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File ref: 15/3/12-7/Erf\_260, 261 & 557  
15/3/6-7/Erf\_260, 261 & 557

Enquiries:  
Mr HL Olivier

18 June 2024

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

Per Registered Post

Dear Sir/Madam

**PROPOSED CONSOLIDATION AND SUBDIVISION OF ERVEN 260, 261 AND REMAINDER OF ERF 557, KORINGBERG**

Your application, with reference KOR/13674/JL/GB, dated 5 March 2024, on behalf of WF Jones, regarding the subject refers.

- A. 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 8226 of 25 March 2020), the application for consolidation of erven 260, 261 & 557, Koringberg is hereby approved in terms of Section 70 of the By-Law.
- B. 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 8226 of 25 March 2020), the application for subdivision of the consolidated property is hereby approved in terms of Section 70 of the By-Law.

**A & B above are subject to the following conditions:**

**1. TOWN PLANNING AND BUILDING CONTROL**

- (a) Erf 260(1542m<sup>2</sup> in extent), Erf 261(930m<sup>2</sup> in extent) & the Remainder of erf 557(4547m<sup>2</sup> in extent), Koringberg, be consolidated to create one land unit with an extent of 7019m<sup>2</sup> in extent;
- (b) The consolidated property be subdivided into the following portions:
- (i). Remainder (2354m<sup>2</sup> in extent),
  - (ii). Portion A (765m<sup>2</sup> in extent),
  - (iii). Portion B(900m<sup>2</sup> in extent),
  - (iv). Portion C(1150m<sup>2</sup> in extent), and
  - (v). Portion D (1850m<sup>2</sup> in extent)
- (c) Any existing buildings on the property, without building plan approval, be submitted to Building Control for consideration and approval;

**2. WATER**

- (a) Each subdivided portion be provided with a separate water connection. This condition applies at subdivision stage in respect of the remainder and at building plan stage in respect of parts A, B, C and D.

**3. SEWERAGE**

- (a) Each subdivided portion be provided with a separate conservancy tank with a minimum capacity of 8000 litres, which is accessible for the service truck from the street. This condition applies at subdivision stage in respect of the remainder and at building plan stage in respect of sections A, B, C and D.

#### 4. DEVELOPMENT CHARGES

- (a) The development charge towards the bulk water supply amounts to R 11 134,99 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) The development charge towards water reticulation amounts to R 4 134,02 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-174-9210);
- (c) The development charge towards sewer reticulation amounts to R 2 273,78 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-184-9210);
- (d) The development charge towards waste water treatment amounts to R 6 828,47 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to Swartland Municipality, is valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/240-183-9210);
- (e) The development charge towards roads amounts to R 6 116,62 and is payable by the owner/developer per newly created portion at clearance stage. The amount is due to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA 9/247-188-9210);
- (f) The Council resolution of May 2023 provides for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and may be revised thereafter.

#### 5. DEPARTMENT OF INFRASTRUCTURE

- (a) Portion A takes access directly opposite Lameeda Street at  $\pm$ km 5.79LHS;
- (b) Portion B takes access directly opposite the access to Erf 242 at  $\pm$ km 5.76LHS;
- (c) Portion C takes access directly opposite the access to Erf 298 at  $\pm$ km 5.73LHS;
- (d) Portion D takes access at  $\pm$ km 5.70LHS, and
- (e) The Remainder takes access directly opposite the side street between erven 136 and 134 at  $\pm$ km 5.67LHS;

#### 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 connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (c) 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;
- (d) 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 5 year validity period starts from the date of outcome of the decision for or against the appeal.
- (e) 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 5 year period, the land use becomes permanent and the approval period will no longer be applicable.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services  
HLO/ds

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**SWARTLAND MUNICIPALITEIT  
SWARTLAND MUNICIPALITY**

Konsolidasie toegestaan ingevolge artikel 70 van die Verordening insake munisipale Grondgebruikbeplanning (PK 8226 van 25 Maart 2020) onderhewig aan voorwaardes.

Consolidation granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020), subject to conditions.

