



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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File ref: 15/3/6-6/Erf_4
15/3/10-6/Erf_4

Enquiries:
Mr AJ Burger

31 January 2023

CK Rumboll & Partners
P.O. Box 211
MALMESBURY
7299

By Registered Post

Dear Sir/Madam

PROPOSED SUBDIVISION AND CONSENT USE ON ERF 4, KALBASKRAAL

Your application, with reference KAL/12811/NJdK, dated 25 October 2022, on behalf of E Verreyne, regarding the subject 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 8226 of 25 March 2020), the application for subdivision of Erf 4, 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 4, Kalbaskraal (3569m² in extent), be subdivided into a Remainder (600m² in extent), Portion A (1169m² in extent), Portion B (600m² in extent), Portion C (600m² in extent) and Portion D (600m² in extent) as indicated on the approved subdivision plan;
- (b) A 5m x 5m splay be provided on the c/o Skool and Kerk Street on Portion A. The splay be surveyed and transferred to Swartland Municipality for the cost of the owner/developer together with the transfer of the first subdivided portion.
- (c) Building plans for all structures without building plan approval be submitted to the Senior Manager: Development Management for consideration and approval before transfer of the first subdivided portion.
- (d) 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) The each subdivided portion be provided with a separate water connection. This condition is applicable on the remainder and Portions A & B at subdivision stage and on Portions C & D at building plan stage;

3. SEWERAGE

- (a) The subdivided portion be provided with a separate sewerage connection at building plan stage;

4. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk supply of regional water amounts to R7 623,35 (35 (R10890,50 x 0.7) per newly created portion and is for the account of the owner/developer at clearance stage. The amount (total of R30 493,40) is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-176-9210);

- (b) The development charge towards bulk water reticulation amounts to 7 340,83 per newly created portion and is payable by the owner/developer at clearance stage. The amount (total of R29 363,32) is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-174-9210);
- (d) The development charges towards roads and stormwater amounts to R 2219,29 per newly created portion and is payable by the owner/developer at clearance stage. The amount (total of R9 957,88) is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/247-144-9210);
- (e) The development charges towards sewerage amounts to R 3631,57 per new portion and is payable by the owner/developer at clearance stage. The amount (total of R14 526,28) is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/240-184-9210);
- (f) The Council resolution of May 2022 makes provision for a 35% 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 2022/2023 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 the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (d) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval be implemented before the 5 year approval period lapses. However, 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 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 8226 of 25 March 2020), the application for a consent use on Portion A of erf 4, Kalbaskraal, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use authorises a double dwelling as presented in the application;
- (b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

2. WATER

- (a) The existing water connection for Portion A be used and that no additional connection will be provided;

3. SEWERAGE

- (a) The existing sewerage connection for Portion A be used and that no additional connection will be provided;

4. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk supply of regional water amounts to R7 623,35 (35 (R10890,50 x 0.7) per newly created portion and is for the account of the owner/developer at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-176-9210);
- (b) The development charge towards bulk water reticulation amounts to 7 340,83 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (Vote number 9/249-174-9210);
- (c) The development charges towards roads and stormwater amounts to R 2489,47 per newly created portion and is payable by the owner/developer at clearance stage. The amount is payable to this

Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/247-144-9210);

- (d) The development charges towards sewerage amounts to R 3631,57 per new portion and is payable by the owner/developer at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (Vote number 9/240-184-9210);
- (e) The Council resolution of May 2022 makes provision for a 35% 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 2022/2023 and can be revised thereafter;

5. GENERAL

- (a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All the conditions of approval be met before occupancy certificate be issued and failing to do so will result in the approval expiring. However if all conditions be met the approval will become permanent.

