



File ref: 15/3/3-15/Farm\_552/03  
15/3/4-15/Farm\_552/03  
15/3/10-15/Farm\_552/03

Enquiries:  
Mr HL Olivier

21 August 2026

CK Rumboll and Partners  
PO Box 211  
MALMESBURY  
7299

**By Registered Mail**

Dear Sir

**PROPOSED REZONING, CONSENT USE AND DEPARTURE ON PORTION 3 OF THE FARM SLANGKOP NO. 552, MALMESBURY REGISTRATION DIVISION**

Your application dated 29 November 2023, submitted on behalf of PHB Boerdery (Pty) Ltd with reference number MAL/13514/NJdK, regarding the above matter 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 8227 of 25 March 2020), the application for rezoning of a portion of portion 3 of the Farm Slangkop, No. 552, from Agricultural Zone 1 to Resort Zone is hereby approved in terms of Section 70 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 Swartland Municipality: Municipal Land Use Planning By-Law (PG 8227 of 25 March 2020), the application for consent use of a portion of portion 3 of the Farm Slangkop, No. 552, is hereby approved in terms of Section 70 of the aforementioned By-law.
- C. 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 8227 of 25 March 2020), the application for departure on a portion of portion 3 of the Farm Slangkop, No. 552, is hereby approved in terms of Section 70 of the aforementioned By-law.

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

**1. TOWN PLANNING AND BUILDING CONTROL**

- (a) The Resort Zone be restricted to the three areas with a total extent of approximately 3.35 ha as reflected in the proposed rezoning plan;
- (b) The development be implemented substantially in accordance with the Site Development Plan MAL/13514/NJdK dated NOVEMBER 2023, submitted as part of the application.
- (c) The proposed Resort Zone be restricted to:
- (i). 11 Glamping units;
  - (ii). 25 camping sites;
  - (iii). 11 A-frame holiday accommodation units;
  - (iv). Associated ablution facilities;
  - (v). Braai and food preparation facilities, and
  - (vi). A Conference facility catering for events and functions related to the holiday accommodation;

- 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!

- (d) The four additional dwelling units as well as 4x4 track remain subordinate to the primary agricultural use of the property;
- (e) The approval granted for the 4x4 route be limited to the route assessed as part of the current application and shall not create any right to establish additional tracks, recreational vehicle facilities, event venues, racing facilities or ancillary structures without the prior approval of the Municipality and any other competent authority;
- (f) The approved 4x4 route be confined to the route and footprint forming part of the approved application documentation and Environmental Authorisation and shall not be expanded, altered, extended or intensified without obtaining all further approvals that may be required in terms of applicable planning and environmental legislation. The 4x4 route at all times be operated in accordance with the provisions of the Environmental Authorisation dated 13 July 2026 and the approved Environmental Management Programme (EMPr);
- (g) No off-road vehicle activity shall be permitted outside the approved 4x4 route and all environmentally sensitive areas, including wetland buffers, drainage line buffers and designated No-Go areas, shall remain inaccessible to participants and vehicles. Appropriate signage and access control measures shall be implemented and maintained to the satisfaction of the Municipality and the Environmental Control Officer;
- (h) The approved conference facility shall remain ancillary and complementary to the approved holiday accommodation establishment and shall not operate as a standalone place of assembly, event venue, entertainment venue or events facility without the prior approval of the Municipality;
- (i) Building plans for all existing unauthorised structures and any future structures requiring approval in terms of the National Building Regulations and Building Standards Act be submitted to the Senior Manager: Development Management for consideration and approval;
- (j) Any unauthorised structures be regularised through the submission and approval of building plans where applicable;
- (k) The temporary departure be restricted to the operation of a beauty salon (approximately 23m<sup>2</sup> in extent) from the existing dwelling house;
- (l) Prior to commencement of the beauty salon and any food preparation activities, all approvals and compliance certificates required by the West Coast District Municipality be obtained;
- (m) All environmental health regulations and requirements shall be complied with to the satisfaction of the relevant authority;
- (n) All existing and proposed advertising signs associated with the development comply with the provisions of the Swartland Municipality Outdoor Advertising and Signage By-law. Any advertising sign currently displayed on the property, within road reserves, or elsewhere for the purpose of advertising the facility, approved herewith be removed or be made the subject of a complete signage application to the satisfaction of the Senior Manager: Development Management;
- (o) A comprehensive signage application indicating the location, dimensions, design, content and ownership of all existing and proposed signage associated with the development be submitted to the Senior Manager: Development Management for consideration and approval prior to the submission of any building plans or within six (6) months of the date of this approval, whichever occurs first.
- (p) No additional advertising signs, directional signs, banners, flags, portable signs, freestanding signs or any other advertising structure may be erected unless approved in terms of the Swartland Municipality Outdoor Advertising and Signage By-law.

