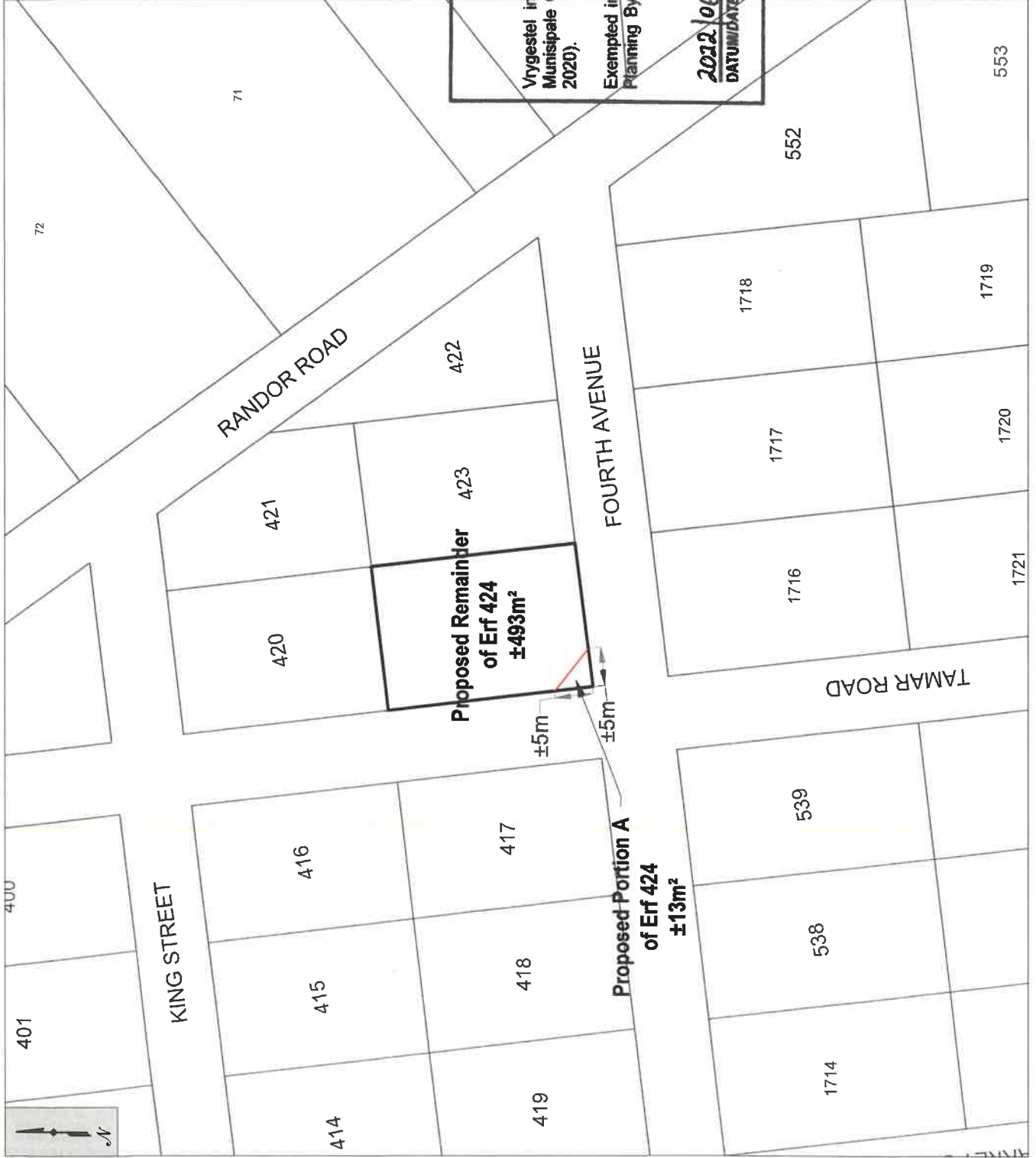
DATE: MAY 2022

AUTHORITY: SWARTLAND MUNICIPALITY

REF:

CH4/12436Z/MW

# SUBDIVISION PLAN: ERF 424, CHATSWORTH



KEY:

Subject property

Proposed Subdivision line

PROPOSED SUBDIVISION:

| Erf | Extent            | Portion A         | Remainder          | Zoning             |
|-----|-------------------|-------------------|--------------------|--------------------|
| 424 | 506m <sup>2</sup> | ±13m <sup>2</sup> | ±493m <sup>2</sup> | Residential Zone 1 |

## SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

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Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart  
2020).