2024-10-06/18

DATE

MUNICIPAL BESTUURDER  
MUNICIPAL MANAGER

**LEGEND**

**KEY:**

- Zoning Residential Zone 1
- Subject Properties
- Building Lines
- Consolidation of Erven
- Existing Property Access
- Existing Structures
- Temporary Structures
- Telecommunication Cable Servitude

**TITLE:**

CONSOLIDATION PLAN  
ERVEN 260, 261 & RE/557  
KORINGBERG

**PHYSICAL ADDRESS:**

MAIN STREET, KORINGBERG, 7312

**NOTE:**

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING



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**DATE:**

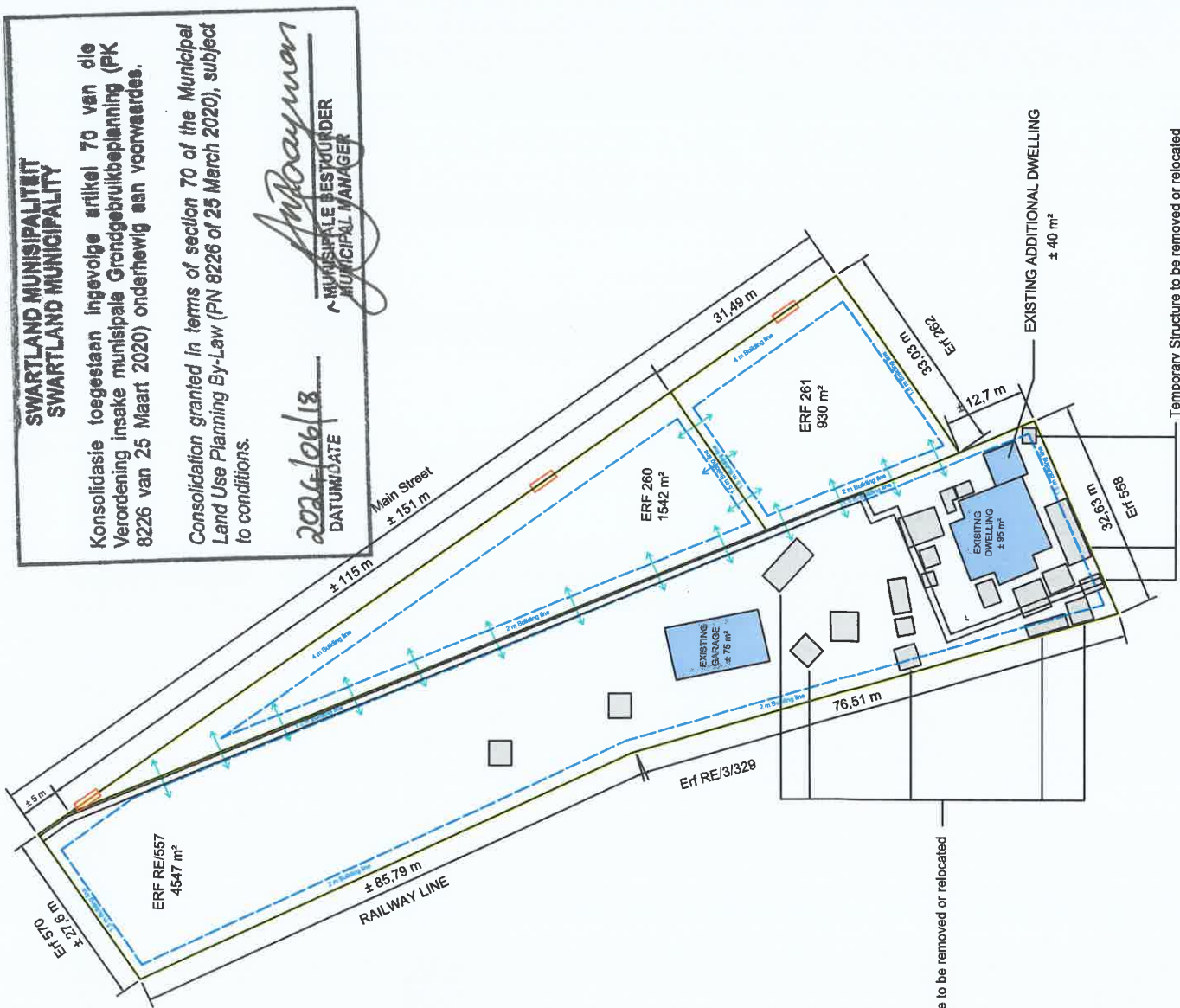
MARCH 2024

**AUTHORITY:**

SWARTLAND MUNICIPALITY

**REFERENCE:**

KOR/19674/JL/GB



SCALE (A4):



Meters

Temporary Structure to be removed or relocated

# SWARTLAND MUNICIPALITY SWARTLAND MUNICIPALITY

Onderverdeling toegestaan ingevolge artikel 70 van die  
Verordening Inseke Municipale Grondgebruiksbeplanning  
(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.

