



File ref: 15/3/6-7/Erf_113



Enquiries:
Mr HL Olivier

14 August 2026

C K Rumboll & Partners
P.O. Box 211
MALMESBURY
7300

PER REGISTERED POST

Dear Sir/Madam

PROPOSED SUBDIVISION OF ERF 113, KORINGBERG

Your application, with reference KOR/15180/MH dated 5 May 2026 on behalf of the Me E Du Toit, 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 113 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 113 (5552m² in extent) be subdivided into Portion A (±4146m² in extent) and a Remainder (±1406m² in extent), as presented on the subdivisional plan dated April 2026 with reference no. KOR/15180/MH in the application;
- (b) A general plan or diagram be submitted to the Surveyor General, including proof to the satisfaction of the Surveyor General of:
 - (i). The municipality's decision to approve the subdivision;
 - (ii). The conditions of approval imposed in terms of section 76 of the By-Law; and
 - (iii). The approved subdivision plan;
- (c) Building plans for any existing buildings on the property, without building plan approval, be submitted to Senior Manager: Development Management for consideration and approval;

2. WATER

- (a) The subdivided portion be provided with a separate water connection at building plan stage;

3. SEWERAGE

- (a) The subdivided portion be provided with an approved conservancy tank with a minimum capacity of 8 000 litres, accessible to municipal service vehicles, to the satisfaction of the Director: Civil Engineering Services. This condition be applicable on building plan stage;

4. DEVELOPMENT CHARGES

- (a) The owner/developer be liable for the payment of a development charge of R 40 623,75 towards the bulk supply of regional water, at clearance stage. The amount is payable to Swartland Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA 9/249-176-9210);

- 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!

- (b) The owner/developer be liable for the payment of the development charge of R 15 082,25 towards bulk water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/249-174-9210);
- (c) The owner/developer be liable for the payment of the development charge of R 8 294,95 per newly created portion towards sewerage, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- (d) The owner/developer be liable for the payment of the development charge of R 24 911,30 per newly created portion towards the wastewater treatment works at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- (e) The owner/developer be liable for the payment of the development charge of R 19 305,05 per newly created portion towards roads, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2026/2027 and may be revised thereafter (mSCOA: 9/247-188-9210);
- (f) The Council resolution of May 2026 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2026/2027 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 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 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.
- (a) The approval is, in terms of section 76(2)(w) of the By-Law, valid for 5 years. All conditions of approval to be implemented within these 5 years, without which, the approval will lapse. Should all the conditions of approval be met within the 5-year period, the subdivision will be permanent and the approval period will no longer be applicable;

Yours sincerely


MUNICIPAL MANAGER
 per Department Development Services
 HLO/ds

Copies: *Surveyor General* sgdatawc@dlrrd.gov.za; *Julian Williamson* Julian.Williamson@dlrrd.gov.za
Director: Civil Engineering Services
Director: Financial Services
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**SWARTLAND MUNISIPALITEIT
SWARTLAND MUNICIPALITY**

Onderverdeling 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 (PIN 8226 of 25 March 2020) subject to conditions.

2026/03/14
DATUM/DATE

Erf 266
MUNISIPALE BESTUURDER
MUNICIPAL MANAGER

Erf RE/112

Erf 265

Outbuilding
(wooden structure)

Garage

Remainder Erf 113
(±1406m²)

Existing fence

Portion A
(±4146m²)

Dwelling

Erf 489

Erf 490

Erf 122

Erf 534

ZAMBESI STREET

GAMTOOS STREET

Erf 548 (Street)



SUBDIVISION PLAN - ERF 113 KORINGBERG

Description of application:

Application for Subdivision of Erf 113 Koringberg with an extent of 5552m²

Overview of resultant portions

	Portion A	Remainder Erf 113
Zoning	Residential Zone I	Residential Zone I
Extent	±4146m ²	±1406m ²

Physical address: 113 Zambesi Street

Note:
All areas and distances subject to final survey

CREATED BY



C.K. RUMBOLL & PARTNERS
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY

DATE:
APRIL 2026

REFERENCE:
KOR/15180/MH

AUTHORITY:
SWARTLAND
MUNICIPALITY

LEGEND:

- Proposed Subdivision
- Building Lines
- Existing Buildings