



File ref: 15/3/10-15/Farm_689/01

Enquiries:
Mr AJ Burger

27 October 2025

CK Rumboll & Partners
PO Box 211
MALMESBURY
7299

By registered mail

Dear Sir/Madam

PROPOSED CONSENT USE ON PORTION 1 OF FARM RHEEBOKSFONTYN NO 689, DIVISION MALMESBURY

Your application with reference MAL/14455/JL/GB, dated 6 June 2025, received by Swarthland Municipality on 7 July 2025, on behalf of Neelanda Pty Ltd, 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for a consent use on portion 1 of farm Rheeboksfontyn no 689, Division Malmesbury, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use authorises a tourist facility, restricted to a venue, comprises of reception hall with patio deck, chapel with covered patio, kitchen with ablution facilities and parking area, 4240m² in extent, as presented in the application with reference MAL/14455/JL/GB dated June 2025;
- (b) Building plans be submitted to the Senior Manager: Development Management, for consideration and approval;
- (c) Application for an advertising sign to the building be submitted to the Senior Manager: Development Management, for consideration and approval.
- (d) Application for a trade licence be submitted to the Director: Development Services for consideration and approval;
- (e) Application for a Certificate of Compliance be submitted to the West Coast District Municipality for consideration and approval
- (f) A total of 80 parking bays be provided and be clearly marked;
- (g) The Western Cape Noise Control Regulations (PG 7141 dated 20 June 2013) be applied;

2. WATER

- (a) No municipal water services can be provided;

3. SEWERAGE

- (a) No municipal sewerage services can be provided;

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• ISwarthland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

4. GENERAL

- (a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- (b) An occupancy certificate for building work completed in accordance with the approved building plan for the buildings be obtained within 3 months after the approval of the building plan;
- (c) 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
 West Coast District Municipality (Attention: Andre Scott)