



File ref: 15/3/6-6/Erf 903

Enquiries:  
Mr HL Olivier

31 October 2024

C K Rumboll & Partners  
P.O. Box 211  
MALMESBURY  
7300

Per registered post

Dear Sir/Madam

## **PROPOSED SUBDIVISION OF ERF 903, KALBASKRAAL**

Your application, with reference KAL/13969/MH, dated 22 August 2024, on behalf of J & SCE Oosthuizen, 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 82145 of 25 March 2020), the application for subdivision of Erf 903, Kalbaskraal, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

### **1. TOWN PLANNING AND BUILDING CONTROL**

- a) Erf 903, Kalbaskraal (4267m<sup>2</sup> in extent), be subdivided into Portion A (1510m<sup>2</sup> in extent) and Remainder (2757m<sup>2</sup> in extent), in accordance with subdivision plan dated August 2024, 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) Each portion be provided with a separate water connection at building plan stage;

### **3. SEWERAGE**

- a) Each portion be provided with a separate sewerage connection at clearance stage;

### **4. ROADS**

- a) The subdivided portion not be accessed directly from the Divisional Road 1111, and access therefore only be taken from the service road on the south western corner of the subject property;

## 5. DEVELOPMENT CHARGES

- a) The owner/developer be responsible for a development charge of R35 984,65 toward the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer be responsible for the development charge of R20 213, 55 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer be responsible for the development charge of R8 642,25 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R9 369, 05 towards the wastewater treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R24 389, 20 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) The Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 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 the date of decision. Should an appeal be lodged, the 5year validity period starts from the date of outcome of the decision for or against the appeal.

All conditions of approval be implemented before the new subdivisions can vest and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5year period, the land use becomes permanent, and the approval period will no longer be applicable.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
HKDs

Copies:      *Surveyor General, Private Bag X9028, Cape Town, 8000*  
                 *Director: Civil Engineering Services*  
                 *Director: Financial Services*  
                 *Building Control Officer*  
                 *J & SCE Oosthuizen, 1A School Street, KALBASKRAAL, 7301*  
                 *s.oost2711@gmail.com*

Relevant erf boundary  
Proposed Subdivision  
Existing buildings  
Expropriated area for road  
(±260m²)

SWARTLAND MUNICIPALITEIT  
SWARTLAND MUNICIPALITY

904

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.

2024/10/31

**DATUM/DATE**

SCHOOL STREET

# Remainder Erf 903

$\pm 2757 \text{ m}^2$

## Portion A

$\pm 1510\text{m}^2$

Area excluding  
expropriation  
 $\pm 1250\text{m}^2$

OLD MALMESBURY ROAD

## Existing fence

78

457

SERVICE ROAD

SCALE:

7

FILE: SUBDIVISION PLAN  
ERF 903, KALBASKRAAL

PHYSICAL ADDRESS:

1A SCHOOL STREET

3107

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

COMPILED BY:

\_\_\_\_\_

TONN PLANNERS

PROFESSIONAL SURVEYORS  
16 RAINIER STREET, MALMESBURY

Tel: 022-4821845  
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tel. 0223 4907 1001  
Email [planning@grumbell.co.za](mailto:planning@grumbell.co.za)

DATE: \_\_\_\_\_

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