



File ref: 15/3/3-15/Farm_554/39
15/3/4-15/Farm_554/39
15/3/10-15/Farm_554/39

Enquiries:
Mr HL Olivier

4 September 2025

Planscape Town and Regional Planners
P.O. Box 557
MOORREESBURG
7310

Per registered post

Dear Sir/Madam

**PROPOSED CONSENT USE ON A PORTION OF PORTION 39 OF THE FARM JACOBUSKRAAL NO. 554,
DIVISION MALMESBURY**

Your application, with reference 379~39-554-SWM, dated October 2024 as well as the amendment received 4 September 2025, on behalf of Weskus Kwekery CC, 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 consent use on a portion of portion 39 of farm Jacobuskraal no. 554, is hereby approved in terms of Section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use be restricted to accommodate a tourist facility 882m² in extent;
- (b) The tourist facility be restricted to 2 padel ball courts as presented in the application;
- (c) The padel ball courts be restricted to outdoor facilities enclosed with transparent fencing materials as presented in the application;
- (d) The colour used for the fencing be such that it does not dominate or impact on the character of the surrounding landscape;
- (e) No permanent structures relating to the padel courts be erected;
- (f) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;

2. WATER

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

3. SEWER

- (a) Sewer services only be provided by means of a vacuum tanker;

4. SOLID WASTE

- (a) No solid waste collection service be provided for the proposed facility. Household solid waste be disposed of at the nearest landfill site upon payment of the applicable charges;

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- 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 departure of a development parameter on a portion of portion 39 of farm Jacobuskraal no. 554, is hereby approved in terms of Section 70 of the By-Law, subject to the following conditions:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The departure entail accommodating the proposed padel ball courts 15m from the property boundary in lieu of the 30m building line restriction;

C. GENERAL

- (a) Should it be determined necessary to expand or relocate any of the existing engineering services in order to provide the development with service connections, said expansion and/or relocation will be for the cost of the owner/developer;
- (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) You are hereby informed of the right to appeal against the decision of the authorised official in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of the decision. An appeal is to comply with section 90 of the By-Law and be accompanied by a fee of R 5 000-00 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
HLO:ds

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