

CONSENT USE APPLICATION FOR 2 ADDITIONAL DWELLING UNITS

BALLYFAR - FARM 91/516, SW-RD – THE POTTERBERG ESTATES, MALGAS ROAD

OCTOBER 2025

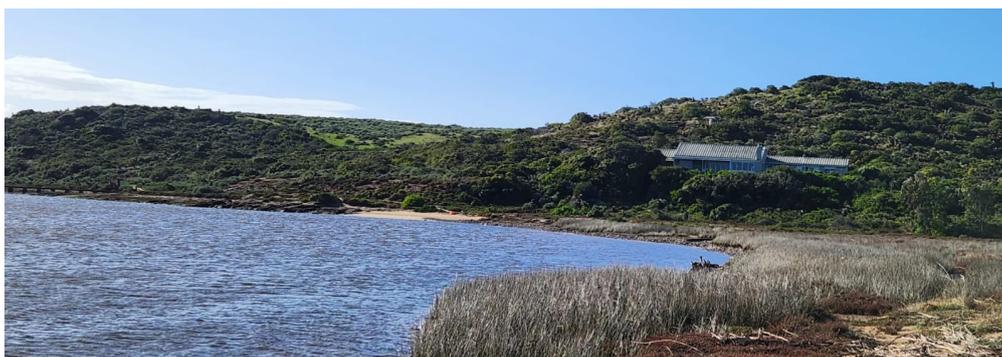
Please find attached documents and drawings for the Consent Use Application for 2 additional dwellings in terms of Section 15(2)(o) of the Swellendam Municipality: By-Law on Municipal Land Use Planning, PN 8353 of 2020.

Ballyfar is a 102,735-hectare property adjacent to the Breede River on the Malgas Road to Infanta. It is zoned Agriculture and is therefore allowed as a Primary Right: 1 main dwelling, employee housing, a farm managers house and agricultural buildings for farming operations.

Currently there is 1 large garage and boathouse and 1 main dwelling on the property. The total area of these buildings is 416.5 m².

The proposed building work is to renovate the main dwelling house and to build 2 new cottages (units). Unit 1 will be 58 m² and Unit 2 will be 52 m². This is in accordance with Zoning Scheme 3.15.4 (d)(i) which states that with consent use 5 additional dwelling units will be allowed. Note that the area of the site is greater than 50 hectares and these dwelling units will be less than 120m² each.

The existing main dwelling was built in 1968 and was positioned carefully so that it tucks into the hill, with minimal visual impact when seen from the river. It is important to note that the house is situated above the 100-year flood plain.



View of house from the bank of the Breed Rivier

There is a requirement for additional living space for this property. A conventional response to this need would be to add another storey to the house, moving the bedrooms upstairs and creating additional living space at the ground level. However, due to the sensitive nature of this particular environment, together with a desire not to interrupt the visual reading of the horizontal vegetation and koppies along the riverbanks with a tall structure, a decision was made to keep the additional accommodation at ground level, and 'string' this out along the same contour as the existing house. This is done in the form of two additional small cottages to either side of the main house. These will house bedrooms and bathrooms only, with the living spaces and kitchen remaining in the main house. The proposal will not result in additional bedrooms to this holiday residence, thus maintaining the same use patterns of this property.

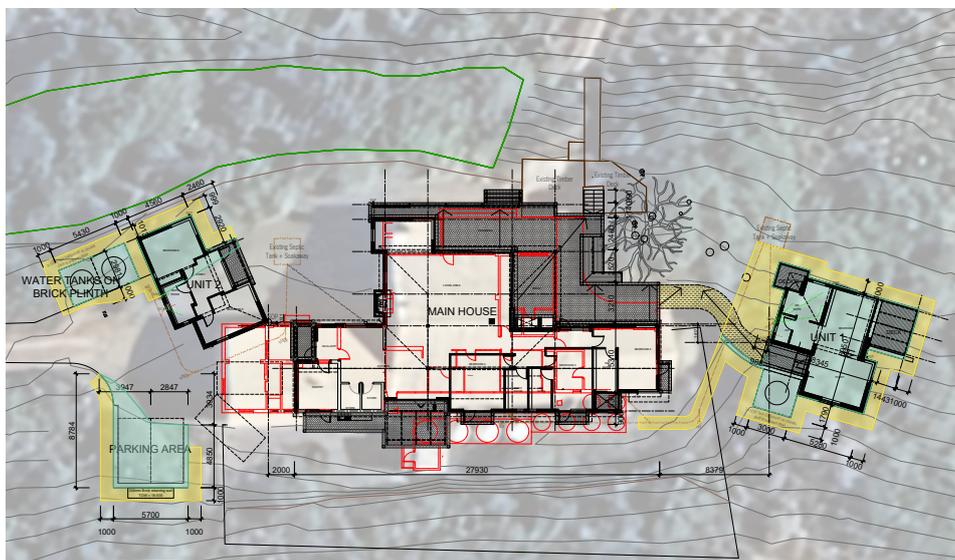


3D Sketch proposal of the existing main house with two new cottages 'strung out' along the same contour



Proposed plan showing bedrooms and bathrooms in the two small cottages with all shared living spaces and kitchen in main house

The positioning of the two new cottages has been carefully considered in terms of minimising disturbance of the existing natural vegetation. This is achieved by keeping the footprint of the new cottages as small as possible, and positioning the one cottage in an already disturbed vegetation area as well as placing the second cottage beyond and away from existing Milkwood trees. This results in vegetation removal being kept below the 300 sqm threshold. An ad-hoc SBL applies, as opposed to a full EIA in this case.



Vegetation removal diagram showing that less than 300sqm is disturbed

The proposed additional dwelling units are within the guidelines of the Swellendam Municipality: Integrated Zoning Scheme By-Law.

The property is connected to municipal electricity. The proposal allows for solar panels to minimise reliance on the grid and to promote the use of renewal systems.

The property has 4 x 5000 litre rainwater tanks in place with a header tank for the supply of potable water.

No additional systems are needed because there will not be an increase in the number of people using these resources.