



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

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Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: Earl Cyster
Contact number: (021) 8074770
Reference: 15/4/1(F1248/1) P
Date: 12 July 2023
Coll no: 1770654

CvdB/JA
15/4/1(F1248/1) P

Warren Petterson Planning
P.O Box 152
CENTURY CITY
7446

E-mail: dloots@wpplanning.co.za

Sir

**APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE: PORTION 1 OF FARM 1248
PAARL DIVISION**

I refer to your application dated 21 July 2021 and have to inform you as follows:

1. **Approval** has been granted in terms of Section 60 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Consent use** in order to establish a 15m high telecommunication base station with associated infrastructure ($\pm 100\text{m}^2$) on Portion 1 of Farm 1248;
 - 1.2 **Permanent departure** from the prescribed 5m western building line to 0m in order to accommodate the telecommunication base station with associated infrastructure ($\pm 100\text{m}^2$) on Portion 1 of Farm 1248;
2. The approvals mentioned in Paragraphs 1.1 and 1.2 above, shall be 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** laid down in the memorandum of the Drakenstein Municipality: Civil Engineering Services Division reference 15/4/1 (F1248/1) P (2043) dated 24 November 2021, (**Annexure D**);

2./...

3. The following conditions shall be applicable from a town planning point of view:
 - 3.1 The development takes place largely in accordance with the Site Plan (**Annexure B**);
 - 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 shall 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;
 - 3.6 The proposed free-standing mast should be further mitigated as a pine tree mast, so as to blend in with the exiting built environment;
 - 3.7 The security fence, shall be painted a suitable color that will fit in with the surrounding environment;
 - 3.8 The trees be planted around the mast in order to mitigate any possible visual impact;
 - 3.9 Western Cape Department of Transport and Public Works comment should be submitted to this Department prior to building plan submission; and
 - 3.10 The proposed cellular mast and base station be moved to an alternative position with less impacted on the existing dwellings. This alternative position should also however have minimal impact on the surrounding rural landscape. The new Site Development Plan must be submitted prior to building plan submissions for acceptance by the Manager: Land Development Management.

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 can be accommodated;
 - 4.2 The telecommunication base station will not have a significant visual impact on the character of the area or adjoining properties due to the existing trees and mountain back drop;

- 4.3 The application is in line with the approved Drakenstein Municipality Telecommunication Infrastructure Policy;
- 4.4 All the relevant internal and external departments consented to the application, subject to certain conditions; and
- 4.5 Little to no negative impacts to the natural environment is foreseen by this application.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, by any person whose rights are affected by the decision, within **21 days** of notification of decision. This provisional 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 initial public participation process and **the objectors** (if any), of their right of appeal – proof of notification **must** be provided.

