



Enquiries: C van der bank
Contact number: (021) 8074832
Reference: 15/4/1(F589/7) P
Date: 29 September 2023
Coll no: 2041377

CvdB/JA
15/4/1(F589/7) P

Warren Petterson Planning
P.O Box 152
CENTURY CITY
7446

E-mail: dloots@wpplanning.co.za

Sir

APPLICATION FOR CONSENT USE FOR A FREESTANDING TELECOMMUNICATION MAST AND BASE STATION: PORTION 7 OF FARM 589 PAARL DIVISION

Your above-mentioned application refers.

- 1 **Approval** has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1 **Consent Use** for the purpose of erecting a Freestanding Telecommunication Mast and Base Station on Portion 7 of Farm 589 Paarl Division as indicated on the Site Plan drawn by D. Loots dated 2023-08-25, (**Annexure B**).
2. The approval mentioned in above paragraph 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 by the Drakenstein Municipality: Electro Technical Services Division in its memorandum dated 19 September 2023, (**Annexure E**).
 - 2.2. Adherence to the conditions as set by Land Development Management:
 - 2.2.1. The proposed 15m lattice type Telecommunication Mast and Base Station shall be erected in accordance with the Site Plan drawn by D. Loots dated, 2023-08-25, (**Annexure B**);
 - 2.2.2. The lattice type mast and security palisade fence shall be finished in a charcoal colour to mitigate the visual impact on the surrounding area;

2./...

- 2.2.3 The telecommunication infrastructure should always adhere to any electrical engineering regulations and all cost related to the provision of electricity to the proposed telecommunication base station shall be borne by the applicant;
- 2.2.4. No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council; and
- 2.2.5. Should the applicant fail to comply with the any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.

3. The following be regarded as the reasons for the decision:

- 3.1. The proposed telecommunication mast and associated infrastructure adheres to the guidelines as set by the Drakenstein Telecommunication Infrastructure Policy, 2020;
- 3.2. 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;
- 3.3. 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;
- 3.4. The proposed development does not affect any municipal engineering services.

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

ANNEXURE B

Site Plan



TOWN AND REGIONAL PLANNING CONSULTANTS

WPP SITE ID: RRL362

WPP SITE NAME: KEERWEDER PAARL

PROPERTY DESCRIPTION:

PORTION 7 OF THE FARM VOOR DU TOTSKLOOF NO. 589, PAARL RD

ADDRESS:

KEERWEDER ROAD, PAARL FARMS, PAARL, WESTERN CAPE

CO-ORDINATES: ELEVATION: 411m

Lat: -33.728538° Long: 19.059474°



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 502 0055 Unit 1, 2nd Floor PO Box 102, Marine Drive, Scarborough, Western Cape, 7400

PROJECT: PROPOSED NEW WPP 15m LATTICE MAST WITH 8m X 8m BASE STATION

APPROVED MAST: 15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) 8x8m BASE STATION
- C) 15m LATTICE MAST ON 8x8m BASE STATION
- D) BASE STATION CHIP STONE SURFACE
- E) MAST AND ANTENNAS TO BE PAINTED CHARCOAL

