



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/3-6/Erf 35
15/3/6-6/Erf 35

Enquiries:
A. de Jager

22 April 2022

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

Per Registered Post

Dear Sir/Madam

PROPOSED REZONING AND SUBDIVISION OF ERF 35, KALBASKRAAL

The application, with reference number KAL/12370/NJdK, received on 10 February 2022, on behalf of A.G. Tajoodien, 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 8227 of 25 March 2020), the application for rezoning of Erf 35, 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 35 (3 767m² in extent) be rezoned from Residential Zone 1 to Subdivisional Zone, in order to allow for the following:
- 7 x Residential Zone 1 erven of between 414m² and 425m² in extent; and
 - 1 x Community Zone 2 erf of 779m² in extent;

- 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 8227 of 25 March 2020), the application for the subdivision of Erf 35, 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 35 (3 767m² in extent), be subdivided as follows:
- Portion 1 of 424m² in extent (Residential Zone 1);
 - Portion 2 of 414m² in extent (Residential Zone 1);
 - Portion 3 of 425m² in extent (Residential Zone 1);
 - Portion 4 of 425m² in extent (Residential Zone 1);
 - Portion 5 of 425m² in extent (Residential Zone 1);
 - Portion 6 of 425m² in extent (Residential Zone 1);
 - Portion 7 of 425m² in extent ((Residential Zone 1);
 - Portion 8 of 779m² in extent (Community Zone 2: Place of Worship);
 - 2 x Corner splays, each 12,5m² in extent;
- b) The two 5m x 5m corner splays be surveyed and transferred to the Swartland Municipality at the cost of the owner/developer;
- c) A minimum of two (2) parking spaces be made available on each of the Residential Zone 1 erven;
- d) The minimum number of parking bays for the Place of Worship be calculated in terms of the By-Law requirement, upon building plan submission;

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

Kindly address all correspondence to:

**The Municipal Manager
Private Bag X52
Malmesbury 7299**

Darling Tel: 022 492 2237

Moorreesburg Tel: 022 433 2246

Yzerfontein Tel: 022 451 2366

- e) The parking bays be finished in a permanent, dust free material, whether it be tar, concrete paving or any other material previously approved by the Director: Engineering Services;
- f) 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) Every subdivided portion be provided with a separate water connection, at building plan stage;

3. SEWERAGE

- a) The sewerage be extended in order for each subdivided portion to be provided with a sewerage connection. The owner/developer be responsible to appoint an engineer, appropriately qualified in terms of Act 46 of 2000 to design the expansion. The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which the construction is to be completed under supervision of the qualified engineer;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R53 363,45 (R7 623,35 per new portion) 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 R51 385,81 (R7 340,83 per new portion) 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 R15 535,03 (R2 219,29 per new portion) 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).
- d) The owner/developer is responsible for the development charge of R25 420,99 (R3 631,57 per new portion) 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;

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;
- c) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must 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
Adj/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Surveyor General, Private Bag X9028, Cape Town, 8000
 A.G. Tajoodien, 42 Main Road, Mamre, 7347

KEY:

-  Relevant boundary
-  Proposed subdivision
-  Community Zone 2: Place of worship
-  Residential Zone 1

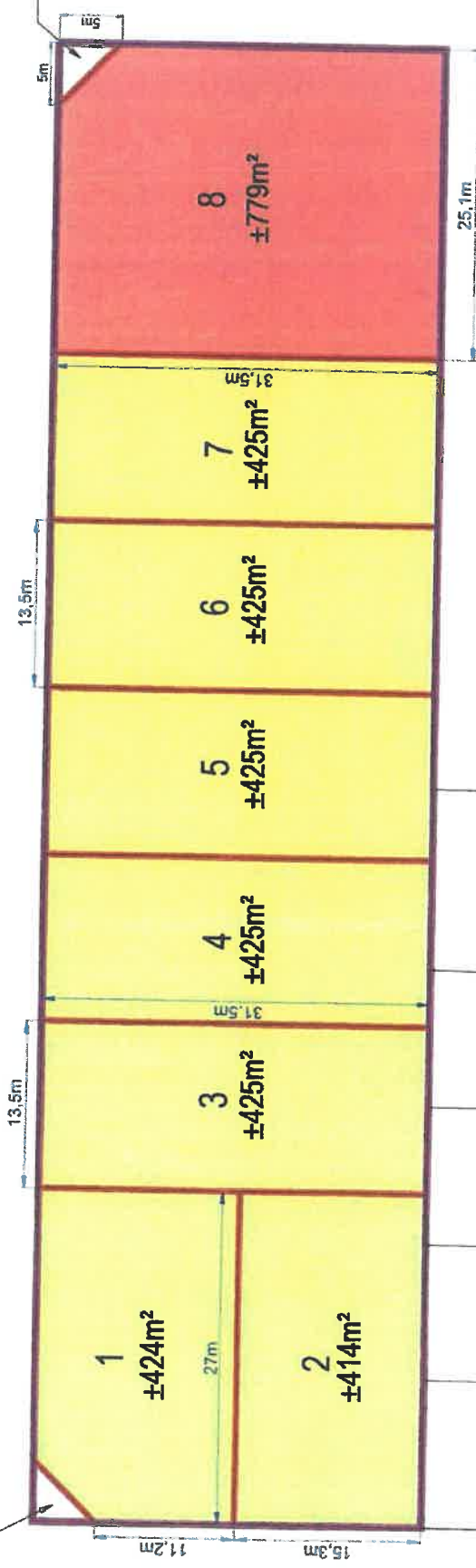
SAND STREET

12.5m²

EKENHOUT STREET

MAIN ROAD

12.5m²



**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling 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.

DATUM/DATE: _____

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MUNISIPALE BESTUURDER
MUNICIPAL MANAGER



TITLE:	SUBDIVISION PLAN ERF 35, KALBASKRAAL
PHYSICAL ADDRESS:	#
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING TOLERANCES
COMPILED BY:	C.E. BLANKENBURG PROFESSIONAL SURVEYORS 15 FRANKS STREET, WALKERBURY Tel: 022-4871946 Fax: 022-4871951 Email: zara@sigurd.co.za
DATE:	JANUARY 2022
AUTHORITY:	SWARTLAND MUNICIPALITY
REF:	CR_20

