



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

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customercare@drakenstein.gov.za
Civic Centre, Berg River Boulevard, Paarl 7647

Enquiries: Jason Daniels
Contact number: 021 807 4581
Reference: 15/4/1 (9283) W
Date: 6 October 2026

JD/HK

Warren Petterson Planning
P.O.Box 152
CENTURY CITY
7446

dlouts@wpplanning.co.za

Dear Sir

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE TO PERMIT A FREESTANDING TELECOMMUNICATION BASE STATION: ERF 9283 WELLINGTON

Your application dated 1 June 2026 (Collaborator reference 2370315) refers.

1. **Approval** is hereby 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 on Erf 9283 Wellington, in order to establish a freestanding telecommunications base station with associated infrastructure on the subject property, as indicated on the Site Development Plan drawn by WPP Town and Regional Planning Consultants, Drawing Number STSW245, Rev O, dated 04-12-2024 (**See Annexure B**) consisting of the following:
 - 1.1.1 A 32m high monopole mast;
 - 1.1.2 12 Sector antennas attached to the mast;
 - 1.1.3 1 Equipment container;
 - 1.1.4 A 1.5m high palisade fence on top of the container;
 - 1.2 Permanent land use departure on Erf 9283 Wellington, from the height limitation of 30m in terms of Section 34(2) of the Drakenstein Zoning Scheme By-Law, 2018, to accommodate the proposed 32m high mast, as indicated on the Site Development Plan drawn by WPP Town and Regional Planning Consultants, Drawing Number STSW245, Rev O, dated 04-12-2024 (**See Annexure B**);

2. The approvals mentioned in Paragraphs 1.1 and 1.2 above, 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: Electrical Engineering Services Division in its memorandum with reference 8/2/5_9283 dated 23 August 2026 (**See Annexure D**);
 - 2.2 Adherence 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;
 - 2.3 That the proposal take place largely in accordance with the Site Development Plan (**See Annexure B**);
 - 2.4 No new buildings or boundary walls be erected or existing structure altered without the approval of building plans by Council;
 - 2.5 Any further amendments to the application be subject to the relevant approval;
 - 2.6 Should the applicant fail to comply with the any of the above-mentioned conditions, Council reserves the right to impose further conditions in future if deemed necessary or even revoke the approval;
3. The following be regarded as the reasons for the decision:
 - 3.1 The proposal is for infrastructure encouraged as a consent usage on Community Use Zone properties mitigated as light masts;
 - 3.2 The proposal is not expected to detract from the character of the area, as the proposed infrastructure will be well mitigated and located a significant distance away from residential properties;
 - 3.3 The proposal is not expected to negatively impact on the health, safety and well-being of the surrounding community;
 - 3.4 All relevant departments consented to the proposal subject to certain conditions; and
 - 3.5 The proposal is in line with the Drakenstein Spatial Development Framework (DSDF), as well as other forward planning policies and frameworks.

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 Bylaw 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 notify (**email or per hand**) the surrounding property owners who were notified of the application during the public participation process and the **objectors (if applicable)**, of their general right of appeal proof of notification **must** be provided. Note that the 21-day appeal period will commence the day after all the property owners have been notified.

