



File ref: 15/3/10-15/Farm 333

Enquiries:
A. de Jager

23 October 2025

Warren Petterson Planning
P.O. Box 152
CENTURY CITY
8000

e-mail: dlouts@wpplanning.org.za

Dear Sir/Madam

**PROPOSED CONSENT USE ON REMAINDER OF THE FARM MISVERSTAND, NO. 333,
DIVISION MALMESBURY**

Your application, dated July 2025, on behalf of the Andre Serdyn Trust, 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), the application for the consent use on the Remainder of the farm Misverstand, no. 333, 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 consent use authorises the establishment of a telecommunication station inside a compound (16m² in extent) containing the following:
 - i. A 6m high transmission tower measured from the natural ground level to the highest point;
 - ii. 1 x microwave dish;
 - iii. 1 x antenna;
 - iv. 1 equipment unit;
 - v. 2,5m high palisade fence surrounding the compound;
- b) The tower be equipped with a lightning spike and navigation lights, in terms of the SANS 10400, to the satisfaction of the Senior Manager: Development Management;
- c) Fire safety equipment and extinguishers be provided on-site as presented in the application and to the satisfaction of the Swartland Chief Fire Safety Officer;
- d) Building plans be submitted to the Senior Manager: Development Management for consideration and approval;
- e) A copy of the applicable Environmental Approval be submitted at building plan stage, before the mast is constructed;
- f) Application for the construction and affixing of advertising signs for the service providers be made to the Senior Manager: Development Management for consideration and approval;
- g) Should it be proven in future that transmission towers do in fact cause negative health effects, according to official, legal findings of peer reviewed, independent testing, and the transmission tower does not adhere to the health and safety requirements, the applicant/developer will be held accountable to ensure compliance and where not possible, the decommissioning and removal of the tower and related infrastructure;
- h) The mast be removed from the nearest electrical conductor for a distance equal to the height of the transmission tower;

• Swartland vooruitdenkend 2040 - waar mense hul drome uitleef!
• Swartland forward thinking 2040 - where people can live their dreams!
• !Swartland ijonge phambili ku2040 -apho abantu beza kufezekisa amaphupho abo!

3. GENERAL

- a) The approval does not exempt the owner/developer from compliance with all legislation applicable to the approved land use;
- b) The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law, from the date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision for or against the appeal. All conditions of approval be implemented before the new land use comes into operation and failing to do so will cause the approval to lapse. Should all conditions of approval be met within the 5 year period, the land use becomes permanent and the approval period will no longer be applicable.
- c) The applicant/objector be informed of the right to appeal against the decision of the Municipal Planning Tribunal in terms of section 89 of the By-Law. Appeals be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Division Malmesbury, 7299 or by e-mail to swartlandmun@swartland.org.za, within 21 days of notification of decision. An appeal is to comply with section 90 of the By-Law and is to be accompanied by a fee of R5 000,00 in order 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
A.J.J/ds

Copies: *Department Financial Services*
 Department Civil Engineering Services
 Building Control Officer
 Andre Serdyn Trust, P.O. Box 91, Moorreesburg, 7310
 mandy@clubelani.co.za