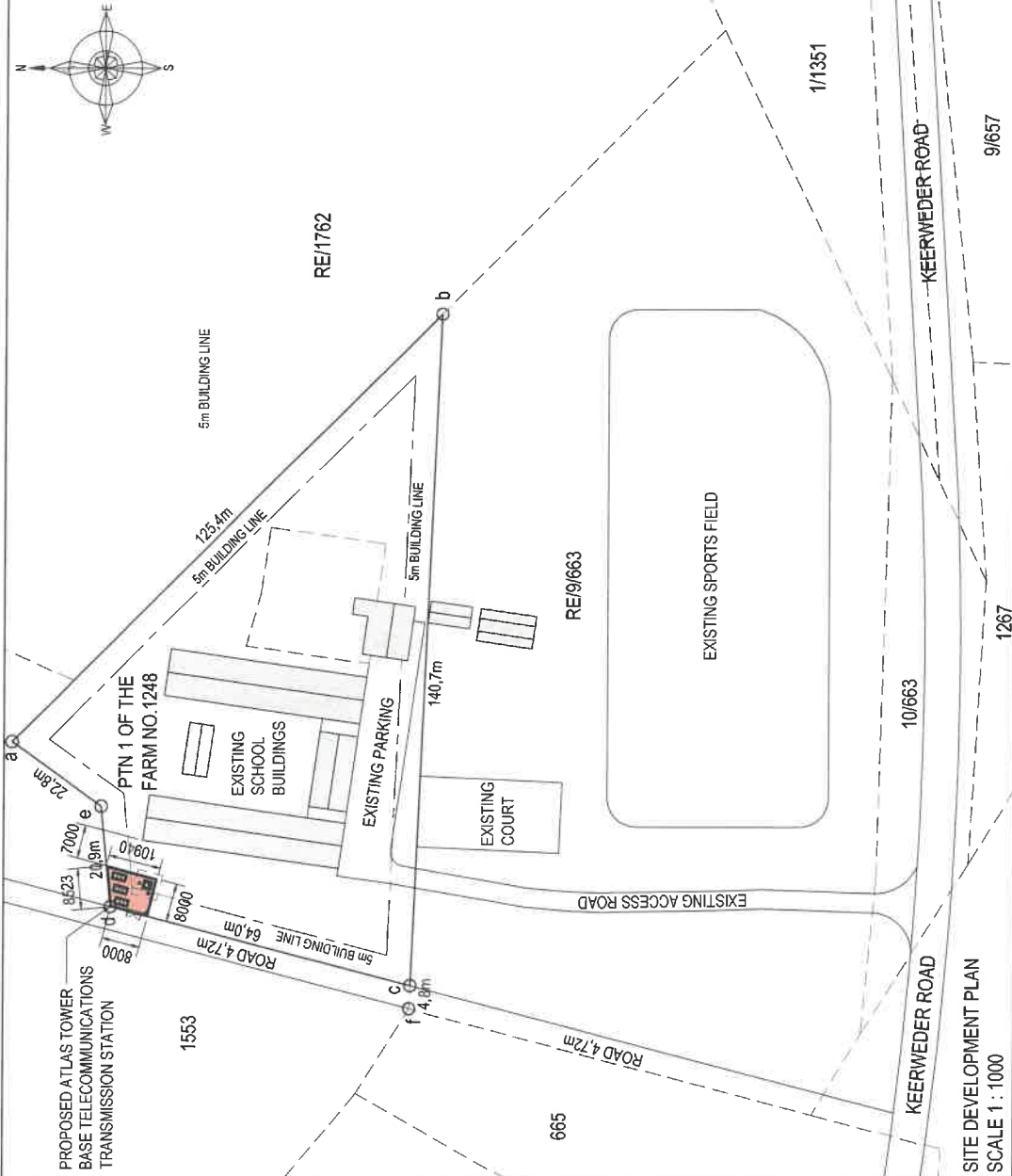
Should there be any appeals against the decision, the application title (heading) must be used as reference. The appeal procedures are set out in Section 80 of the above-mentioned bylaw (attached).

Your attention is drawn to the fact that all correspondence must be directed to the City Manager and also sent via our official email address.

Yours faithfully



H. G. STRIJDOM (PR. PLN A/1058/1998)
MANAGER: LAND DEVELOPMENT MANAGEMENT



<p>Notes:</p> <p>Any unusual, unclear or incorrect construction methodology indicated on this drawing, must be brought to the attention of the principal agent, before commencing with any construction. This drawing must be read in conjunction with any other specification or consultants drawings being referred to herein.</p> <p>Where local authority or government regulations require more stringent specification than shown herein, they are to be followed with prior consent of the owner.</p> <p>Demolitions Owner of the site shall not demolish any building on site prior to written permission from the local authority.</p> <p>Site Operations & Excavations Contractor is to check all dimensions and levels before commencing work and report any discrepancies to drawing service. Contractor is to confirm and ensure correctness of levels physically on site before commencing work.</p> <p>Foundations All foundations to engineers design and detail.</p> <p>Fire Protection To comply with SANS 10400-T: 2020 Regulation: 4.7 Fire stability of structural elements or components 4.8 Tenancy-separating elements 4.9 Partition walls and partitions 4.10 Protection of openings 4.29 Marking and signposting 4.32 Provision and maintenance of fire-fighting equipment, installations and fire protection systems 4.37 Portable fire extinguishers (CO₂ 4.5kg)</p> <p>Area Schedule</p> <table border="1"> <tr> <td>Area of new development:</td> <td>75,76 m²</td> </tr> <tr> <td>Site Area:</td> <td>6755 m²</td> </tr> </table>		Area of new development:	75,76 m ²	Site Area:	6755 m ²
Area of new development:	75,76 m ²				
Site Area:	6755 m ²				
Project Description:	Proposed Base Telecommunications Transmission Station with 15m High Monopole				
Site Name & Site ID:	Sonop Primary ATSA361e				

