



CLEAN AUDITS SINCE 2010/11



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Sibumba ikamva elingcono!*

File ref: 15/3/6-2/Erf\_747

Enquiries:  
Mr AJ Burger

22 October 2021

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

**Per Registered Post**

Dear Sir/Madam

### **PROPOSED SUBDIVISION OF ERF 747, CHATSWORTH**

Your application with reference CHA/12091/MH, dated 6 August 2021, on behalf of MS & S Badaron, 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 747, 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 747, Chatsworth (992m<sup>2</sup> in extent), be subdivided into a remainder (579,5m<sup>2</sup> in extent) and Portion A (400 m<sup>2</sup> in extent), as presented in the application;
- b) The owner/developer for its own cost, provides a 5m x 5m splay on portion A, surveyed and transferred to Swartland Municipality with the registration of portion A.
- 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 building plan stage;

#### **3. SEWERAGE**

- b) The subdivided portion be provided with a separate conservancy tank, to the satisfaction of the Director: Civil Engineering Services, at building plan 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) towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2021/2022 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 2021/2022 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R2 219,29 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/247-144-9210).

*Rig asseblief alle korrespondensie aan:*

**Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299**

**Tel: 022 487 9400**

**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 2021/2022 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The Council resolution of May 2021 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition 4.a), which is payable in full. The discount is valid for the financial year 2021/2022 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.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
AJB/ds

Copies:      *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                 *Director: Civil Engineering Services*  
                 *Director: Financial Services*  
                 *Building Control Officer*  
                 *MS & S Badaron, 747 Hopefield Road, Chatsworth, 7354*

**SWARTLAND MUNISIPALITEIT  
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.

2021/10/22  
DATUM/DATE

MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

**SECOND AVENUE**

±12,3m

B

±3,1m

Outbuilding

±1,5m

Stoep

Dwelling

**Portion A  
(±400m<sup>2</sup>)**

Erf 746

**Remainder of Erf 747  
(±579,5m<sup>2</sup>)**

±13,9m

C

D


Erf 757

Erf 748

**HOPEFIELD ROAD**



**Subdivision Plan - Erf 747 Chatsworth**

Description of application:	Overview of proposed erven		Physical address: C/o of Second Avenue & Hopefield Road
Application for Subdivision of Erf 747 Chatsworth (Fig. ABCD) into a Remainder and one Portion.		Remainder	Portion A
	Zoning	Residential Zone I	Residential Zone I
	Land Use	Dwelling	Vacant
	Size	±579,5m <sup>2</sup>	±400m <sup>2</sup>
			Notes: All areas and distances subject to final survey
			CREATED BY  <b>C.K. RUMBOLL &amp; PARTNERS</b> TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY
			DATE: JULY 2021
			REF: CHA/12091/MH
			AUTHORITY: SWARTLAND MUNICIPALITY