## **2. ENVIRONMENTAL MATTERS**

- (a) Full cognisance shall be taken of and compliance maintained with the Environmental Authorisation issued by the Western Cape Department of Environmental Affairs and Development Planning on 13 July 2026 under reference 14/2/4/2/1/F5/16/0029/25;
- (b) The Environmental Management Programme (EMPr) approved as part of the Environmental Authorisation be implemented and maintained at all times;
- (c) A 32 metre buffer be maintained around the delineated Channelled Valley Bottom Wetland;
- (d) A 15 metre buffer shall be maintained around all delineated drainage lines;
- (e) All environmental No-Go areas shall remain protected and shall not be developed;
- (f) Alien invasive vegetation management and rehabilitation measures be implemented in accordance with the Environmental Authorisation and EMPr;
- (g) The above buffer and No-Go areas be clearly indicated/demarcated on the site plan submitted as part of the required building plan application, as to ensure that all buildings, including conservancy tanks comply with the conditions of approval;

### **3. DEPARTMENT CIVIL ENGINEERING SERVICES**

- (a) Prior to the approval of any building plans associated with the proposed development, the owner/developer submit an engineering services report prepared by a suitably qualified professional, to the satisfaction of the Director: Civil Engineering Services, detailing:
  - (i). the anticipated potable water demand associated with the development;
  - (ii). the anticipated sewer discharge generated by the development;
  - (iii). the proposed water supply infrastructure;
  - (iv). the proposed sewerage collection and disposal system; and
  - (v). any other information reasonably required by the Municipality for purposes of assessing service capacity and infrastructure requirements;
- (b) Any bulk service development charges, upgrading costs or other relevant engineering service charges determined by the Municipality as a result of the abovementioned report, be paid by the owner/developer prior to the approval of any building plans;
- (c) Sewerage be accommodated by means of conservancy tanks and associated systems to the satisfaction of the relevant authorities;
- (d) Conservancy tanks be located outside environmentally sensitive buffer areas as prescribed in the Environmental Authorisation;

### **4. OPEN SERVE**

- (a) Prior to the commencement of any development or construction activities affecting telecommunications infrastructure, the owner obtains a new approval, wayleave and/or written confirmation from Openserve regarding all affected telecommunications infrastructure;
- (b) Any costs associated with the relocation, protection or alteration of telecommunications infrastructure shall be for the account of the owner.
- (c) Proof of the required approval from Openserve shall be submitted to the Municipality with the submission of the building plan application. The Municipality notes that the previous approval issued on 22 January 2024 was only valid for six months and has subsequently lapsed.

### **5. REFUSE REMOVAL**

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

### **6. GENERAL**

- (a) 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;
- (b) The owner/developer submit a complete building plan application for all existing unauthorised structures forming part of the above mentioned development, including all supporting documentation required by the Municipality within 3 months of the date of this approval (21 November 2026). Failure to do so shall constitute a contravention of this approval and the Municipality may institute enforcement action, including compliance notices, fines where applicable, interdict proceedings or proceedings to amend, suspend or revoke the approval;
- (c) Occupancy certificates for all building work completed in accordance with the approved building plans be obtained within 6 months after the approval of the building plan;
- (d) Any sign erected without the required approval be subject to enforcement action and removal in accordance with the provisions of the applicable By-law.
- (e) In terms of Section 28(1)(b) the temporary departure to accommodate the proposed beauty salon is valid for a period not exceeding five (5) years, until 21 August 2031;
- (f) The approval shall be valid for a period of 12 months from the date of decision in terms of section 76(2) of the Swartland Municipality: Municipal Land Use Planning By-Law. All conditions of approval capable of fulfilment within a defined period, including the submission and approval of building plans, payment of any applicable development charges, and obtaining of all required approvals and certificates, shall be complied with within the 12-month period. Failure to do so shall cause this approval to lapse automatically. Should all such conditions be fulfilled within the 12-month period, the approval shall become permanent, whereafter only the ongoing operational conditions of approval shall continue to apply;
- (g) 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](mailto: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;

