



File ref: 15/3/4-7/Erf 71
15/3/6-7/Erf 71

Enquiries:
A. de Jager

11 March 2025

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Sir/Madam

PROPOSED SUBDIVISION AND DEPARTURE ON ERF 71, KORINGBERG

Your application, with reference number KOR/14135/MH, dated 15 November 2024, on behalf of A.J.R. Albertyn, 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 subdivision of Erf 71, Koringberg, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- Erf 71, Koringberg (5 947m² in extent), be subdivided into Portion A (2 973,5m² in extent) and the Remainder (2 973,5m² in extent) in accordance with Subdivision Plan no. KOR/14135/MH, dated November 2024, as presented in the application;
- The outbuilding on portion A be demolished or be converted into a dwelling unit;
- New property diagrams be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
 - The municipality's decision to approve the subdivision;
 - The conditions of approval imposed in terms of section 76 of the By-Law; and
 - The approved subdivision plans;

2. WATER

- Each portion be provided with a separate water connection. The condition is applicable at building plan stage for Portion A and at clearance stage for the Remainder;

3. SEWERAGE

- Each portion be provided with a separate conservancy tank with a minimum capacity of 8 000 litres and that is accessible from the street, to the municipal service truck;
- The conditions is applicable at building plan stage for Portion A and at clearance stage for the Remainder;

4. DEVELOPMENT CHARGES

- Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- a) The owner/developer is responsible for a development charge of R35 984,65 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R13 360,70 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R7 348,50 towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R22 067,35 towards the waste water treatment works, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R17 182,15 towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) Council resolution of May 2024 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2024/2025 and may be revised thereafter;

B By virtue of the authority delegated to the Senior Manager: Development Management, 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 departure of development parameters on portion A of Erf 71, Koringberg, is approved in terms of section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) The 1,5m northern side building line be departed from to 1,4m, to accommodate the existing outbuilding, as presented in the application;
- b) The departure be restricted to the portion of the outbuilding that departs and not applicable to the entire building line.

C. GENERAL

- 1. Should it become necessary to upgrade or extend any services, in order to provide amenities to either of the properties, it will be for the account of the owners/developers;
- 2. The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- 3. The legal certificate which authorises transfer of the subdivided portions in terms of Section 38 of By-law will not be issued unless all the relevant conditions have been complied with;
- 4. The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- 5. All conditions of approval be implemented at subdivision stage, before clearance be issued 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
 AdjDs

Copies: *Land Surveyor General Private Bag X9028, Cape Town, 8000*
Department: Financial Services
Department: Civil Engineering Services
Building Control Officer
A.J.R. Albertyn, eduaan.albertyn@capetown.gov.za

**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling toegestaan ingevolge artikel 70 van die Verordening insake Munisipale Grondgebruiksbeplanning (PK 8226 van 25 Maart 2020), onderhewig aan voorwaardes. **47**

