

# 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 53/4  
Your Reference Number:  
Enquiries: Sunet du Toit, 028 214 3300 / sunetdu@twk.org.za

Date: 18 December 2019

## REGISTERED MAIL

Warren Petterson Planning  
P O Box 152  
CENTURY CITY  
7446

(Per E-mail: wessel@wpplanning.co.za)

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## DECISION LETTER TO APPLICANT

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Dear Mr/Mrs/Ms

### APPLICATION FOR CONSENT USE: PORTION 4 OF THE FARM KLEINE EZELJAGT NO. 53, CALEDON DISTRICT.

1. This Municipality's letter dated 7 August 2018, refers.
2. The Authorised Employee, on 13 November 2019 **approved, in whole** your application for Consent Use to enable the owner to erect a 15-meter lattice-type free standing base telecommunications station, in terms of section 60 of the Theewaterskloof Municipality: By-law on Municipal Land Use Planning (2015).
3. **Reasons** for the above decision are as follows:
  - 3.1. The proposed development is in line with the applicable Development Principles as contained in SPLUMA and LUPA.
  - 3.2. The proposal is consistent with the Theewaterskloof Municipal Spatial Development Framework.
  - 3.3. The proposal is considered desirable within local context.
  - 3.4. Visual mitigating measures are linked with approval.
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 (2015):**
  - 4.1. The approval is valid for two (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 approval is linked generally in accordance with Site Development Plan No X100237 dated 23/02/2018 drawn by R Olivier;
  - 4.3. All applicable zoning parameters shall remain in force and must be adhered to;
  - 4.4. Complete building plans must be submitted to the Department: Building Control and Town Planning for consideration before any construction activities commence;
  - 4.5. Access control measures must be implemented to ensure that unauthorised person does not gain access to the public exclusion zone;
  - 4.6. That the service provider/operator/lessee is responsible for ongoing maintenance of the entire installation as well as all costs with respect to such maintenance or future decommissioning of the telecommunication infrastructure;
  - 4.7. The following mitigating measures are complied with:
    - 4.7.1. The lattice type mast and associated infrastructure to be painted and camouflaged within local context;
    - 4.7.2. Trees within a radius of 500 metres not to be removed.
    - 4.7.3. Any shiny materials are darkened or screened to prevent glare.
    - 4.7.4. Limit mounting heights of lighting fixtures.
    - 4.7.5. Make use of downward directional lighting fixtures.
    - 4.7.6. The navigation light at the top of the mast is shielded to prevent disturbance to adjacent landowners.
    - 4.7.7. Use motion sensors to activate lighting when required.
  - 4.8. The approval of this application does not exempt the applicant/developer from compliance of any other legislation.
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



**JC PIENAAR**  
**MANAGER TOWN PLANNING: DEVELOPMENT SERVICES**

1 2 3 4 5 6 7 8 9 10



SITE NAME: Gensenderid T4M

T-NUMBER: X100237

LAND ID: N/A

WBS NO: N/A

RFQ NO:

PROJECT NO:

LATITUDE	LONGITUDE	ASL
-34.06356 S	18.507589 E	412m

ADDRESS: R406  
Before Gensenderid  
Western Cape

SURVEY DATE: 15.01.2018

ENGINEER: N/A

ECSA NO: N/A

SITE SURVEYOR: Dawald Moolart

MTN RADIO ENGINEER

NAME: MTN PLANNER

NAME: ZTE APPROVAL

NAME: SIGN

NAME: SIGN

NAME: SIGN

NAME: SIGN

NAME: SIGN

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COMMITMENT OF WORK SUBJECT TO ABOVE APPROVAL

DRAWN BY: R. Olinier

CHECKED BY: R. Olinier

DATE: 23.02.2018

DATE: 23.02.2018

DATE: 23.02.2018

DATE: 23.02.2018

DATE: 23.02.2018

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DATE: 23.02.2018

DATE: 23.02.2018

DATE: 23.02.2018

DATE: 23.02.2018

TITLE: Front & Side View

DRAWING No.: C4

PROJECT: MTN

SITE NO: X100237

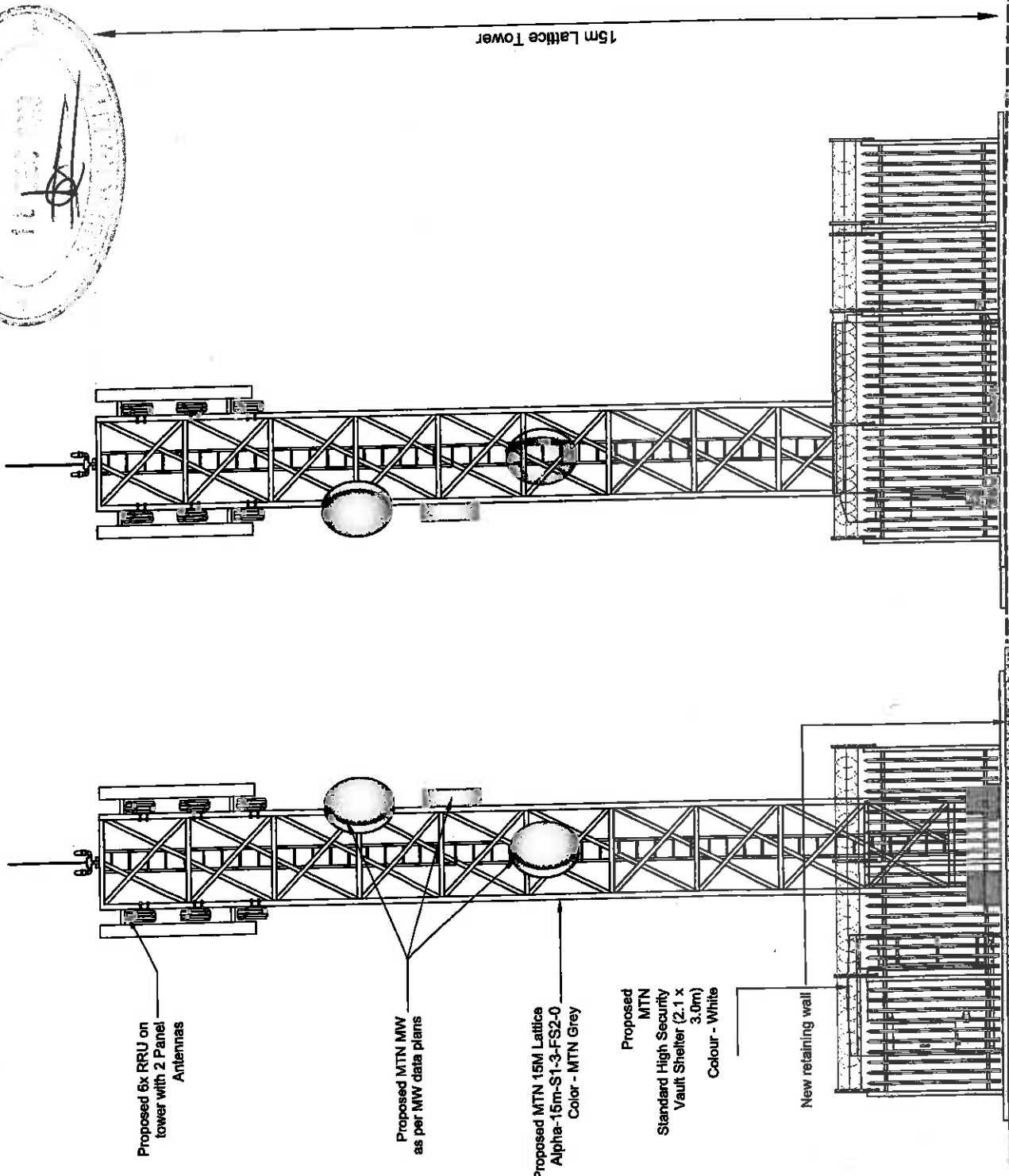
SHEET: 6-12

REV: A

REV: A

REV: A

Construction



Proposed 6x RRU on tower with 2 Panel Antennas

Proposed MTN MW as per MW data plans

Proposed MTN 15m Lattice Alpha-15m-S1-3-FS2-0 Color - MTN Grey

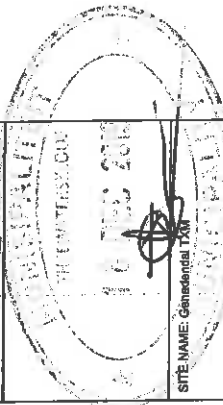
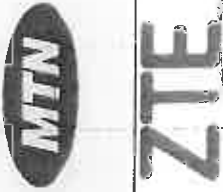
Proposed MTN Standard High Security Vault Shelter (2.1 x 3.0m) Colour - White