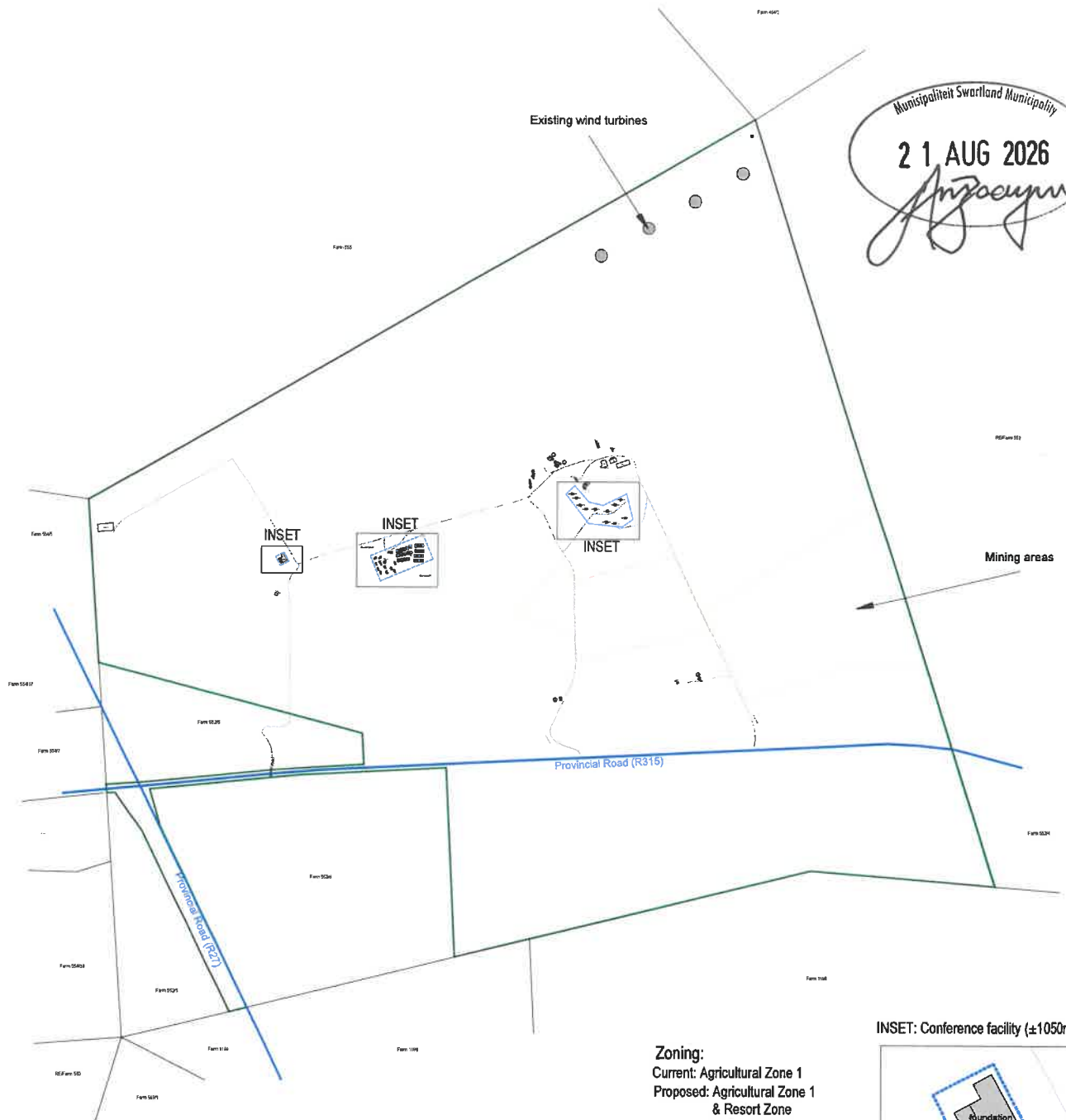
Yours sincerely

  
**MUNICIPAL MANAGER**  
per Department Development Services

HLO/ds

Copies:      *Department: Financial Services*  
                 *Department: Civil Engineering Services*  
                 *Building Control Officer*  
                 *PHB Boerdery Pty Ltd, Postnet Suite #511, Private Pag X3, BLOUBERGRAND, 7443*  
                 *planning2@rumboll.co.za*  
                 *jollafourie@gmail.com, jolinda@peacehaven.co.za;*