DATE	DESCRIPTION	REVISION
08-02-2023	1st Issue	0
25-09-2023	Alternative colour	1

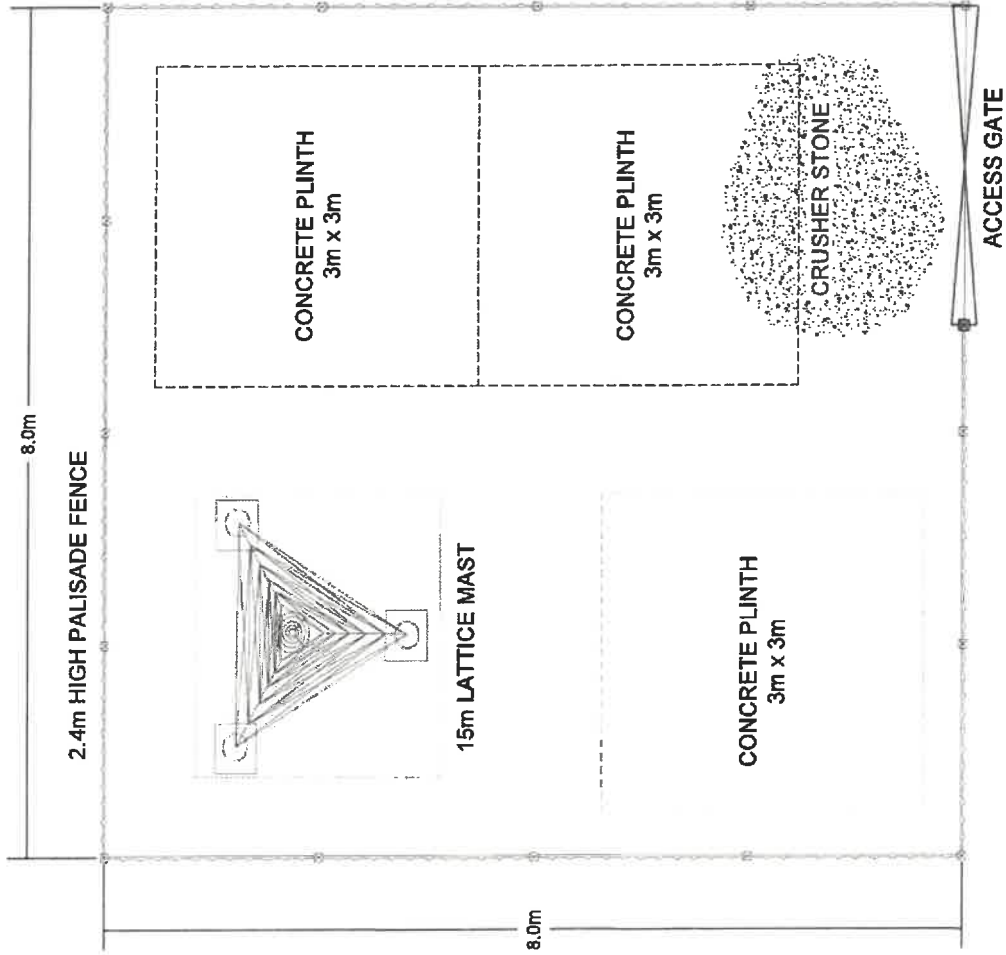
DRAWING NUMBER: RRL362 SHEET: 2 OF 4

DRAWING TITLE: SITE PLAN

DRAWN: D. LOOTS SCALE: 1:10000

DATE: 2023-09-25 REVISION: 1

Top View



WPP SITE ID: RRL362

WPP SITE NAME: KEERWEDER PAARL

PROPERTY DESCRIPTION:

PORTION 7 OF THE FARM VOOR DU TOTTSKLOOF NO. 589, PAARL RD

ADDRESS:
KEERWEDER ROAD, PAARL FARMS,
PAARL, WESTERN CAPE

CO-ORDINATES: ELEVATION:
Lat: -33.728538° 411m
Long: 19.058474°



14th Fl, 3rd Floor
Wepa Building, Bridgeway,
Century City, Cape Town,
7446

PROJECT:
PROPOSED NEW WPP 15m LATTICE MAST WITH 8m X 8m BASE STATION

APPROVED MAST:
15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) 8x8m BASE STATION
- C) 2.4m PALISADE FENCE
- D) BASE STATION: CHIP STONE SURFACE
- E) MAST AND ANTENNAS TO BE PAINTED CHARCOAL

