

# MASIPALA WASE THEEWATERSKLOOF MUNISIPALITEIT

Munisipale Kantoor/Municipal Office  
Pleinstraat/Plein Street  
Posbus/P.O Box 24  
CALEDON  
7230



Tel. no.: 028 214 3300  
Faks/Fax no.: 028 214 1289  
E-pos/E-mail:twkmun@twk.org.za

Our Reference Number: FA 455/13  
Your Reference Number:  
Enquiries: Sunet du Toit, 028 214 3300 / sunetdu@twk.org.za

Date: 21 August 2019

## REGISTERED MAIL

JFDP Muller  
TTP-Consult  
3 Henley House  
Wellington Park  
DURBANVILLE  
7550

(Per E-mail: jaco@ttp-consult.co.za)

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## DECISION LETTER TO APPLICANT

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Dear Mr/Mrs/Ms

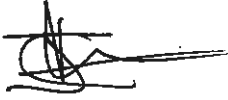
### APPLICATION FOR CONSENT USE: PORTION 13 (A PORTION OF PORTION 3) OF FARM NO. 455 ARRIES KRAAL, CALEDON DISTRICT

1. This Municipality's letter dated 16 July 2018, refers.
2. The Municipal Planning Tribunal, on 1 August 2019 **approved, in whole** your application for **Consent use** on Portion 13 of Farm No. 455, Caledon District, as depicted on Site Layout Plan No. A05/06 and A06/06, dated 11 January 2018, drawn by Coast to Coast Towers, in terms of section 60 of the By-law on Municipal Land Use Planning in order to erect a 35m high freestanding base telecommunication station.
3. **Reasons** for the above decision are as follows:
  - 3.1. The proposed use will not have a negative impact on the agricultural land.
  - 3.2. The zoning of the property will remain unchanged.
  - 3.3. The proposal will not negatively impact on the engineering services.
  - 3.4. The Department of Health indicated that cell phone masts have no health hazard to the public.
  - 3.5. All Environmental factors have been taken into account and if necessary, mitigated.
  - 3.6. The Visual Impact Study conducted by Enviro Works confirmed that the visual impact of the 35m high monopole mast will be **low**, because it will blend in with the surrounding environment.

4. **The abovementioned approval is subject to the following conditions in terms of Section 66 of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning:**
- 4.1. The approval is valid for 2 years after the expiry of the period contemplated in Section 79(2), subject to Section 19(5) of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning, 2015;
  - 4.2. The proposed development is generally in accordance with Site Layout Plan No. A05/06 and A06/06, dated 11 January 2018, drawn by Coast to Coast Towers;
  - 4.3. The 35m high monopole type mast be painted in green in order to blend with the surrounding environment;
  - 4.4. Access control measures must be implemented to ensure that unauthorised persons do not gain access to the public exclusion zone;
  - 4.5. The service provider / operator / lessee are responsible for on-going maintenance of the entire installation as well as all costs with respect to such maintenance or future decommissioning of the telecommunication infrastructure;
  - 4.6. The service provider / operator / lessee shall remove all decommissioned infrastructure, and where the site has been disturbed, shall rehabilitate the site to its original state or a state acceptable to the Director Development Services or her/his delegate;
  - 4.7. Complete building plans be submitted to the Department: Building Control and Town Planning for consideration, before any construction activities commence;
  - 4.8. The approval does not exempt the applicant/developer from compliance with any other legislation that might be/become applicable with regard to the proposed development;
  - 4.9. The service provider / operator / lessee adhere to the standard minimum Radio Frequency Emissions requirements attached as Annexure O;
  - 4.10. **Eskom** (Annexure G)
    - 4.10.1. No building may be erected 9 metres from either side of the centre line from any Eskom 11kV power line crossing the property involved;
    - 4.10.2. The location of the cable from the Eskom transformer to the distribution box must be pointed out to the contractor by the owner and is the owner's responsibility;
    - 4.10.3. A copy of letter from Eskom date 19/11/2019 be handed to the contractor who must have it available on site;
    - 4.10.4. Existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer;
5. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) and 80 of the said legislation.
- 5.1. The attached appeal form must be completed and should be directed to the Appeal Authority and received by the Theewaterskloof Municipality, 6 Plein Street, Caledon, 7230 telephone: 028 214 3300, within 21 days of notification of this decision together with proof of payment of the appeal fee.
  - 5.2. You are requested to simultaneously serve notice of the appeal on any person who commented on the application and any other persons as the Municipality may determine (see attached list). Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.
  - 5.3. The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

6. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Yours faithfully

A handwritten signature in black ink, appearing to be 'JC Pienaar', with a long horizontal stroke extending to the right.

**JC PIENAAR**  
**MANAGER: TOWN PLANNING AND BUILDING CONTROL**

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 7230



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## APPEAL FORM

(Section 79 of the Proposed Standard Draft By-law on Municipal Land Use Planning)

**KINDLY NOTE:** Please complete this form using BLOCK capitals and ticking the appropriate boxes. Append this form to your letter of appeal which must comply with section 80 of the Theewaterskloof Sstandard By-law on Municipal Land Use Planning.

### PART A: APPEAL

Are you appealing against the decision made by the authorised employee or Tribunal?	Y	N	If Yes, indicate in Part E if the appeal is lodged against the whole decision or part thereof. If the latter applies provide a description of the part.
Are you appealing in respect of the failure of the authorised employee or Tribunal to make a decision within the period contemplated in section 57(1) or (2)?	Y	N	If Yes, provide facts that prove the failure in Part E.
Are you appealing against the condition(s) of approval imposed by the authorised employee or Tribunal?	Y	N	If Yes, list relevant condition(s) and provide a description in Part E.
Is your appeal based on and primarily concerned with the process followed prior to the authorised employee or Tribunal decision?	Y	N	If Yes, specify in Part E.
Is your appeal based on and primarily concerned with the merits of the land development or land use application on which it is believed that the authorised employee or Tribunal erred in coming to the conclusion?	Y	N	If Yes, specify in Part E.
Date of decision	DD/MM/YYYY	Date receiving notice of decision	DD/MM/YYYY
Who took the original decision?	<input checked="" type="checkbox"/>	Authorised employee	<input checked="" type="checkbox"/> Tribunal

### PART B: APPELLANT'S DETAILS

First name(s)	
Surname	

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 7230



Tel. no.: 028 214 3300  
 Faks/Fax no.: 028 214 1289  
 E-pos/E-mail: twkmun@twk.org.za

Company or legal person's name (if applicable)					
Postal address					Postal Code
Email					
Tel		Fax		Cell	

## PART C: APPELLANT'S PROPERTY DESCRIPTION *(Property that is affected by proposed development)*

Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.					
Physical Address					
GPS Coordinates		Town/City			

## PART D: PROPERTY DESCRIPTION OF PROPOSED LAND DEVELOPMENT

Number(s) of Erf/Erven/Portion(s) or Farm(s), allotment area.					
Physical Address					
GPS Coordinates		Town/City			

## PART E: APPEAL MOTIVATION AND REASONS\*

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*\* Appeal motivation, information and reasons may be attached.*

## **PART F: APPEAL FEE (for completion and use by official)**

<b>Appeal</b>	R
<b>TOTAL APPEAL FEES*</b>	R

*\* Appeal fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.*

## **BANKING DETAILS**

Name:

Bank:

Branch no.:

Account no.:

**Payment reference:** .....  
 (If applicable)

## **PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION**

**Complete the following checklist and attach all the information and documentation relevant to the appeal.**

Y	N	Proof of payment of appeal fees (applicant)	Y	N	Proof of serving notice of appeal (applicant)
Y	N	Copy of decision and proof of notification	Y	N	Copy of conditions of approval
Y	N	Motivation and reasons for appeal	Y	N	Other (specify)

## **SECTION H: DECLARATION**

I hereby wish to confirm the following :

- That the information contained in this appeal form and accompanying documentation is complete and correct.
- I'm aware that it is an offense in terms of section 85(1)(e) of the said legislation to supply particulars,

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information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.

Appellant's signature: \_\_\_\_\_

Date: \_\_\_\_\_

Full name: \_\_\_\_\_

## FOR OFFICE USE ONLY

Date received:

\_\_\_\_\_

Received by:

\_\_\_\_\_

MunicipalStamp

CTC\_WC\_2070 - APPLLETISER 1



54/455

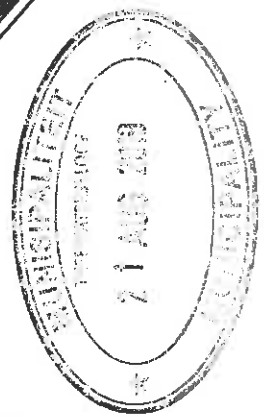
Erf Boundary

30m Building Lines

Proposed Base Station

Paved Road

Note:  
 Existing Buildings



**SITE INFORMATION**

Site Name & Number:  
 CTC\_WC\_2070  
 Appletiser 1

Property Description:  
 REM 13 of Farm 455,  
 Off Appletiser Road,  
 Grabouw,  
 Western Cape