Owner:	ATLAS	Signatures	
Drawing Ref:	CRDS2408 Rev 03		
A3 Sheet:	02 of 06		

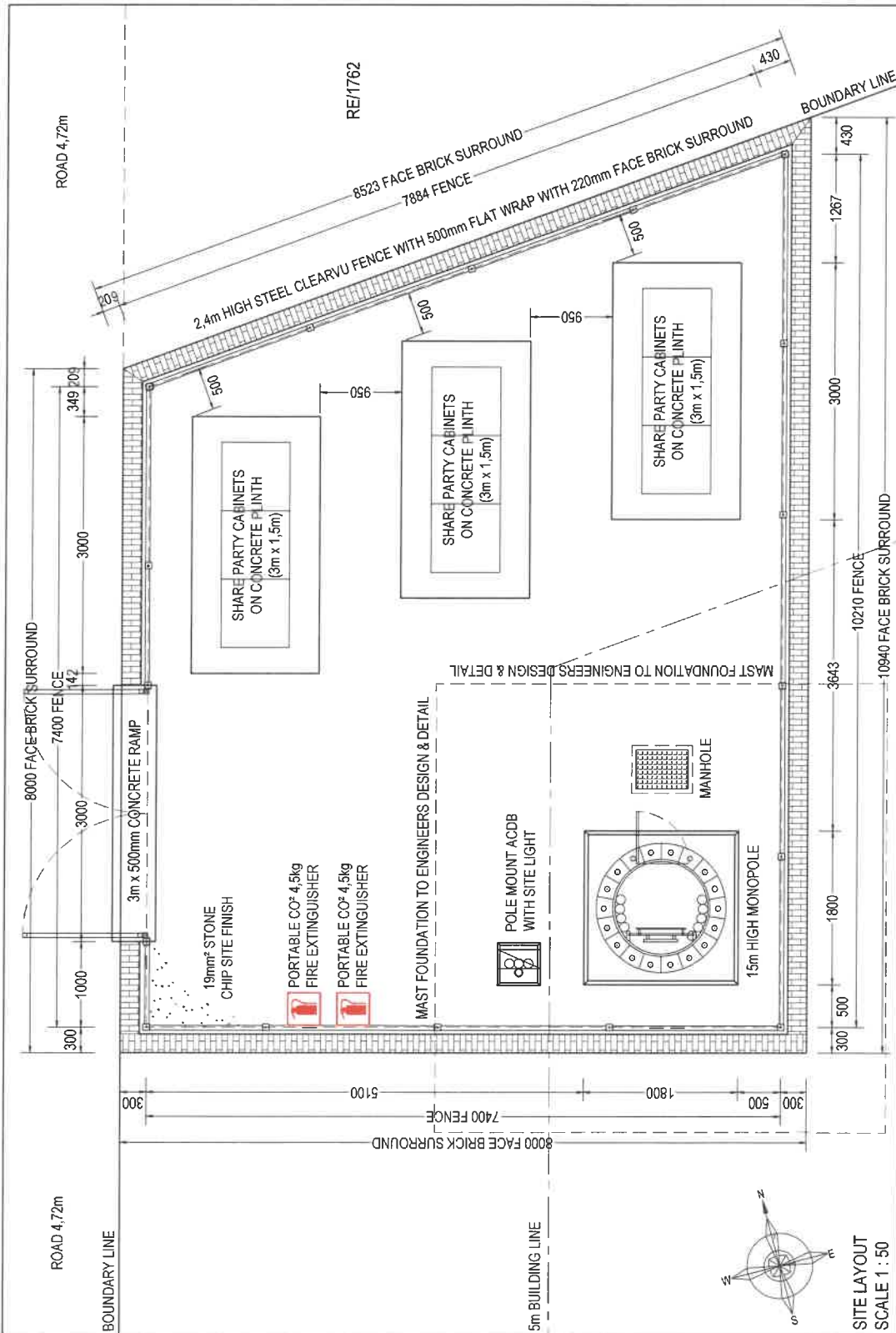
Property Description:	Pin 1 of the Farm No.1248, Western Cape	Owner Name:	ATLAS Rep:
Property Address:	Keerweder Road, Klein Nederburg, Western Cape	Author Name:	Charlotte Reinhardt
Site Co-ordinates:	Lat: 33°44'15.17"S Long: 19° 1'25.26"E 194m HASL	Date:	14 July 2021
Do not scale. Drawings are in mm. The details provided herein are general recommendations from the building contractor, and/or engineer contracted to Atlas Tower and all RC and structural details are to be engineered design and detail. The engineer shall review these details prior to construction.			