# PROPOSED DEVELOPMENT ON FARM PORTION 3 OF FARM 552, MALMESBURY RD



Municipaliteit Swartland Municipality

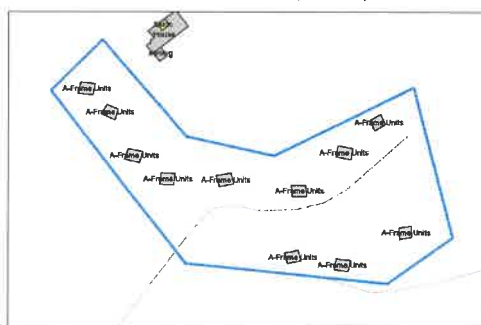
21 AUG 2026

*Handwritten signature*

INSET: Glamping / camping site (±1.72ha)



INSET: A - Frame Units (±1.525ha)



INSET: Conference facility (±1050m²)



DRAWING BY:

NJ de Kock

NOTE:

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING

COMPILED BY:



C.K. RUMBOLL & VENNOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
16 RAINIER STREET, MALMESBURY  
Tel: 022 - 4821845  
Fax: 022 - 4871651  
Email: leap@rumboll.co.za

DATE:  
NOVEMBER 2023

AUTHORITY:  
SWARTLAND MUNICIPALITY

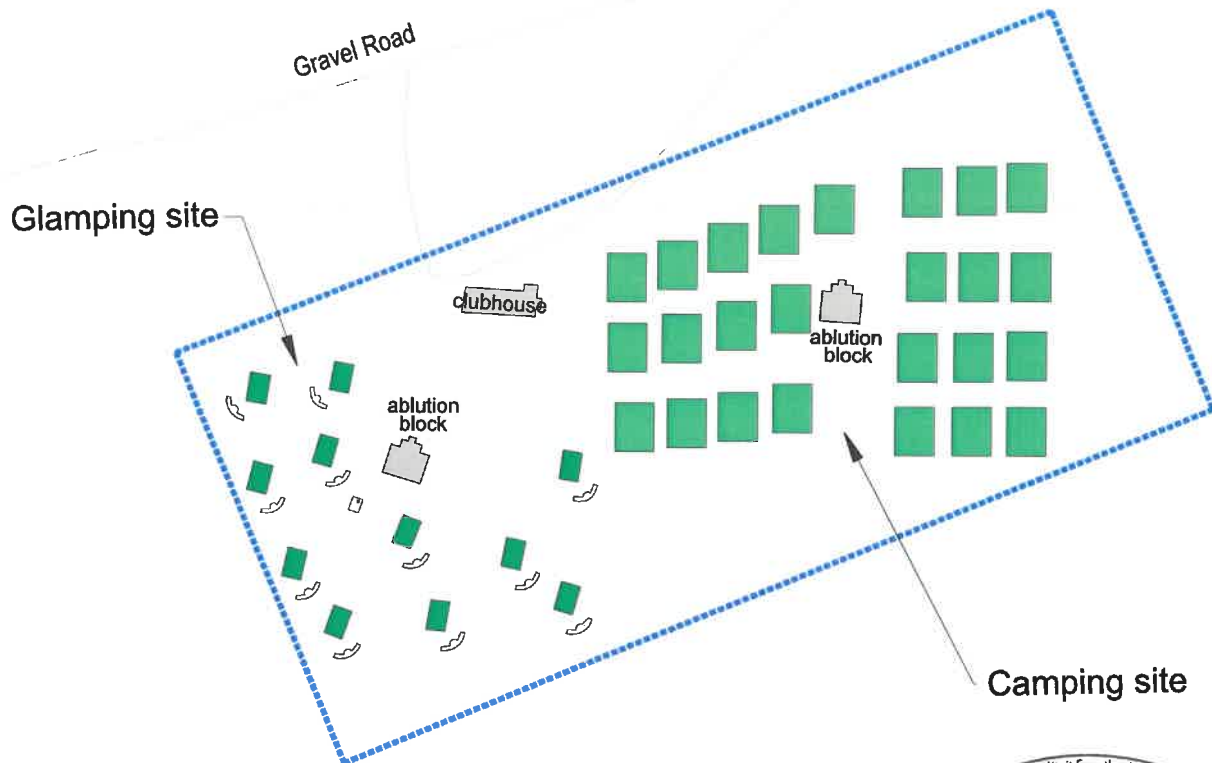
REF:  
MAL/13514NJK

SCALE: N.T.S

# SITE DEVELOPMENT PLAN: PORTION 3 OF FARM No 552, MALMESBURY RD



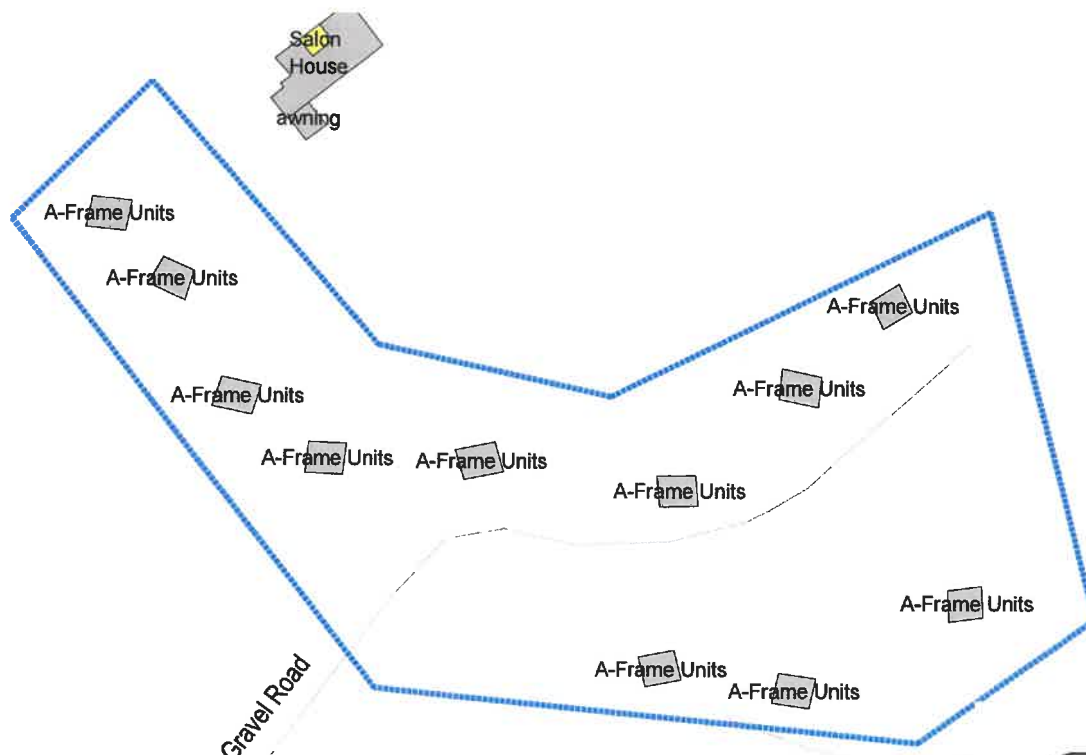
INSET 1



INSET: Glamping / camping site ( $\pm 1.72$ ha)

