



File ref: 15/3/3-15/Farm 770/03

Enquiries:  
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17 April 2026

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Dear Sir / Madam

**PROPOSED CONSENT USE ON PORTION 3 OF THE FARM ROZENBURG, NO. 770, DIVISION MALMESBURY**

Your application with reference number MAL/15003/NJdK, dated 16 January 2026, on behalf of T.J. Duvenhage, 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 a consent use on Portion 3 of farm Rozenburg, no. 770, Division Malmesbury, be 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 consent use for a service trade to accommodate a butchery for the processing, packaging, storage and distribution of meat, on a 80m<sup>2</sup> portion of the existing dwelling structure, in accordance with Site Development Plan MAL/15003/NJdK, dated January 2026, as presented in the application;
- b) No direct retail sales be permitted on the property;
- c) The slaughtering of animals be restricted to licenced abattoirs and that no slaughtering of animals be permitted at the butchery;
- d) Building plans, clearly indicating the change in use of the relevant portion of the existing dwelling be submitted to the Senior Manager: Development Management for consideration and approval;
- e) Application be made to the West Coast District Municipality for a compliance certificate for the preparation of food/handling of food products, and that copies of the certificates be made available to the Municipality;
- f) Application for the right to display signage be submitted to the Senior Manager: Development Management for consideration for approval;

**2. WATER**

- a) The existing water connection be used and that no additional connections be provided;

**3. SEWERAGE**

- a) No municipal sewerage service be provided for the meat processing service trade;

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- Swartland forward thinking 2040 - where people can live their dreams!
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#### 4. DEVELOPMENT CHARGES

- a) The owner/developer is responsible for a development charge of R18 342,15 towards the bulk supply of regional water, at clearance stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R10 303,50 towards water reticulation, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R41 357,46 towards roads and storm water, at clearance stage. The amount is payable to the Municipality, valid for the financial year of 2024/2025 and may be revised thereafter (mSCOA: 9/247-188-9210);
- d) 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;

#### 5. GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) Should the expansion of the existing services be necessary to accommodate the consent use, the costs will be for the account 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 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](mailto: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  
Ad./ds

Copies:            *Department: Financial Services*  
                      *Department: Civil Engineering Services*  
                      *Building Control Officer*  
                      *T.J. Duvenhage, [stredoux@o365automated.com](mailto:stredoux@o365automated.com)*