



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



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File ref: 15/3/6-7/Erf\_557

Navrae/Enquiries:  
Mr HL Olivier

13 October 2022

CK Rumboll & Partners  
PO Box 211  
MALMESBURY  
7299

Sir / Madam

### PROPOSED SUBDIVISION OF ERF 557, KORINGBERG

Your application with reference KOR/12513/EB/NG, dated 25 July 2021, on behalf of WF Jones, 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 557, 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 557 (6097m<sup>2</sup> in extent) be subdivided into portion A (±512m<sup>2</sup> in extent), portion B (±512m<sup>2</sup> in extent) and portion C (±512m<sup>2</sup> in extent) and a remainder (±4561m<sup>2</sup>), 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 service truck from the municipal street. This condition is applicable on building plan stage for portions A, B and C as well as on subdivision stage for the remainder;

#### 4. DEVELOPMENT CHARGES

- (a) The development charge towards the supply of regional bulk water amounts to R22 870.05 (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 2022/2023 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The development charge towards bulk water reticulation amounts to R22 022,49 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 2022/2023 and may be revised thereafter (mSCOA 9/249-174-9210);
- (c) The development charge towards sewerage amounts to R10 894,71 and is for the account of the owner/developer at clearance stage. The amount (R3 631,57 per newly created erf) is payable to

*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](mailto: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

the Municipality, valid for the financial year of 2022/2023 and may be revised thereafter (mSCOA 9/240-184-9210);

- (d) The development charge towards streets and stormwater amounts to R 16 230,15 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 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. The discount is valid for the financial year 2022/2023 and may be revised thereafter. The discount is not applicable to 4.(a).

## **5. DEPARTMENT OF TRANSPORT AND PUBLIC WORKS**

- (a) Access to the remainder be restricted directly opposite to Leemida Street;

## **6. ESKOM**

- (a) Works 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.
- (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 the Land Development Office to be contacted at, 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) A 9 (nine) meter building and tree restriction on either side of the centre line of the 11kV & 22kV overhead power line on the property must be observed;
- (l) Where applicable a 11m and 15,5m building and tree restriction of the centre line of the 66kV & 132kV overhead powerlines, respectively, need to be observed;
- (m) No construction work may be executed closer than 6 (six) metres from any Eskom structure or structure-supporting mechanism;
- (n) No work or machinery may be operated nearer than 3 (three) meters from the conductors of the 11kV & 22kV powerline;
- (o) Where applicable, no work or machinery may be operated closer than 3,2m and 3,8m respectively, from the conductors of the 66kV & 138kV powerline;
- (p) The natural ground level must be maintained within Eskom reserve areas and servitudes.
- (q) A minimum ground safety clearance height of 6,3m be maintained from the 11kV & 22kV overhead powerline, above the road;
- (r) Where applicable, a minimum ground safety clearance height of 6,9m & 7,5m respectively from the 66kV and 138kV powerline;
- (s) Existing Eskom power lines and infrastructure be acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer;
- (t) Eskom's 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 includes, but are not limited to:
  - (i) Having 24-hour access to its infrastructure according to the rights mentioned in (g) 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;

- (u) Eskom must have at least a 10m obstruction-free zone around all pylons (not just a 10m radius from the centre);
- (v) 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;
- (w) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise;
- (x) Eskom shall at all times have unobstructed access to and egress from its services;
- (y) Any development which necessitates the relocation of Eskom's services will be to the account of the developer;