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21 AUG 2026  
*[Signature]*

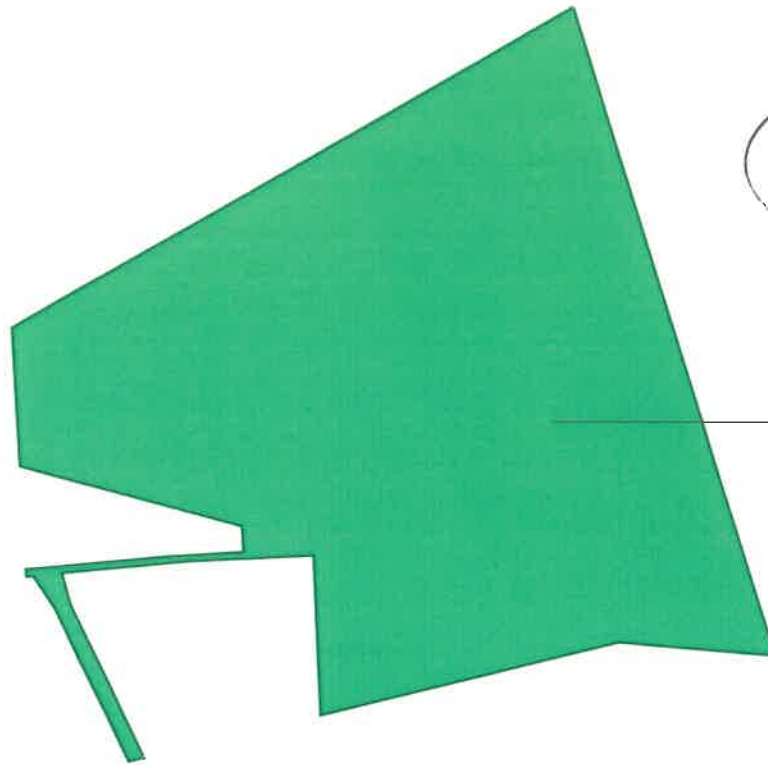
INSET 2



INSET: A - Frame Units ( $\pm 1.525$ ha)

|                                                                                                                                                                                                                                                                                    |                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Drawing by:<br>NJ de Kock                                                                                                                                                                                                                                                          |                                      |
| ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEY!                                                                                                                                                                                                                                     |                                      |
|  <p>C.K. RUMBOLL &amp; VENNOTE<br/>TOWN PLANNERS<br/>PROFESSIONAL SURVEYORS<br/>16 RAINIER STREET, MALMESBURY<br/>Tel: 022 - 4821845<br/>Fax: 022 - 4871661<br/>Email: leap@rumboll.co.za</p> |                                      |
| DATE:<br>November 2023                                                                                                                                                                                                                                                             | AUTHORITY:<br>SWARTLAND MUNICIPALITY |
| REF:                                                                                                                                                                                                                                                                               |                                      |

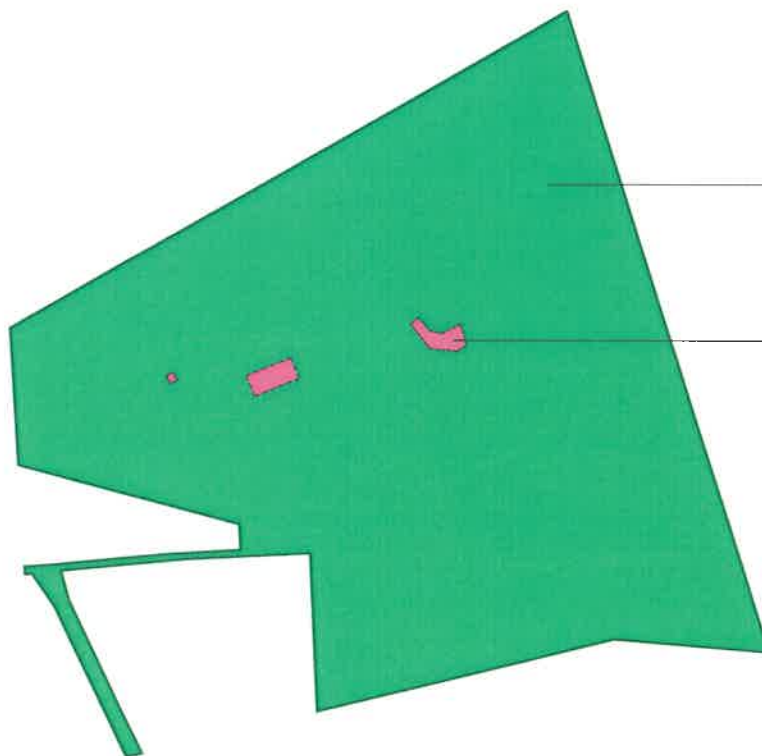
# ZONING PLAN: PORTION 3 OF FARM No 552, MALMESBURY RD



Agricultural Zone I (±482.0875ha)

## Current Zoning:

Agricultural Zone I



Agricultural Zone I (±478.7375ha)

Resort Zone (Total extent ±3.35ha)

## Proposed Zoning:

Agricultural Zone I (±478.7375ha)



Resort Zone (±3.35ha)



Drawing by:

NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEY!!



C.K. RUMBOLL & VENNOTE  
TOWN PLANNERS  
PROFESSIONAL SURVEYORS  
16 RAIMER STREET, MALMESBURY  
Tel: 022 - 4821845  
Fax: 022 - 4871661  
Email: leap@rumboll.co.za

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November 2023

AUTHORITY:  
SWARTLAND MUNICIPALITY

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