



CONSECUTIVE CLEAN AUDITS



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File ref: 15/3/6-2/Erf_443

Enquiries:
Mr AJ Burger

23 February 2021

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 443, CHATSWORTH

Your application, with reference YZER/11745/AC/NJdK, dated 20 November 2020, on behalf of HS Davids, 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 443, 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 443, Chatsworth (991m² in extent), be subdivided into Portion A (495m² in extent) and the Remainder (496m² in extent);
- b) A splay of 5m x 5m be provided on the c/o Third Avenue and Edward Road on portion A. The transfer of this portion to Swartland Municipality is 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;

2. WATER

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

3. SEWERAGE

- b) The subdivided portion be provided with a separate conservancy tank, to the satisfaction of the Director: Civil Engineering Services, at subdivision 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) toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2020/2021 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 2020/2021 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R2 489,47 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/247-144-9210).

Rig asseblief 2020/2021 and may be revised thereafter (mSCOA: 9/247-144-9210).

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

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

- 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 2020/2021 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The Council resolution of May 2020 makes provision for a 40% discount on capital contributions to Swartland Municipality, except for condition 4.a), which is payable in full. The discount is valid for the financial year 2020/2021 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 must be implemented within these 5 years, without which, the approval will lapse.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AQB/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 HS Davids, 10 Shasta Road, Extention 12, Atlantis, 7349

SUBDIVISION OF ERF 443, CHATSWORTH

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruiksbeplanning
(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.

2021/02/23

445 DATUM DATE

MINISITRE DES BORDERS
MUNICIPAL ENGINEER

2m Rear BL

1.5m Side BL

1.5m Side BL

1.5m Side BL

1.5m Side BL

3m Street BL

Portion A
±495m²

Remainder
±496m²

4m Street BL

4m Street BL

EDWARD ROAD

THIRD AVENUE

Drawing by:

NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING



C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
Tel: 022 - 4821845
Fax: 022 - 4871661
Email: leap@rumboll.co.za

LEGEND:

Erf 443 Boundary



Subdivision line



Existing dwelling unit



Building lines



Erf 443 Current zoning: Residential zone 1

DATE:

November 2020

AUTHORITY:

SWARTLAND MUNICIPALITY

REF:

CHAT/11745/AC/NJdK

SCALE: NTS