



File ref: 15/3/6-2/Erf_1725

Enquiries:
Mr HL Olivier

24 October 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 1725, CHATSWORTH

Your application, with reference CHA/14619/JL/GB, dated 18 July 2025 on behalf of BN Mazwane, 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 1725, 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 1725 (879m² in extent) be subdivided into Portion A (±439m² in extent) and the Remainder (±440m² in extent), as presented on the approved subdivisional plan;
- (b) The temporary structure be removed as indicated on the subdivision plan at clearance stage;
- (c) 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 portion be provided with separate water connection 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 at building plan stage.

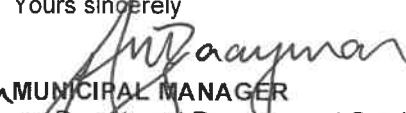
4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R 18 395,40 towards the bulk supply of water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R 10 333,90 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R 5 622,35 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R 6 095,00 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (e) The owner/developer is responsible for the development charge of R 21 950,05 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-144-9210);
- (f) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 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
BN Mazwane, 12 Koring Street, Malmesbury, 7300
jolandie@rumboll.co.za
nofisamazwane@gmail.com

LEGEND

- KEY:
- Zoning Residential Zone 1
 - Subject Property
 - Subdivision Line
 - Building Lines
 - Existing Structure
 - L→ Temporary Dwelling (To be Removed)

TITLE:

SUBDIVISION PLAN
ERF 1725
CHATSWORTH

PHYSICAL ADDRESS:

ERF 1725, CORNER 3RD AVENUE & CHAMBERLAIN ROAD, 7354

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



C.K. RUMBOLD & VENNOTE
TOWN PLANNERS
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16 RAINIER STREET, MALMESSBURY
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DATE:

JULY 2025

AUTHORITY:

SWARTLAND MUNICIPALITY

REFERENCE:

CHM14619A/UGB



Third Avenue

Erf 1724

Portion A
± 439 m²

Temporary Dwelling
(To be Removed)

Remainder
± 440 m²

Chamberlain Road

± 15,50 m

4m BL

4m BL

4m BL

3m BL

1.5m BL

1.5m BL

1.5m BL

1.5m BL

± 15,50 m

2m BL

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Erf 1725 Ondervedeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020), onderhevig 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.

2025/10/24
DATUM/DATE

[Signature]
MUNICIPAL ENGINEER
MUNICIPAL ENGINEER

SCALE (A4):



Meters