



File ref: 15/3/4-2/Erf_1008
15/3/6-2/Erf_1008

Enquiries:
Mr HL Olivier

29 November 2024

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 1008, CHATSWORTH

Your application, with reference CHA/13964/MH, dated 12 August 2024 as well as the amended subdivisional plan dated 28 November 2024, on behalf of JAL & FAL Steenkamp, 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 1008, 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 1008 (992m² in extent) be subdivided into Portion A (±437m² in extent) and the Remainder (±555m² 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) A building plan application for the conversion of the existing double garage into a dwelling unit be submitted to the Senior Manager: Development Management for consideration and approval at clearance stage;
- (d) The temporary structure be removed 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) The newly subdivided portions each 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. This 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 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);

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- (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 1008, 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 building line parameter.

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

JAL & FAL Steenkamp, 3 Hopefield Street, CHATSWORTH, 7354

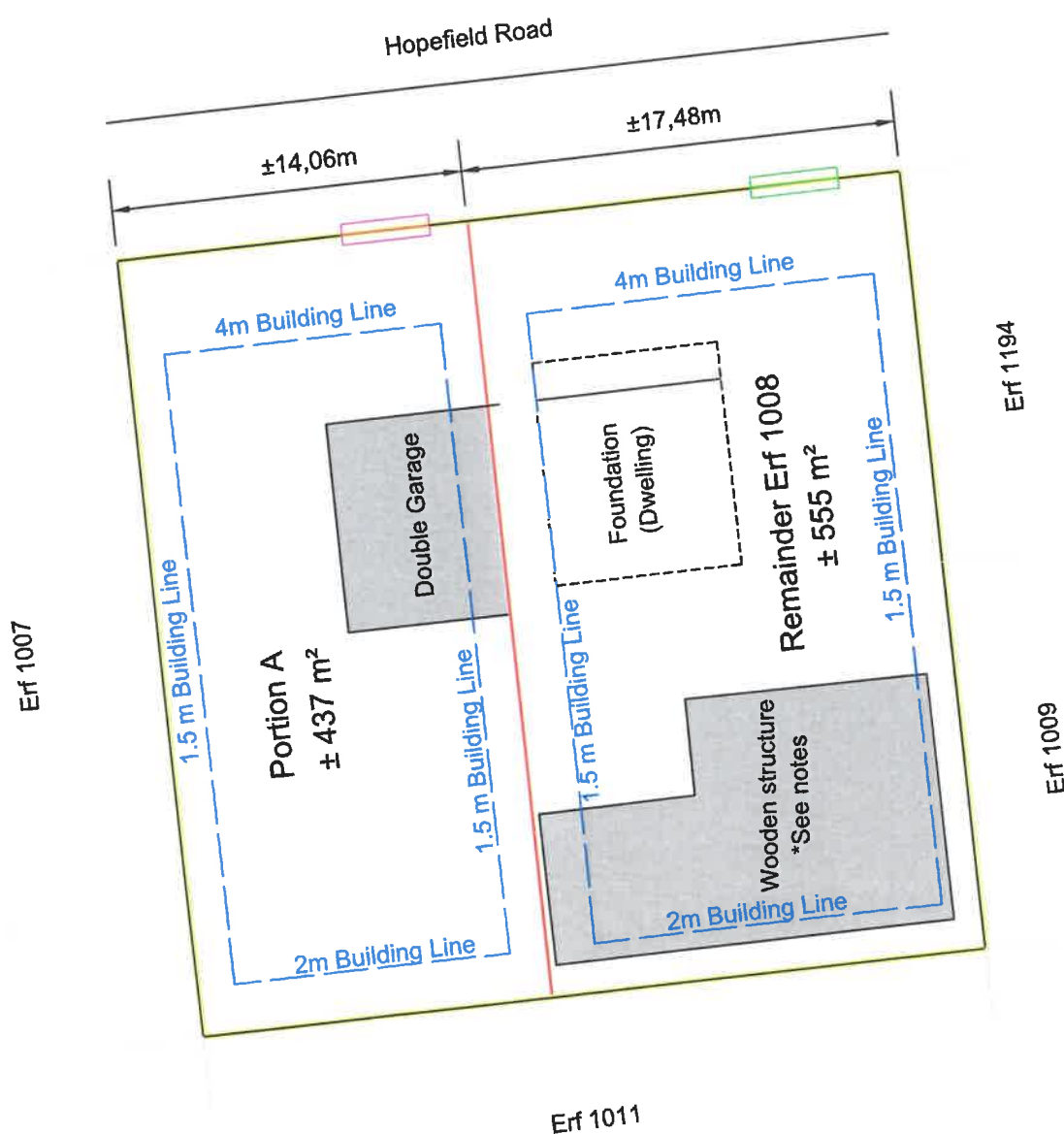
planning5@rumboli.co.za

meerkatkoos65@gmail.com

LEGEND	
KEY:	Residential Zone 1
Zoning	
Subject Property	
Building Lines	
Subdivision Lines	
Existing Structures	
Existing Access	
Proposed Access	

*Notes:	
SWARTLAND MUNICIPALITY SUBDIVISION AND MUNICIPALITY completion of Building work	
Onderverdeling tussendeel 70 van die Verordening insake Municipale Grondgebruikbeplanning (GK 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.	
2024/11/29 DATE	<i>[Signature]</i> MUNICIPAL BESTURDER MUNICIPAL MANAGER

SUBDIVISION PLAN ERF 1008 CHATSWORTH	
PHYSICAL ADDRESS: HOPEFIELD ROAD, CHATSWORTH, 7354	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
 G.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022-4821945 Fax: 022-4871661 Email: planning@rumboll.co.za	DATE: NOVEMBER 2024
REFERENCE: CHA/13864MH	AUTHORITY: SWARTLAND MUNICIPALITY



SCALE (A4):

0 5 10 15
Meters