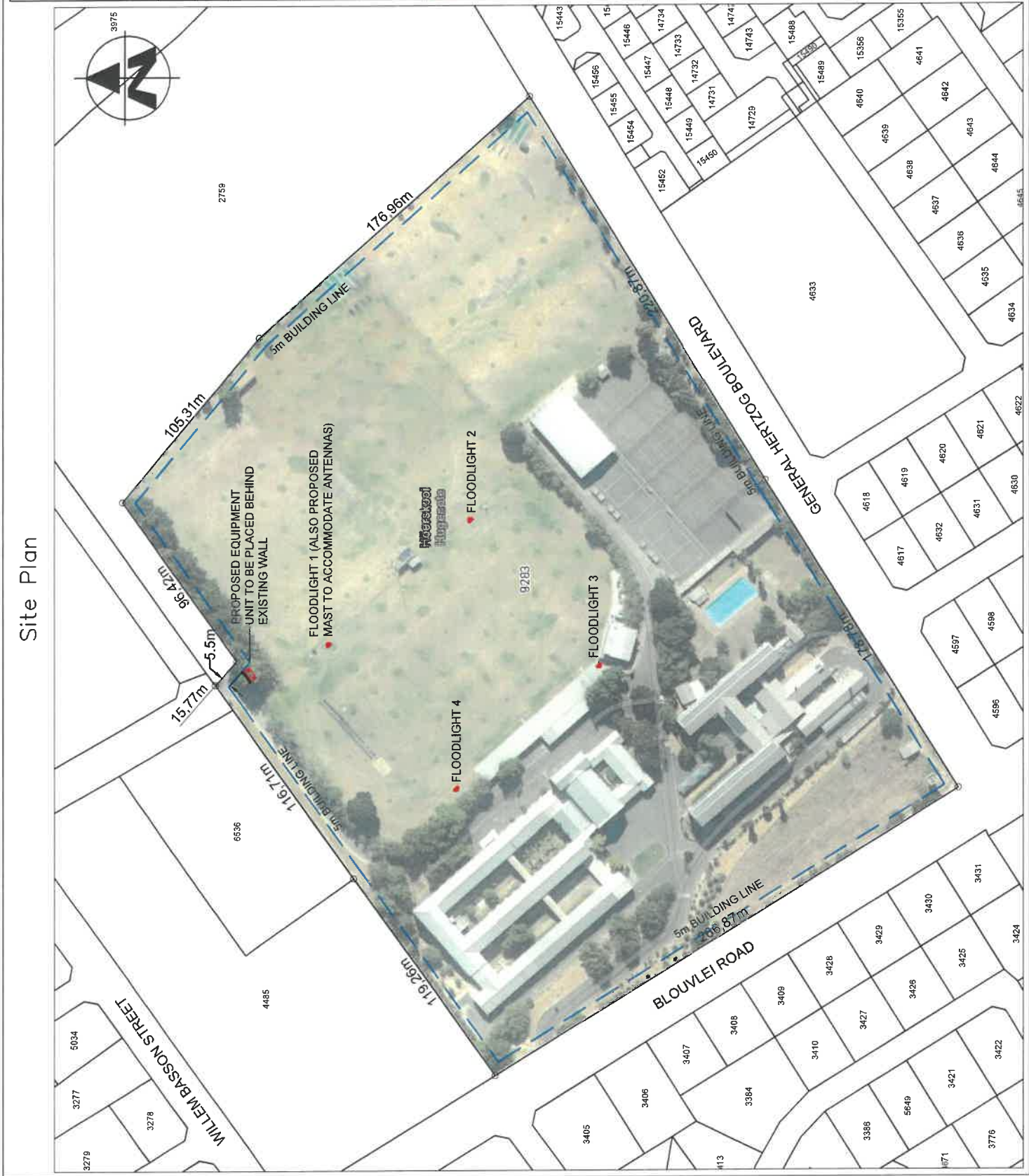
The appeal procedures are set out in Section 80 of the abovementioned By-Law (attached). All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 7622 or at customercare@drakenstein.gov.za

Yours faithfully



H.G STRIJDOM (PR. PLN A/1058/1998)

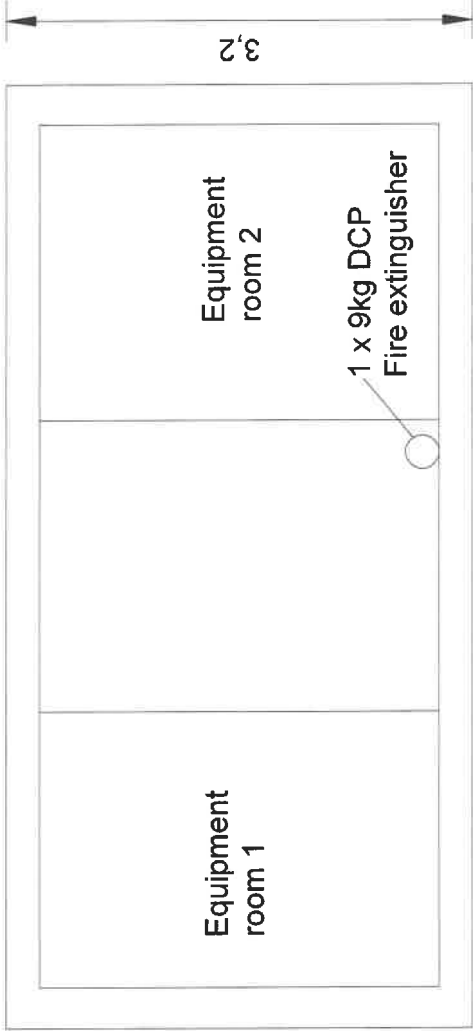
SENIOR MANAGER: LAND DEVELOPMENT AND MANAGEMENT



Top View (Equipment)

