



File ref: 15/3/3-15/Farm_612
15/3/4-15/Farm_612
15/3/10-15/Farm_612

Enquiries:
Mr HL Olivier

26 June 2026

CK Rumboll and Partners
PO Box 211
MALMESBURY
7299

By Registered Mail

Dear Sir

**PROPOSED REZONING OF A PORTION OF THE REMAINDER OF FARM ROUNDSTONE NO. 612,
DIVISION MALMESBURY**

Your application received on 9th of February 2024 as well as the addendum thereto received the 19th of September 2024, with reference number MAL/13517/RP , 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8227 of 25 March 2020), the application for the further rezoning of a portion of the remainder of the farm Roundstone no. 612, Division Malmesbury, is hereby approved in terms of Section 60 of the aforementioned 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 Swarthland Municipality: Municipal Land Use Planning By-Law (PG 8227 of 25 March 2020), the application for departure on the remainder of the farm Roundstone no. 612, Division Malmesbury, is approved in terms of Section 60 of the aforementioned By-law.

Points A & B are subject to the following conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The Agricultural Zone 2 zoning accommodating the footprint as well as associated structures of the existing wine cellar be expanded from $\pm 1131\text{m}^2$ to $\pm 3215\text{m}^2$ to Agricultural Zone 2, as presented in the application;
- (b) The relaxation of the 30m building line in order to accommodate the new addition of the expansion of the existing wine cellar up to 5m from the property boundary
- (c) At least 42 parking and 5 loading bays be provided on site as indicated on the proposed site development plan;
- (d) All parking bays be constructed and demarcated to the satisfaction of Swarthland Municipality;
- (e) Building plans be submitted to the Senior Manager: Development Management for consideration and approval for any additions to the existing buildings or for any work done that does not have the required approval;
- (f) Building plans be submitted to Heritage Western Cape before submission of such building plans to Swarthland Municipality;
- (g) Application be made for a compliance certificate at the West Coast District Municipality;

2. WATER

- (a) Swarthland Municipality will not provide any drinking water to the facilities;

• Swarthland vooruitdenkend 2040 - waar mense hul drome uitleef!
• Swarthland forward thinking 2040 - where people can live their dreams!
• ISwarthland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

3. SEWERAGE

- (a) Sewerage services can only be provided for domestic sewerage by means of a vacuum truck;

4. REFUSE REMOVAL

- (a) Should any of the landfills in the municipal area be used, pre-paid refuse tokens – obtainable from any municipal office – must be presented at the relevant landfill, prior to refuse disposal;

5. GENERAL

- (a) Cognisance be taken of the conditions of approval of the Environmental Authorization of the Department of Environmental Affairs and Development Planning with reference 16/3/3/1/F5/20/2040/25, dated 4 May 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 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
HLO/ds

Copies: *Department: Financial Services*
 Department: Civil Engineering Services
 Building Control Officer
 Roundstone Estates (PTY) Ltd, PO Box 369, Riebeek Kasteel, 7307
 planning3@rumboll.co.za
 chris@mlfwines.com