



File ref: 15/3/6-2/Erf_617

Enquiries:
Mr HL Olivier

22 April 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 617, CHATSWORTH

Your application, with reference CHA/14214/MC, dated 16 January 2025 on behalf of Anwa Soday & Smeegah Carelse, 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 617, Chatsworth, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 617 (892m² in extent) be subdivided into Portion A (±446m² in extent) and the Remainder (±446m² in extent), as presented on the amended subdivisional plan;
- (b) Building plans for the existing building work departing from the approved plans, be submitted to the Senior Manager: Development Management for consideration and approval at clearance stage;
- (c) The temporary structure be removed as indicated on the subdivision plan at clearance stage;
- (d) A general plan or diagram 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;

- 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!

2. WATER

- (a) Each subdivided portion be provided with separate water connection. This condition is applicable on subdivision stage with regards to Portion A and building plan stage with regards to the proposed Remainder;

3. SEWERAGE

- (a) Each subdivided portion be provided with a separate conservancy tank with a minimum capacity of 8000 litres, which is accessible for the service truck from the street. This condition applies at subdivision stage in terms of Portion A as well as building plan stage in terms of the proposed Remainder.

4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R 11 516,10 towards the bulk supply of water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R 6 467,60 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R 5 027,80 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R 5 451,00 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (e) The owner/developer is responsible for the development charge of R 18 404,60 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: 9/247-144-9210);
- (f) 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 not be issued unless all the relevant conditions have been complied with;
- (b) Any existing services connecting the remainder and/or new portion, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- (c) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (d) 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 for or against the appeal;
- (e) 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;

Yours sincerely

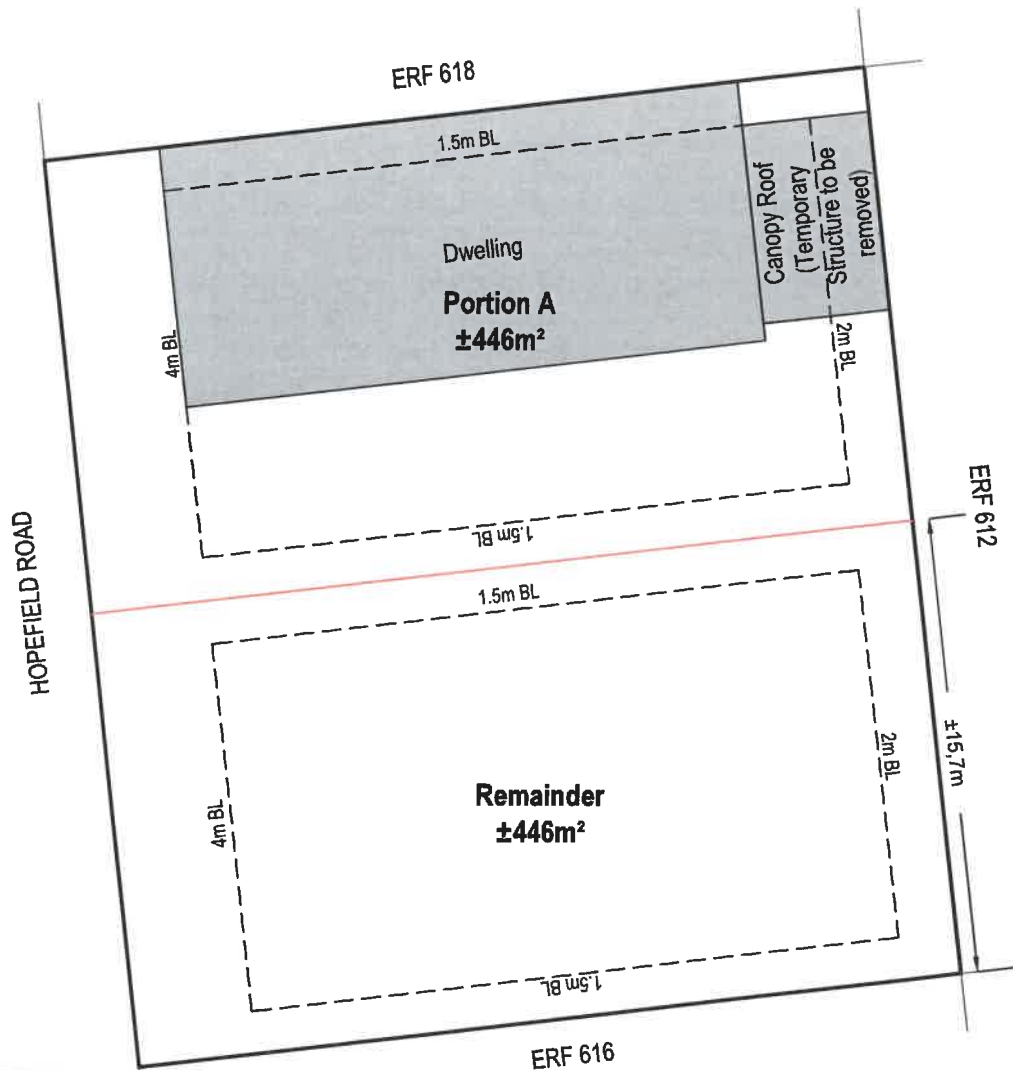


MUNICIPAL MANAGER

per Department Development Services

HLO/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 A Sondag & S Carelse, 42 Hopefield Road, CHATSWORTH, 7354
 planning1@rumboll.co.za



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervelding toegestaan ingevolge artikel 70 van die
Verordening insake 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.

2025/04/22
DATUM

[Signature]
ERF 617, CHATSWORTH
SUBDIVISION MANAGER

LEGEND:

- Cadastral Boundaries
- Subject Property
- Proposed Subdivision Line
- Existing Buildings/Structures
- Building Lines

NOTES:

This diagram illustrates the
subdivision of Erf 617, Chatsworth,
measuring 892m² in extent, into a
Portion A and a Remainder.

PROPOSED SUBDIVISION: Erf 617, CHATSWORTH

SCALE 1:4000



**CK RUMBOLL &
PARTNERS**

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ALL DISTANCES AND AREAS ARE SUBJECT
TO SURVEYING

**SUBDIVISION PLAN -
ERF 617, CHATSWORTH**

PAPER SIZE: A4

REF: #14214/MC DATE: JANUARY 2025