



Lêer verw/ 15/3/6-6/Erf_195
15/3/4-6/Erf_195

Navrae/Enquiries:
Ms D N Stallenberg

20 February 2025

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 195, KALBASKRAAL

Your application with reference KAL/13959/HDT dated 28 August 2024 has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 12 February 2025 to approve the application for the subdivision and departure of Erf 195, Kalbaskraal, in terms of section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), subject to the conditions that:

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 195, Kalbaskraal (7920m² in extent), be subdivided as follows:

- (i) remainder (1300m² in extent),
- (ii) portion A (1018m² in extent),
- (iii) portion B (1018m² in extent),
- (iv) portion C (1575m² in extent),
- (v) portion D (1002m² in extent),
- (vi) portion E (1002m² in extent) and
- (vii) portion F (1004m² in extent);

- (b) 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;

A2 WATER

- (a) Each subdivided portion be provided with a separate connection. This condition is applicable at building plan stage;
- (b) The water network be expanded in order to provide the subdivided portions with water connections. The owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the water network extension. The design be submitted to the Director: Civil Engineering Services for approval after which the construction be done under the supervision of the engineer;
- (c) The costs for the expansion of the water network are deductible from the development charges for water distribution;

A3 SEWERAGE

- (a) Each subdivided portion be provided with a separate conservancy tank. Each conservancy tank has a minimum capacity of 8,000 liters and be accessible to the service truck from the street. The condition be part of the building plan, submitted for consideration and approval;

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

A4 DEVELOPMENT CHARGES

- (a) The owner/developer be responsible for a development charge of R35 984,65 per newly created erf toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer be responsible for the development charge of R20 213,55 per newly created erf towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer be responsible for the development charge of R8 642,25 per newly created erf towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R9 369,05 per newly created erf towards the wastewater treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/240-183-9210);
- (e) The owner/developer is responsible for the development charge of R24 389,20 per newly created erf towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (f) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and can be revised thereafter;

- B. The application for the departure of development parameters on the remainder Erf 195, Kalbaskraal be approved in terms of Section 70 of the By-Law, as follows:

B1 TOWN PLANNING AND BUILDING CONTROL

- (a) Departure of the 6m side building line (northern boundary) to 1,5m.

C. GENERAL

- (a) The approval does not exempt the applicant from adherence to all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (b) 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 against the appeal;
- (c) All conditions of approval be implemented before the new land uses come into operation and failing to do so the approval will 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;
- (d) The applicant/objectors be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of Section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with Section 90 of the By-Law and be accompanied by a fee of R5000,00 to be valid. Appeals that are received late and/or do not comply with the requirements, will be considered invalid and will not be processed;

- D. The application be supported for the following reasons:

- (a) The proposed subdivision supports LUPA and SPLUMA;

- (b) The proposed development effectively caters for future residential needs in new housing opportunities;
- (c) The optimal use of services leads to more affordable infrastructure provision;
- (d) The proposed subdivision will limit urban sprawl within the Kalbaskraal area;
- (e) The development is consistent with the Swartland SDF by promoting residential integration;
- (f) The development also supports the SDF by promoting densification within the existing urban area;
- (g) The zoning of the property will remain unchanged;
- (h) The proposal will not have an adverse impact on the character of the area;
- (i) There are no physical restrictions on the property that will negatively affect the proposed use;
- (j) The development also promotes compactness within existing urban areas.