Project:  
 Greenfield  
 35m Monopole Mast  
 Coast to Coast

Latitude:	-34.186688°	Longitude:	18.004186°	ASL:	282m
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**NOTES:**  
**RF PROPAGATION:**  
 - SITE TO COMPLY WITH TRS7, 439 & SANS 1186.  
 - PROPAGATION MODEL TO BE USED FOR ALL CALCULATIONS.  
 - INSTALLATION TO COMPLY WITH ENG. SPECIFICATIONS AND DESIGN.  
 - ALL WORK TO COMPLY WITH SANS 1008.  
 - E.M.F. TO ENSURE AVAILABLE POWER SUPPLY, SHOULD SUPPLEMENT POWER NOT BE AVAILABLE, THIS NEEDS TO BE CONSIDERED.  
 - CONTAINERS & FENCE TO BE GALVANIZED.  
 - GROUND COVER TO BE 20mm CHEPSTONE.  
**Labels:**  
 of Health & RF Warning Signs to adhere to COCT Specifications and SANS Specifications.  
 1.1) Exposure of the public to radio frequency energy within the site boundary required to be within the limits of the SANS 1008.  
 1.2) The network provider enclosing base station required to record exposure levels at regular intervals and to make these readings available to Council on request.  
 1.3) Air ions should be maintained around the base station which should be fenced off so as to prevent unauthorized access by the public to the base station.  
 1.4) The site should be fenced off to prevent access to the site.



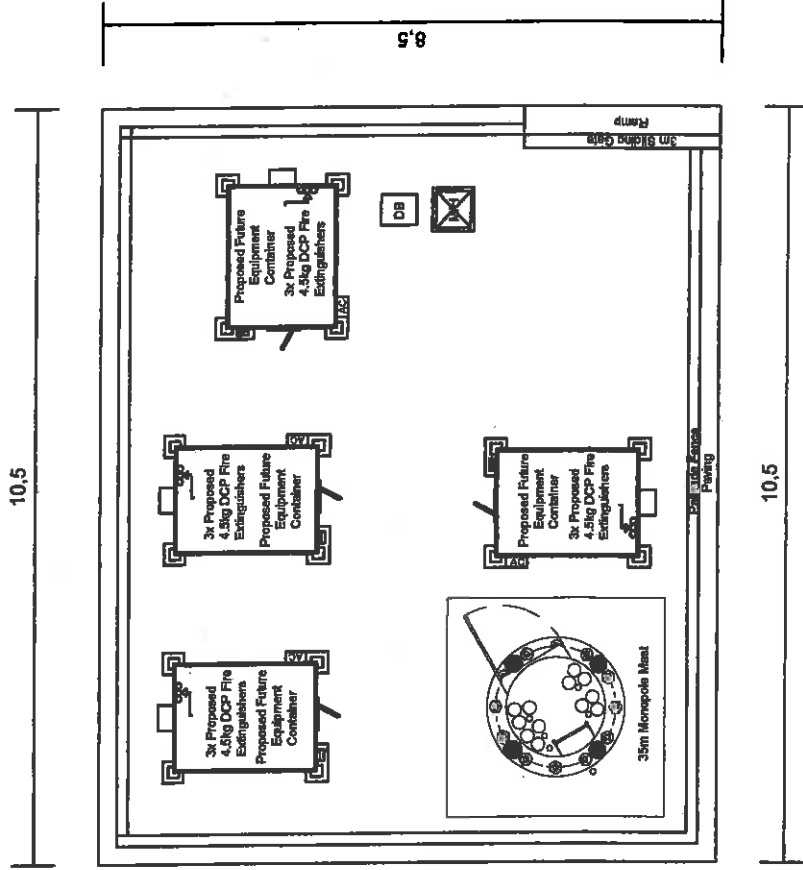
Coast to Coast Towers (Pty) Ltd  
 3 Henley House  
 Wellington Park, Wellington Road  
 Call: 072 740 4231  
 Email: jandree@ctctowers.co.za

Task:	Initial:	Signature:	Date:
Drawn/Checked:	J.L.		20/07/2018
Design Approved:	J.D.P.		20/07/2018
Technical Approved:			
Approved for issue:			
Scale:	N/S		

Drawing Reference:  
 ERF PLAN SHEET AD3/07  
 Site No.: CTC 270  
 Revision: C  
 Site Name: Appletiser 1



CTC\_WC\_2070 - APPLTISER 1



**Note:**  
Turn the North arrow straight upwards, in order to match the base station to the Erf Plan's base station layout.



**SITE INFORMATION**

Site Name & Number:

CTC\_WC\_2070  
Appliser 1

Property Description:

REM 13 of Farm 455,  
Off Appliser Road,  
Graham, Western Cape

Project:

Greenfield  
35m Monopole Mast  
Coast to Coast

Latitude:

-34.188668°

Longitude:

19.004156°

ASL:

263m

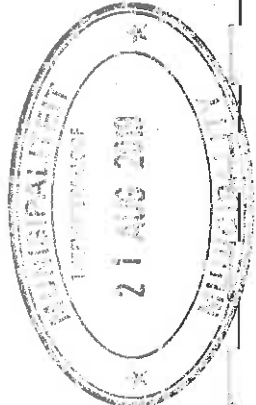
**Notes:**

- 1.1. ALL WORK SHALL BE IN ACCORDANCE WITH SANS 1045, SANS 1046, SANS 1047, SANS 1048, SANS 1049, SANS 1050, SANS 1051, SANS 1052, SANS 1053, SANS 1054, SANS 1055, SANS 1056, SANS 1057, SANS 1058, SANS 1059, SANS 1060, SANS 1061, SANS 1062, SANS 1063, SANS 1064, SANS 1065, SANS 1066, SANS 1067, SANS 1068, SANS 1069, SANS 1070, SANS 1071, SANS 1072, SANS 1073, SANS 1074, SANS 1075, SANS 1076, SANS 1077, SANS 1078, SANS 1079, SANS 1080, SANS 1081, SANS 1082, SANS 1083, SANS 1084, SANS 1085, SANS 1086, SANS 1087, SANS 1088, SANS 1089, SANS 1090, SANS 1091, SANS 1092, SANS 1093, SANS 1094, SANS 1095, SANS 1096, SANS 1097, SANS 1098, SANS 1099, SANS 1100, SANS 1101, SANS 1102, SANS 1103, SANS 1104, SANS 1105, SANS 1106, SANS 1107, SANS 1108, SANS 1109, SANS 1110, SANS 1111, SANS 1112, SANS 1113, SANS 1114, SANS 1115, SANS 1116, SANS 1117, SANS 1118, SANS 1119, SANS 1120, SANS 1121, SANS 1122, SANS 1123, SANS 1124, SANS 1125, SANS 1126, SANS 1127, SANS 1128, SANS 1129, SANS 1130, SANS 1131, SANS 1132, SANS 1133, SANS 1134, SANS 1135, SANS 1136, SANS 1137, SANS 1138, SANS 1139, SANS 1140, SANS 1141, SANS 1142, SANS 1143, SANS 1144, SANS 1145, SANS 1146, SANS 1147, SANS 1148, SANS 1149, SANS 1150, SANS 1151, SANS 1152, SANS 1153, SANS 1154, SANS 1155, SANS 1156, SANS 1157, SANS 1158, SANS 1159, SANS 1160, SANS 1161, SANS 1162, SANS 1163, SANS 1164, SANS 1165, SANS 1166, SANS 1167, SANS 1168, SANS 1169, SANS 1170, SANS 1171, SANS 1172, SANS 1173, SANS 1174, SANS 1175, SANS 1176, SANS 1177, SANS 1178, SANS 1179, SANS 1180, SANS 1181, SANS 1182, SANS 1183, SANS 1184, SANS 1185, SANS 1186, SANS 1187, SANS 1188, SANS 1189, SANS 1190, SANS 1191, SANS 1192, SANS 1193, SANS 1194, SANS 1195, SANS 1196, SANS 1197, SANS 1198, SANS 1199, SANS 1200.
- 1.2. ALL WORK SHALL BE IN ACCORDANCE WITH THE SANS STANDARDS REFERRED TO IN NOTE 1.1.
- 1.3. THE NETWORK PROVIDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
- 1.4. THE NETWORK PROVIDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
- 1.5. THE NETWORK PROVIDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
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- 1.13. THE NETWORK PROVIDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
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- 1.19. THE NETWORK PROVIDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
- 1.20. THE NETWORK PROVIDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

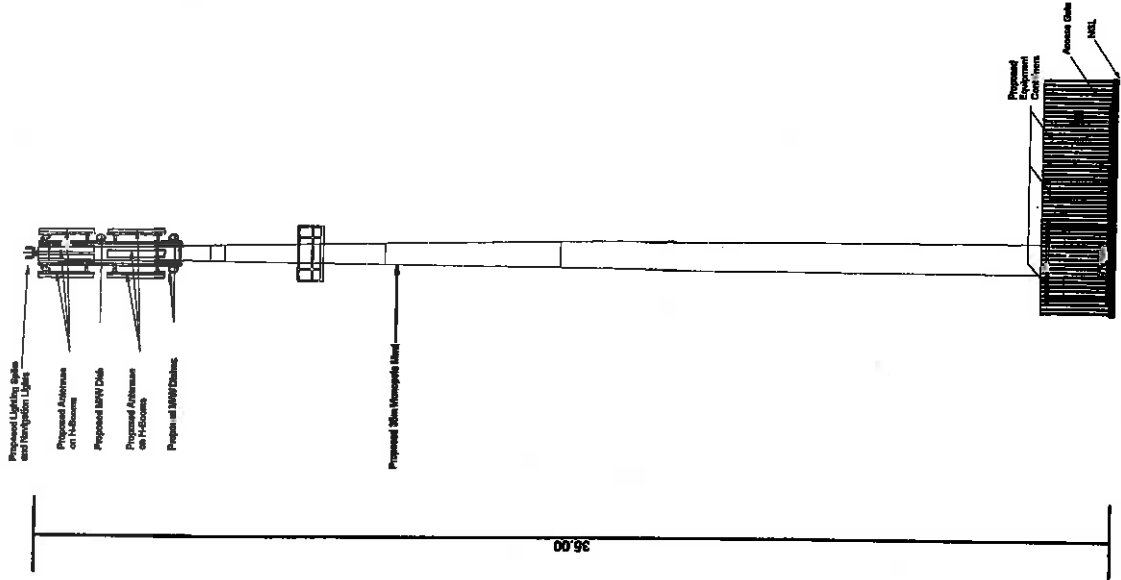


Coast to Coast Towers (Pty) Ltd  
3 Henley House  
Wellington Park, Wellington Road  
Cell: 072 740 4231  
Email: jandre@coctowers.co.za

Task:	Initial:	Signature:	Date:
Drawn:	John:		2007/08/18
Design Approval:	JDP: John:		2007/08/18
Technical Approval:			
Approved for Issue:			
Scale:	1:100		
Drawing Reference:			
SITE LAYOUT SHEET ADS07			
Site No: CTC2070 Revision: c			
Site Name: Appliser 1			



CTC\_WC\_2070 - APPLLETISER 1



SITE INFORMATION	
Site Name & Number:	CTC_WC_2070 Applletiser 1
Property Description:	REM 13 of Farm 455, Off Applletiser Road, Grabouw, Western Cape
Project:	Greenfield 35m Monopole Mast Coast to Coast
Latitude:	-34.186668°
Longitude:	19.004196°
ASL:	282m

**Notes:**

**GENERAL NOTES:**

- SITE TO COMPLY WITH IEC 617, 4.29 & SANS 1188.5.
- CONTRACTOR TO QUANTIFY PRIOR TO ORDERING OF EQUIPMENT AND MATERIALS.
- INSTALLATION TO COMPLY WITH ENG. SPECIFICATIONS AND DESIGN.
- ALL WORK TO COMPLY WITH SANS 100.
- ENG. TO ENSURE AVAILABLE POWER SUPPLY SHOULD BE SUFFICIENT TO SUPPORT THE LOADS.
- CONTAINERS & FENCE TO BE GALVANIZED
- GROUND COVER TO BE ZIAM CHRISTONE

**1. Health & Safety:**

1.1 Health & Safety Measures shall be taken to comply with the relevant OHSAS 18001 and SANS 10001 specifications.

1.2 Exposure of the public to radio frequency energy shall be limited to the relevant limits as specified in the ICNIRP guidelines for the relevant frequency.

1.3 The relevant provider working hours shall be observed to record exposure levels of regular intervals and to ensure that the relevant limits are not exceeded.

1.4 An area should be maintained around the base of the tower which should be fenced off and to prevent access to the tower and the tower shall be secured for the base station site and address appropriate protection.



Coast to Coast Towers (Pty) Ltd  
3 Henley House  
Wellington Park, Wellington Road  
Call: 072 740 4231  
Email: jandre@ctctowers.co.za

Track:	Initials:	Signature:	Date:
Drawn/Checked:	J.Luc:		23/07/2018
Design Approval:	J.P. van der Merwe:		23/07/2018
Technical Approval:			
Approved for Issue:			
Scale:	N/A		
Drawing Reference:			
Site No.: CTC 2070; Revision: 0			
Site Name: Applletiser 1			

ELEVATION SHEET A08/07