Yours sincerely



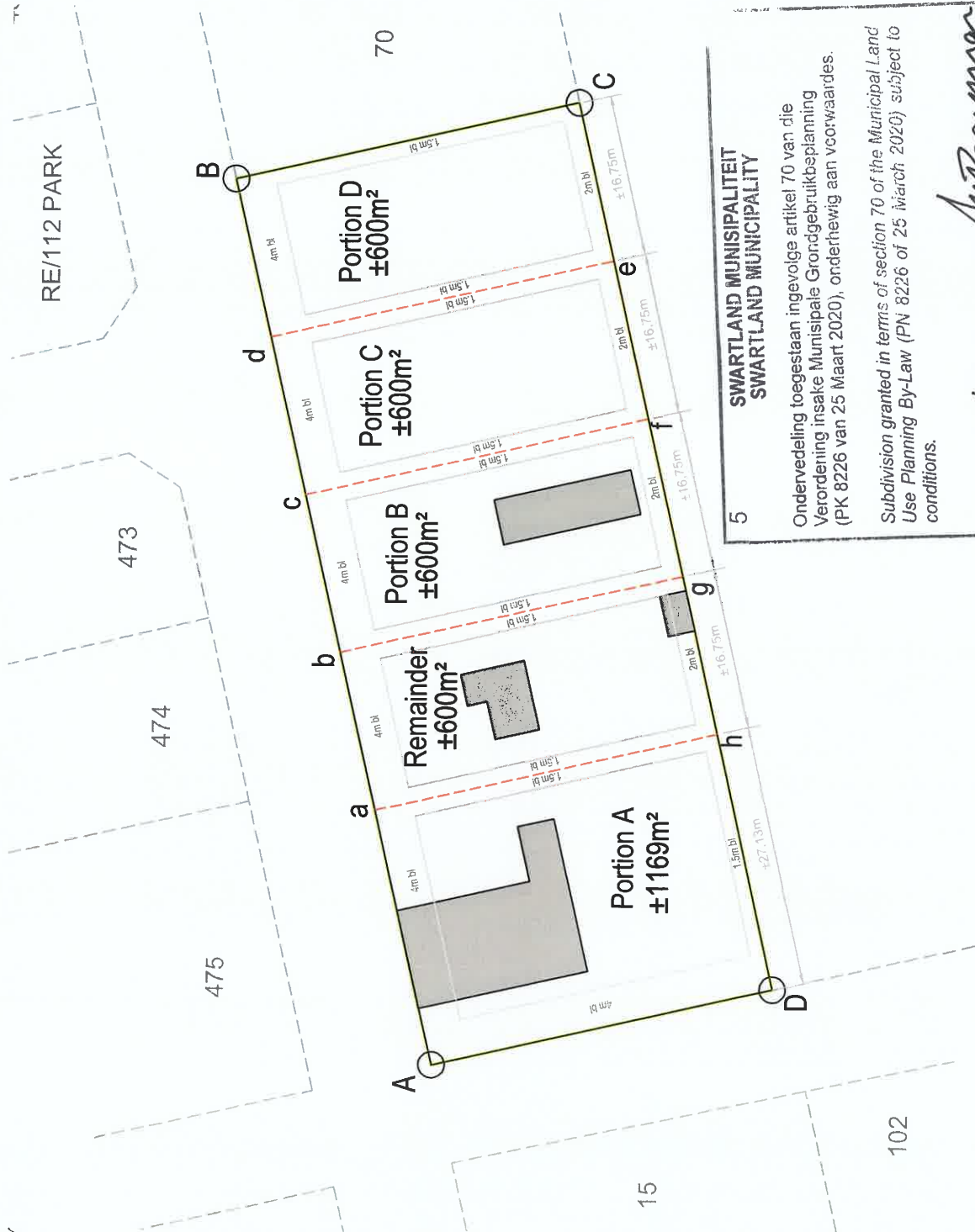
MUNICIPAL MANAGER

per Department Development Services

AJB/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 Building Control Officer
 E Verreynne, 166 Riverside Street, Kalbaskraal, 7302
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PLAN OF SUBDIVISION: ERF 4, KALBASKRAAL



NOTES:

Figure A B C D represents Erf 4 Kalbaskraal which measures $\pm 3569\text{m}^2$. Erf 4 is to be subdivided into:

- a) Portion A ($\pm 1169\text{m}^2$) represented by Figure a b g h,
- b) Portion B ($\pm 600\text{m}^2$) represented by Figure b c f g,
- c) Portion C ($\pm 600\text{m}^2$) represented by Figure c d e f,
- d) Portion D ($\pm 600\text{m}^2$) represented by Figure d B C e,
- e) Remainder ($\pm 600\text{m}^2$) represented by Figure A a h D

Existing buildings
Subdivision line
Subject property

Drawing by:

NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

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DATE:
October 2022

AUTHORITY:
SWARTLAND MUNICIPALITY

REF:
KAU/1281/MLdk

SCALE: NTS

5 SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY

Onderverdeling 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.

2023/01/31
DATUM/DATE

Antonyman
MUNICIPAL MANAGER