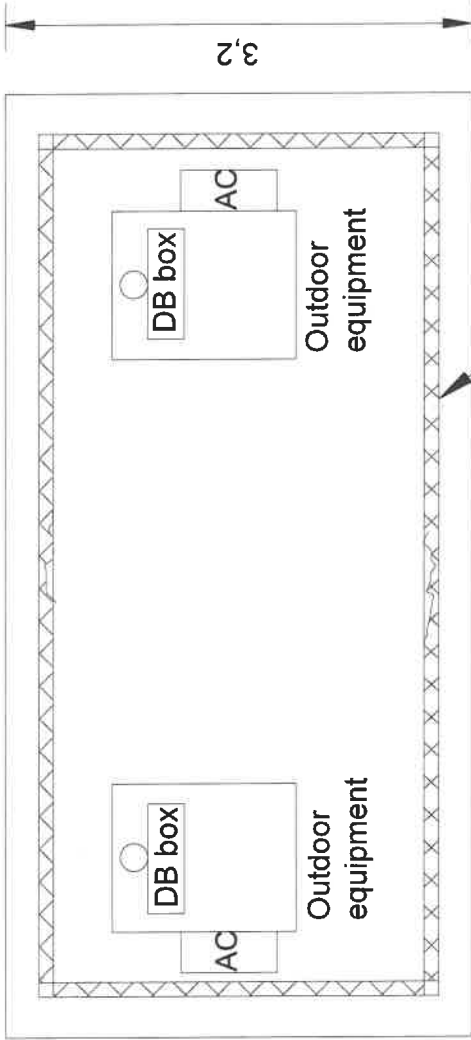
Lower level

6,5



Upper level

6,5



SITE ID:	STSW245
SITE NAME:	HUGENOTE HIGH SCHOOL
PROPERTY DESCRIPTION:	
	ERF 9283 WELLINGTON
ADDRESS:	BLOUVLEI ROAD, WELLINGTON
CO-ORDINATES:	ELEVATION:
Lat: -33.647300°	140m
Long: 19.011701°	

TOWN AND REGIONAL PLANNING CONSULTANTS
Unit H, 3rd Floor
Po Box 152,
Matrix Building, Bridgeway,
Century City,
7446
Tel: (021) 532 5255
Fax: 086 537 5187

PROJECT:
PROPOSED NEW STS 32m MONOPOLE MAST WITH
FLOODLIGHTS AT 25m HEIGHT

APPROVED MAST:
32m MONOPOLE MAST

NOTES:
A) NEW 32m MONOPOLE MAST
B) FLOODLIGHTS PROPOSED AT 25m HEIGHT
C) CUSTOM BASE STATION

DATE	DESCRIPTION	REVISION
04-12-2024	1st Issue	0

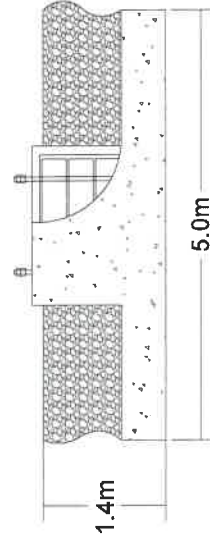
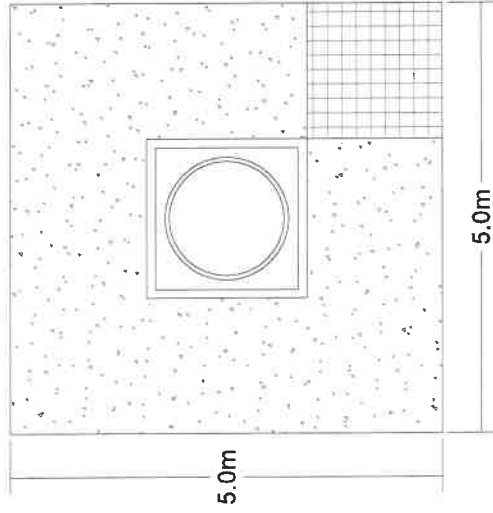
DRAWING NUMBER: STSW245
SHEET:
3 OF 5

