



CONSECUTIVE CLEAN AUDITS



Munisipaliteit
Municipality
Umasipala

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

File ref: 15/3/6-6/Erf_8
15/3/4-6/Erf_8

Enquiries:
Mr AJ Burger

2 February 2021

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

By Registered Mail

Dear Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 8, KALBASKRAAL

Your application, with reference number KAL/11139/AC/NJdK, dated 16 November 2020, on behalf of Swartland Municipality, refers.

- A** By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution 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, dated 25 March 2020), application for the subdivision of Erf 8, Kalbaskraal, is hereby approved in terms of section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 8 (2,1218ha in extent) be subdivided into a remainder ($\pm 1,6850$ ha in extent) and 10 portions that varies in size from $290m^2$ to $857m^2$, as presented in the application;
- (b) Building plans for any existing buildings on the property, without building plan approval, be submitted to the Senior Manager: Built Environment for consideration and approval;
- (c) A splay of $5m \times 5m$ be provided on Portion 9 on the c/o Skool Street and Lang Street. The cost of the transfer of this portion to Swartland Municipality will be for the account of the owner/developer;
- (d) The existing fences be altered according to the new property boundaries to create the new road reserve;
- (e) The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of the Swartland Municipal Land Use Planning By-law (PG 8226 of 25 March 2020), not be issued unless all the relevant conditions have been complied with;

2. WATER

- (a) The subdivided portions be provided with a separate water connection. This condition is applicable at clearance stage;

3. SEWERAGE

- (a) The subdivided portions be provided with separate sewerage connections. This condition is applicable at clearance stage;

4. ESKOM

Underground services

- (a) Works will be carried out as indicated on plans;
- (b) No mechanical plant to be used within 3.0m of Eskom underground cables;
- (c) All services to be verified on site;

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

- (d) Cross trenches to be dug by hand to locate all underground services before construction work commences;
- (e) If Eskom underground services cannot be located or is grossly misplaced from where the wayleave plan indicates, then all work is to be stopped and Graham Hector from the Land Development Office to be contacted on 021 980 3551 / HectorG@eskom.co.za , to arrange the capturing of such services;
- (f) In cases where proposed services run parallel with existing underground power cables the greatest separation as possible should be maintained with a minimum of 1000mm;
- (g) Where proposed services cross underground power cables the separation should be a minimum of 300mm with protection between services and power cables. (Preferably a concrete slab);
- (h) No manholes; catch- pits or any structure to be built on top of existing underground services;
- (i) Only walk-behind (2 ton Bomac type) compactors to be used when compacting on top of and 1 metre either side of underground cables;
- (j) If underground services cannot be located then the Customer Network Centre (CNC) should be consulted before commencement of any work;
- (k) No work can take place within the servitude of a 66kV Cable or 13kV Cable if indicated. Should you need to undertake any work within the proximity of our 66kV or 132kV Cables please contact Graham Hector on 082 7720 359 or graham.hector@eskom.co.za ;

Overhead Line Services

- (l) The following building and tree restriction on either side of centre line of overhead power line must be observed:

Voltage	Building restriction either side of centre line
11 / 22kV	9.0 m
66kV	11.0 m
132kV	15.5 m
- (m) No construction work may be executed closer than 6 (SIX) metres from any Eskom structure or structure-supporting mechanism;
- (n) No work or no machinery nearer than the following distances from the conductors:

Voltage	Not closer than:
11 / 22kV	3.0 m
66kV	3.2 m
132kV	3.8 m
- (o) Natural ground level must be maintained within Eskom reserve areas and servitudes;
- (p) That a minimum ground clearance of the overhead power line must be maintained to the following clearances:

Voltage	Safety clearance above road:
11 / 22kV	6.3 m
66kV	6.9 m
132kV	7.5 m
- (q) The existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer;
- (r) The Eskom 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 include, but are not limited to:
 - i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) 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.
- (s) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre);
- (t) 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;
- (u) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise;
- (v) Eskom shall at all times have unobstructed access to and egress from its services;
- (w) Any development which necessitates the relocation of Eskom's services will be to the account of the developer;
- (x) Lungile Motsisi MotsisiL@eskom.co.za , Eskom: Transmission must be contacted on 011 800 5734 to comment on behalf of the 400 kV OVERHEAD POWERLINES, NO WORK WITIN THIS SERVITUDE

OR UNDERNEATH POWERLINES IS ALLOWED until comment from Eskom Transmission has been obtained;

5. GENERAL

- a) Services that connect the remainder and subdivided portions be reallocated and/or disconnected for separate pipework to be located on each applicable erf;
- b) Should the expansion of any of the existing services be needed, it will be for the account of the developer.

