



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



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Lêer verw/ 15/3/6-6/Erf_505

Navrae/Enquiries:
Ms D N Stallenberg

20 March 2023

C K Rumboll & Partners
P O Box 211
MALMESBURY
7299

By Registered Mail

Sir/Madam

PROPOSED SUBDIVISION ON ERF 505, KALBASKRAAL

Your application with reference, KAL/12857/MH dated 27 October 2022 on behalf of Rodney & Yula Adriana Franke, has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 8 March 2023 to approve the application the subdivision of erf 505, Kalbaskraal, in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020).

A1 TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 505, Kalbaskraal (4839 m² in extent), be subdivided into Portion A (±1291 m² in extent), Portion B (±1291 m² in extent), Portion C (±1128 m² in extent), as well as a Remainder (±1129 m² in extent), as indicated on the approved subdivision plan;
- (b) The panhandles giving access to Portions A and B, be at least 4 m wide;
- (c) Building plans for all existing unauthorised building work on the subject property be submitted to the Senior Manager: Development Management for consideration and approval;
- (d) With reference to condition A3(a) below, the necessary building plans be submitted to the Senior Manager: Development Management for consideration and approval for the conservancy tanks at clearance stage;
- (e) The subdivision line maintain a distance of at least 6m between the existing dwelling on the remainder and Portion A given the fact that no application for departure was submitted for consideration;

A2 WATER

- (a) The subdivided portions be provided with separate water connections at building plan stage;

A3 SEWERAGE

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

A4 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) per newly created portion, towards the bulk supply of regional water, at clearance stage. The amount is payable to Swartland Municipality, is 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 per newly created portion, towards bulk water reticulation, at clearance stage. The amount is payable to Swartland Municipality, is 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 R3 631,57 per newly created portion, towards sewerage and waste water treatment, at clearance stage. The amount is payable to the Municipality, is valid for the financial year of 2022/2023 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer is responsible for the development charge of R2 489,47 per newly created portion, towards roads and storm water, at clearance stage. The amount is payable to Swartland Municipality, is valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA: 9/247-144-9210);
- (e) The Council resolution of May 2022 makes provision for a 35% discount on development charges to Swartland Municipality, except for condition A4(a), which is payable in full. The discount is valid for the financial year 2022/2023 and can be revised thereafter;

B. GENERAL

- (a) The approval does not exempt the owner/developer from compliance with any other legislation;
- (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/or new portions, 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 the development with connections, said expansion and/or relocation will be for the cost 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 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;
- (f) Appeals against the decision of the Municipal Planning Tribunal should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R4 500,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed;

C. The application be supported for the following reasons:

- (a) The proposed subdivision is consistent with local, provincial and national policy, supporting densification of urban areas;
- (b) The development proposal is considered consistent with the provisions of the SDF;
- (c) The proposed property sizes are consistent with the minimum erf size determined for the area, namely 1000 m²;
- (d) The development will optimally connect to the existing services network;
- (e) The proposal will generate new residential opportunities;
- (f) The development proposal supports the optimal utilisation of the properties;
- (g) The development proposal will not negatively impact on the character of the specific portion of Kalbaskraal.

