



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



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File ref: 15/3/6-7/Erf 123

Enquiries:
Mr AJ Burger

22 August 2023

CK Rumboll & Partners
PO Box 211
RIEBEEK KASTEEL
7299

By Registered mail

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 123, KORINGBERG

Your application, with reference KOR/13208, dated 30 June 2023, on behalf of the Kruger Trust, 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 8226 of 25 March 2020), the application for subdivision of Erf 123, Koringberg, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Erf 123, Koringberg (2801m² in extent), be subdivided into Portion A (934m² in extent), Portion B (934m² in extent) and Portion C (933m² in extent);
- 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) The new subdivided portion be provided with a separate water connection at building plan stage;
- b) The water network be expanded to provide the subdivided sections with service connections. For this, the owner/developer appoints an engineer appropriately registered in terms of the provisions of Act 46 of 2000 to design the extension. The design be submitted to the Director: Civil Engineering Services for approval after which the extension be done under the supervision of the engineer;

3. SEWERAGE

- a) Each new subdivided portion be provided with a separate conservancy tank with a minimum capacity of 8000litres at building plan stage;

4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R21 726,95 per newly created erf toward the bulk supply of regional water, at clearance stage. The amount (total of R43 453,90) is payable to the Swartland Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA 9/249-176-9210);

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

- b) The owner/developer is responsible for the development charge of R8 066,10 per newly created erf towards bulk water reticulation; at clearance stage. The amount (total of R16 132,20) is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R4 436,70 per newly created erf towards the sewerage network, at clearance stage. The amount (total of R8 873,40) is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R13 323,90 per newly created erf towards the waste water treatment works, at clearance stage. The amount (total of R26 647,80) is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- e) The owner/developer is responsible for the development charge of R15 291,55 per newly created erf towards roads, at clearance stage. The amount (total of R30 583,10) is payable to the Municipality, valid for the financial year of 2023/2024 and may be revised thereafter (mSCOA: 9/247-144-9210);
- f) The Council resolution of May 2023 makes provision for a 60% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2023/2024 and can be revised thereafter;

5. 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, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval must be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met within the 5 years period, the subdivision will be permanent and the approval period will no longer be applicable.

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
 Kruger Trust Email: andre@ak-a.co.za

SCALE 1:500



**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die
Verordening insake Munisipale Grondgebruikbeplanning
(PK 8226 van 25 Maart 2020), onderthegewig 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.

2023/08/22
DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

LEGEND

Residential Zone 1

Ingress

Egress

Subdivision line



**CK RUMBOLL &
PARTNERS**
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**SUBDIVISION PLAN:
ERF 123 KORINGBERG**

PAPER SIZE: A4

REF.#13208

Date: 28/06/2023

Before subdivision:		
Property description	area	coverage
Erf 123	±2801m ²	0,0%

After subdivision:		
Property description	area	coverage
Remainder	±933,66m ²	0,0%
Portion A	±933,66m ²	0,0%
Portion C	±933,66m ²	0,0%