



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



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File ref: 15/3/6-6/Erf\_203

Enquiries:  
Mr HL Olivier

7 September 2022

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

**By Registered Post**

Dear Sir/Madam

## **PROPOSED SUBDIVISION OF ERF 203, KALBASKRAAL**

Your application, with reference KAL/12561/MH, dated 15 July 2022, on behalf of M Mushandu and R P Muzivandareva, regarding the subject refers.

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 203, 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 203, Kalbaskraal (3966m<sup>2</sup> in extent), be subdivided into Portion 1 (±765m<sup>2</sup> in extent), Portion 2 (±766m<sup>2</sup> in extent), Portion 3 (±754,5m<sup>2</sup> in extent), Portion 4 (±765m<sup>2</sup> in extent) Portion 5 (±903m<sup>2</sup> in extent), and Remainder (±12.5m<sup>2</sup> in extent), as indicated on the approved subdivision plan;
- (b) The 5m x 5m splay on the street corner of portion 3 be surveyed and transferred to Swartland Municipality for the cost of the owner/developer with the registration of the first subdivided portion;
- (c) The panhandle giving access to portion 5, be at least 4m wide;

### **2. WATER**

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

### **3. SEWERAGE**

- (a) The subdivided portion be provided with a separate conservancy tank with minimum capacity of 8000 litres, to the satisfaction of the Director: Civil Engineering Services, at building plan stage;

### **4. DEVELOPMENT CHARGES**

- (a) The owner/developer is responsible for a development charge of R7 623,35 (R10 890,50 x 0.7 for Single Res) towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality per newly created portion, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/249-176-9210);

- (b) The owner/developer is responsible for the development charge of R7 340,83 towards bulk water reticulation per newly created portion, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer is responsible for the development charge of R2 489,47 towards roads and storm water per newly created portion, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/247-144-9210).
- (d) The owner/developer is responsible for the development charge of R3 631,57 towards sewerage per newly created portion, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 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. ESKOM**

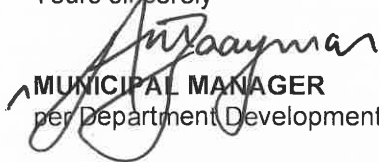
- (a) A 9 (nine) meter building and tree restriction on either side of the centre line of the 11kV & 22kV overhead power line on the property must be observed;
- (b) Where applicable an 11m and 15,5m building and tree restriction of the centre line of the 66kV & 132kV overhead power lines, respectively, need to be observed;
- (c) No construction work may be executed closer than 6 (six) metres from any Eskom structure or structure-supporting mechanism;
- (d) No work or machinery may be operated nearer than 3 (three) meters from the conductors of the 11kV & 22kV power line;
- (e) Where applicable, no work or machinery may be operated closer than 3,2m and 3,8m respectively, from the conductors of the 66kV & 138kV power line;
- (f) The natural ground level must be maintained within Eskom reserve areas and servitudes.
- (g) A minimum ground safety clearance height of 6,3m be maintained from the 11kV & 22kV overhead power line, above the road;
- (h) Where applicable, a minimum ground safety clearance height of 6,9m & 7,5m respectively from the 66kV and 138kV power line;
- (i) Existing Eskom power lines and infrastructure be acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer;
- (j) Eskom's rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which includes, but are not limited to:
  - (i) Having 24-hour access to its infrastructure according to the rights mentioned in (g) above;
  - (ii) To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules;
  - (iii) To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom;
  - (iv) To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure;
- (k) Eskom must have at least a 10m obstruction-free zone around all pylons (not just a 10m radius from the centre);
- (l) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee;
- (m) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise;
- (n) Eskom shall at all times have unobstructed access to and egress from its services;
- (o) Any development which necessitates the relocation of Eskom's services will be to the account of the developer;

## **6. 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 transfer can take place, without which, the approval will lapse. 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.

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*

*M Mushandu & RP Muzivandareva, 9 Pinetree Crescent, Ruyterwacht, CAPE TOWN, 7460*

*mushandup@gmail.com*



# SWARTLAND MUNICIPALITEIT SWARTLAND MUNICIPALITY ERF 204

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening Inreks 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.

2022/09/07  
DATUM/DATE  
MUNICIPALITY BESTAANDER  
MUNICIPAL MANAGER

Portion 1  
(±765m<sup>2</sup>)

Portion 5  
(±903m<sup>2</sup>)

Portion 2  
(±766m<sup>2</sup>)

Portion 4  
(±765m<sup>2</sup>)

Portion 3  
(±754,5m<sup>2</sup>)

UKHANYO STREET

ESSENHOUT STREET

ERF 170

Splay (±12,5m<sup>2</sup>)

SCALE 1:500

## SUBDIVISION PLAN

ERF 203 KALBASKRAAL

### NOTES:

Figure ABCD represents Erf 203, Kalbaskraal with an extent of 3966m<sup>2</sup>

### LEGEND:

- Proposed subdivision
- Erf 203 Kalbaskraal
- 1:100 year floodline

Zonings after subdivision	
Portion 1	Residential Zone 1
Portion 2	Residential Zone 1
Portion 3	Residential Zone 1
Portion 4	Residential Zone 1
Portion 5	Residential Zone 1

All areas and distances subject to final survey



REF: KAL/12561/MH

DATE: JUNE 2022

