



CLEAN AUDITS SINCE 2010/11



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File ref: 15/3/6-7/Erf_53

Navrae/Enquiries:
Mr AJ Burger

16 February 2022

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

Sir / Madam

PROPOSED SUBDIVISION OF ERF 53, KORINGBERG

Your application with reference KOR/12236/MH, dated 15 November 2021, on behalf of AR Katz, regarding the subject refers.

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 Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the subdivision of Erf 53, Koringberg, is approved in terms of Section 70 of the abovementioned By-law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 53 (5465m² in extent) be subdivided into portion A (1581m² in extent), portion B (1581m² in extent) and portion C (2303m² 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, not be issued unless all the relevant conditions is complied with;

2. WATER

- (a) Each subdivided portion be provided with a separate water connection. This condition is applicable at building plan stage;

3. SEWERAGE

- (a) Each subdivided portion be provided with a separate conservancy tank with a minimum capacity of 8000 litres which are accessible for the services truck from the municipal street. This condition is applicable at subdivision stage for portion C and at building plan stage for portions A and B;

4. DEVELOPMENT CHARGES

- (a) The development charge towards the supply of regional bulk water amounts to R15 246,70 (R10 890,50 x 0.7 for Single Res) and is for the account of the owner/developer at clearance stage. The amount (R7 623,35 per newly created erf) is due to the Swartland Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The development charge towards bulk water reticulation amounts to R14 681,66 and is payable by the owner/developer at clearance stage. The amount (R 7 340,83 per newly created erf) is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/249-174-9210);
- (c) The development charge towards sewerage amounts to R7 263,14 and is for the account of the owner/developer at clearance stage. The amount (R3 631,57 per newly created erf) is payable to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/240-184-9210);

Rig asseblief alle korrespondensie aan:

Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Tel: 022 487 9400

Faks/Fax: 022 487 9440

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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 development charge towards streets and stormwater amounts to R 10 820,10 and is payable by the owner/developer at clearance stage. The amount (R5 410,05 per newly created erf) is due to the Municipality, valid for the financial year of 2021/2022 and may be revised thereafter (mSCOA 9/247-144-9210);
- (e) The Council resolution of May 2021 makes provision for a 40% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2021/2022 and may be revised thereafter. The discount is not applicable to 4.a).