New retaining wall

SIDE VIEW

FRONT VIEW

15m Lattice Tower



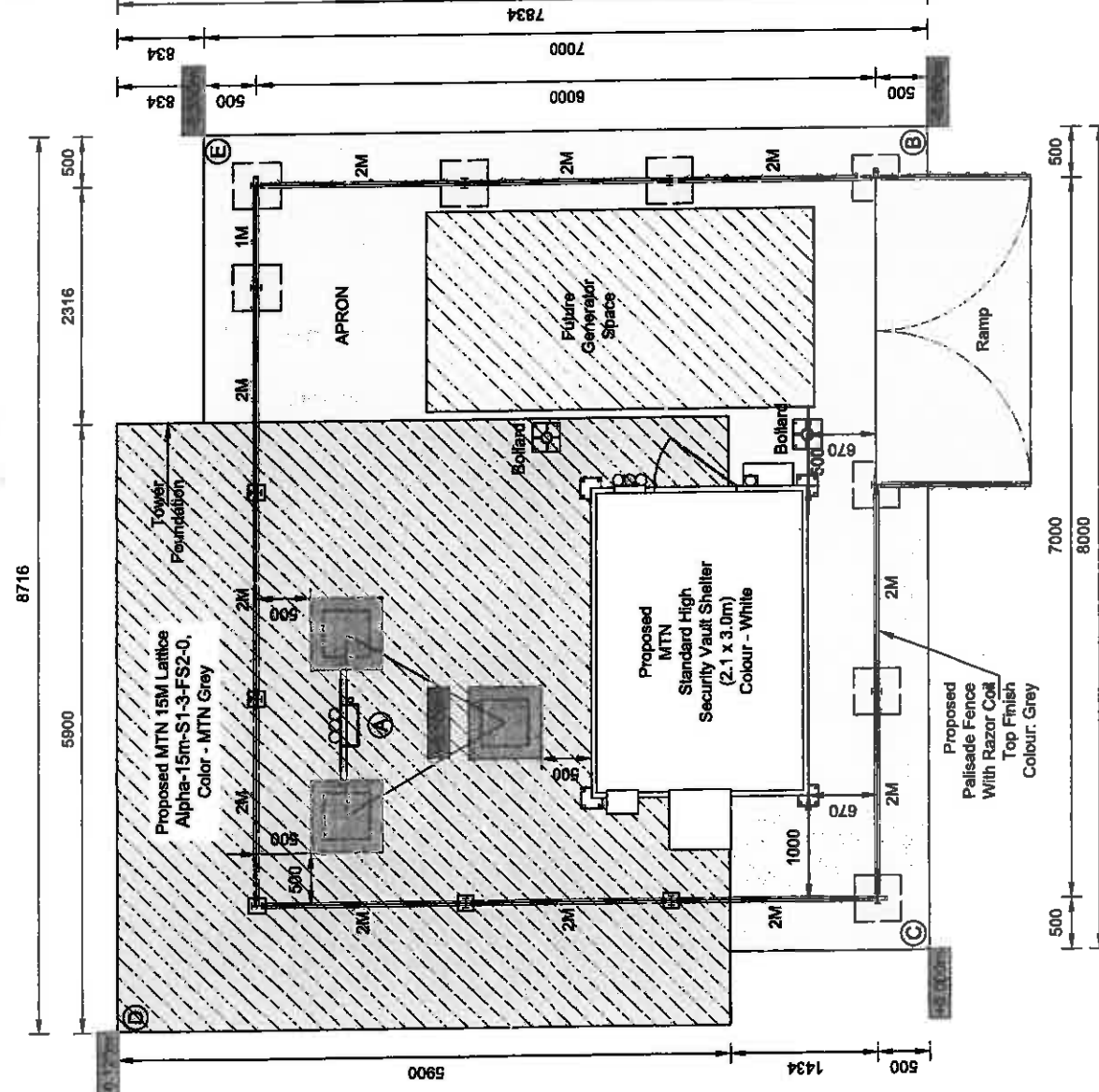
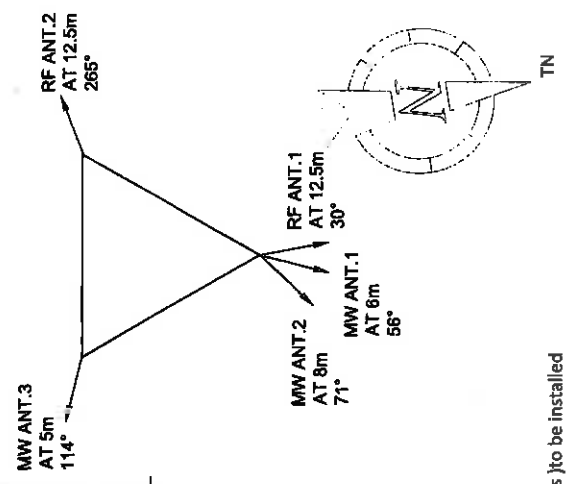
T-NUMBER: X100237  
 LAND ID: N/A  
 WBS NO: N/A  
 PROJECT NO:  
 LATITUDE: -34.003656 S  
 LONGITUDE: 19.507698 E  
 ASL: 412m  
 ADDRESS: R406 Before Glenadendal Western Cape  
 SURVEY DATE: 15.01.2018  
 ENGINEER: N/A  
 ECSA NO.: N/A  
 SITE SURVEYOR: Deward Moolart