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2022/06/15

DATUM/DATE

MUNISIPALIE BESTUURDER  
MUNICIPAL MANAGER

Drawing by:

Marcel Viljoen

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AUTHORITY:

SWARTLAND MUNICIPALITY

DATE:

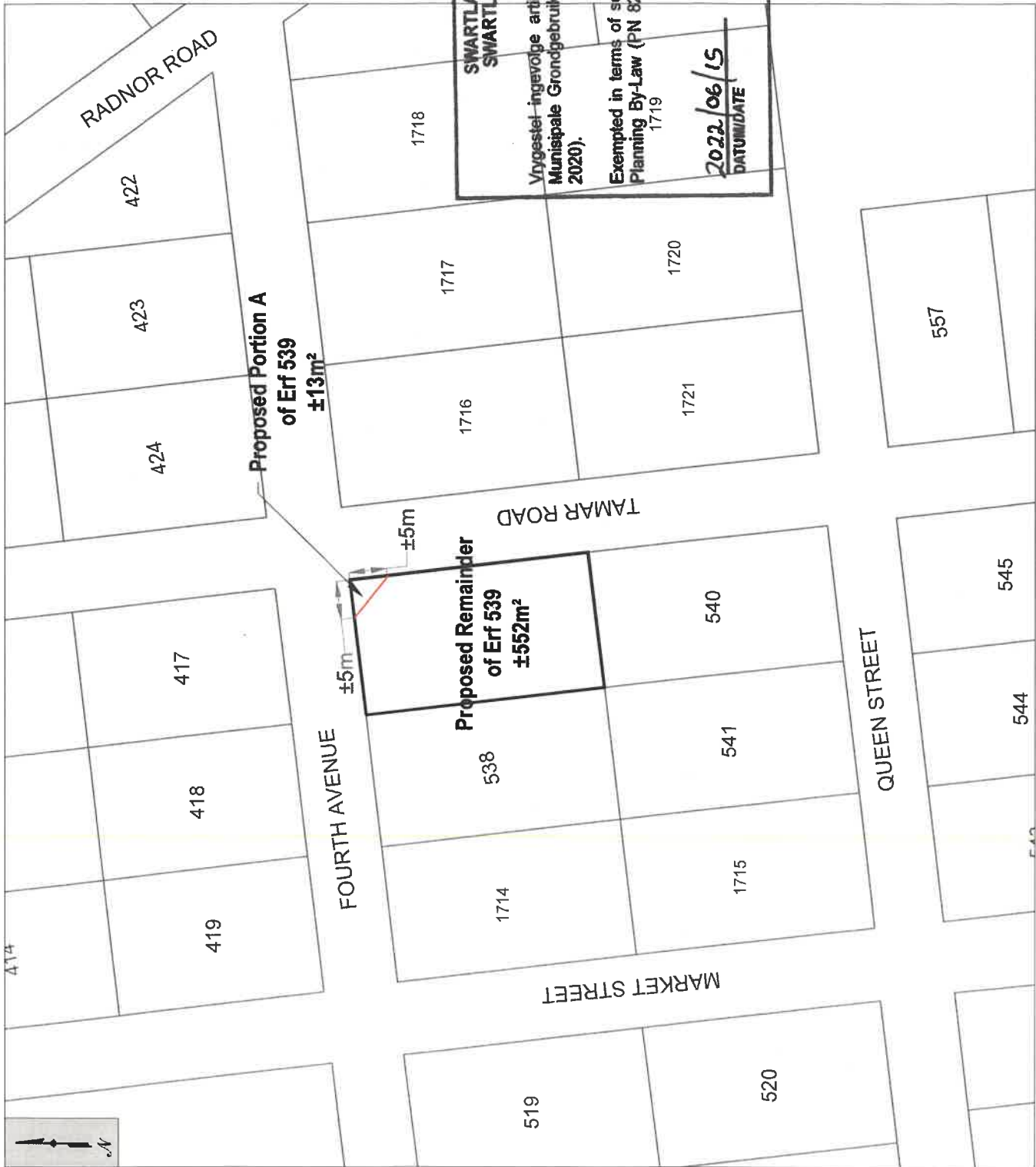
MAY 2022

REF:

CHW/2/352/MV



# SUBDIVISION PLAN: ERF 539, CHATSWORTH



## KEY:

- Subject property
- Proposed Subdivision line

## PROPOSED SUBDIVISION:

| Erf | Extent            | Portion A         | Remainder          | Zoning             |
|-----|-------------------|-------------------|--------------------|--------------------|
| 539 | 565m <sup>2</sup> | ±13m <sup>2</sup> | ±552m <sup>2</sup> | Residential Zone 1 |

## SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Vygestel- ingevolge artikel 34 van die Verordening insake  
Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart  
2020).