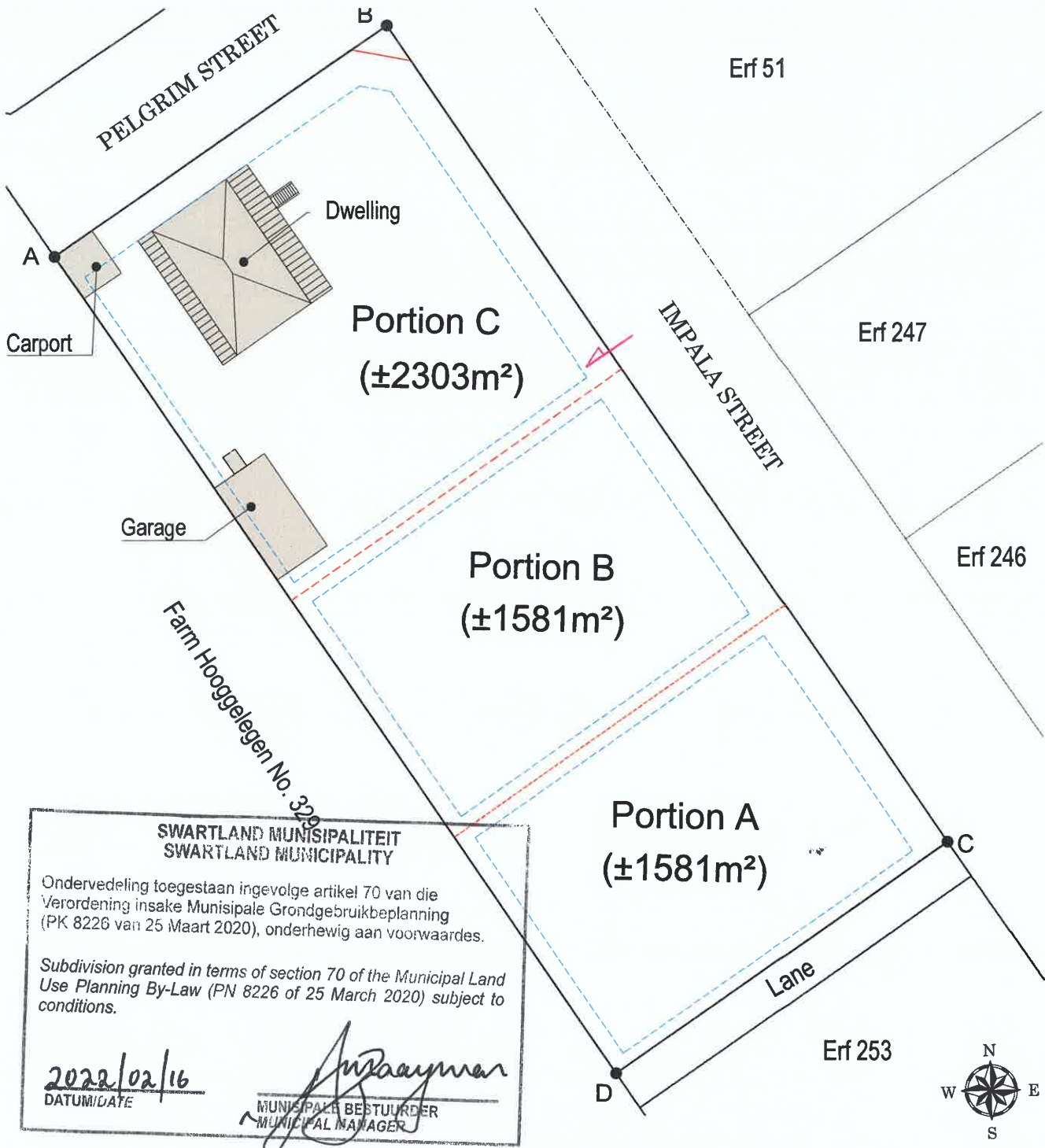
5. GENERAL

- (a) Any existing services, which connect the remainder and the subdivided portion, be moved and/or disconnected in order to ensure that the pipe work for each erf is located on the specific erf;
- (b) Should it be deemed necessary to extend the existing services network, in order to provide the subdivided portions with service connections, it will be for the cost of the owner/ developer;
- (c) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (d) The approval is in terms of section 76(2)(w) of the By-Law, valid for a period of 5 years. All conditions of approval be complied with within the 5 year period and failing to do so will result in the approval expiring.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
 Department: Financial Services
 Department: Civil Engineering Services
 AR Katz, 7 Moray Place Road, Oranjezicht, Cape Town, 8001
 Email: amandak@iafrica.com



SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY

Onderverdeling 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.

2022/02/16
 DATUM/DATE

[Signature]
 MUNISIPALE BESTUURDER
 MUNICIPAL MANAGER

Subdivision Plan - Erf 53 Koringberg

Description of application:		Overview of proposed erven			Physical address: C/o of Pelgrim Street & Impala Street	
Application for Subdivision of Erf 53 Koringberg (Fig. ABCD) into three (3) portions. Legend: Existing access Subdivision lines Building lines		Portion A	Portion B	Portion C	Notes: All areas and distances subject to final survey	
	Zoning	Residential Zone I	Residential Zone I	Residential Zone I	CREATED BY	
	Size	±1581m ²	±1581m ²	±2303m ²	C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY	
					DATE: NOVEMBER 2021	AUTHORITY: SWARTLAND MUNICIPALITY
					REF: KOR/12236/MH	