Yours faithfully



MUNICIPAL MANAGER

via Department Development Services

/ds

Copies : *The Surveyor General, Privat Bag X9028, Cape Town, 8000*

Department Civil Engineering Servoces

Department Financial Services

Building Control Officer

Rodney & Yula Adriana Franke 15 Rossal Road, CRANFORD 7764

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

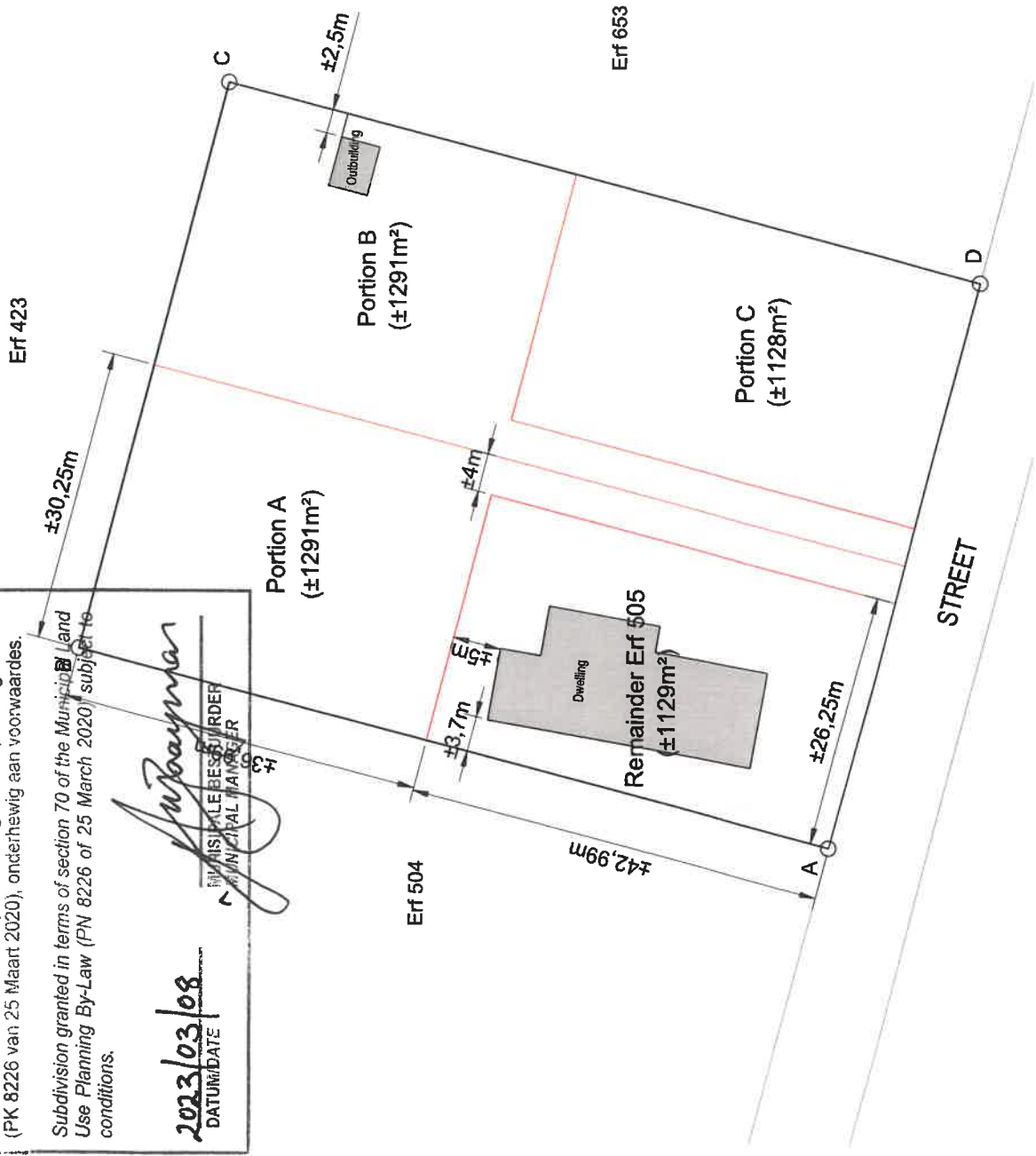
SUBDIVISION PLAN: ERF 505, KALBASKRAAL

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.

2023/03/08
DATUM/DATE

[Signature]
MUNISIPALE BESORGER
MUNICIPAL MANAGER



NOTES:
Figure A B C D represents Erf 505 Kalbaskraal with an extent of ±4839m².

KEY:
Existing buildings
Subdivision Line

Zonings	
Portion A	Residential Zone 5
Portion B	Residential Zone 5
Portion C	Residential Zone 5
Remainder Erf 505	Residential Zone 5

Drawing by:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING TOWN PLANNERS
C.K. RUMBOLD & VENNOTE
PROFESSIONAL SURVEYORS
16 HAMMER STREET, MALMESBURY
Tel: 022 - 4821046
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Email: map@rumbold.co.za

DATE: October 2022
AUTHORITY: SWARTLAND MUNICIPALITY

REF: KAU/2857/MH
SCALE: NTS