



File ref: 15/3/10-15/Farm 631/01

Enquiries:
A. de Jager

23 October 2025

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Dear Sir/Madam

PROPOSED AMENDMENT OF CONDITIONS: CONSENT USE ON PORTION 1 OF THE FARM WYNKELDERS HOEK, NO. 631, DIVISION MALMESBURY

Your application, with reference number MAL/14497/NJdK, dated 20 May 2025, on behalf of Wimana Boerdery (Pty) Ltd, refers.

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), the application for the amendment of the conditions of approval pertaining to the consent use on Portion 1 of the farm Wynkelders Hoek, no. 631, Division Malmesbury, is approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) Condition 1. in approval letter 15/3/10-15/11, dated 17 October 2005, that reads as follows:

"...1. dat die gebruik tot die bestaande gebou beperk word..."

translated as follows:

"...1. that the use be restricted to the existing building..."

be amended to read as follows:

"...The consent use for the restaurant and reception facility be restricted to the interior and exterior spaces (a total of 900m² in extent), in accordance with Site Development Plan 24014 13 001, presented in the application...";

- b) Building plans be submitted to the Senior Manager: Development Management, for consideration and approval;
c) Parking bays for the restaurant and reception facility be provided at a ratio of 1 bay per every 4 seats, including both the existing and new seats, and that the bays be clearly marked;

2. GENERAL

- a) The remaining conditions contained in approval letter 15/3/10-15/11, dated 17 October 2005, remain applicable to the proposed development;

- 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 approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- c) 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. All conditions of approval be implemented before the new land use comes into operation/or the occupancy certificate 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.
- d) The applicant/objector be informed of the right to appeal against the decision of the Municipality, in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Yzerfontein, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification 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. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order 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
Adj.ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
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