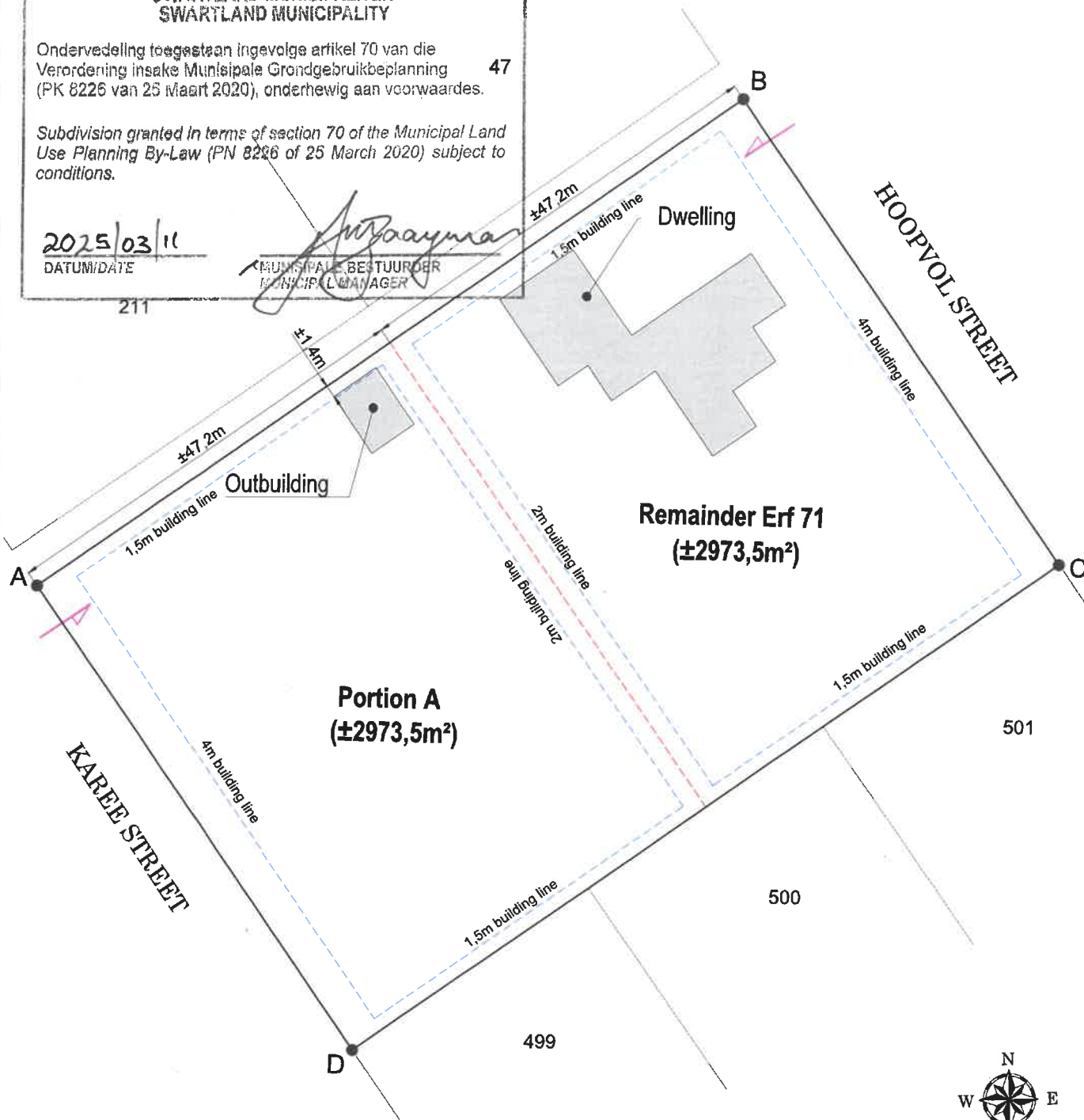
Subdivision granted in terms of section 70 of the Municipal Land Use Planning By-Law (PN 8226 of 25 March 2020) subject to conditions.

2025/03/11





DATUM/DATE

MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

211



Subdivision Plan - Erf 71 Koringberg

Description of application:	Overview of proposed erven				Physical address:
Application for Subdivision of Erf 71 Koringberg (Fig. ABCD) into two (2) portions.		Portion A	Remainder Erf 71		Notes:
	Zoning	Residential Zone I	Residential Zone I		All areas and distances subject to final survey
	Size	±2973,5m²	±2973,5m²		CREATED BY
Legend:					<div><div>C.K. RUMBOLL & PARTNERS TOWN PLANNERS PROFFESIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY</div></div>
<div> Existing access</div>					DATE: NOVEMBER 2024
<div> Subdivision lines</div>					AUTHORITY: SWARTLAND MUNICIPALITY
<div> Building lines</div>					
					REF: KOR/14135/MH