



File ref: 15/3/3-15/Farm_869/01
15/3/10-15/Farm_869/01

Enquiries:
A. de Jager

22 September 2026

CK Rumboll and Partners
PO Box 211
MALMESBURY
7299

via e-mail: planning9@rumboll.co.za

Dear Sir/Madam

PROPOSED REZONING AND CONSENT USE ON PORTION 1 OF THE FARM WELTEVREDEN, NO. 869, DIVISION MALMESBURY

Your application, dated 31 March 2026, with reference number MAL/14876/RP, on behalf of Burra Props (Pty) Ltd, regarding the subject refers.

- A. 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 the rezoning of a portion of Portion 1 of the farm Weltevreden, no. 869, Division Malmesbury, from Agricultural Zone 1 to Agricultural Zone 2, is hereby approved in terms of Section 70 of the By-Law;
- B. 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 1 of the farm Weltevreden, no. 869, Division Malmesbury, is hereby approved in terms of Section 70 of the By-Law;

Approvals A & B are subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- a) A portion (1 212m² in extent) of Portion 1 of the farm Weltevreden, no. 869 (81,9285ha in extent) be rezoned from Agricultural Zone 1 to Agricultural Zone 2, in order to accommodate a winery and its associated uses, in accordance with Site Development Plan MAL/14876/RP, dated March 2026, as presented in the application;
- b) The consent use authorises the development of five (5) additional dwelling units, in accordance with the Site Development Plan MAL/14876/RP, dated March 2026, as presented in the application;
- c) A minimum of four (4) parking bays and two (2) loading bays be provided at the wine cellar and that the respective bays be constructed and clearly marked to the satisfaction of the Municipality;
- d) A minimum of two (2) parking bays and one (1) loading bay be provided at the tasting facility and the respective bays be constructed and clearly marked to the satisfaction of the Municipality;
- e) Building plans be submitted to the Senior Manager: Development Management for consideration and approval for any additions to the existing buildings and any newly proposed building work;
- f) Application for the right to display signage be submitted to the Senior Manager: Development Management, for consideration and approval;
- g) Application be made for a compliance certificate at the West Coast District Municipality;

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

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 decision by the Department of Environmental Affairs and Development Planning, Directorate: Development Management, with reference 16/3/3/6/1/F5/16/2038/26, dated 12 June 2026;
- b) The approval does not exempt the applicant from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- 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) 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 200,00 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

AdJ/ds

Copies: *Building Control Officer*
 Department: Financial Services
 Department: Civil Engineering Services
 Burra Props (Pty) Ltd, 6 Carter Drive, Athlone, Pietermaritzburg, 3201
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