Yours faithfully


MUNICIPAL MANAGER
via Department Development Services
/ds

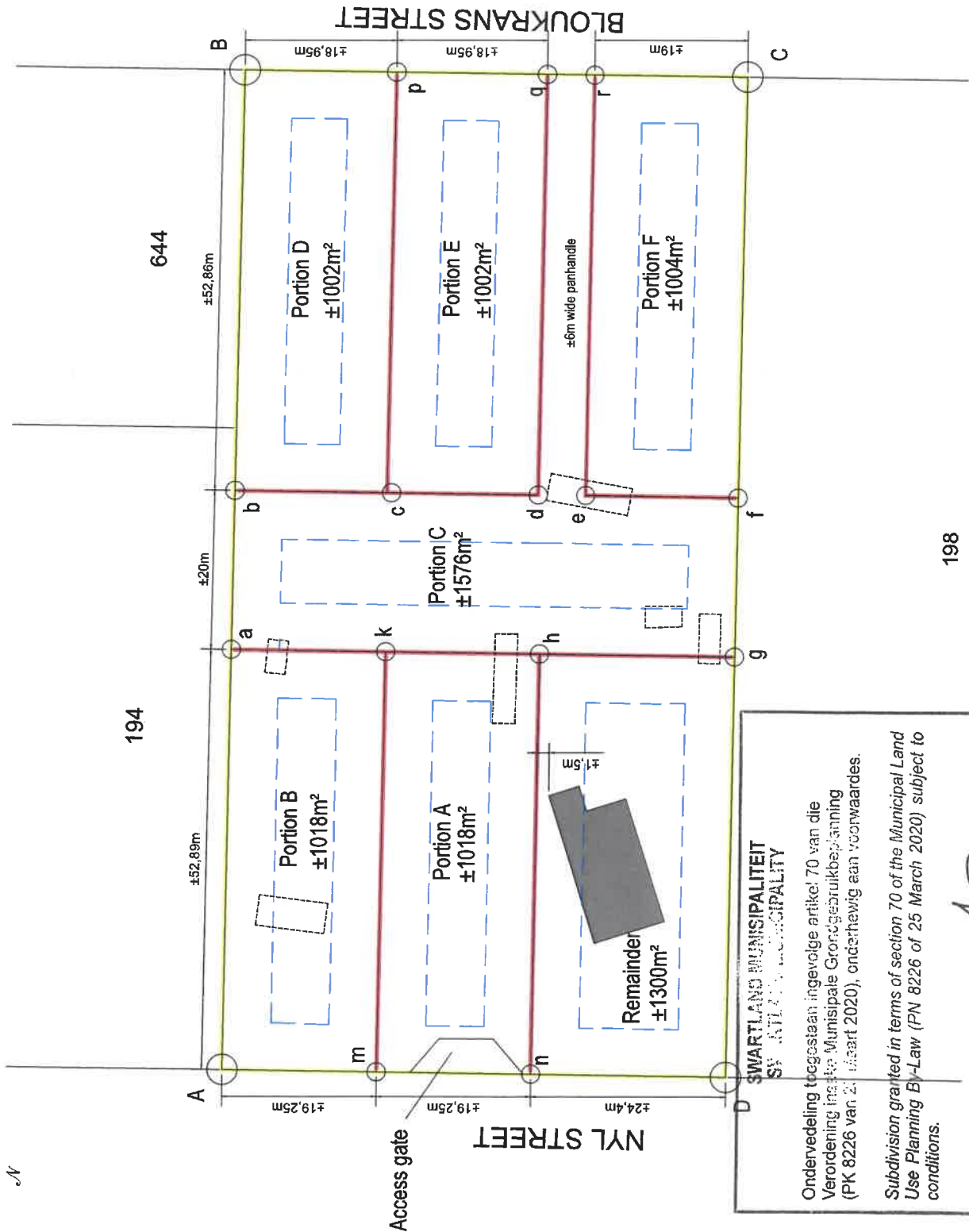
Copies : *Director: Civil Engineering Services*

Director: Financial Services

Department Building Control

Benjamin Solomons, 4 Nyl Street, Kalbaskraal, bsolomons.015gmail.com

PLAN OF SUBDIVISION: ERF 195, KALBASKRAAL



NOTES:

- Figure A B C D represents Erf 195 Kalbaskraal which measures $\pm 7920\text{m}^2$. Erf 195 is to be subdivided into:
- a) Remainder ($\pm 1300\text{m}^2$) represented by Figure D n h g,
 - b) Portion A ($\pm 1018\text{m}^2$) represented by Figure m k h n,
 - c) Portion B ($\pm 1018\text{m}^2$) represented by Figure A k m,
 - d) Portion C ($\pm 1576\text{m}^2$) represented by Figure a b c d e f g h k,
 - e) Portion D ($\pm 1002\text{m}^2$) represented by Figure b B p c,
 - f) Portion E ($\pm 1002\text{m}^2$) represented by Figure c p q d,
 - g) Portion F ($\pm 1004\text{m}^2$) represented by Figure e r C f

- Subdivision Line
- Erf Boundary
- Existing building
- Temporary structures to be moved
- 6m BUILDING LINES

TITLE: SUBDIVISION PLAN OF ERF 195 KALBASKRAAL	
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
C.K. RUMBOLD & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871681 Email: keap@nmbdi.co.za	
DATE: August 2024	AUTHORITY: SWARTLAND MUNICIPALITY
REF: KAL/1355940T	SCALE: NTS

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Onderverdeling tussagaan ingevolge artikel 70 van die Verordening in die Municipale Grondgebruikbeplanning (PK 8226 van 21 Maart 2020), onderhawig 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.

2025/02/20
DATUM/DATE

MUNICIPALE BESTUURDER
MUNICIPAL MANAGER