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Lêer verw/ 15/3/4-8/Erf_1772
File ref: 15/3/10-8/Erf_1772

Navrae/Enquiries:
Mr HL Olivier

11 July 2024

Highwave Consultants Pty Ltd
Suite 3 Private Bag X23
MALMESBURY
7299

Attention: Mr LS Steyn admin@highwave.co.za

By Registered Mail

Sir/ Madam

PROPOSED CONSENT USE AND DEPARTURE FROM DEVELOPMENT PARAMETERS ON ERF 1772, MALMESBURY

Your application dated 18 April 2024 on behalf of the Provincial Government Western Cape has reference.

- 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 a consent use on erf 1772, Malmesbury, is hereby approved in terms of Section 70 of the By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The consent use authorises the construction of a transmission tower and encampment that makes provision for the following, as presented in the application:
 - (i) Construction of a 25m high transmission tower, camouflaged as a tree, situated in the northern corner of the property;
 - (ii) The mast and equipment containers be placed inside an 8m x 8m encampment;
- (c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (d) Building materials be stored on Erf 1772 and no excess building materials be placed on road reserves or open spaces;
- (e) Application for the construction of attaching of advertising signs to any of the structures be made to the Senior Manager: Built Environment for consideration and approval;

2. WATER

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

Rig asseblief alle korrespondensie aan:
Die Munisipale Bestuurder
Privaatsak X52
Malmesbury 7299

Darling Tel: 022 492 2237

Tel: 022 487 9400
Faks/Fax: 022 487 9440
Epos/Email: swartlandmun@swartland.org.za

Moorreesburg Tel: 022 433 2246

Kindly address all correspondence to:
The Municipal Manager
Private Bag X52
Malmesbury 7299

Yzerfontein Tel: 022 451 2366

3. SEWERAGE

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

4. STREETS

- (a) Direct access to and from Barocca Street for the proposed transmission tower is prohibited. The existing access be used as proposed on the site development plan 4064-D-002 dated 18 April 2024;

5. GENERAL

- (a) The service provider/operator/lessee shall maintain the requirements of Section 13.3.2 of the Swartland Zoning Scheme Regulations pertaining to Radio Frequency Emissions and in the event that such measurement shows that the ICNIRP public exposure standard is exceeded, the approval shall lapse and the Municipality shall cause the cellular telecommunication infrastructure to be decommissioned at the cost of the service provider/operator/lessee;
- (b) The approval is, in terms of section 76(2)(w) of the By-Law valid for a period of 5 years. All conditions of approval be complied with within the 5 year period and failing to do so will result in the approval expiring.

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 the departure of development parameters on erf 1772, Malmesbury, is hereby approved in terms of Section 70 of the By-Law, as follows:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) Departure of the 10m height restriction to 25m;
- (b) Departure of the 10m street building line (Barocca Street) to 0m;
- (c) Departure of the 10m street building line (Hill Street) to 4,8m.

Yours faithfully


MUNICIPAL MANAGER

via Directorate Development Services

HLO/ds

Copies:

Director: Financial Services

Director: Civil Engineering Services

Building Control Officer

Western Cape Province Department of Education. 1 Imhoff Street, Malmesbury, 7300

Email: tpw.propertypayments@westerncape.gov.za