



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-6/Erf 752
15/3/10-6/Erf 752

Enquiries:
A de Jager

10 February 2022

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

Per Registered Mail

Dear Sir/Madam

PROPOSED SUBDIVISION AND CONSENT USE ON ERF 752, KALBASKRAAL

Your application, with reference KAL/12263/NJdK, dated 16 November 2021, on behalf of G.H. Kleinsmidt, regarding the subject, refers.

- A. 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 752, Kalbaskraal, is approved in terms of Section 70 of the By-Law;
- B. 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 consent use on Erf 752, Kalbaskraal, is approved in terms of Section 70 of the By-Law;

Approvals A and B are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 752, Kalbaskraal (988m² in extent), be subdivided into Portion A (484m² in extent) and the Remainder (504m² in extent);
- b) The consent use authorises a double dwelling house on the Remainder of Erf 752, as presented in the application;
- c) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval;
- d) 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 being complied with;

2. WATER

- a) The subdivided portion be provided with a separate water connection at clearance stage;

3. SEWERAGE

- b) The subdivided portion be provided with a separate conservancy tank with a minimum volume of 8 000 litre, at clearance stage;

Rig asseblief alle korrespondensie aan:

**Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299**

Darling Tel: 022 492 2237

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**

Yzerfontein Tel: 022 451 2366

4. DEVELOPMENT CHARGES

- a) The development charge towards the supply of regional bulk water amounts to R15 246,66 (R7 623,33 per new portion/unit) and is for the account of the owner/developer, 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 development charge towards the supply of bulk water reticulation amounts to R14 681,66 (R7 340,83 per new portion/unit) and is for the account of the owner/developer, 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 development charge towards the supply of sewerage amounts to R7 263,14 (R3 631,57 per new portion/unit), 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);
- d) The development charge towards the supply of roads and stormwater amounts to R2 219,29 (R1 109 65 per new portion/unit) and is for the account of the owner/developer, 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).
- e) The Council resolution of May 2021 makes provision for a 40% discount on development charges to Swartland Municipality, except for condition 5.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 any of the portions 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 within these 5 years, without which, the approval will lapse. 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
A6J/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 G.H. Kleinsmidt, 25 Almeida Street, Somerset West, 7130

PLAN OF SUBDIVISION: ERF 752, KALBASKRAAL



**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruikbeplanning
(PK 8226 van 25 Maart 2020), omtrenteweg aan voerwaarde.

Subdivision granted in terms of section 70 of the Municipal Land
Use Planning By-Law (PN 8226 of 25 March 2020) subject to
conditions.

2022/02/10
DATE


[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

NOTES:

- Figure A B C D E represents Erf 752 Kalbaskraal which measures ±988m². Erf 752 is to be subdivided into:
- a) Portion A (±484m²) represented by Figure A a b D E;
- b) Remainder (±504m²) represented by Figure a B C b

Property boundary ———
Subdivision Line ———

Drawing by:
N.J. de Kock

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
 <p>C.K. RUMBOLD & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAUWERK STREET, MALMESBURY Tel: 022 - 4827045 Fax: 022 - 4871681 Email: leap@rumbold.co.za</p>	
DATE: November 2021	AUTHORITY: SWARTLAND MUNICIPALITY
REF: KAL/1223/NJKK	SCALE: NTS