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15/3/10-15/Farm\_554/35

Navrae/Enquiries:  
Ms D N Stellenberg

22 April 2026

C K Rumboll & Partners  
P O Box 211  
MALMESBURY  
7299

By Registered Mail

Sir/Madam

**PROPOSED AMENDMENT OF CONDITIONS OF APPROVAL ON PORTION 35 OF FARM JACOBUS KRAAL NO. 554, DIVISION MALMESBURY**

Your application dated 08 August 2025 with reference MAL/14701/NJdK on behalf of WACS AT KOFFIEFONTEIN (PTY) LTD. has reference.

- A. The Municipal Planning Tribunal has resolved at a meeting held on 16 April 2026 to approve the application for the amendment of conditions A.(1).(a), A.(1).(b) and B.(1).(c) in respect of the approval dated 20 March 2020 pertaining to Portion 35 of Farm Jacobus Kraal No. 554, Division Malmesbury in terms of Section 70 of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), subject to the conditions:

**A1 TOWN PLANNING AND BUILDING CONTROL**

- (a) Condition A.(1).(a) - Current text:  
"A portion (70m<sup>2</sup> in extent) of Portion 35 of the farm Jacobuskraal no. 554 (46.6319ha in extent), be rezoned from Agricultural Zone 1 to Agricultural Zone 2, as presented in the application;"

Proposed amendment:

"A portion (194m<sup>2</sup> in extent) of Portion 35 of the farm Jacobuskraal no. 554 (46.6319ha in extent), be rezoned from Agricultural Zone 1 to Agricultural Zone 2, as presented in the application;"

- (b) Condition A.(1).(b) - Current text:  
"A portion (2200m<sup>2</sup> in extent) of Portion 35 of the farm Jacobuskraal no. 554 (46.6319ha in extent), be rezoned from Agricultural Zone 1 to Resort Zone, to accommodate the following, as presented in the application:  
(i) 1 x cottage;  
(ii) 5 x camp sites;  
(iii) 1 x building with ablution facilities;  
(iv) 1 x veranda;  
(v) 1 x area with braai facilities;"

Proposed amendment:

"A portion (2200m<sup>2</sup> in extent) of Portion 35 of the farm Jacobuskraal no. 554 (46.6319ha in extent), be rezoned from Agricultural Zone 1 to Resort Zone, to accommodate the following, as presented in the application:

- (i) 3 x cottages;  
(ii) 2 x camp sites;  
(iii) 1 x building with ablution facilities;  
(iv) 1 x veranda;  
(v) 1 x area with braai facilities;"

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- Swartland forward thinking 2040 - where people can live their dreams!
- ISwartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

- (c) Condition B.(1).(c) - Current text:  
"The consent use for a tourist facility be restricted to 1344m<sup>2</sup>, as presented in the application;"

Proposed amendment:

"The consent use for a tourist facility be restricted to 9265m<sup>2</sup>, as presented in the application;"

- (d) The tourist facility be used only for a restaurant, pub, craft shop, approved padel courts and ancillary facilities;
- (e) The use of the premises for entertainment events, concerts, live or amplified music, conferences, exhibitions, markets or any activity amounting to a place of entertainment or conference facility as defined in the development management scheme is expressly prohibited;

**A2 WATER**

- (a) The farm has an existing connection from the bulk water supply to Yzerfontein. The engineering report indicates that the new additions will increase the monthly consumption by 63.66kl, i.e. 2.09kl/d. For this a development charge in respect of bulk water is payable;

**A3 SEWERAGE**

- (a) The property not be connected to a municipal sewer network and all sewerage generated on the property be disposed of by means of conservancy tanks;
- (b) Conservancy tanks be designed and installed in accordance with an engineer's calculation, taking into account the scale and intensity of the approved uses;
- (c) The tanks:
- (i) Be of sufficient capacity to prevent overflow;
  - (ii) Be fitted with standard vacuum tanker couplers; and
  - (iii) Be accessible to vacuum tankers, all to the satisfaction of the Director: Civil Engineering Services;
- (d) The owner, at their own cost, appoints a suitably registered and licensed service provider to regularly empty and transport sewage from the conservancy tanks;
- (e) Sewage removed from the property only be disposed of at the municipal wastewater treatment facility in Darling;
- (f) Records of conservancy tank servicing and lawful disposal be kept by the owner and made available to the municipality upon request;

**A4 SOLID WASTE**

- (a) That no refuse collection service will be provided;
- (b) Household solid waste can be disposed of at the nearest landfill site upon payment of the applicable charges;

**A5 DEVELOPMENT CHARGES**

- (a) The development charge applicable to the tourist facility, towards the supply of regional bulk water amounts to R 64 167, 43 and is for the account of the owner/developer at building plan stage. The amount is due to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-176-9210);
- (b) 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 may be revised thereafter;

**B. GENERAL**

- (a) The approval does not exempt the applicant from adherence to all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- (b) Should it be determined necessary to expand or relocate any of the engineering services to provide the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (c) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5-year validity period starts from the date of outcome of the decision against the appeal;

- (d) All conditions of approval be implemented before the new land uses come into operation/or occupancy certificate be issued and failing to do so the approval will 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;

C. The application be supported for the following reasons:

- (a) There are no physical restrictions on the property that will have a negative impact on the proposed application;
- (b) There are no restrictions registered against the title deed of the property that prohibits the proposed land use;
- (c) The proposed expansion of the tourist facility and resort components is broadly consistent with the Provincial SDF (2014), West Coast District SDF (2020), and the Swartland Municipal SDF (2025), all of which encourage: rural economic diversification, farm-based tourism along the R315/Yzerfontein corridor, and amenities such as restaurants, markets, tasting facilities, and eco-tourism activities;
- (d) The proposed padel courts and cottages fall within the range of tourism-related uses anticipated by these frameworks and do not compromise significant biodiversity, high-value agricultural land, or scenic rural landscapes;
- (e) The proposed amendments remain compatible with the existing use rights, provided that the facility is expressly restricted to its lawful rights (restaurant, pub, craft shop, padel, cottages) and not used as a place of entertainment, venue, or event facility, which is otherwise prohibited in terms of the development management scheme;
- (f) The specific condition restricting the use are therefore necessary to bring the land use activity into alignment with the zoning scheme and to prevent unlawful special events;
- (g) The expansion does not compromise agricultural viability (low agricultural potential), affect ecological corridors, or place undue pressure on municipal services;
- (h) The expansion maximizes the efficient use of existing infrastructure and supports rural economic diversification through additional recreational amenities and tourist services. The development contributes to employment and small-scale tourism while remaining subordinate to the primary agricultural character;
- (i) The proposed development is considered desirable, subject to conditions, because the conditions remove the source of harm identified during public participation.

Yours faithfully

  
MUNICIPAL MANAGER  
via Department Development Services  
vds

Copies: *Director : Infrastructure and Civil Engineering Services*

*Director : Financial Services*

*Building Control Officer*

*WACS AT KOFFIEFONTEIN (PTY) LTD, 96 Kontanna Avenue, Centurion, 0157*

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