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Lêer verw/ 15/3/5-12/Erf_525
File ref: 15/3/10-12/Erf_525
15/3/4-12/Erf_525

Navrae/Enquiries:
Mr H L Olivier

25 November 2021.

Highwave Consultants ty Ltd
PO Box 2773
DURBANVILLE
7550

By Registered Mail

Sir

PROPOSED REMOVAL OF TITLE RESTRICTIONS, CONSENT USE AND DEPARTURE ON ERF 525, RIEBEEK WES

Your application received on 30 August 2021 on behalf of Uniting Reformed Church in Southern Africa Congregation of Riebeek West, refers.

- A. By virtue of the authority delegated to the Senior Manager: Built Environment 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 removal of restrictive conditions from Title Deed T947/1969 of Erf 525, Riebeek West, is hereby approved in terms of section 70 of the By-Law;

The approval grants the removal of restrictive condition relating to the use of the property on Page 3 of the title deed which reads as follows;

"Die transportnemer of sy regsopvolgers moet die grond wat hierdeur oorgedra word, gebruik vir die oprigting van 'n gebou om uitsluitlik vir kerkdoeleindes gebruik te word..."

The approval be subject to the following process:

- (a) The applicant/owner applies to the Deeds Office to amend the Title Deed in order to reflect the removal of the restrictive condition;
 - (b) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
 - (i) Copy of the approval by Swartland Municipality;
 - (ii) Original Title Deed; and
 - (iii) Copy of the notice which was placed in the Provincial Gazette by Swartland Municipality;
- B. By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for consent use on erf 525, Riebeek West is hereby approved in terms of Section 70 of the abovementioned By-Law, subject to the conditions that:

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

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The approval authorises the construction of a transmission tower and encampment, that makes provision for the following, as presented in the application:
 - (i) Construction of a transmission tower restricted to 20m high in height as well as camouflaged as a tree, situated on the eastern boundary of the property;
 - (ii) Microwave dishes attached to the tower
 - (iii) 4 Equipment units
 - (iv) 12 Antennas to be attached to the tower and
 - (v) The mast and equipment containers be placed inside a 64m² encampment, enclosed by a 2.4 m high palisade fence;
- (b) Building plans be submitted to the Senior Manager: Built Environment for consideration and approval for the proposed tower as well as the existing building, indicating sufficient parking for the church with the space lost due to the transmission tower;
- (c) Building materials be stored on Erf 525 and no excess building materials be placed on road reserves or open spaces;
- (d) 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;
- (e) The service provider/operator/lessee to maintain the requirements of Paragraph 13.3.2 of the development management scheme 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;

2. WATER

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

3. SEWERAGE

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

- C. By virtue of the authority that is delegated to the Senior Manager: Built Environment in terms of Council Decision No. 4.1 dated 28 March 2019 as determined in Section 79(1) of the Swartland Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for departures of the development parameter applicable on erf 525, Riebeek West is hereby approved in terms of Section 70 of the abovementioned By-Law, subject to the conditions that:

1. TOWN PLANNING AND BUILDING CONTROL

- (a) The 8m height restriction be departed from, increased to a maximum of 20m;
- (b) The transmission tower be constructed and camouflaged as a tree which, as presented in the application;
- (c) The 10 m street building line (Koegelenberg Street) be departed from and reduced to 0 m, restricted to the extent of the transmission tower and the encampment, as presented in the application;

D. GENERAL

- a) 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 before the transmission tower comes into operation, failing to do so will result in administrative action; However, should all the conditions of approval be met before the 5 year approval period lapses, the consent use will be permanent and the approval period will not be applicable anymore.
- b) Should it be necessary to expand or relocate any of the engineering services in order to provide the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;

- c) The approval does not exempt the owner/developer from adherence to any other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;

Yours faithfully



MUNICIPAL MANAGER

via Department Development Services

/ds

Copies:

Director: Financial Services

Building Control Officer

*Uniting Reformed Church in Southern Africa Congregation of Riebeek West, PO Box 22,
RIEBEEK WEST, 7306*