



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-2/Erf_746

Enquiries:
Mr AJ Burger

8 October 2021

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 746, CHATSWORTH

Your application with reference MAL/11790/JL/KS, dated 20 July 2021, on behalf of R Zahra, regarding the subject refers.

By virtue of the authority delegated to the Senior Manager: Built Environment 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 746, 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 746, Chatsworth (991m² in extent), be subdivided into a remainder (541m² in extent) and Portion A (450 m² in extent), as presented in the application;
- b) The owner/developer for its own cost provide a 5m x 5m splay on portion A, surveyed and transferred to Swartland Municipality with the registration of Portion A.
- c) The temporary illegal structure on the property be removed at clearance stage;
- d) 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;

2. WATER

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

3. SEWERAGE

- b) The subdivided portion be provided with a separate conservancy tank, to the satisfaction of the Director: Civil Engineering Services, at building plan stage;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R7 623,35 (R10 890,50 x 0.7 for Single Res) towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R7 340,83 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-174-9210);

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Tel: 022 487 9400

Faks/Fax: 022 487 9440

Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:

The Municipal Manager
Private Bag X52
Malmesbury 7299

Darling Tel: 022 492 2237

Yzerfontein Tel: 022 451 2366

- c) The owner/developer is responsible for the development charge of R2 219,29 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/247-144-9210).
- d) The owner/developer is responsible for the development charge of R3 631,57 towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2021/2022 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) Council's resolution of May 2021 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition 4.a), which is payable in full. The discount is valid for the financial year 2021/2022 and can be revised thereafter;

5. GENERAL

- a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented within these 5 years, without which, the approval will lapse.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services
AJB/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 R Zahra, Edward Road 746, Chatsworth, 7354

BEFORE/ VOOR	
ERF 416	
PROPOSED/ Suggest	AREA
AREA/ Area (m²)	991,00

2019/19/19, Reconstructed Zone 1, Low density

AFTER/ NA	
REMAINDER OF ERF 416 (STREET)	
PROPOSED/ Suggest	AREA
AREA/ Area (m²)	941,00
PORTION A OF ERF 416	
PROPOSED/ Suggest	AREA
AREA/ Area (m²)	450,00

2019/19/19, Reconstructed Zone 1, Low density



SUBDIVISION PLAN ERF 746, Chatsworth

NOTE:
ALL DISTANCES AND AREAS ARE SUBJECT TO SURVEYING

COMPILED/ saamgestel: CK RUMBOLD AND PARTNERS
TOWN PLANNING
PROFESSIONAL SURVEYORS
16 RAINGER STREET, MALMESBURY
TEL 022 482 1845
FAX/naam 022 487 1661
EMAIL/pos: planning@rumbold.co.za

DATE/ datum: APR 2021	MUNICIPALITY/ munisipaliteit: SWARTLAND
REF/ verw: CH/11750/RS/L	APPROVED/ goedgekeur:
EMITTED/ versamel: JARLA STANKE	Scale: 1:1000

Ondervestling 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.

2021/10/08
DATE/ datum: 2021/10/08
APPROVED/ goedgekeur: J. Zaagman
MUNICIPAL ENGINEER/ munisipale ingenieur

