



File ref: 15/3/6-8/Erf 563

Enquiries:  
A. de Jager

4 December 2024

CK Rumboll & Partners  
PO Box 211  
CHATSWORTH  
7299

**By Registered**

**mail**

Dear Sir/Madam

### **PROPOSED SUBDIVISION OF ERF 563, CHATSWORTH**

Your application, with reference CHA/14024/MH, dated 4 September 2024, on behalf of N.V Marman, regarding the subject 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 the subdivision of Erf 563, 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 563, Chatsworth (1 041m<sup>2</sup> in extent), be subdivided into Portion A (620m<sup>2</sup> in extent) and the Remainder (421m<sup>2</sup> in extent), in accordance with Subdivision Plan CHA14024/MH dated September 2024, presented in the application;
- (b) A general plan or 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 plan;

#### **2. WATER**

- a) Each subdivided portion be provided with a separate water connection at building plan stage;

#### **3. SEWERAGE**

- a) Each subdivided portion be provided with a separate conservancy tank with a minimum capacity of 8 000 litre, that is accessible to the municipal service vehicle from the street, to the satisfaction of the Director: Civil Engineering Services;

#### **4. DEVELOPMENT CHARGES**

- a) The owner/developer is responsible for the development charge of R1 917,00 towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- b) The owner/developer is responsible for the development charge of R2 079,00 towards waste water treatment, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter 9/240-183-9210;

- 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!

- c) The owner/developer is responsible for the development charge of R17 025,20 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
- d) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and can be revised thereafter;

## 5. GENERAL

- (a) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the By-Law will not be issued unless all the relevant conditions have been complied with;
- (b) 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  
Adjds

Copies:      *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                 *Director: Civil Engineering Services*  
                 *Director: Financial Services*  
                 *N.V Marman, 8 Kerk Street, Chatsworth, 7345*  
                 *nvmarman@gmail.com*

LEGEND

Proposed Subdivision

Area expropriated for road purposes - Erf 1934 Chatsworth 13m<sup>2</sup> in extent (SG No. 1772/2022)

\*Notes:

- 1) Figure ABCD represents Erf 563 Chatsworth with an extent of 1041m<sup>2</sup>
- 2) Zoning: Residential Zone 1

TITLE:

SUBDIVISION PLAN  
ERF 563 CHATSWORTH

PHYSICAL ADDRESS:

13 CHURCH STREET

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



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DATE:

SEPTEMBER 2024

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

CHA/14024/MH



SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan op grond van artikel 70 van die Verordening Inreke Munisipale Grondgebruikbeplanning (PK 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

2024/12/04  
DATUM/DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

Portion A  
± 620 m<sup>2</sup>

Remainder Erf 563  
± 421 m<sup>2</sup>

1722

1723

CHURCH STREET

MAIN STREET

SCALE:

