



**DRAKENSTEIN**

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Reference: 15/4/1 (406) P

Date: 11 June 2024

C vdBank/HK  
15/4/1 (406) P

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Madam

**APPLICATION FOR CONSENT USE FOR A FREESTANDING TELECOMMUNICATION MAST ON FARM 406 PAARL DIVISION**

Your land use application (Collaborator reference 2119205) refers.

1. **Approval** is granted in terms of Section 60 of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for consent use Farm 406 Paarl Division, for a new freestanding telecommunication infrastructure with 15m monopole mast and associated base station ( $\pm 56\text{m}^2$  in extent) as indicated on the Site Development Plan attached (**See Annexure B**).
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 The development shall take place in accordance with the site development plan (**See Annexure B**);
  - 2.2 All municipal water and wastewater connections must be accessible at all times to the satisfaction of Council;
  - 2.3 Only one municipal electrical connection point per erf is allowed;
  - 2.4 The mast will be camouflaged as a pine tree to mitigate the visual impact of the infrastructure on the surrounding area;

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- 2.5 The Municipality may request that a pre-electromagnetic radiation test be commissioned, if necessary;
  - 2.6 If the facility is abandoned or the owner fails to rehabilitate, decommission or repair the telecommunication mast, as the case may be, the Municipality after written notice to the owner shall rehabilitate, decommission or report the environmental damage or remove the facility and may recover such or any related cost from the owner;
  - 2.7 No buildings or structures may be erected, or existing structures altered, without the approval of building plans by Council; and
  - 2.8 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 A transparent and fair process was followed in processing the application in accordance with the Land Use Planning Bylaw, 2018;
  - 3.2 The application was circulated to the relevant internal departments and no objections were received against the application. The proposed development has access to the required engineering services;
  - 3.3 Heritage Western Cape indicated that there is no reason to believe that the proposed telecommunication base station will impact on the heritage resource;
  - 3.4 The proposal conforms to the Spatial Planning Principles, SDF, and policies for the area; and
  - 3.5 Farm 406 Paarl Division is zoned “Community Use Zone” in terms of the Drakenstein Zoning Scheme Bylaw, 2018 which allows the establishment of a Freestanding Mast in terms of a consent use 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.

The applicant shall be required to notify (**by email or per hand**) the surrounding property owners who were notified of the application during the initial public participation process and objectors, 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



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