



CLEAN AUDITS SINCE 2010/11
SKOON OUDITS SEDERT 2010/11



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Lêer verw/ 15/3/4-1/Erf_231
File ref: 15/3/10-1/Erf_231

Navrae/Enquiries:
Mr AJ Burger

2 May 2023

Highwave Consultants Pty Ltd
PO Box 2773
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7550

Attention: Rikus Roos rikus@highwave.co.za

By Registered Mail

Sir/ Madam

PROPOSED CONSENT USE AND DEPARTURE FROM DEVELOPMENT PARAMETERS ON ERF 231, ABBOTSDALE

Your application received on 9 February 2023 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 231, Abbotsdale, 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 25 m high transmission tower, camouflaged as a tree, situated in the south eastern corner of the property;
 - (ii) Installation of 9 triband antennae on the proposed 25 m transmission tower mitigated as a tree;
 - (iii) Installation of 3 transmission dishes on the proposed 25 m transmission tower mitigated as a tree;
 - (iv) 4 Equipment containers;
 - (v) Lightning spike and Navigation lights;
 - (vi) The mast and equipment containers be placed inside an 8m x 8m encampment;
- (b) Proposed access gate to the encampment be designed at such a position at least 10 m from the corner of the intersection, if the intersection is not splayed, or 5m from the point where the splay meets the road boundary if the intersection is splayed;
- (c) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- (d) Building materials be stored on Erf 231 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;

3. SEWERAGE

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

4. STREETS AND STORMWATER

- (a) The existing stormwater catchment point be accommodated with the creation of the new access;

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 231, Abbotsdale, 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 (Darling Road) to 0m;
- (c) Departure of the 10m street building line (Skool Street) to 6m.

Yours faithfully



MUNICIPAL MANAGER
via Directorate Development Services

AJB/ds

Copies: *Director: Financial Services*
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