



CONSECUTIVE CLEAN AUDITS



*Ons gee gestalte aan 'n beter toekoms!  
We shape a beter future!  
Sibumba ikamva elingcono!*

File ref: 15/3/4-6/Erf 746  
15/3/6-6/Erf 746

Enquiries:  
Me. A de Jager

5 March 2021

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

**Per Registered Post**

Dear Sir/Madam

#### **PROPOSED SUBDIVISION AND DEPARTURE OF ERF 746, KALBASKRAAL**

Your application, with reference KAL/11732/MH, dated 20 November 2020, on behalf of C.V. Millard, 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 746, 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 746, Kalbaskraal (2 820m<sup>2</sup> in extent), be subdivided into Portion A (1 425m<sup>2</sup> in extent) and the Remainder (1 395m<sup>2</sup> in extent), as presented in the application;
- 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) The subdivided portion be provided with a separate water connection at building plan stage;

##### **3. SEWERAGE**

- b) The subdivided portion be provided with a separate conservancy tank, 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) toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2020/2021 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, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2020/2021 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, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2020/2021 and may be revised thereafter (mSCOA: 9/247-144-9210).

*Rig asseblief alle korrespondensie aan:*

**Die Munisipale Bestuurder  
Privaatsak X52  
Malmesbury 7299**

**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**

**Darling Tel: 022 492 2237**

**Yzerfontein Tel: 022 451 2366**

- d) The owner/developer is responsible for the development charge of R3 631,57 towards sewerage, at clearance stage. The amount is payable to this Municipality, valid for the financial year of 2020/2021 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The Council resolution of May 2020 makes provision for a 40% discount on capital contributions to Swartland Municipality, except for condition 4.a), which is payable in full. The discount is valid for the financial year 2020/2021 and can be revised thereafter.

**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 building line departure on Erf 746, 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 6m northern building line be departed from and reduced to 1m for the portion of the existing building that encroaches over the building line.

**2. 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 the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- c) 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 before transfer can take place, without which, the approval will lapse.

Yours sincerely

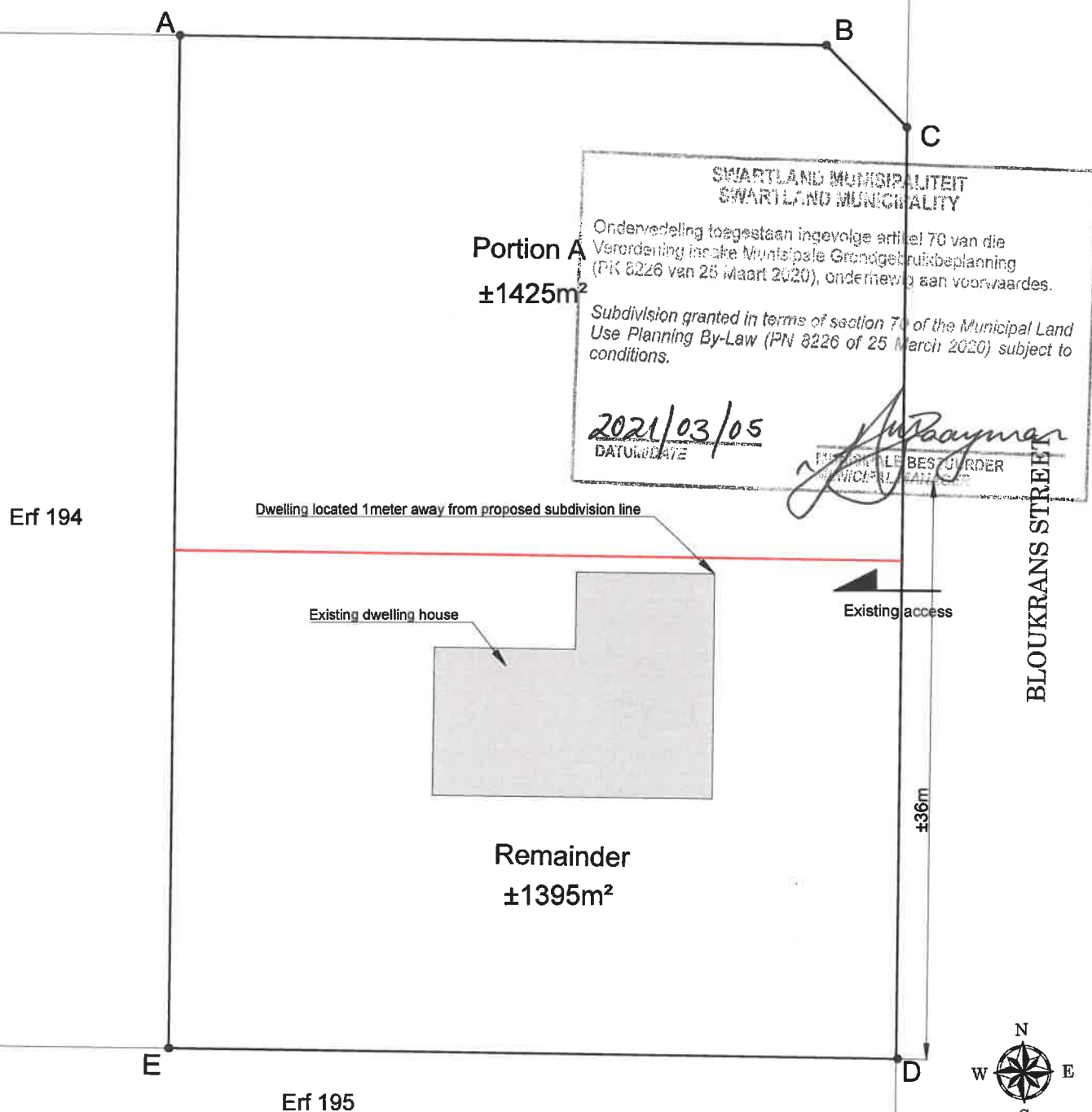


**MUNICIPAL MANAGER**


per Department Development Services  
Adj/ds

Copies:      *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                 *Director: Civil Engineering Services*  
                 *Director: Financial Services*  
                 *Building Control Officer*  
                 *C.V. Millard, P.O. Box 94, Kalbaskraal, 7302*

# SABIE STREET



## Subdivision Plan - Erf 746 Kalbaskraal

Description of application:	Overview of proposed erven		Physical address:
Application for subdivision of Erf 746 Kalbaskraal into Remainder and one (1) portion.		Remainder	Portion A
	Land use	Dwelling house	Vacant
	Size	±1395m²	±1425m²
*Figure ABCDE represents Erf 746 Kalbaskraal with an extent of 2820m²			Notes:
			All areas and distances subject to final survey
			CREATED BY
			 <b>C.K. RUMBOLL &amp; PARTNERS</b> TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY
			DATE:
			NOVEMBER 2020
			REF:
			KAL/11732/MH
			AUTHORITY:
			SWARTLAND MUNICIPALITY