NAME: MTN RADIO ENGINEER  
 SIGN  
 NAME: MTN PLANNER  
 SIGN  
 NAME: ZTE APPROVAL  
 SIGN  
 NAME: R Olinier  
 DATE: 23.02.2018  
 CHECKED BY: R Olinier  
 DATE: 23.02.2018  
 REVISIONS  
 REV DESCRIPTION BY DATE  
 A Original R.O 23.02.2018

TITLE: Top View  
 DRAWING No.: C3  
 PROJECT SITE NO: X100237  
 SHEET REV  
 MTN X100237 5-12 A  
 Construction

RF ANTENNAS DATA			
CELL	Sector 1	Sector 2	Sector 3
Antenna config	N/A	N/A	N/A
Antenna config	90018002100	90018002100	N/A
ANT type	TH-Band	TH-Band	N/A
ANT type	30	285	N/A
Height (AeL)	12.5m (B.O.A)	12.5m (B.O.A)	N/A
Electrical Tilt	N/A	N/A	N/A
Mechanical Tilt	0	0	N/A
Feeder	N/A	N/A	N/A
Flare LG	2 x 25m	2 x 25m	N/A

MW RF DATA 1			
Site Name A	Site Name B	Site ID A	Site ID B
Glenadendal TSM	Glenadendal TSM	X100237	X100237
Installed AGL	Installed AGL	6m	6m
Azimuth A-B	Azimuth B-A	56°	56°
MW Size	MW Size	0.5m	0.5m
Proposed Frequency (GHz)	Proposed Frequency (GHz)	Length (km)	Length (km)
Glenadendal TSM	Glenadendal TSM	1247	1247
Installed AGL	Installed AGL	8m	8m
Azimuth A-B	Azimuth B-A	74°	74°
MW Size	MW Size	1m	1m
Proposed Frequency (GHz)	Proposed Frequency (GHz)	Length (km)	Length (km)
Glenadendal TSM	Glenadendal TSM	11462	11462
Installed AGL	Installed AGL	5m	5m
Azimuth A-B	Azimuth B-A	114°	114°
MW Size	MW Size	1m	1m
Proposed Frequency (GHz)	Proposed Frequency (GHz)	Length (km)	Length (km)



Position	Site Level Heights
A	0.100m
B	0.072m
C	0.072m
D	0.081m
E	0.081m

**NOTE:**  
 1) ALL DIMENSIONS IN mm  
 2) Total Fenced Square meterage (42m²) of the site  
 Apron areas is 28.19m², Tower plinth area is 34.81m²

**SECURITY NOTE:**  
 Security system / E-Guard ( Cameras ) to be installed

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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 Standard 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
Who took the original decision?	<input checked="" type="checkbox"/>	Authorised employee	<input type="checkbox"/> Tribunal

### PART B: APPELLANT'S DETAILS

First name(s)	
Surname	

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

Company or legal person's name <i>(if applicable)</i>					
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:

\_\_\_\_\_

MUNICIPALITY