



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



Swartland forward-thinking 2040 -
where people can live their dreams!

Swartland vooruitdenkend 2040 -
waar mense hul drome kan uitleef!

File ref: 15/3/6-6/Erf 199

Enquiries:
A. de Jager

17 October 2023

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 199, KALBASKRAAL

Your application, with reference KAL/13084, dated 24 July 2023, on behalf of Manuel do Rosario Franca de Lima, 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 199, 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 199, Kalbaskraal (7 120m² in extent), be subdivided into Portion A (2 588m² in extent) and the Remainder (4 532m² in extent);
- 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;

2. WATER

- a) Each portion be provided with a separate water connection;
- b) The condition is applicable at clearance stage for the Remainder and at building plan stage for Portion A;

3. SEWERAGE

- a) Each portion be provided with a separate conservancy tank with a minimum capacity of 8 000 litre and that is accessible to the municipal service truck from the road;
- b) The condition is applicable at clearance stage for the Remainder and at building plan stage for Portion A;

4. STREETS AND STORMWATER

- a) No permanent structures be erected below the flood line without written indemnity being provided to the Municipality;

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

5. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R33 948,00 toward 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);
- c) The owner/developer is responsible for the development charge of R8 153,50 towards sewerage, 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);
- d) The owner/developer is responsible for the development charge of R8 838,90 towards the waste water treatment works, 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 and storm water, 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;

6. GENERAL

- a) 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;
- b) 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 cost of the owner/developer;
- c) 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 on the appeal.

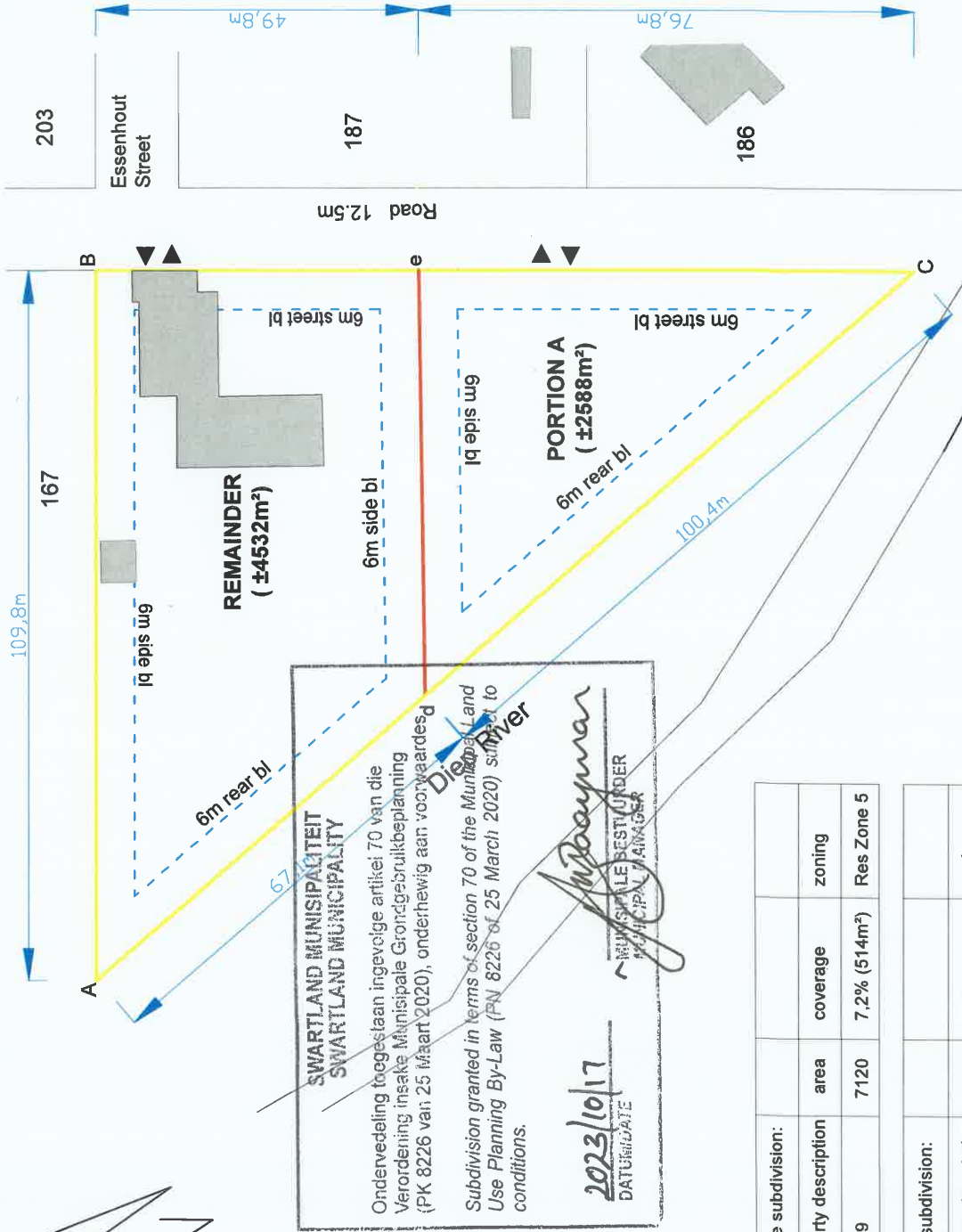
All conditions of approval be implemented before the new land uses come into operation or the occupancy certificate be issued and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
Adj/ds

Copies: *Surveyor General, Private Bag X9028, Cape Town, 8000*
 Director: Civil Engineering Services
 Director: Financial Services
 M. do R.F. de Lima, P.O. Box 6, Kalbaskraal, 7302

SCALE 1:1000



NOTES:

Line AdC represents inner bank of Diep River, as shown on SG Diagram.

Figure ABed represents the proposed Remainder of Erf 199 Kalbaskraal measuring $\pm 4532\text{m}^2$.

Figure eCd represents the proposed Portion A of Erf 199 Kalbaskraal measuring $\pm 2588\text{m}^2$.

LEGEND

- Erf 199 Kalbaskraal
- Existing Buildings / Structures
- Ingress
- Egress
- Subdivision line
- Building lines

Before subdivision:			
Property description	area	coverage	zoning
Erf 199	7120	7.2% (514m ²)	Res Zone 5

After subdivision:			
Property description	area	coverage	zoning
Remainder	4532	11.3% (314m ²)	Res Zone 5
Portion 1	2588	0.0%	Res Zone 5



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SUBDIVISION PLAN:
ERF 199 KALBASKRAAL

PAPER SIZE: A4

REF: #13084

Date: 12/07/2023