Exempted in terms of section 34 of the Municipal Land Use  
Planning By-Law (PN 8226 of 25 March 2020).

1719

2022/06/15  
DATE/DATE

MUNICIPAL BESTUURDER  
MUNICIPAL MANAGER

Drawing by:

Mandi Viljoen

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PROFESSIONAL SURVEYORS

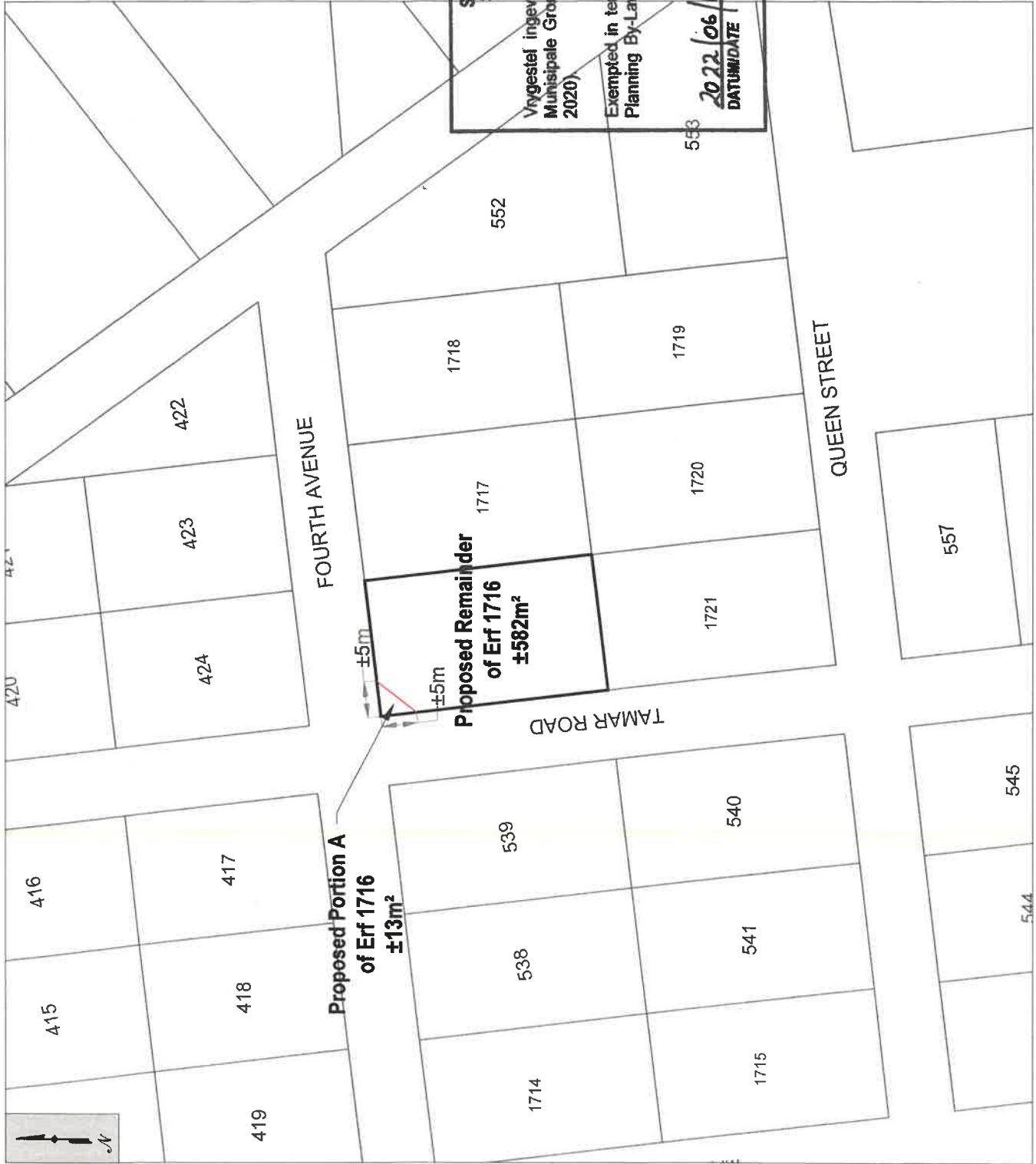
Tel: 022 - 4821845  
Fax: 022 - 4871851  
Email: planning1@rumbold.co.za

DATE: MAY 2022  
AUTHORITY: SWARTLAND MUNICIPALITY

REF:

CHW124362/NWV

# SUBDIVISION PLAN: ERF 1716, CHATSWORTH



## KEY:

- Subject property
- Proposed Subdivision line

## PROPOSED SUBDIVISION:

| Erf  | Extent | Portion A | Remainder | Zoning             |
|------|--------|-----------|-----------|--------------------|
| 1716 | ±595m² | ±13m²     | ±582m²    | Residential Zone 1 |

## SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

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2020)

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Planning By-Law (PN 8226 of 25 March 2020).

