

**Menslike Nedersettings, Beplanning en Ontwikkeling  
Human Settlements, Planning and Development**

**Collaborator No.:** 2535072  
**Reference / Verwysing:** Farm Annex Klein Lange Kloof No. 117, Division George  
**Date / Datum:** 12 March 2024  
**Enquiries / Navrae:** Marisa Arries

**Email: [adriano@wpplanning.co.za](mailto:adriano@wpplanning.co.za)**

WARREN PETTERSON PLANNING  
PO BOX 152  
CAPE TOWN  
7446

**APPLICATION FOR CONSENT USE: THE FARM ANNEX KLEIN LANGE KLOOF NO. 117,  
DIVISION GEORGE**

Your application in the above refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the application for Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law of George Municipality, 2023 for a 15m high lattice mast type Freestanding Base Telecommunication Station on the Farm Annex Klein Lange Kloof no. 117, Division George;

**BE APPROVED** in terms of Section 60 of said By-law for the following reasons:

**REASONS FOR DECISION**

- (a) The proposed freestanding base telecommunication station design is considered compatible with the existing rural character of the property and area.
- (b) The proposed freestanding base telecommunication station promotes future co-location of telecommunication infrastructure.
- (c) The proposed freestanding base telecommunication station will not have an adverse effect on traffic or the safety of the public.
- (d) The proposed freestanding base telecommunication station will not have a negative effect on the environment or heritage.
- (e) The proposed freestanding base telecommunication station will not cause any noise pollution or negative effects on the health and safety of the public.
- (f) The proposed freestanding base telecommunication station provides sufficient mitigating factors to support the development considering potential visual impacts.

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely:

## **CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT**

### **General**

1. That in terms of the Land Use Planning By-law for the George Municipality, 2023, the applications shall respectively lapse if not implemented within a period of five (5) years from the date the approval comes into operation.
2. This approval shall be taken to cover the consent use applied for as indicated on the Plans numbered X100258 SHEET 1 -6 dated 21/12/2024 drawn by A. Rodrigues from WPP attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
3. The freestanding base telecommunication station is restricted to a maximum height of 15m as measured from Natural Ground Level.
4. The freestanding base telecommunication station must use a lattice type mast only.
5. The operator of the telecommunication station infrastructure must allow for co-location on site.
6. The approval will be deemed implemented on the commencement of building works in accordance with the approved building plans.

### **Notes:**

- a) *A building plan be submitted for approval in accordance with the National Building Regulations (NBR).*
- b) *The approval from the South African Civil Aviation Authority, dated 10 March 2023, must be submitted with the building plans.*

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 02 APRIL 2024** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

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

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



**C. PETERSEN**

**SENIOR MANAGER: TOWN PLANNING**

C:\Marisa\Decisions\_New By-Law Pro formas\_(applicant)\Farm Annex Klein Lange Kloof no. 117, division george(departure(consent use approval)warren petterson planning.docx

Site Plan

BARKHUIS BERG<sup>2</sup> FOREST RESERVE 2

ANNEX KLEIN LANGE KLOOF 117

PROPOSED FREESTANDING  
TELECOMMUNICATION BASE  
STATION

MTN

MTN SITE ID: X100258

MTN SITE NAME: LANGKLOOF TXM

PROPERTY DESCRIPTION:  
FARM 117 ANNEX KLEIN LANGE KLOOF,  
GEORGE

ADDRESS:  
+/-6km OFF THE R62, VAN ROOYENS,  
GEORGE

CO-ORDINATES: ELEVATION:  
Lat: -33.817200° 1035m  
Long: 22.910530°

**IWPP**  
TOWN AND REGIONAL PLANNING CONSULTANTS  
Tel: (021) 552 5255 Unit 11, 2nd Floor Po Box 152,  
Fax: (066) 537 9187 Marine Building, Bridgeway, Century City,  
Century City, Cape Town 7446

PROJECT:  
PROPOSED NEW MTN 15m LATTICE MAST WITH 8m X  
8m BASE STATION

APPROVED MAST:  
15m LATTICE MAST

- NOTES:
- A) NEW 15m MONOPOLE MAST
  - B) 8m X 8m BASE STATION
  - C) 2.4m FAULSAD FENCE
  - D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
  - E) BASE STATION: CONCRETE SURFACE
  - F) CONCRETE HIGH SECURITY EQUIPMENT ROOM
  - F) ZONING: AGRICULTURAL ZONE 1

DATE	DESCRIPTION	REVISION
21-12-2022	1st Issue	0

DRAWING NUMBER: X100258 SHEET: 2 OF 6

DRAWING TITLE: SITE PLAN

DRAWN: A RODRIGUES SCALE:

DATE: 2020-12-21 REVISION: 0

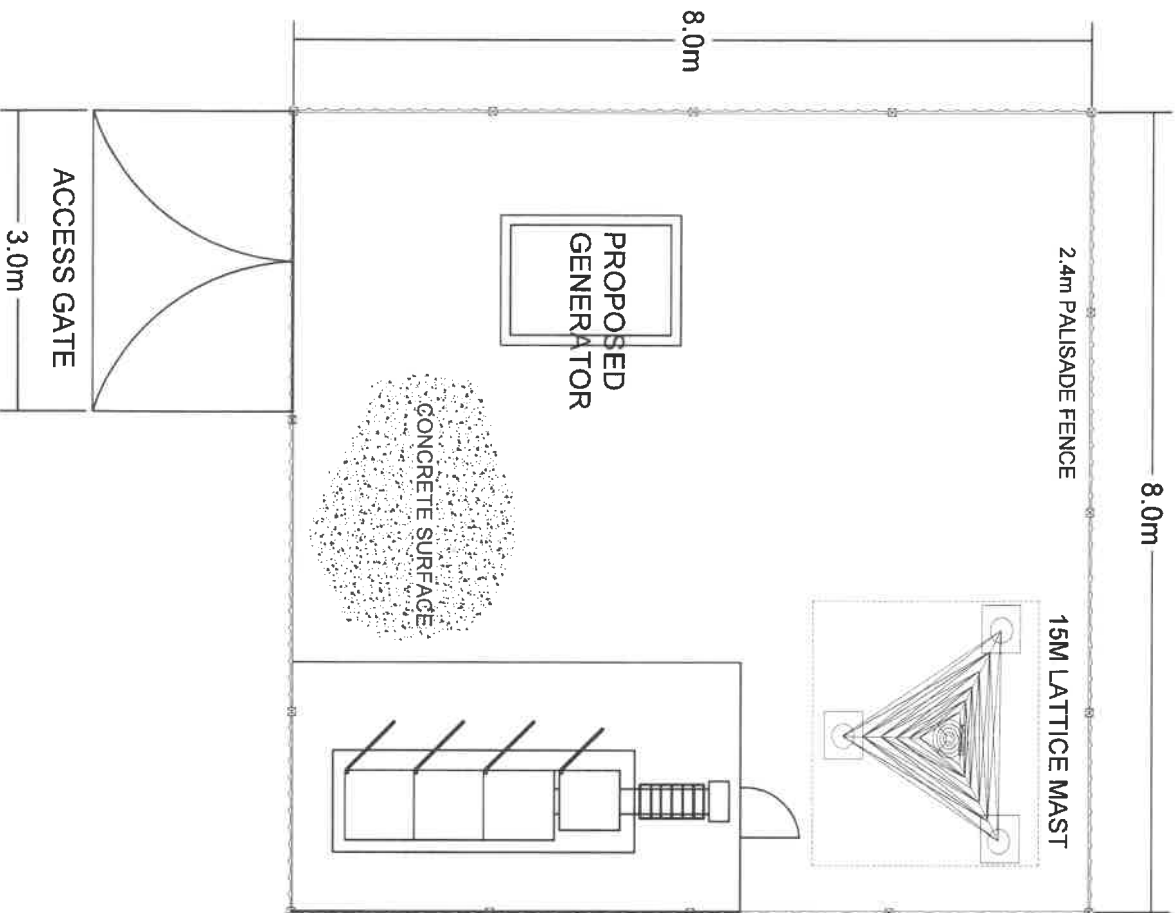
MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

12/3/2024

DATE SENIOR MANAGER: TOWN PLANNING  
DATUM SENIOR BESTUURDER: STADSBEPLANNING

Top View



PROPOSED  
CONCRETE HIGH  
SECURITY  
EQUIPMENT ROOM  
WITH STEEL DOOR

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

12/3/2024

DATE  
DATUM

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STATSBEPLANNING



MTN SITE ID:

X100258

MTN SITE NAME:

LANGKLOOF TXM

PROPERTY DESCRIPTION:

FARM 117 ANNEX KLEIN LANGE KLOOF,  
GEORGE

ADDRESS:

+1,5km OFF THE R62, VAN ROOYENS,  
GEORGE

CO-ORDINATES:

Lat: -33.817200°  
Long: 22.910530°

ELEVATION:

1035m



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: 021 522 9255 Unit 14, 3rd Floor  
Fax: 021 537 9187 Manor Building, Bridgeway,  
Century City, Cape Town 7445