DRAWING TITLE: TOP VIEW

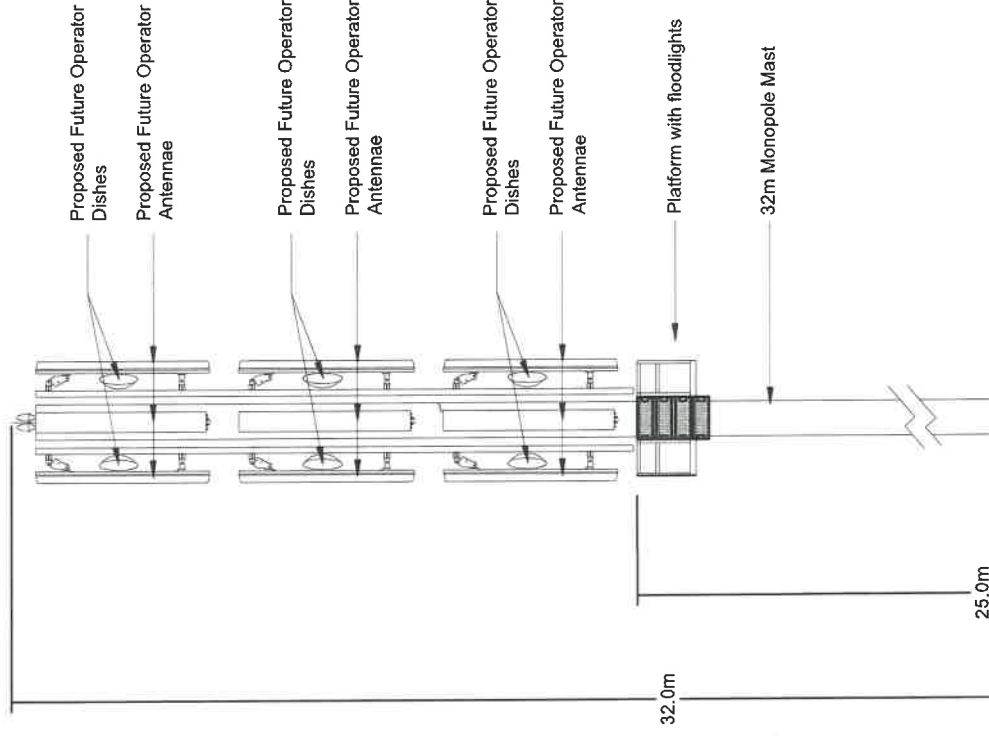
DRAWN: DIRKO LOOTS
SCALE: NTS

DATE: 2024-12-04
REVISION: 0

Elevation



32m MONOPOLE
MAST FOUNDATION



SITE ID:	STSW245
SITE NAME:	HUGENOTE HIGH SCHOOL
PROPERTY DESCRIPTION:	ERF 9283 WELLINGTON
ADDRESS:	BLOUVLEI ROAD, WELLINGTON
CO-ORDINATES:	ELEVATION:
Lat: -33.647300° Long: 19.011701°	140m



Tel: (021) 552 5255
Fax: 086 537 9187
Unit H, 3rd Floor
Math Building, Bridgeway,
Century City, Cape Town
7446
P.O. Box 152,
Century City,
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DATE	DESCRIPTION	REVISION
04-12-2024	1st Issue	0

DRAWING NUMBER: STSW245	SHEET: 4 OF 5
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DRAWING TITLE:	ELEVATION
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DRAWN: DIRKO LOOTS	SCALE: NTS
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DATE: 2024-12-04	REVISION: 0
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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_9283
Date:	23 August 2026
Subject:	APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE TO PERMIT A FREESTANDING TELECOMMUNICATIONS BASE STATION, ERF 9283, WELLINGTON

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. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty-four-hour access for maintenance purposes.
- 2.4. The developer will be responsible for all cost in the case where he or she request any infrastructure situated in the road reserve to be moved or relocated to new proposed positions.
- 2.5. The developer is required to include measures to improve energy efficiency for any additional load requirement to the existing electrical supply.
- 2.6. It may be requested to register service servitudes where existing and or new infrastructure will or have been installed.
- 2.7. A service level agreement between the municipality and the owner or developer of above-mentioned erf must be arrange at Electro-Technical Engineering Department (Planning and Design Section - Chief Engineering Technician) for any additional load requirement.

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for any additional load requirement and will be calculated according to the following as indicated in approved tariffs: **R5,869.12 per kVA (V.A.T. excluded)**. The cost as mentioned above is valid until 30 June 2027 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.
- 3.3. All upgrade and service costs must be paid at the Financial Services Section in cash before any service connection may be rendered.
- 3.4. A private registered electrical 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 development.
- 3.5. A certificate of compliance and occupational certificate must be handed over to the Electro-Technical Engineering Department (Service section) on the day the service is rendered or as the case may be.
- 3.6. The Planning and Design Section of the Electro-Technical Engineering Department with reference to the services and conditions has no objection to this application.

Yours faithfully

A handwritten signature in dark ink, consisting of a large, loopy 'L' followed by a horizontal stroke and a small upward flick.

L LAING

SENIOR MANAGER: ELECTRO-TECHNICAL ENGINEERING

I:\BEPLAN_3\Sub_Divisions_Rezoning\202627\9283