2022/06/15  
DATUM/DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

Drawing by:

Mandi Viljoen

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DATE:

MAY 2022

AUTHORITY:

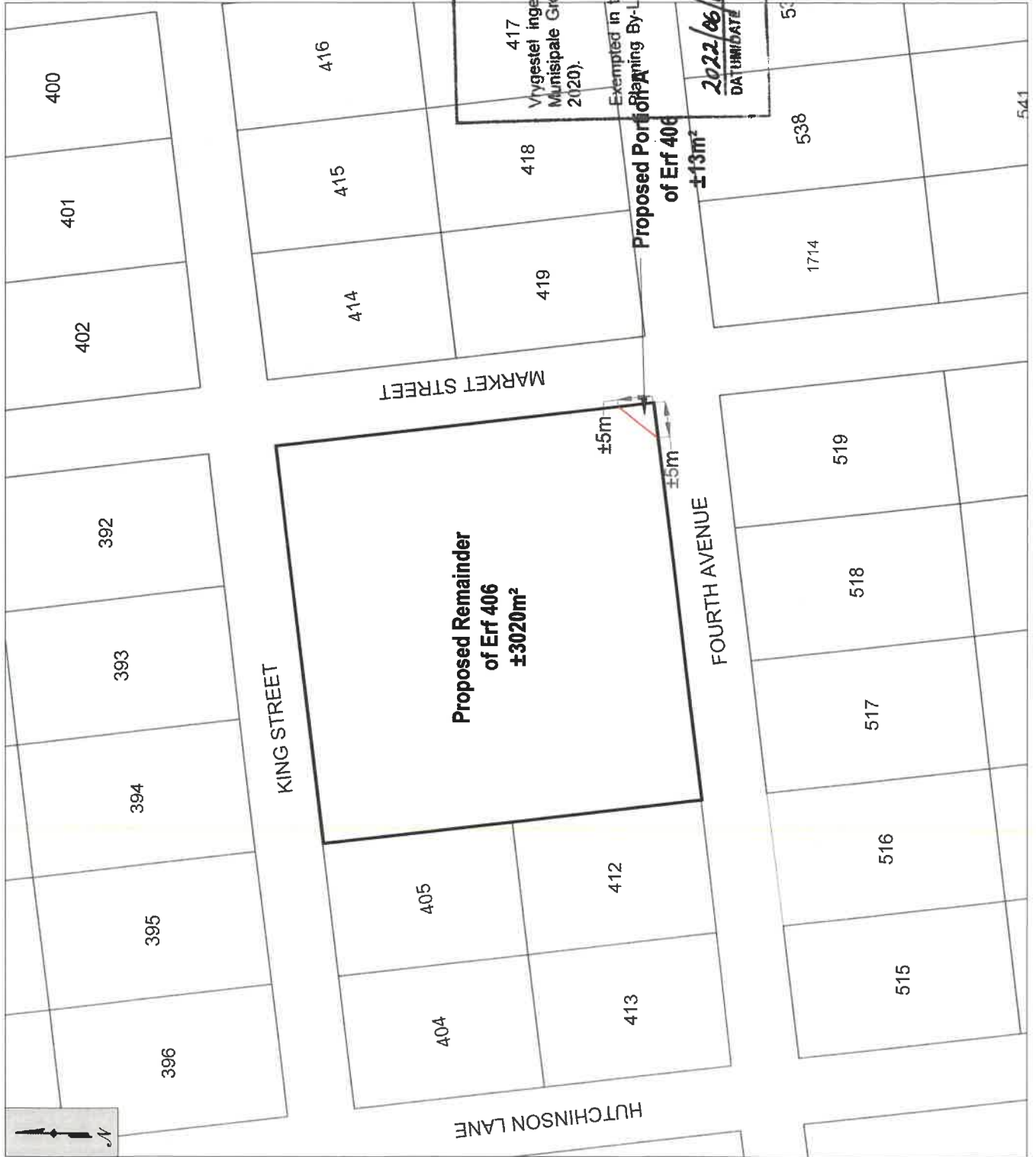
SWARTLAND MUNICIPALITY

REF:

CHW/2352/NM/V



# SUBDIVISION PLAN: ERF 406, CHATSWORTH



KEY:  
Subject property  
Proposed Subdivision line

PROPOSED SUBDIVISION:

| Erf | Extent  | Portion A | Remainder | Zoning             |
|-----|---------|-----------|-----------|--------------------|
| 406 | ±3033m² | ±13m²     | ±3020m²   | Residential Zone 1 |

HUTCHINSON LANE

KING STREET

MARKET STREET

FOURTH AVENUE

Proposed Remainder  
of Erf 406  
±3020m²

Proposed Portion  
of Erf 406  
±13m²

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Voorgesel ingevolge artikel 34 van die Verordening insake  
Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart  
2020).

Exempted in terms of section 34 of the Municipal Land Use  
Planning By-Law (PN 8226 of 25 March 2020).

2022/06/15  
DATE

*M. Bayan*  
MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

Drawing by:

Mandi Viljoen

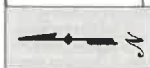
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DATE: MAY 2022  
AUTHORITY: SWARTLAND MUNICIPALITY

REF: CHA12/352/NM

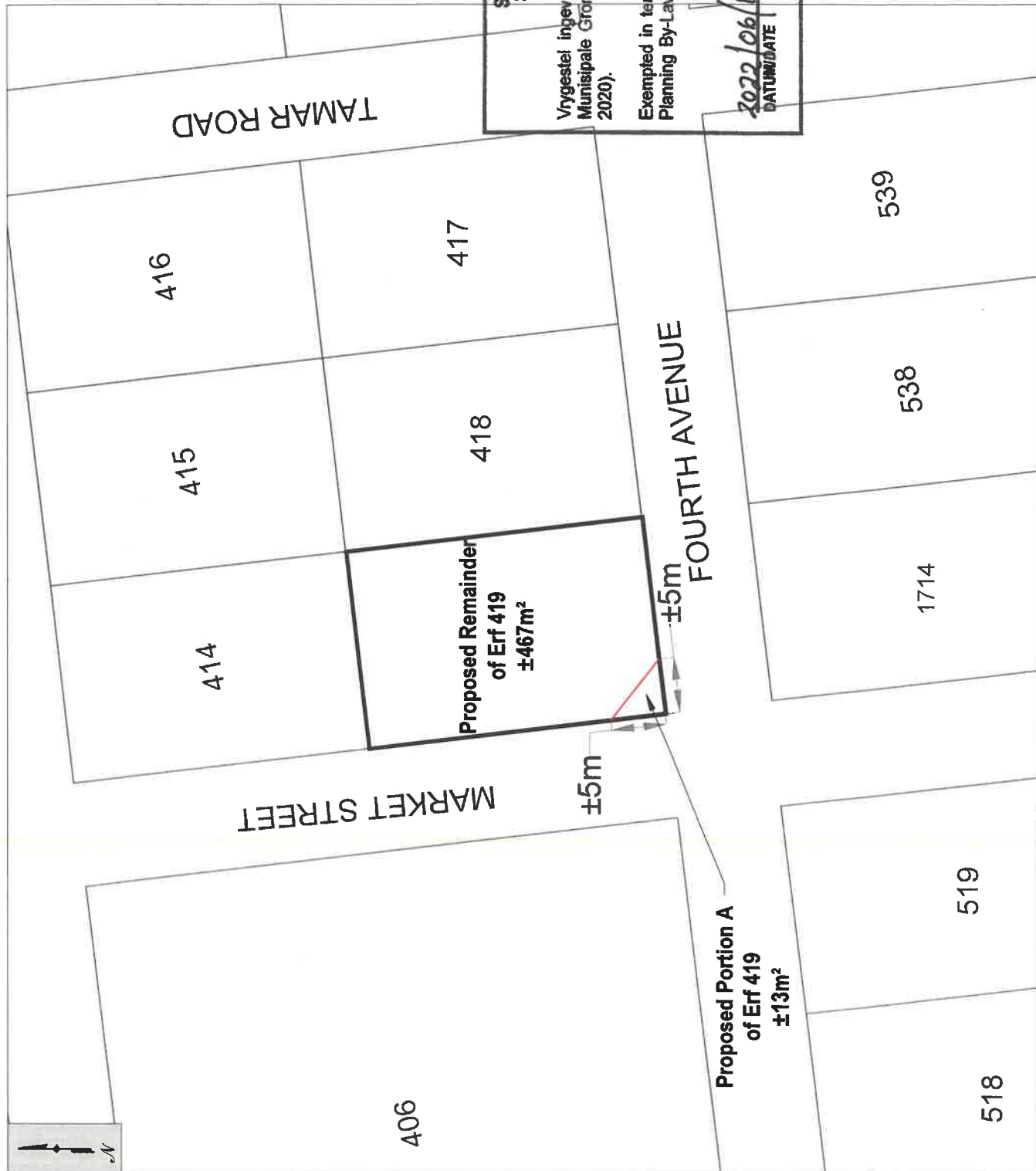
# SUBDIVISION PLAN: ERF 419, CHATSWORTH



KEY:  
 Subject property  
 Proposed Subdivision line

PROPOSED SUBDIVISION:

| Erf | Extent            | Portion A         | Remainder          | Zoning             |
|-----|-------------------|-------------------|--------------------|--------------------|
| 419 | 480m <sup>2</sup> | ±13m <sup>2</sup> | ±467m <sup>2</sup> | Residential Zone 1 |



SWARTLAND MUNISIPALITEIT  
 SWARTLAND MUNICIPALITY

Vygestel inoewolge artikel 34 van die Verordening insake  
 Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart  
 2020).

Exempted in terms of section 34 of the Municipal Land Use  
 Planning By-Law (PN 8226 of 25 March 2020).

2022/06/15  
 DATUM/DATE

*[Signature]*  
 MUNICIPAL BESTUURDER  
 MUNICIPAL MANAGER

Drawing by:

Mandi Viljoen

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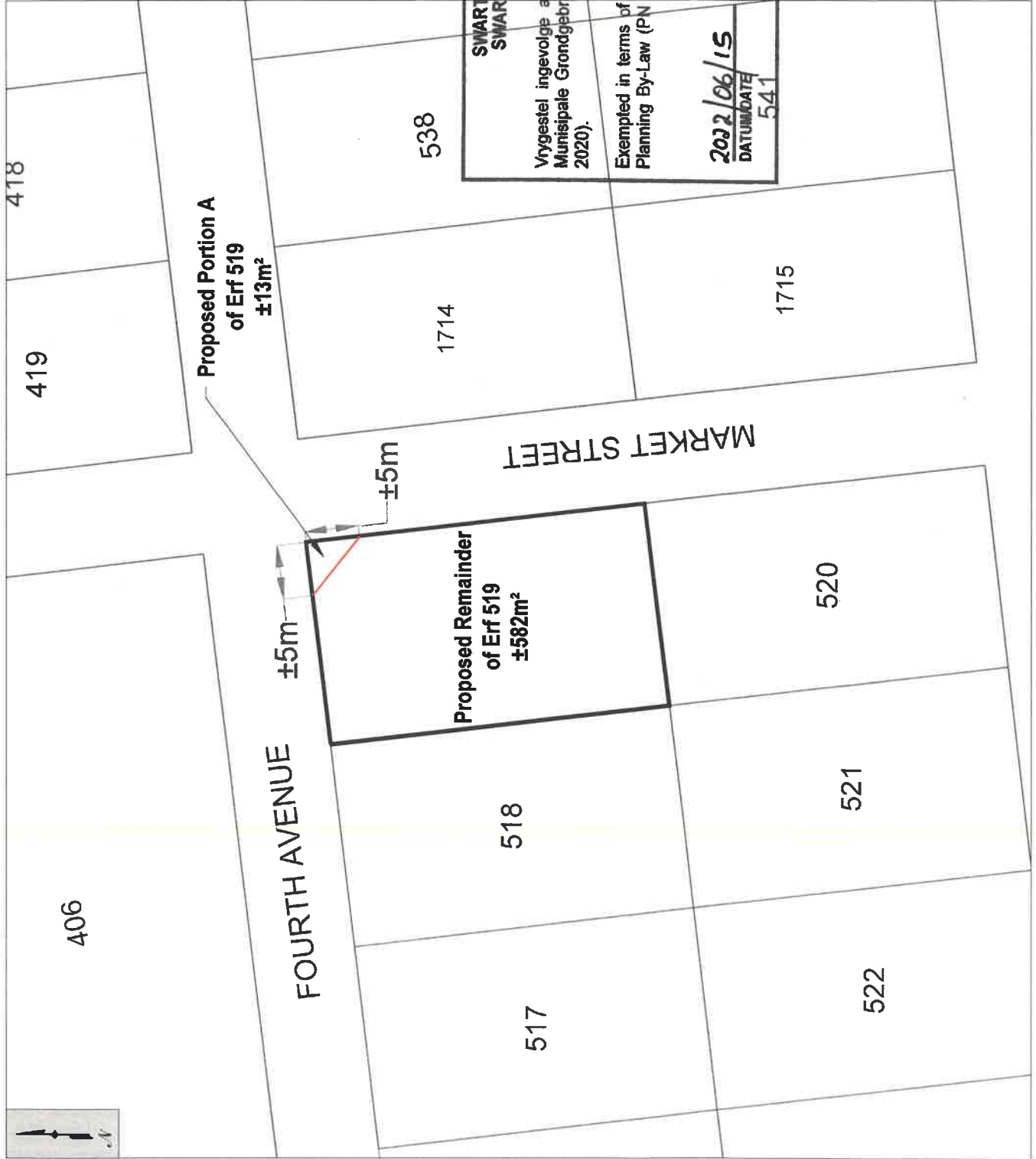
DATE: MAY 2022

