



File ref: 15/3/3-7/Erf_264
15/3/4-7/Erf_264

Enquiries:
Mr AJ Burger

17 February 2026

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By registered mail

Dear Sir/Madam

PROPOSED REZONING AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERF 264, KORINGBERG

Your application with reference KOR/14636/MV, dated 3 December 2025, on behalf of Wildehurst Wines Pty Ltd, 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 the rezoning of erf 264, Koringberg, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Erf 264, Koringberg be rezoned from Residential zone 1 to Business zone 1 in order to use the property for business purposes (deli/restaurant & shops), as presented in the application;
- (b) Building plans, clearly indicating the conversion of the existing outbuilding into the business uses, be submitted to the Senior Manager: Development Management, for consideration and approval;
- (c) The structures be altered in such a manner as to comply with the provisions as contained in the development management scheme as well as the National Building Regulations;
- (d) At least 12 parking bays and 1 loading bay be provided on-site. These parking bays and loading bay be provided with a permanent dust free surface being tar, concrete or paving or a material per-approved by the Director: Civil Engineering Services and that the parking bays are clearly marked;
- (e) A low periferie wall be built on the street boundaries to control access and exit;
- (f) Application for advertising signs to the building be submitted to the Senior Manager: Development Management, for consideration and approval;
- (g) Application for a compliance certificate be submitted to the West Coast District Municipality for consideration and approval;
- (h) Application for a trade licence be submitted to the Director: Development Services for consideration and approval;

2. WATER

- (a) The erf be provided with a single water connection and no additional connections be provided;

3. SEWERAGE

- (a) The erf be provided with a conservancy tank with a minimum capacity of 8000 litres which is accessible for the services truck from the street;

4. DEVELOPMENT CHARGES

- (a) The owner/developer be responsible for the development charge of R620,37 towards sewerage, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (b) The owner/developer is responsible for the development charge of R1 863,02 towards the wastewater treatment works, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- (c) The owner/developer is responsible for the development charge of R39 313,59 towards roads, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (d) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and can be revised thereafter.

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 the departure of development parameters on erf 264, Koringberg, is hereby approved in terms of Section 70 of the By-Law, as follows:

1. Departure of the 3m side building line (northern boundary) to 1,5m;
2. Departure of the 3m side building line (western boundary) to 2,38m.

C. GENERAL

1. The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
2. If any existing services need to be extended in order to provide the proposed development with services connections, the cost thereof will be for the owner/developer;
3. Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely


MUNICIPAL MANAGER
per Department Development Services
AJB/ds

Copies: *Director: Civil Engineering Services*
 Director: Financial Services
 Building Control Officer
 Wildevorst Wines Pty Ltd - wildevorst@gmail.com