B By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution 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, dated 25 March 2020), application for the development parameters on portions 1, 2, 3, 4, 6, 7 and 8 of erf 8, Kalbaskraal, is hereby approved in terms of section 70 of the By-Law, as follows:

- a) Portion 1 – departure of the 1,5m side building line to 0m (southern boundary) and 4m street building line to 0m
- b) Portion 2 – departure of the 1,5m side building line to 0m (northern boundary) and 4m street building line to 0m
- c) Portion 3 – departure of the 1,5m side building line to 0m (southern boundary) and 4m street building line to 0m
- d) Portion 4 – departure of the 1,5m side building line to 0m (northern boundary) and 4m street building line to 0m
- e) Portion 6 – departure of the 1,5m side building line to 1,1m (southern boundary)
- f) Portion 7 – departure of the 1,5m side building line to 1m (southern boundary)
- g) Portion 8 – departure of the 1,5m side building line to 0,85m (southern boundary)

C By virtue of the authority delegated to the Senior Manager: Built Environment in terms of Council Resolution 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, dated 25 March 2020), application for the departure of development parameters in order to depart from the minimum erf size from 400m² to 377m², 273m², 290m² and 292m² respectively, is hereby approved in terms of section 70 of the By-Law.

The approval is, in terms of section 76(2)(w) of the By-law, valid for 5 years. All the conditions of approval be met, before transfer can take place after when the 5 year period will no longer be applicable.

The approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

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
Director: Corporate Services
Director: Development Services

DEVELOPMENT PROPOSAL: ERF 8 KALBASKRAAL

SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Ondervedeling toegestaan ingevolge artikel 70 van die
Verordening in reke 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.

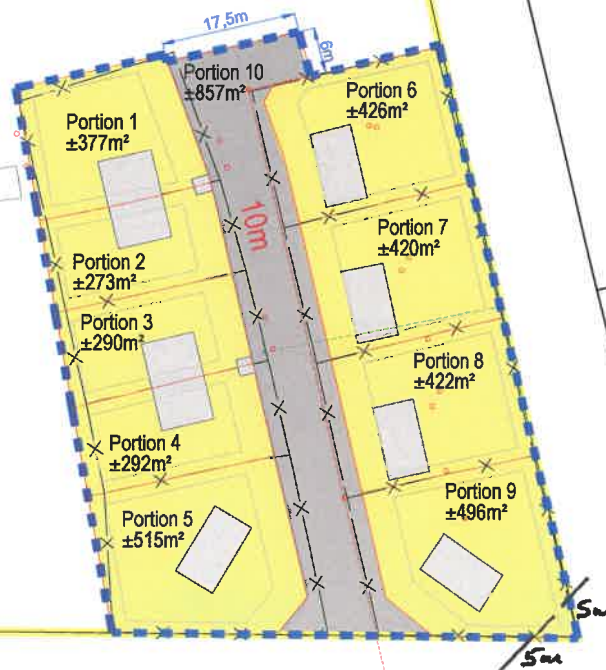
2021/02/02
DATUM/DATE:

[Signature]
KORRELLE BESTOUDER
MUNICIPAL MANAGER

8

Remainder
±1,6850ha

Existing pump
station



NOTE
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:
C.J. RUMBOLD & VENOTTE
STATIONERS/PLANNERS
PROFESSIONAL LANDMEASUREMENTS
15 DUNDAS STREET, SANITARY
TEL 022 - 4611943
FAX 022 - 4611941
Email: rumbold@venotte.co.za

DATE:
NOVEMBER 2020
SCALE:
1:1000 (A3)
REF:
KAL/1113PAU

LEGEND:

Power Line and pole
Telephone line and pole
Manhole
Fence



ERF 8, KALBASKRAAL
DEVELOPABLE AREA
Total area: ±4368m²

10 Residential Zone 1 erven (existing) ±3511m²
Transport Zone 2 erf ±857m²