AUTHORITY: SWARTLAND MUNICIPALITY

REF:

CHA/12432/NM/

# SUBDIVISION PLAN: ERF 519, CHATSWORTH



## KEY:

- Subject property
- Proposed Subdivision line

## PROPOSED SUBDIVISION:

| Erf | Extent | Portion A | Remainder | Zoning             |
|-----|--------|-----------|-----------|--------------------|
| 519 | 595m²  | ±13m²     | ±582m²    | Residential Zone 1 |

## SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Vrygestel ingevolge artikel 34 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020).

Exempted in terms of section 34 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020).

2022/06/15  
DATE  
541

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

Drawing by:

Mandit Viljoen

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DATE: MAY 2022

AUTHORITY: SWARTLAND MUNICIPALITY

REF:

CHW12435ZNNV

# SUBDIVISION PLAN: ERF 1714, CHATSWORTH



## KEY:

- Subject property
- Proposed Subdivision line

## PROPOSED SUBDIVISION:

| Erf  | Extent | Portion A | Remainder | Zoning             |
|------|--------|-----------|-----------|--------------------|
| 1714 | ±552m² | ±13m²     | ±552m²    | Residential Zone 1 |

## SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Ingestel ingevolge artikel 34 van die Verordening insake  
Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart  
2020)

Exempted in terms of section 34 of the Municipal Land Use  
Planning By-Law (PN 8226 of 25 March 2020).

2022/06/15  
DATE/DATE

MUNICIPAL BESTUURDER  
MUNICIPAL MANAGER

Drawing by:

Marcel Viljoen

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DATE:  
MAY 2022

AUTHORITY:  
SWARTLAND MUNICIPALITY

REF:

CH412682NMV

# SUBDIVISION PLAN: ERF 1828, CHATSWORTH



## KEY:

- Subject property
- Proposed Subdivision line

## PROPOSED SUBDIVISION:

| Erf  | Extent | Portion A | Remainder | Zoning             |
|------|--------|-----------|-----------|--------------------|
| 1828 | 1041m² | ±13m²     | ±1028m²   | Residential Zone 1 |

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

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Exempted in terms of section 34 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020).

2022/06/15  
DATE

*M. P. Bayman*  
MUNICIPAL MANAGER

Drawing by:

Mandi Viljoen

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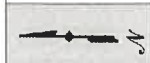
DATE: MAY 2022  
AUTHORITY: SWARTLAND MUNICIPALITY

REF:

CHM12436ZNNV



# SUBDIVISION PLAN: ERF 499, CHATSWORTH



KEY:  
 Subject property  
 Proposed Subdivision line

PROPOSED SUBDIVISION:

| Erf | Extent            | Portion A         | Remainder          | Zoning             |
|-----|-------------------|-------------------|--------------------|--------------------|
| 499 | 694m <sup>2</sup> | ±13m <sup>2</sup> | ±681m <sup>2</sup> | Residential Zone 1 |

Proposed Portion A  
 of Erf 499  
 ±13m<sup>2</sup>

FOURTH AVENUE ±5m

±5m

Proposed Remainder  
 of Erf 499  
 ±681m<sup>2</sup>

HUTCHINSON LANE

498

497

500

501

502

QUEEN STREET

412

413

516

515

523

524

SWARTLAND MUNISIPALITEIT  
 SWARTLAND MUNICIPALITY

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 2020).

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 Planning By-Law (PN 8226 of 25 March 2020).

