



File ref: 15/3/4-15/Farm 1222

Enquiries:  
A. de Jager

9 April 2026

C K Rumboll & Partners  
P.O. Box 211  
MALMESBURY  
7299

via e-mail: [planning2@rumboll.co.za](mailto:planning2@rumboll.co.za)

Sir / Madam

## PROPOSED TEMPORARY DEPARTURE ON FARM 1222, DIVISION MALMESBURY

Your application with reference number MAL/14960/NJdK, dated 12 December 2025, on behalf of PPC Cement South Africa Proprietary Limited, regarding the subject, refers.

By virtue of the authority delegated to the Senior Manager: Development Management, in terms of Council Resolution 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, dated 25 March 2020), application for a temporary departure on Farm 1222, Division Malmesbury, is approved in terms of section 70 of the By-Law, subject to the conditions that:

### 1. TOWN PLANNING AND BUILDING CONTROL

- a) The temporary departure authorises the provision of employee accommodation (approximately 300 beds) and associated facilities, in accordance with Site Development Plan MAL/14960/NJdK, dated November 2025, as presented in the application;
- b) The temporary departure be valid for three years, until 2 April 2029, as presented in the application;
- c) Building plans indicating any new construction, structural amendments and the change of uses inside the existing buildings, be submitted to the Senior Manager: Development Management for consideration of approval;
- d) The building plan submission includes demolition plans, indicating all buildings and structures to be demolished upon the expiration of the temporary departure period, as presented in the application;
- e) All building plans be submitted to the Senior Manager : Development Management within 3 months from date of this approval (13 July 2026);
- f) Application for the right to display advertising signage be submitted to the Senior Manager: Development Management, for consideration and approval;
- g) A demolition programme, detailing the following:
  - i. Demolition timeframes;
  - ii. Identification of the party(ies) responsible for the removal of building materials and building waste from the site;
  - iii. Plans for repurposing, sale and/or dumping of materials;
  - iv. Details of the financial provision that will be made for the demolition, decommissioning, abandonment or any other instance where the owner is not able to fulfil financial obligations in this regard, to the satisfaction of the Director: Financial Services;
- h) Application be made to the Senior Manager: Development Management for the right to display any signage related to the Place of Worship on the property;

### 2. WATER

- a) The existing water connection to the water main line from the Kasteelberg reservoirs be used;

- 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!

- b) The owner/developer be responsible to appoint an engineer, appropriately registered in terms of Act 46 of 2000, to conduct the necessary studies and to design the water distribution network for sufficient and sustainable water provision;
- c) The design be submitted to the Director: Civil Engineering Services for consideration and approval, after which construction be carried out under the supervision of the registered engineer;

### 3. SEWERAGE

- a) Sewage can be disposed of at the Riebeeck Kasteel Sewerage Works, but a private service provider be employed to transport sewage to the sewerage works;
- b) The kitchen drainage systems be equipped with properly designed grease traps and oil separators, submitted to the Director: Civil Engineering Services, for consideration and approval;
- c) No wastewater from the kitchen wastewater systems may be discharged at the sewerage works;

### 4. REFUSE REMOVAL

- a) No municipal solid waste removal services be available to the development;
- b) Solid waste be disposed of by the owner/developer at the Highlands Waste Disposal Facility and coupons for the use of the facility is available on the site itself;

### 5. GENERAL

- a) The approval does not exempt the owners/developers from adherence to any and all other legal procedures, applications and/or approvals related to the intended land use;
- b) The approval is valid for a period of 3 years, in terms of section 76(2) of the By-Law from date of decision. All conditions of approval be implemented before the new land use comes into operation and occupation be granted. The land use is temporary and the approval will lapse after 3 years;
- c) 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 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  
AdJ/ds

Copies:

*Department: Financial Services*  
*Department: Civil Engineering Services*  
*Building Control Officer*  
*PPC Cement SA (Pty) Ltd., 16 Rainier Street, Malmesbury, 7299*  
*werner.kieweg@ppc.co.za*