



CLEAN AUDITS SINCE 2010/11  
SKOON OUDITS SEDERT 2010/11



Swartland forward-thinking 2040 -  
where people can live their dreams!

Swartland vooruitdenkend 2040 -  
waar mense hul drome kan uiteef!

File ref: 15/3/6-2/Erf\_884

Enquiries:  
Mr HL Olivier

18 June 2024

C K Rumboll & Partners  
P.O. Box 211  
MALMESBURY  
7299

Per Registered Post

Dear Sir/Madam

#### PROPOSED SUBDIVISION OF ERF 884, CHATSWORTH

Your application, with reference CHA/13650/GB, dated 7 March 2024, on behalf of GD & J Howburg, 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 subdivision of Erf 884, 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 884, Chatsworth (879m<sup>2</sup> in extent), be subdivided into Portion A (410m<sup>2</sup> in extent) and the Remainder (469m<sup>2</sup> in extent);
- (b) Building plans for the existing dwelling be submitted to the Senior Manager Development Management for consideration and approval

#### 2. WATER

- (a) Each subdivided portion be provided with a separate water connection at subdivision stage;

#### 3. SEWERAGE

- (a) Each subdivided portion be provided with a separate conservancy tank with minimum 8 000 litre capacity that is accessible to the service truck from the road. This condition is applicable at subdivision stage in terms of the remainder and at building plan stage with regards to proposed Portion A.

#### 4. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk water supply amounts to R 16 295, 50 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The development charge towards water reticulation amounts to R 9 154, 00 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-174-9210);

Rig asseblief alle korrespondensie aan:  
Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299

Darling Tel: 022 492 2237

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

Yzerfontein Tel: 022 451 2366

- (c) The development charge towards sewer reticulation amounts to R 4 980, 65 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-184-9210);
- (d) The development charge towards waste water treatment amounts to R 3 599, 50 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-183-9210);
- (e) The development charge towards roads amounts to R 19 535, 05 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA 9/247-188-9210);
- (f) The Council resolution of May 2023 provides for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and may be revised thereafter.