Client: **ATLAS TOWER**

Author: **CR DESIGN STUDIO**
CAD Drawing Services

ANNEXURE B

Drawing Ref:	CRDS2408
Owner:	Rev 03
Signatures	A3 Sheet:
	03 of 06



Proposed Base Telecommunications Transmission Station with 15m High Monopole
Sonop Primary ATSA361e

Property Description:	Pin 1 of the Farm No.1248, Western Cape
Property Address:	Keerweder Road, Klein Nederburg, Western Cape
Site Co-ordinates:	Lat: 33°44'15.17"S Long: 19°125.26'E 194m HASL
Owner Name:	Charlotte Reinhardt
Author Name:	14 July 2021
Date:	

Author:

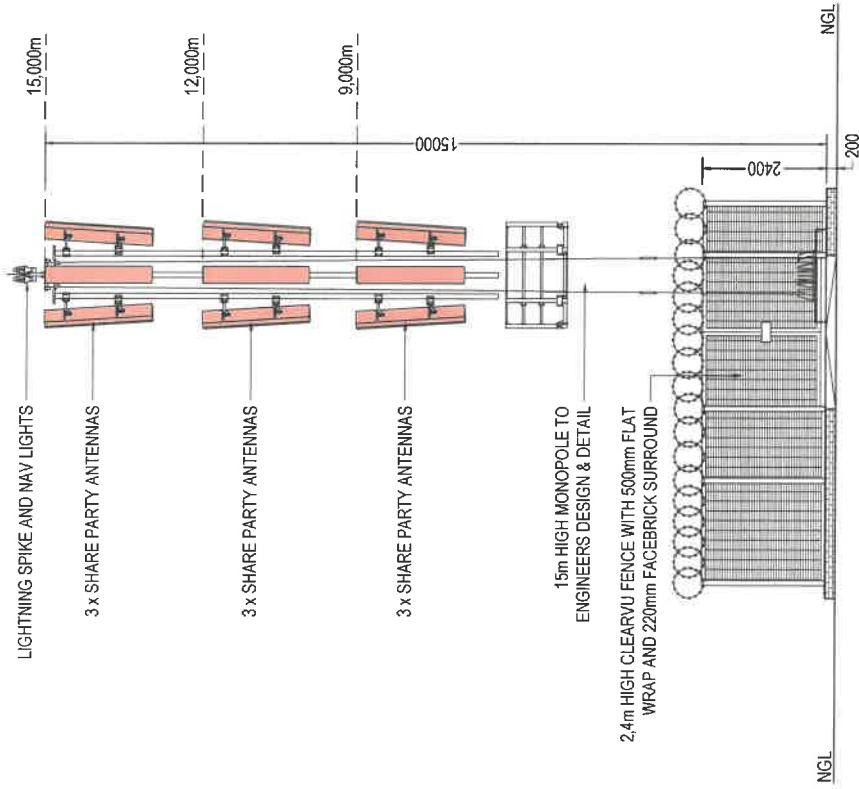
CR Design Studio
 CAD Drawing Services

Client:

ATLAS TOWER

Project Description:
Site Name & Site ID:

CR Design Studio (Pty) Ltd has prepared these CAD drawings based on information provided for CR Design Studio (Pty) Ltd by Atlas Tower. CR Design Studio (Pty) Ltd has not performed any engineering or design services for this project. The details provided herein are general recommendations from the building contractor and/or engineer contracted to Atlas Tower and all RC and structural drawings are to be reviewed and approved by the engineer prior to construction.



