



**DRAKENSTEIN**

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Date: 5 November 2021

EC/HK  
15/4/1 (6410) W

Highwave Consultants  
11A Gladstone Street  
Durbanville  
7550

[rikus@highwave.co.za](mailto:rikus@highwave.co.za)

Sir

#### **APPLICATION FOR CONSENT USE: ERF 6410 WELLINGTON**

I refer to your application in the above mentioned regard:

1. Approval has been granted in terms of Section 60 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for a consent use in order to establish a 25m high telecommunication base station with associated infrastructure ( $\pm 64\text{m}^2$ ) on Erf 6410, Wellington, which will consist of the following:
  - 1.1 Erection of a 25m monopole mast situated on the south western boundary of the property;
  - 1.2 Installation of 9 triband antennae on the proposed 25m mast;
  - 1.3 Installation of 3 transmission dishes on the proposed 25m mast;
  - 1.4 4 x equipment containers;
  - 1.5 Lightning spike and navigation lights; and
  - 1.6 The mast & equipment containers will be placed inside the allocated lower level below the roof as per the set drawings.
2. The approval mentioned in Paragraph 1 above, is subject to the following conditions, laid down in terms of Section 66 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018:
  - 2.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services, as set out in its letter dated 29 October 2021 (reference number 15/4/1 (6410) P (1927)), (**Annexure D**).

3. The following conditions are applicable from a town planning point of view:
  - 3.1 That an revised Site Development Plan be submitted, indicating a position of  $\pm 100$  meters from the current location, along the southern common boundary of the property, inside the 5m building line, to the satisfaction of the Manager: Land Use Planning and Surveying, prior to submission of building plans;
  - 3.2 This approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
  - 3.3 Any amendments to the application be subject to the relevant approval;
  - 3.4 No new structures are to be erected or existing buildings converted without the prior approval of building plans by the Council;
  - 3.5 The telecommunication infrastructure should always adhere to any electrical engineering regulations, any electrical services extensions and/or upgrades, will be for the account of the applicant;
  - 3.6 That the mast, including the security fence, be painted a suitable colour that will fit in with the surrounding environment;
  - 3.7 That the proposed 25m monopole telecommunication mast be designed as a tree type mast;
  - 3.8 That fast growing indigenous trees, be planted to soften the visual impact of the proposed mast;
  - 3.9 That should the applicant fail to comply with any of the above conditions, Council reserves the right to revoke the approval and/or impose further conditions in future if deemed necessary; and
  - 3.10 That any deviations will be subject to the relevant approval.
4. The following be regarded as the reasons for the decision:
  - 4.1 The proposed location on the application property is identified, in terms of the Drakenstein Municipality Telecommunication Infrastructure Policy, as an area in which telecommunication infrastructure is preferred, i.e on the periphery of residential areas;
  - 4.2 The proposal at hand will not be out of scale within the local context;
  - 4.3 The proposal is of such a nature that it is not expected to have a negative impact on the existing surrounding land use activities;

- 4.4 The telecommunication base station will not have a significant visual impact on the character of the area or adjoining properties;
- 4.5 The proposal is considered to be consistent with the Drakenstein Municipality Spatial Development Framework;
- 4.6 All the relevant internal and external departments consented to the application, subject to certain conditions; and
- 4.7 The erection of a freestanding telecommunication station will create a much needed service to the broader community.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(2) of the Drakenstein By-Law on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorised official, within **21 days** of notification of the decision. This approval is therefore suspended until further notice. Please also notify (**email or per hand**) the surrounding property owners who were notified of the application during the public participation process, of their general right of appeal – proof of notification to be provided. Note that the **21-day** appeal period will commence the day after all the property owners have been notified. The appeal procedures are set out in Section 80 of the abovementioned By-Law (attached).

All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 7622 or at [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za)

Yours faithfully



**H.G. STRIJDOM**  
**MANAGER LAND USE PLANNING AND SURVEYING**



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# Memo

**To:** EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT  
**(ATTENTION: E CYSTER)**

**From:** MANAGER: INFRASTRUCTURE MANAGEMENT

**Enquiries:** L. PIENAAR

**Collaborator number:**

**Reference number:** 15/4/1 (6410) W (1927)

**Date:** 29 October 2021

**Subject:** APPLICATION FOR CONSENT USE IN TERMS OF SECTION 15(2) OF THE  
DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018 ERF  
6410 WELLINGTON

**Time Limit on Conditions:** These conditions will be limited to a period of 2 (two) years from the date as on the covering memo from this department. If after this period no construction has commenced ( this excludes any preparatory work or site clearance) all the studies carried out for the proposed development need to be updated and revised accordingly, this shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

**NOTE:** This comment covers a number of disciplines and each section needs to be dealt with by a competent specialist in that field co-ordinated by the consultant managing the application. No correspondence will be entered into with individual consultants

## THE FOLLOWING CONDITIONS WILL APPLY

### 1 STREETS & TRAFFIC

1.1 *Prior to building plan approval, an updated SDP is required to indicate the relocation of the free standing base telecommunication station. This is in order to assure that no municipal services is in the vicinity of the structure.*

### 2 STORMWATER

2.1 No comment.

### 3 WATER

3.1 The existing water meter and connection point must be accessible and unobstructed at all times; and

3.2 Any existing system that is to remain shall be upgraded to minimum municipal standards.

#### **4 WASTEWATER SERVICES**

- 4.1 The existing wastewater connection must be accessible and unobstructed at all times; and
- 4.2 Any existing system that is to remain shall be upgraded to minimum municipal standards.

#### **5 SOLID WASTE**

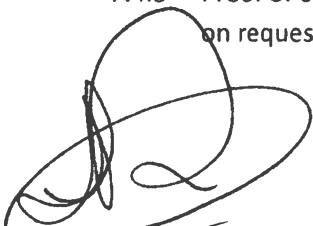
- 5.1 The Municipality undertakes to remove household refuse in accordance with its by-laws and such collection shall be as a kerbside service for the property.

#### **6 DEVELOPMENT CHARGES**

- 6.1 Based on the information provided in the application, no Development Charges are payable by the developer.

#### **7 GENERAL**

- 7.1 The developer is responsible for the funding of all connections to the bulk services and all internal works;
- 7.2 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Civil Engineering Services Department of Drakenstein Municipality for approval prior to the commencement of construction;
- 7.3 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;
- 7.4 The above conditions are to be complied with in stages.
  - 7.4.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;
  - 7.4.2 Requirements associated with the completion of construction, development charges, as-built drawings, maintenance management plans, agreements, etc. These will be complied with prior to the transfer of any property or occupation of any property/building in the phase; and
  - 7.4.3 Proof of compliance for the requirements associated with long term operations must be available on request.



**LP PIENAAR (Pr. Eng)**

**MANAGER: INFRASTRUCTURE MANAGEMENT**

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LP/cb