



File ref: 15/3/4-2/Erf_829
15/3/6-2/Erf_829

Enquiries:
Mr HL Olivier

28 April 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 829, CHATSWORTH

Your application, with reference CHA/14201/JL/GB, dated 17 February 2025 on behalf of NJ & BB Williams, regarding the subject, refers.

- A. 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 829, 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 829 (992m² in extent) be subdivided into Portion A (±556m² in extent) and the Remainder (±436m² in extent), as presented on the amended subdivisional plan;
- (b) Any existing buildings on the property, without building plan approval, be submitted to the Senior Manager: Development Management for consideration and approval;
- (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;

2. WATER

- (a) The subdivided portions be provided with separate water connections. 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

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- !Swartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

subdivision stage in terms of Portion A as well as building plan stage in terms of the proposed the Remainder.

4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R 17 273,00 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 9 702, 55 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 5 279,65 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 5 723 ,55 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 5 723, 55 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 owner/developer is responsible for the development charge of R 20 706,90 towards electricity, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- (g) 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;
- B.** 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 departure of the development parameters on the Remainder of Erf 829, 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) The side building line in respect of the existing buildings on the proposed portion A be departed from in order to accommodate the structure on the property boundary in lieu of the 1,5m side and 2m rear building line parameters;

- (b) The maximum coverage in respect of proposed portion A be departed from up to 67% in order to accommodate the existing buildings on the subdivided portion in lieu of the 50% restriction.

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
 NJ & BB Williams, 23 Mountain View Road, CHATSWORTH, 7354
 iolandie@rumboll.co.za

LEGEND

KEY:

Residential Zone 1

Zoning

Subject Property

Building Lines

Subdivision Lines

Existing Structures

Existing Access

TITLE:

SUBDIVISION PLAN

ERF 829

CHATSWORTH

PHYSICAL ADDRESS:

ERF 823, MOUNTAINVIEW ROAD, CHATSWORTH, 7300

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLD & VENNOTE
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DATE:

FEBRUARY 2025

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

CHM/142011/JGB



Erf 830

1.5 m Building Line

2 m Building Line

Remainder
± 436 m²

Erf 826

± 13,83 m

1.5 m Building Line

1.5 m Building Line

Portion A
± 556 m²

Dwelling
± 235 m²

Carport
± 135 m²

1.5 m Building Line

2 m BL

Water Storage Tanks

Temporary Structure
(to be removed)

± 1,3 m

± 17,66 m

4 m Building Line

± 13,83 m

4 m Building Line

± 17,66 m

Mountainview Road

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling 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.

Erf 828

SCALE (A4):



2025/04/28
DATE

A. J. J. J. J.
MUNICIPAL ENGINEER