



CLEAN AUDITS SINCE 2010/11



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Sibumba ikamva elingcono!*

File ref: 15/3/6-6/Erf\_20

Enquiries:  
Mr AJ Burger

14 January 2022

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

**By Registered Post**

Dear Sir/Madam

### **PROPOSED SUBDIVISION OF ERF 20, KALBASKRAAL**

Your application, with reference KAL/10579/NJdK, dated 20 October 2021, on behalf of M & CG Philander, 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 20, Kalbaskraal, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

#### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) Erf 20, Kalbaskraal (1 112m<sup>2</sup> in extent), be subdivided into Portion A (538m<sup>2</sup> in extent) and the Remainder (574m<sup>2</sup> in extent), as presented in the application;
- b) Building plans for all structures be submitted to Swartland Municipality for consideration and approval.
- 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**

- a) The subdivided portion be provided with a separate conservancy tank with minimum capacity of 8000 litres, 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) toward 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 489,47 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  
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**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;
- a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented before transfer can take place, without which, the approval will lapse. 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

AJB/ds

Copies:            *Surveyor General, Private Bag X9028, Cape Town, 8000*  
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                      *Director: Financial Services*  
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