



File ref: 15/3/6-2/Erf\_1735

Enquiries:  
Mr HL Olivier

5 December 2024

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

**By Registered mail**

Dear Sir/Madam

### **PROPOSED SUBDIVISION ON ERF 1735, CHATSWORTH**

Your application, with reference CHA/14014/JL/GB, dated 5 September 2024 on behalf of S Croy, 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 1735, 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 1735 (892m<sup>2</sup> in extent) be subdivided into Portion A (≥400m<sup>2</sup> in extent) and the Remainder (±492m<sup>2</sup> in extent), as presented in the application;
- (b) Any existing buildings on the property, without building plan approval, be submitted to the Senior Manager: Development Management for consideration and approval;
- (c) A building plan application for the conversion of the existing outbuilding into a dwelling unit be submitted to the Senior Manager: Development Management for consideration and approval at clearance stage;
- (d) The temporary structure be moved as indicated on the subdivision plan at clearance stage;
- (e) 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) Each subdivided portions be provided with separate water connections at building plan stage;

#### **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. The condition applies at subdivision stage in terms of the remainder as well as building plan stage in terms of the proposed Portion A.


#### 4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R17 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 R9 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 R5 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 R5 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: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R20 706,90 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);
- (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*  
*S Croy, 60 Malmesbury Road, CHATSWORTH, 7354*  
[jolandie@rumboll.co.za](mailto:jolandie@rumboll.co.za)  
[croyshireen1982@gmail.com](mailto:croyshireen1982@gmail.com)

Temporary Structure

- To be relocated in order to conform with the property's Building Lines

Erf 1724

28,34 m

± 17,65 m

1.5 m Building Line

± 18 m<sup>2</sup>

Outbuilding  
± 36 m<sup>2</sup>

Portion A  
± 400 m<sup>2</sup>

4 m Building Line

1.5 m Building Line

± 3,8 m

± 4,1 m

± 7,36 m

Dwelling  
± 100 m<sup>2</sup>

1.5 m Building Line  
1.5 m Building Line

2 m Building Line

Remainder  
± 492 m<sup>2</sup>

4 m Building Line

± 12,75 m

± 10,69 m

Erf 1734

Malmesbury Road

SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan in gevolge 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

48 m

2024/12/05  
DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

*[Signature]*

## LEGEND

KEY:

Zoning

Subject Property

Building Lines

Subdivision Lines

Existing Structures

Existing Access

Proposed Access

Residential Zone 1



TITLE:

SUBDIVISION PLAN

ERF 1735

CHATSWORTH

PHYSICAL ADDRESS:

ERF 1735, MALMESBURY ROAD, CHATSWORTH, 7310

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLD & VENNOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
16 RAINIER STREET, MALMESBURY  
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Fax: 022 487 1661  
Email: planning@rumbold.co.za

SCALE (A4):



Meters

DATE:

SEPTEMBER 2024

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

CHAV/4014/L/GB