2024/06/18  
DATE

MUNICIPAL BESTUURDER  
MICHAEL MANANEN

*AmBaqman*

## LEGEND

### KEY:

Zoning Residential Zone 1

Subject Property

Building Lines

Subdivision Lines

Proposed Property Access

Existing Structures

Temporary Structures

Telecommunication Cable

Servitude

### TITLE:

SUBDIVISION PLAN  
ERVEN 260, 261 & RE/557  
KORINGBERG

### PHYSICAL ADDRESS:

MAIN STREET, KORINGBERG, 7312

### NOTE:

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING



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DATE:  
MAY 2024

AUTHORITY:  
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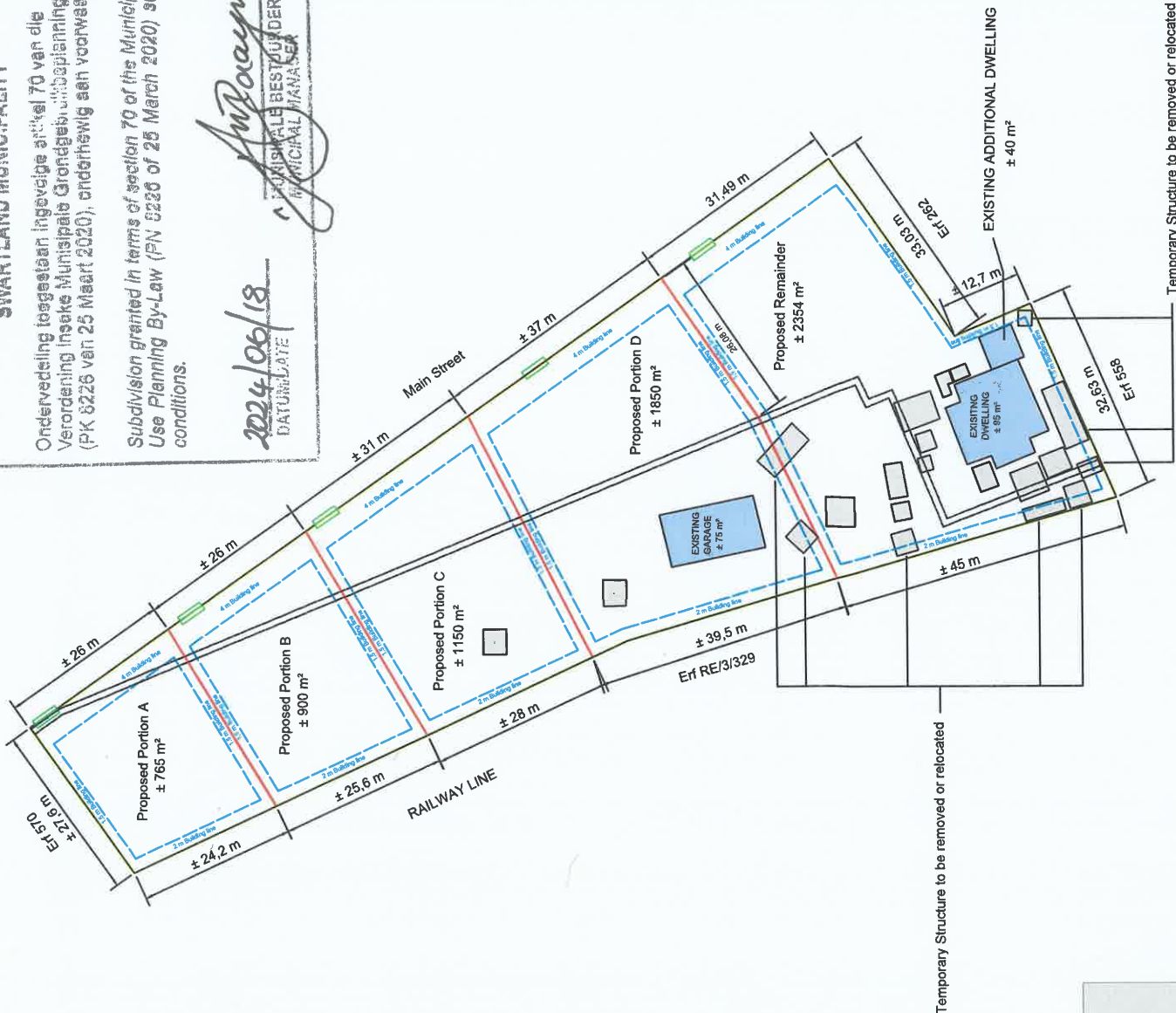
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SCALE (A4):



Meters



Temporary Structure to be removed or relocated

Temporary Structure to be removed or relocated