## 7. GENERAL

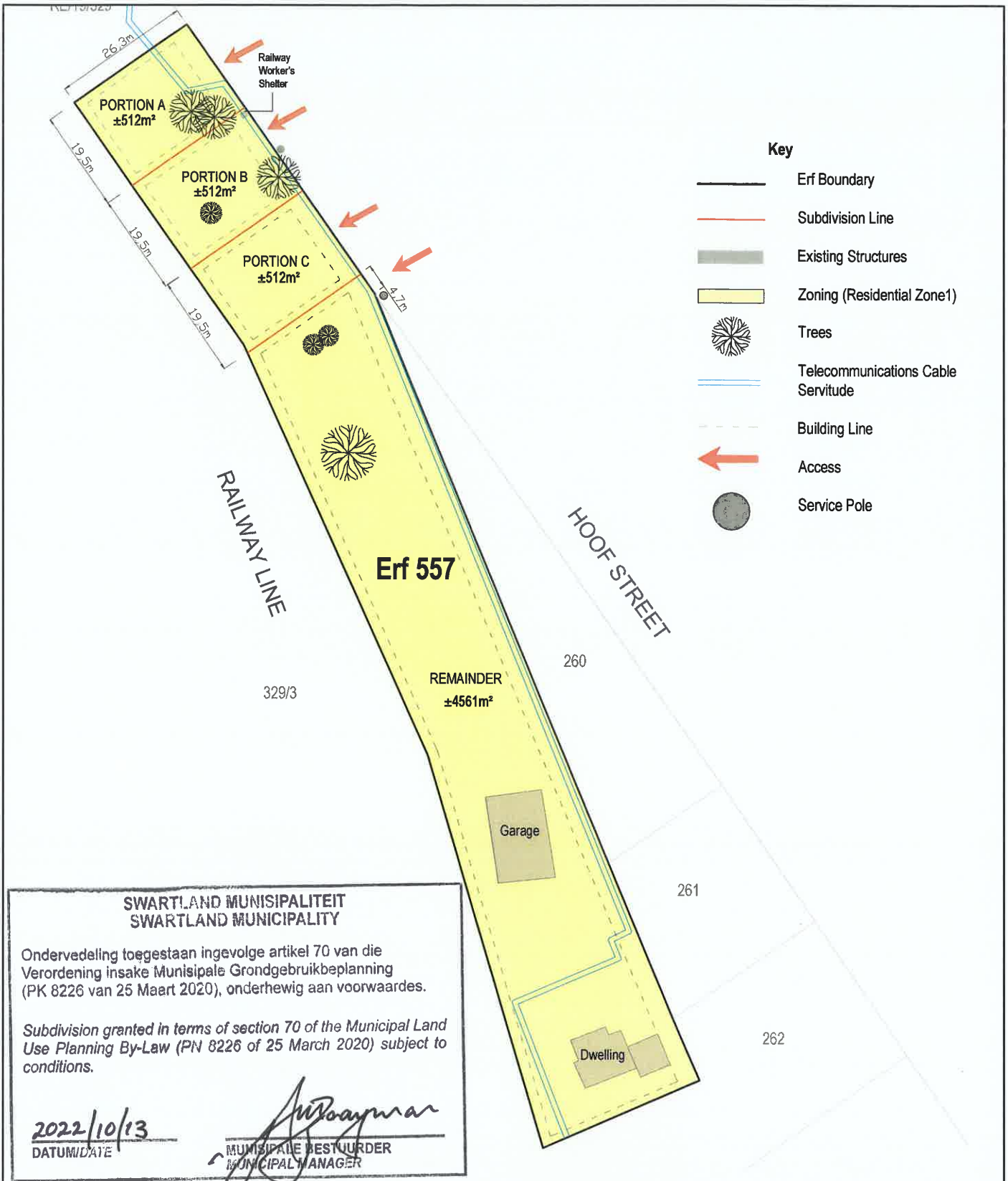
- (a) Any existing services, which connect the remainder and the subdivided portion, be moved and/or disconnected in order to ensure that the pipe work for each erf is located on the specific erf;
- (b) Should it be deemed necessary to extend the existing services network, in order to provide the subdivided 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

HLO/ds

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*  
*Department: Financial Services*  
*Department: Civil Engineering Services*  
*WF Jones, 3 Main Road, Koringberg, 7312*  
Email: [billybush777@gmail.com](mailto:billybush777@gmail.com)



**SWARTLAND MUNISIPALITEIT  
SWARTLAND MUNICIPALITY**

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.*

2022/10/13  
DATUM/DATE

*[Signature]*  
MUNISIPALE BESTUURDER  
MUNICIPAL MANAGER

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**SITE DEVELOPMENT PLAN: PROPOSED SUBDIVISION**

**SCALE 1:250**

|        | PORTION A          | PORTION B          | PORTION C          | REMAINDER          |
|--------|--------------------|--------------------|--------------------|--------------------|
| ZONING | RESIDENTIAL ZONE 1 | RESIDENTIAL ZONE 1 | RESIDENTIAL ZONE 1 | RESIDENTIAL ZONE 1 |
| USE    | VACANT             | VACANT             | VACANT             | DWELLING           |
| EXTENT | ±512m²             | ±512m²             | ±512m²             | ±4561m²            |

**NOTES:**  
This diagram illustrates the proposed subdivision of Erf 557, Koringberg zoned Residential Zone 1. The subdivision intends to create three new portions measuring at ±512 m² each and a remainder measuring at 4561 m²

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ERF 557, KORINGBERG**

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