## 5. GENERAL

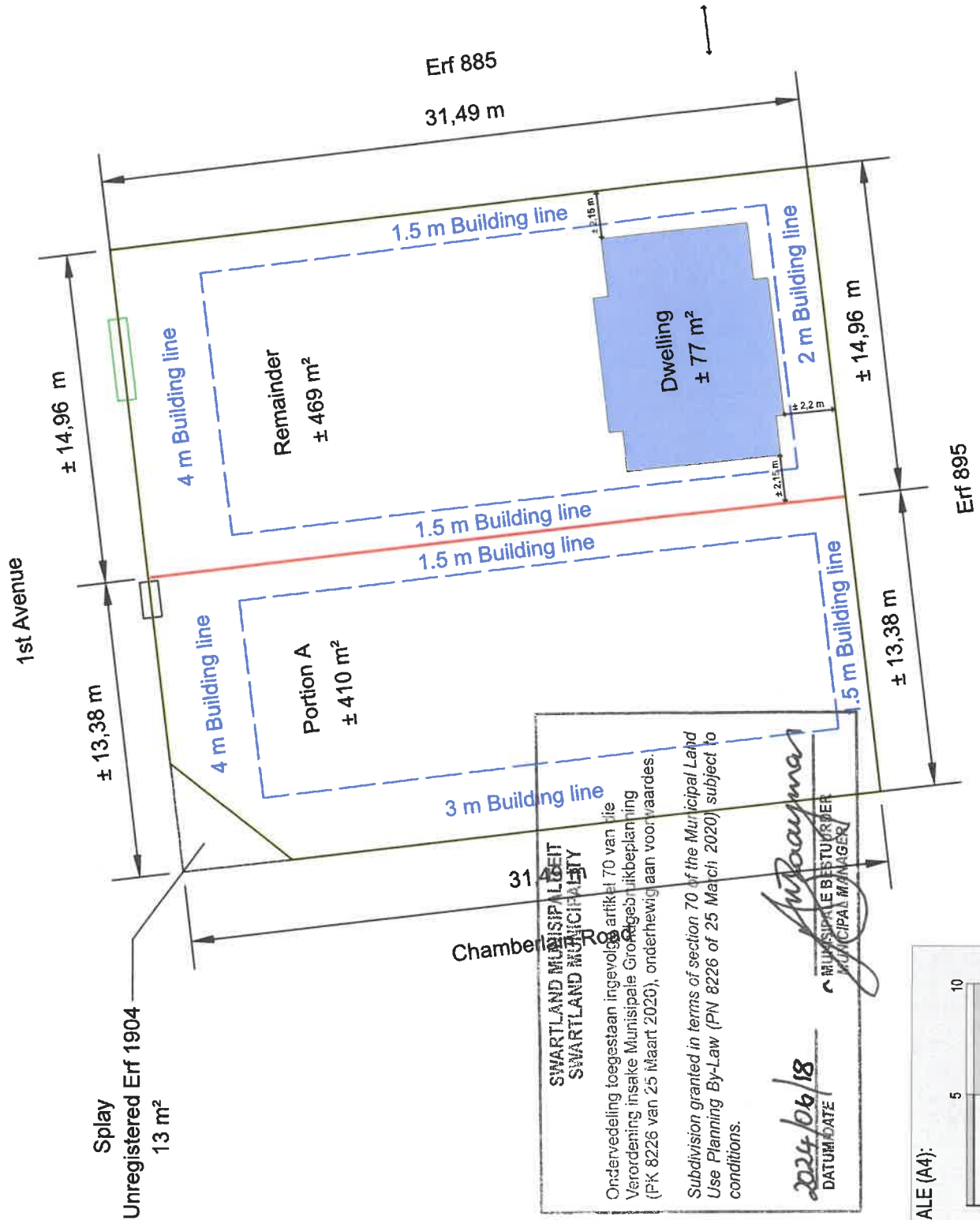
- (a) Any existing services connecting the remainder and/or new portions, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- (b) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (c) 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;
- (d) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from the 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 the new subdivisions can vest 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*  
                 *GD & J Howburg, 53 Goede Hoop Street, Saxon Sea, Atlantis, 7349*  
                 [jolandie@rumboll.co.za](mailto:jolandie@rumboll.co.za)  
                 [howadv@hotmail.com](mailto:howadv@hotmail.com)

| LEGEND   |   |
|--|---|
| KEY:   | Residential Zone 1                                      |
| Zoning   |   |
| Subject Property   |   |
| Building Lines   |   |
| Subdivision Lines  |   |
| Vehicle Access   |   |
| Pedestrian Access  |   |
| Existing Structure   |   |
| Splay (Unregistered Erf 1904): 13 m <sup>2</sup><br>Erf 884: 879 m <sup>2</sup><br>Proposed Portion A: ± 410 m <sup>2</sup><br>Proposed Remainder: ± 469 m <sup>2</sup>              |   |
| TITLE:   | SUBDIVISION PLAN<br>ERF 884<br>CHATSWORTH               |
| PHYSICAL ADDRESS:  | CORNER 1ST AVENUE AND CHAMBERLAN ROAD, CHATSWORTH, 7300 |
| NOTE:  | ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING      |
| <br>C.K. RUMBOLD & VENNOTE<br>TOWN PLANNERS<br>PROFESSIONAL SURVEYORS<br>16 RAINIER STREET, MALMESBURY<br>Tel: 022 - 4821845<br>Fax: 022 - 4871661<br>Email: planning2@rumbold.co.za |   |
| DATE:  | MARCH 2024  |
| REFERENCE:   | CHAT/136500/JG8   |
| AUTHORITY:   | SWARTLAND MUNICIPALITY                                  |



SCALE (A4):