DATE	DESCRIPTION	REVISION
06-02-2023	1st Issue	0
25-08-2023	Alternative colour	1

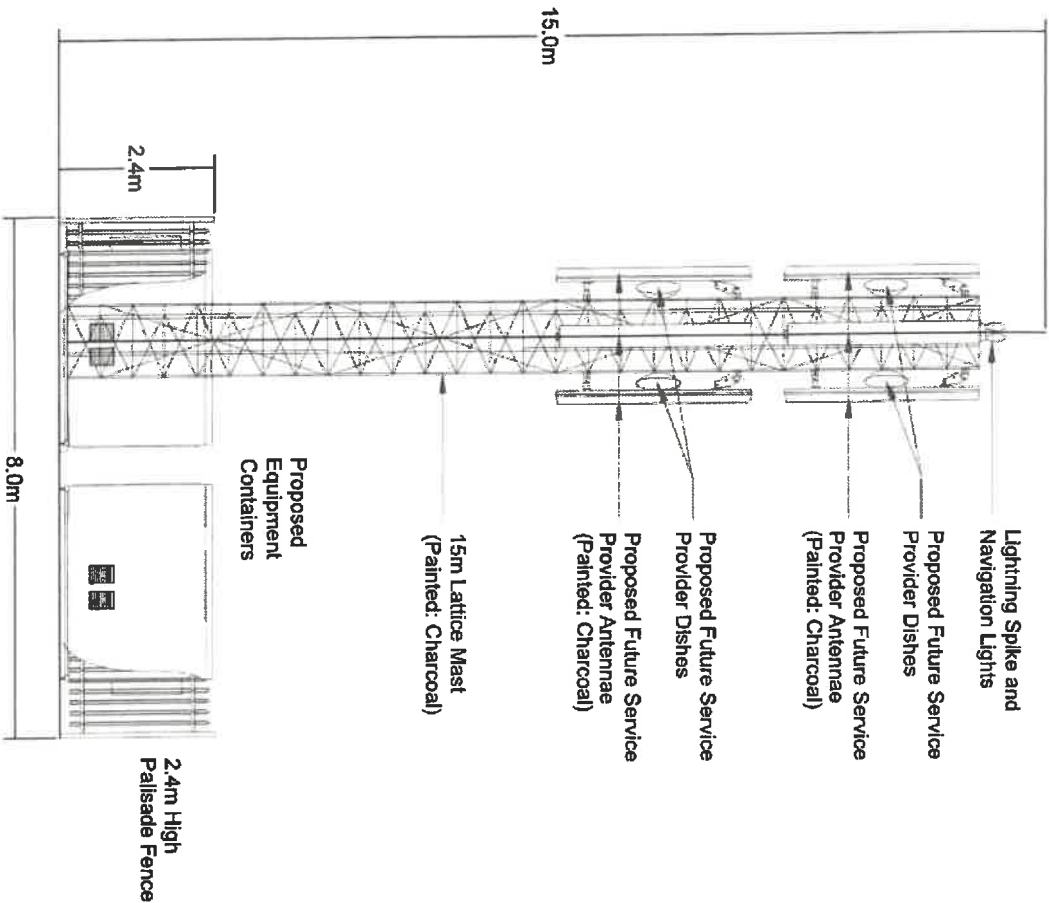
DRAWING NUMBER: RRL362
SHEET: 3 OF 4

DRAWING TITLE: TOP VIEW

DRAWN: D. LOOTS
SCALE: NTS

DATE: 2023-08-25
REVISION: 1

Elevation



WPP SITE ID: RRL362

WPP SITE NAME: KEERWEDER PAARL

PROPERTY DESCRIPTION:

PORTION 7 OF THE FARM VOOR DU
TOTSKLOOF NO. 689, PAARL RD

ADDRESS:

KEERWEDER ROAD, PAARL FARMS,
PAARL, WESTERN CAPE

CO-ORDINATES: **ELEVATION:**

Lat: -33.728538° 411m
Long: 19.058474°



PROJECT:
PROPOSED NEW WPP 15m LATTICE MAST WITH 8m X 8m BASE STATION

APPROVED MAST: 15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) 8x8m BASE STATION
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DATE	DESCRIPTION	REVISION
06-02-2023	1st Issue	0
25-08-2023	Alternative colour	1

DRAWING NUMBER: RRL362 **SHEET:** 4 OF 4

DRAWING TITLE: ELEVATION

DRAWN: D. LOOTS **SCALE:** NTS

DATE: 2023-08-25 **REVISION:** 1



Memo

To:	Senior Manager: Land Development Management
	For attention: H Strijdom/C van der Bank/E Cyster
From:	Manager: Planning and Customer Services
Enquiries:	L Laing
Reference number:	8/2/5_589/7
Date:	19 September 2023
Subject:	APPLICATION FOR CONSENT USE FOR A FREESTANDING TELECOMMUNICATION BASE STATION, ERF 589/7, PAARL

Time Limit on Conditions: These conditions will be limited to a period of one (1) year from the date as on the covering memo from this department. After this period a re-application must be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.3. A service servitude must be registered across the remainder erven to the base station.
- 2.4. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.5. A service level agreement between the municipality and the owner or developer of the development must be arrange at Electro-Technical department (Planning and Design division - Chief Engineering Technician) for a new supply to the premises.

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for any load requirement and will be calculated according to the following as indicated in approved tariffs: **R5 180.00 x per kVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2024 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.

3.2. The developer will be responsible to carry all cost of the electrical installation including the linkage to the infrastructure as determined by the Manager: Planning and Customer Services.

3.3. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.

A private registered installation electrician shall be used to do all installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal By-laws, prior to the proposed development.

A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Services Department (Service section) on the day the service is render, or the case may be.

The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully


L. LAING
MANAGER: PLANNING AND CUSTOMER SERVICES
T:BEPLAN_3\Sub Divisions Rezoning\2023\24\5897