



File ref: 15/3/3-6/Erf_622, 623
15/3/12-6/ Erf_622, 623

Enquiries:
Mr HL Olivier

10 February 2025

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

Per Registered Post

Dear Sir/Madam

**PROPOSED REZONING, CONSOLIDATION AND DEPARTURE OF DEVELOPMENT
PARAMTERS ON ERVEN 622 & 623, KALBASKRAAL**

The application, with reference number KAL/14197/RP, dated 27 November 2024, on behalf of Swartland Municipality, 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 rezoning of erven 622 and 623, Kalbaskraal, (1819m² & 612m² in extent) from Community Zone 2 and Residential zone 1, respectively, to Authority zone, is hereby approved in terms of Section 70 of the By-Law;
- B. 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 consolidation of erven 622 and 623, Kalbaskraal, is hereby approved in terms of Section 70 of the By-Law;
- C. 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 departure of the development parameters on the consolidated erf, is hereby approved in terms of Section 70 of the By-Law;

The above decisions mentioned in A, B and C above, are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erven 622 and 623, Kalbaskraal be consolidated.
- (b) The consolidation plan be submitted to the Surveyor General for approval, including proof of the following:
- (i). The approval letter for the consolidation, containing the conditions of approval;
- (ii). The approved consolidation plan;
- (c) The use of the property be restricted to a multi-purpose community facility, including a creche, community hall, sports facilities and business hub as presented in the application;
- (d) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (e) A 5m street as well as 1,5 side and rear building lines be maintained as presented in the application;

- 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!

- (f) The departure entail that 13 on-site parking bays and a total of 5 taxi bays be provided on site in-lieu of the required 60 parking bays;
- (g) The parking and taxi parking bays be provided directly from Leeubekkie Street and Eikehout Street as proposed in the application;
- (h) The parking bays be provided with a permanent dust free surface, as approved by the Director Civil Engineering services, and the parking bays be clearly marked;

2. WATER

- (a) The consolidated property be provided with a separate water connection at building plan stage;

3. SEWERAGE

- (a) The consolidated property be provided with a separate sewerage connection at clearance stage;

4. GENERAL

- (a) 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;
- (b) Should it be determined necessary to expand or relocate any of the existing engineering services in order to provide the development with service connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (c) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (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 against the appeal;
- (e) All conditions of approval be implemented before the new land uses come into operation/or occupancy certificate be issued 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;

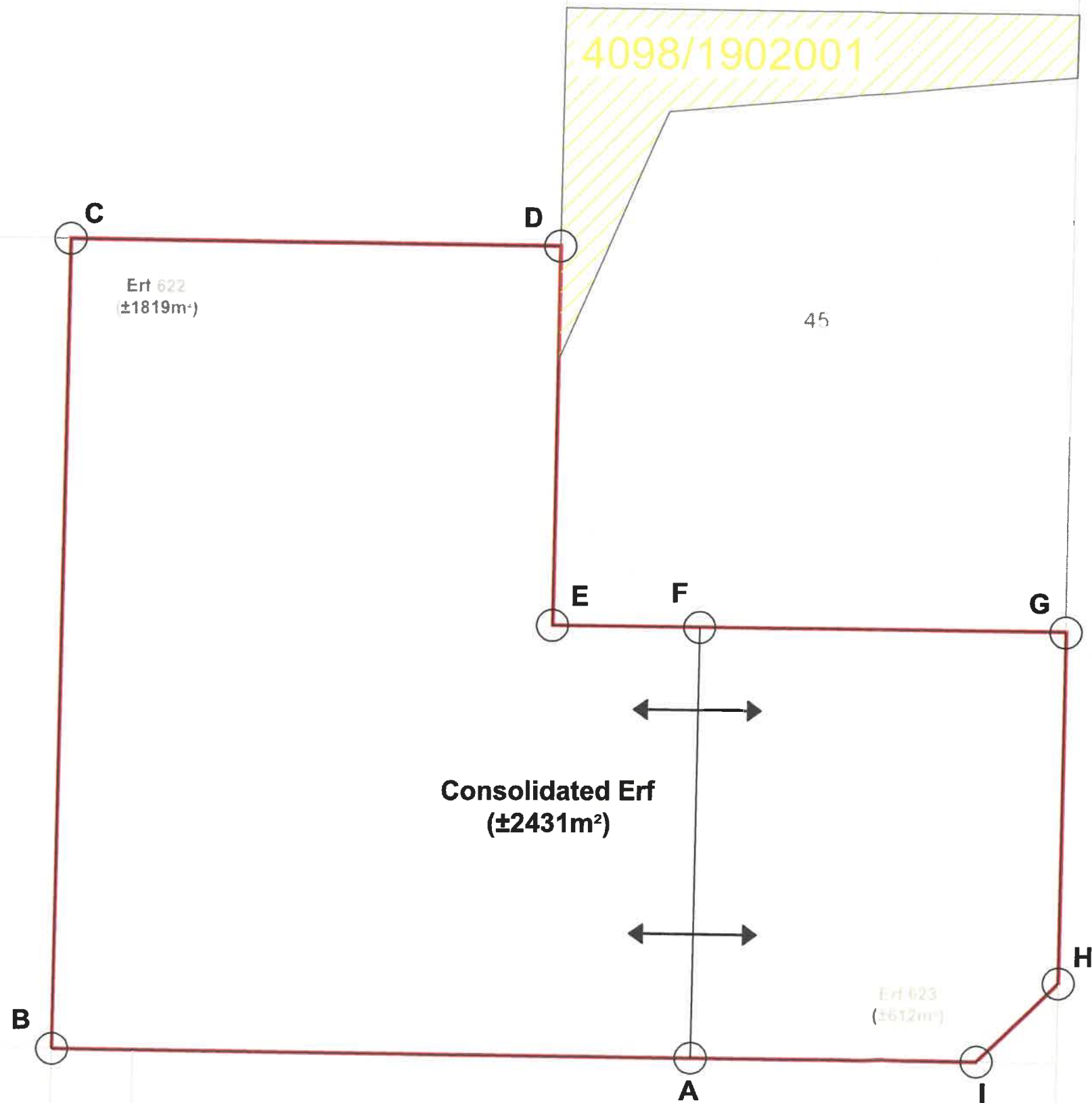
Yours sincerely


MUNICIPAL MANAGER

per Department Development Services
HLOds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 planning9@rumboll.co.za

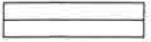
CONSOLIDATION PLAN



LEGEND:

CONSOLIDATION:

Existing cadastral boundaries



Consolidated Property



Consolidation Boundary



GENERAL:

Right of Way Servitude



Consolidation:

Application is made in terms of Section 25(2)(e) of the Swartland Municipal Land Use Planning By-Law (PG 8226) for the Consolidation of Erven 622 & 623, Kalbaskraal, in order to create consolidated Erf represented by Figure A B C D E F G H I, measuring ±2431m².

SWARTLAND MUNISIPALITEIT SWARTLAND MUNICIPALITY

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) onderhewig aan voorwaardes.

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

2025/02/10
DATE

[Signature]
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Drawing: PROPOSED CONSOLIDATION

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS

Tel: 022 - 4821845
Fax: 022 - 4871661
Email: planning9@rumboll.co.za

DATE:
November 2024

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
KAL/14197/RP