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SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/4-13/Erf 7813
15/3/6-13/Erf 7813

Enquiries:
A. de Jager

15 June 2023

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

By Registered Mail

Sir / Madam

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 7813, RIVERLANDS

Your application with reference number GCHAT/12979/NJdK, dated 31 March 2023, on behalf of the Uniting Reformed Church, regarding the subject, refers.

- A. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution 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, dated 25 March 2020), application for the subdivision of Erf 7813, Riverlands, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- Erf 7813 (3,4785Ha in extent) be subdivided into Portion A (4 990m² in extent), Portion B (2,9795Ha in extent), as presented in the application;
- Any openings, such as windows and doors of the existing buildings, that are located on the subdivision line between Portion A and Portion B, be closed and bricked up;
- Should any structural changes be required on any of the existing buildings, due to the subdivision, building plans be submitted to the Senior Manager: Development Management for consideration of approval;
- 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

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

3. SEWERAGE

- Each subdivided portion be provided with a separate sewerage connection at building plan stage;

- B. By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution 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, dated 25 March 2020), application for building line departure on the new Portion A and Portion B of Erf 7813, Riverlands, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- The 5m south-western rear building line of the new Portion A be departed from to 2m, in order to accommodate the existing building;

- b) The 5m north-western side building line of the new Portion B be departed from to 0m, in order to accommodate the existing building;
- c) Both departures be restricted to the portions of the existing buildings that already encroach on the building lines;

2. GENERAL

- a) Any existing services, connecting Portion A and Portion B be moved and/or disconnected in order to ensure that the pipe work for each erf is located on the specific erf;
- b) Should it be deemed necessary to extend the existing services network, in order to provide the subdivided portion with service connections, it will be for the cost of the owner/ developer;
- c) The approval is, in terms of section 76(2)(w) of the By-Law, only valid for a period of 5 years. All conditions of approval be complied with within the 5 year period and failing to do so will result in the approval expiring. However, should all the conditions of approval be met before the 5 year approval period lapses, the subdivision will be permanent and the approval period will not be applicable anymore.

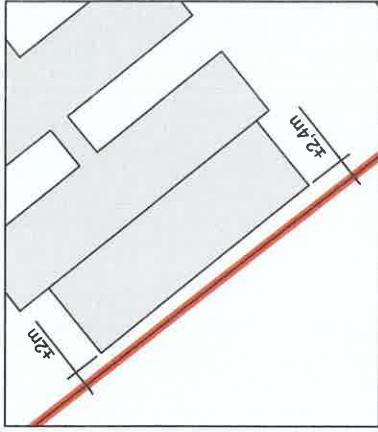
Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 Land Surveyor General Private Bag X9028, CAPE TOWN, 8000
 URC Malmesbury, c/o Jasmyn Street and Akasia Street, Malmesbury, 7300
 vgkmalmesbury@telkomsa.net

PLAN OF SUBDIVISION: ERF 7813, GREATER CHATSWORTH

INSET:



NOTES:

Figure A B C D E F G H represents Erf 7813 Chatsworth which measures ± 3.4785 Ha. Erf 7813 is to be subdivided into:

- a) Portion A ($\pm 4990\text{m}^2$) represented by Figure a B C D b
- b) Portion B ($\pm 2.9795\text{Ha}$) represented by Figure A b D E F G H

Subdivision

Erf Boundary:



Drawing by: Nl de Kock

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



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AUTHORITY:

DATE:

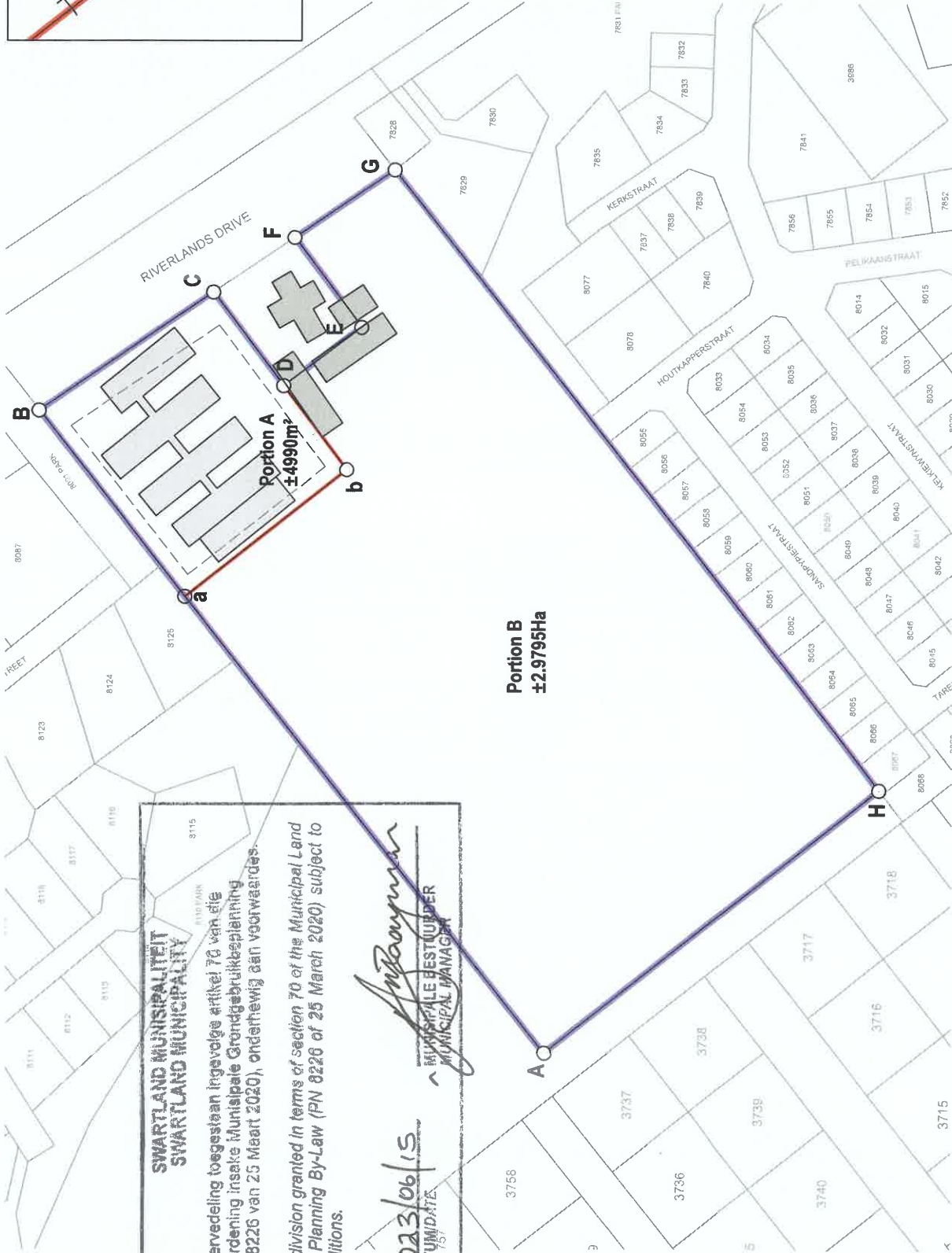
March 2023

SWARTLAND MUNICIPALITY

REF:

CHAT112379/NUK

SCALE: NTS



SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening insake Municipale 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.

2023/06/15
DATUM/DATE

MUNICIPALE BESTUURDER
MUNICIPAL MANAGER

Antonyman