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File ref: 15/3/6-6/Erf_749
15/3/13-6/Erf_749

Enquiries:
Mr HL Olivier

30 November 2023

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

Per Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION AND CONFIRMATION OF EXEMPTION FOR THE REGISTRATION OF A SERVITUDE ON ERF 749, KALBASKRAAL

Your application, with reference KAL/12532/MH, dated 30 June 2023, on behalf of the TD & CL Schwenk, regarding the subject 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 subdivision of Erf 749, Kalbaskraal, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 749, Kalbaskraal (5062m² in extent), be subdivided into Portion A (≥1000m² in extent) and the Remainder (±4062m² in extent);
- (b) All temporary, unauthorised structures be demolished and/or removed from the property;

2. WATER

- (a) Each subdivided portion be provided with a separate water connection at clearance stage;
- (b) The water connections be installed where the proposed servitude joins Nyl Street;

3. SEWERAGE

- (a) Each subdivided portion be provided with a separate conservancy tank with a minimum capacity of at least 8000 litres at clearance stage. The conservancy tanks be accessible to the service truck from the municipal street;

4. DEVELOPMENT CHARGES

- (a) The owner/developer is responsible for a development charge of R33 948,00 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);
- (b) The owner/developer is responsible for the development charge of R19 070.45 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);

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

- (c) The owner/developer is responsible for the development charge of R 8 153,50 towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R8 838,50 towards the waste water treatment, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (e) The owner/developer is responsible for the development charge of R21 706,25 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);
- (f) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and can be revised thereafter

5. 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) 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;
- (c) 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;
- (d) 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;
- (e) 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.

- B.** The registration of a private right of way servitude on the remainder of erf 749 in favour of portion A (4m wide as indicated on the approved subdivision plan, complies with the requirements of Section 34 of Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) and is thus exempted from approval from Swartland Municipality.

Kindly provide Swartland Municipality with copies of the approved Surveyor General diagrams for record keeping purposes.

Yours sincerely



MUNICIPAL MANAGER

per Department Development Services
HLO/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 TD & CL Schwenk, Plot 749, Nyl Street, Kalbaskraal, 7302

SWARTLAND MUNICIPALITEIT
SWARTLAND MUNICIPALITY

Ondervinding toegestaan Ingevolge artikel 70 van die Verordening insake Municipale 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.

2023/11/30
DATUM/DATE

J. J. J. J.
MUNICIPAL ENGINEER
MUNICIPAL MANAGER

Erf 195

A

2023/11/30
DATUM/DATE

J. J. J. J.
MUNICIPAL ENGINEER
MUNICIPAL MANAGER

Remainder Erf 749
($\pm 4062\text{m}^2$)

Erf 198

Nyl Street
G H F

$\pm 4\text{m}$

Portion A
($\pm 1000\text{m}^2$)

Erf 750

E

D

Erf 96

C

Bloukrans Street

SUBDIVISION PLAN

ERF 749 KALBASKRAAL

NOTES:

Figure ABCDEFGHI represents Erf 749. Kalbaskraal with an extent of 5062m^2

LEGEND:

Proposed subdivision

Proposed right of way servitude

Zonings after subdivision

Portion A
Residential Zone 1

Remainder Erf 749
Residential Zone 1

All areas and distances subject to final survey



CK RUMBOLL &
PARTNERS
14 Kame Street, Grahamstown
Tel: 027 212 2000 E: krumboll@ckr.co.za

REF: KAL/12532/MH

DATE: JUNE 2023