2022/06/15  
 DATE/DATUM

MUNICIPAL ENGINEER  
 MUNICIPAL MANAGER

Drawing by:

Memo Viljoen

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DATE:

MAY 2022

AUTHORITY:

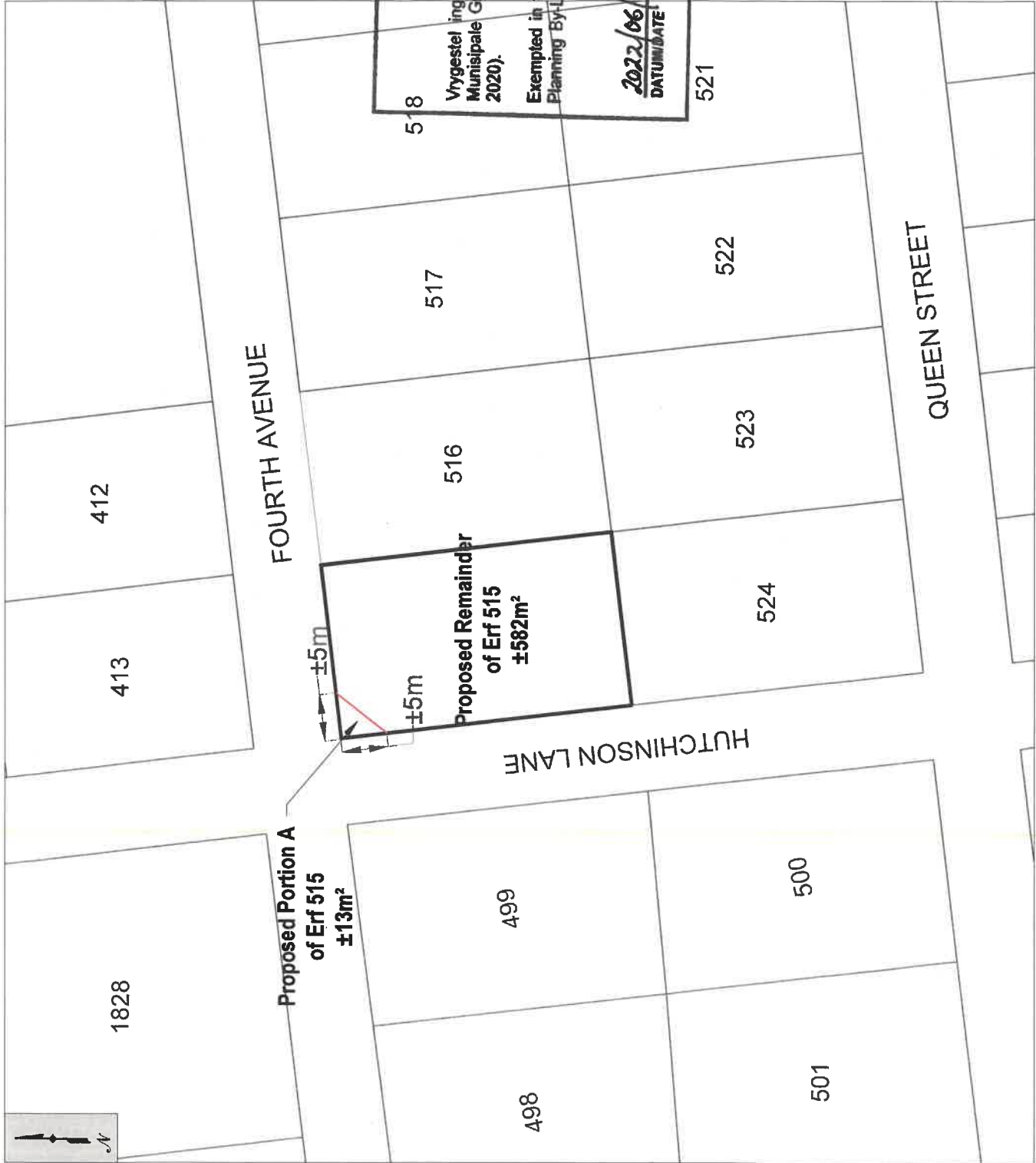
SWARTLAND MUNICIPALITY

REF:

CHA/124362/18/19



# SUBDIVISION PLAN: ERF 515, CHATSWORTH



KEY:  
Subject property  
Proposed Subdivision line

PROPOSED SUBDIVISION:

| Erf | Extent | Portion A | Remainder | Zoning             |
|-----|--------|-----------|-----------|--------------------|
| 515 | 595m²  | ±13m²     | ±582m²    | Residential Zone 1 |

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

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Munisipale Grondgebruikbeplanning (PN 8226 van 25 Maart  
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2022/06/15  
DATE/DATE

*Supayman*  
MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

Drawing by:  
Mandi Viljoen

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MAY 2022

AUTHORITY:  
SWARTLAND MUNICIPALITY

REF:  
CHA17435ZNMV