



File ref: 15/3/6-6/Erf 667

Enquiries:
A. de Jager

17 April 2025

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Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 667, KALBASKRAAL

Your application, with reference number KAL/14307/HDT and dated 20 February 2025, on behalf of B. Gapara, J. Kamwaya and P. Munhuwaani, regarding the subject refers.

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 subdivision of Erf 667, 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 667, Kalbaskraal (2 037m² in extent), be subdivided into Portion A (1 021m² in extent) and the Remainder (1 016m² in extent), in accordance with the subdivision plan KAL/14307/HDT, dated February 2025, presented in the application;

1. WATER

- a) Each subdivided portion be provided with a separate water connection at building plan stage;

2. SEWERAGE

- a) Each subdivided portion be provided with a separate sewerage connection at clearance stage;

3. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R35 984,65 towards 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 is responsible for the development charge of R20 213,55 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);

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- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- c) The owner/developer is responsible for the development charge of R8 642,25 towards the sewerage network, 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 towards the waste water 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 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;

4. GENERAL

- a) Cognisance be taken of the comments by Eskom, with reference number 18036-25, dated 18 March 2025;
- 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;
- c) Any existing services connecting the remainder and new portion, be disconnected and relocated, in order for each erf to have a separate connection and pipe work;
- d) Should it be determined necessary to expand or relocate any of the engineering services in order to provide any of the portions with separate connections, said expansion and/or relocation will be for the expense of the owner/developer;
- e) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval to be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met within the 5 year period, the subdivision will be permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Add/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 B. Gapara, J. Kamwaya and P. Munhuwaani, 53 Palotti Street, Montana, CAPE TOWN, 7490
 benjamingapara27@gmail.com, jkamwaya2@gmail.com

KEY:

Relevant erf

Proposed Subdivision

Building Lines

664

448

Portion A
±1021m²

Remainder
±1016m²

667

±28m

±4m

±36m

SWARTLAND MUNISIPALITEIT
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Ondervedeling 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.

2025/04/17

DATUM/DATE

Antonyman
MUNICIPAL MANAGER

TITLE:	SUBDIVISION PLAN ERF 667, KALBASKRAAL
PHYSICAL ADDRESS:	SCHOOL STREET
NOTE:	ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING
COMPILED BY:	 C.K. RUMBOLL & VERMEULEN TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MAAMEBURY Tel: 022 - 4821845 Fax: 022 - 4871681 Email: planning@rumboll.co.za
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AUTHORITY:	SWARTLAND MUNICIPALITY

