



DRAKENSTEIN

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Date: 25 March 2021

RM/HK
15/4/1 (8405) P

Warren Petterson Planning
P.O. Box 152
Century City
7446

For Attention

Warren Petterson

Email: dlouts@wpplanning.co.za

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE: ERF 8405 PAARL

I refer to my even-numbered letter dated 22 February 2021 and confirm hereby as follows:

1. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein By-law, on Municipal Land Use Planning, 2018, for the following:
 - 1.1 A consent use in order to establish a 15m high telecommunication base station with associated infrastructure ($\pm 100\text{m}^2$) on Erf 8405 Paarl as indicated on the site plan **(Annexure B, already in your possession)**;
 - 1.2 Permanent departure from the prescribed 3m common building line to 0m in order to accommodate the telecommunication base station with associated infrastructure ($\pm 100\text{m}^2$) on Erf 8405 Paarl as indicated on the site plan **(Annexure B, already in your possession)**;
2. That the approval mentioned in Paragraph 1.1 and 1.2 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions set out in the memorandum of the Drakenstein Municipality: Civil Engineering Services Department reference 15/4/1 (8405) P (2872) dated 9 December 2019, **(Annexure F, already in your possession)**;

3. The following conditions from a town planning point of view be applicable:
- 3.1 That the development takes place largely in accordance with the Site Plan, **(Annexure B, already in your possession)**;
 - 3.2 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;
 - 3.3 Any amendments to the application be subject to the relevant approval;
 - 3.4 No new structures are to be erected or existing buildings converted without the prior approval of building plans by the Council;
 - 3.5 The telecommunication infrastructure should always adhere to any electrical engineering regulations;
 - 3.6 That the mast, including the security fence, be painted a suitable colour that will fit in with the surrounding environment; and
 - 3.7 That trees be planted around the mast in order to mitigate any possible visual impact;
4. That the following be regarded as the reasons for the decision:
- 4.1 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 is preferred;
 - 4.2 The telecommunication base station will not have a significant visual impact on the character of the area or adjoining properties due to the existing tall trees and mountain back drop;
 - 4.3 The application is in line with the approved Drakenstein Municipality Telecommunication Infrastructure Policy;
 - 4.4 All the relevant internal and external departments consented to the application, subject to certain conditions; and
 - 4.5 Little to no negative impacts to the natural environment is foreseen by this application

Kindly noted that the above-mentioned approval shall lapse if it is not exercised, including compliance with all relevant conditions, within five years from the date hereof.

Yours faithfully



H.G. STRIJDOM

MANAGER LAND USE PLANNING AND SURVEYING