NORTH WEST ELEVATION
SCALE 1 : 100

Project Description: Proposed Base Telecommunications Transmission Station with 15m High Monopole
 Site Name & Site ID: Sonop Primary ATSA361e

Client:

ATLAS TOWER

Author:

CR Design Studio
 CAD Drawing Services

Property Particulars

Property Description: Plot 1 of the Farm No.1248, Western Cape
 Property Address: Keenweder Road, Klein Nederburg, Western Cape
 Site Co-ordinates: Lat: 33°44'15.17"S Long: 19° 1'25.26"E 194m HASL
 Do not scale. Drawings are in mm.

Owner Name: ATLAS Rep:
 Author Name: Charlotte Reinhardt
 Date: 14 July 2021

Signatures		Drawing Ref.
Owner:		CRDS2408
ATLAS:		Rev 03
		A3 Sheet:
		04 of 06

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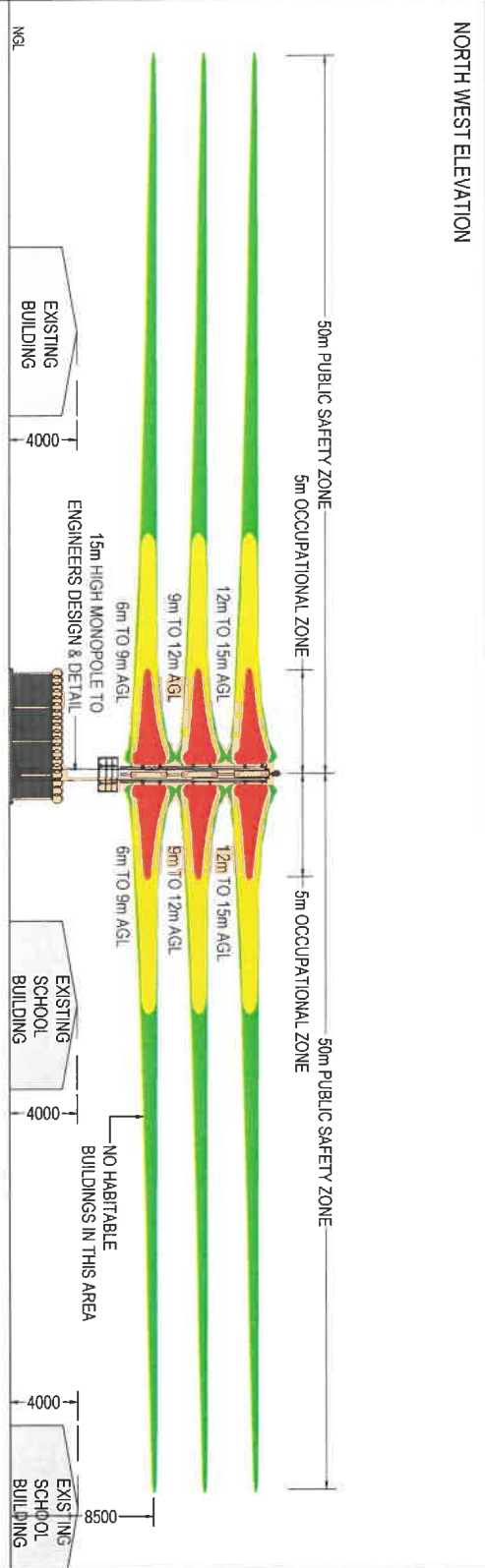
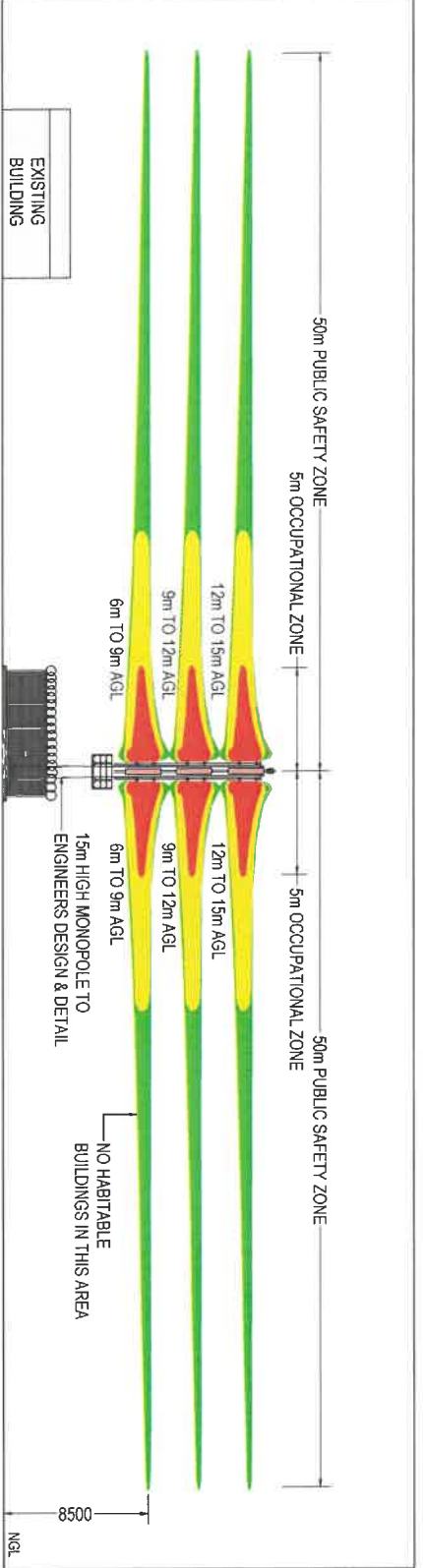
PUBLIC SAFETY ZONE MAP
N.T.S.

