



File ref: 15/3/10-15/Farm 554/01

Enquiries:
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22 October 2025

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Dear Sir/Madam

**PROPOSED CONSENT USE ON THE REMAINDER OF PORTION 1 OF THE FARM
JACOBUS KRAAL, NO. 554, DIVISION MALMESBURY**

Your application, with reference number MAL/14618/NJdK, dated 25 June 2025, on behalf of Investability 21 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 consent use on the Remainder of Portion 1 of the farm Jacobus Kraal, no. 554, 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) The consent use authorises four (4) additional dwelling units with a footprint of 60m² each, the combined footprint encompassing 240m² in extent, in accordance with Site Development Plan MAL/14618/NJdK, dated 24 June 2025, as presented in the application;
- b) Building plans be submitted to the Senior Manager: Development Management, for consideration and approval;
- c) The clearing of any vegetation be restricted to a maximum combined footprint of 300m², including the footprint of new access routes;
- d) The existing, previously disturbed, routes be utilised to provide access to the additional dwelling units;

2. WATER

- a) No municipal drinking water be provided;

3. SEWERAGE

- a) No municipal sewerage services be provided;

4. GENERAL

- a) Cognisance be taken of the letter from the Department: Water and Sanitation, reference number 16/2/7/G21D/A/8, dated 21 August 2025;
- b) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;

- 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!

- 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
AJJ/ds

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