Project Description:	Proposed Base Telecommunications Transmission Station with 15m High Monopole
Site Name & Site ID:	Sonop Primary ATSA361e

Client:	ATLAS TOWER
Author:	CRPSIGN CAD Drawing Services
Property Description:	Prn 1 of the Farm No.1248, Western Cape
Property Address:	Keenweder Road, Klein Nederburg, Western Cape
Site Co-ordinates:	Lat: 33°44'15.17"S Long: 19° 1'25.26' E 194m HASL
DO NOT SCALE. Drawings are in mm.	
Owner Name:	ATLAS Rev:
Author Name:	Charlotte Reinhardt
Date:	14 JULY 2021

Owner:	ATLAS
Signatures	
Drawing Ref.	CRDS2408
	Rev 03
	A3 Sheet:
	05 of 06

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Project Description: Proposed Base Telecommunications Transmission Station with 15m High Monopole

Site Name & Site ID: Sonop Primary ATSA361e

Client: ATLAS TOWER

Author: CR DESIGN

Property Particulars

Property Descriptor:	Pin 1 of the Farm No. 1248, Western Cape	Owner Name:	ATLAS Reg.
Property Address:	Keenweder Road, Klein Nederburg, Western Cape	Author Name:	Charlotte Reinhardt
Site Co-ordinates:	Lat: 33°44'15.17"S Long: 19° 1'25.26"E 194m HASL	Date:	14 July 2021

Signatures

Owner:	ATLAS	Drawing Ref.:	CRDS2408
			Rév 03
			A3 Sheet:
			06 of 06

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4339

Memo

To:	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT (ATTENTION: E CYSTER)
From:	MANAGER: INFRASTRUCTURE MANAGEMENT
Enquiries:	L. PIENAAR
Collaborator number:	
Reference number:	15/4/1 (F1248/1) P (2043)
Date:	24 November 2021
Subject:	APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018 FARM2 1248 PORTION 1 PAARL.

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 No comment.
- 2 STORMWATER**
 - 2.1 No comment.
- 3 WATER**
 - 3.1 The existing water meter and connection point must be accessible and unobstructed at all time

4 WASTEWATER SERVICES

4.1 The existing wastewater connection must be accessible and unobstructed at all times.

5 SOLID WASTE

5.1 No comment.

6 DEVELOPMENT CHARGES

6.1 Based on the information provided, no Development Charges are payable.

7 GENERAL

7.1 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; and

7.2 The above conditions are to be complied with in stages.

7.2.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

7.2.2 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

7.2.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP PIENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE MANAGEMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2021\comments\Farm 1248 Portion 1 - Consent Use and Permanent Departure.docx
LP/bvr