PROJECT:

PROPOSED NEW MTN 15m LATTICE MAST WITH 8m X  
8m BASE STATION

APPROVED MAST:

15m LATTICE MAST

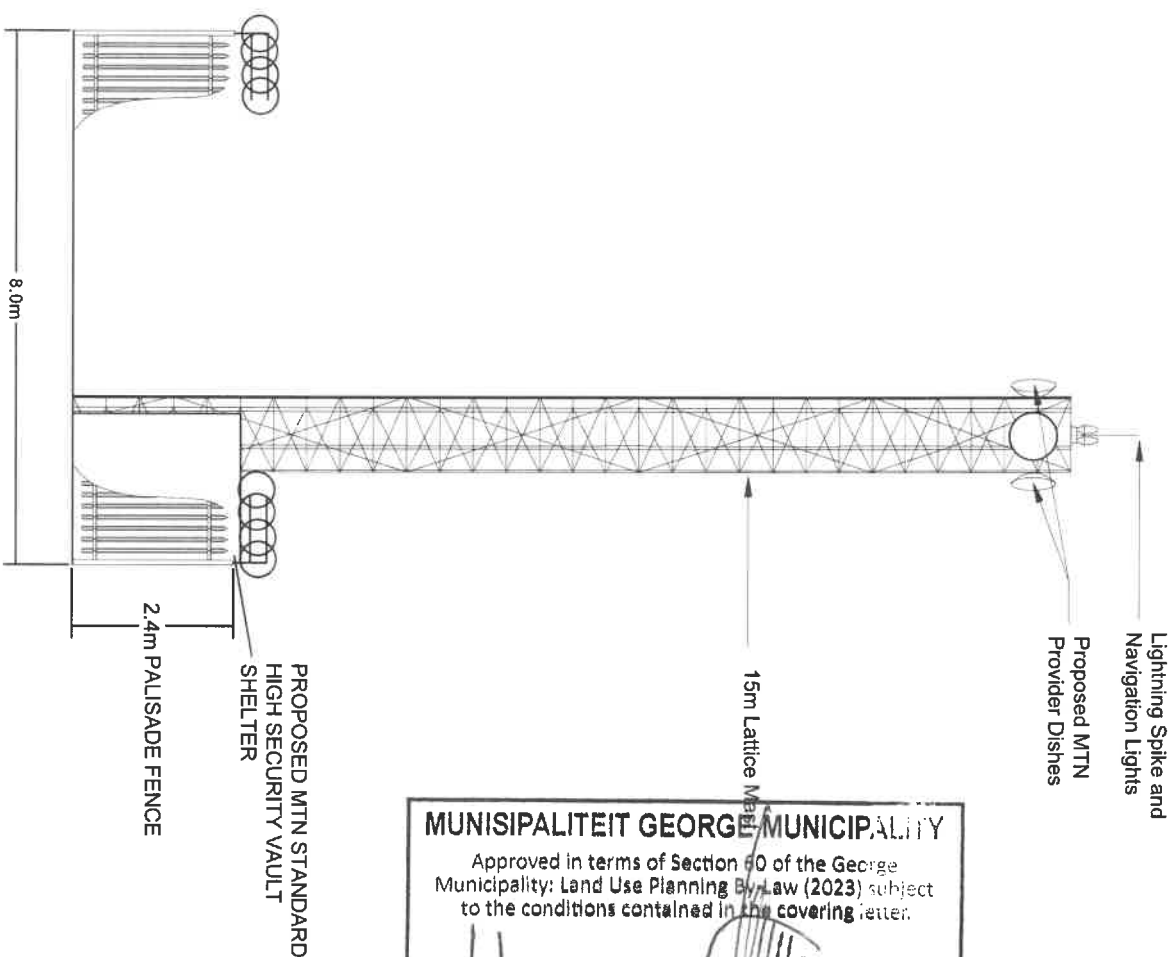
NOTES:

- NEW 15m MONOPOLE MAST
- 8m X 8m BASE STATION
- 2.4m PALISADE FENCE
- SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- BASE STATION: CONCRETE SURFACE
- CONCRETE HIGH SECURITY EQUIPMENT ROOM
- ZONING: AGRICULTURAL ZONE 1

DATE	DESCRIPTION	REVISION
21-12-2022	1st Issue	0
DRAWING NUMBER: X100258		
DRAWING TITLE: TOP VIEW		
DRAWN: A. RODRIGUES		
DATE: 2020-12-21		
REVISION: 0		



Elevation



**MUNISIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

12/3/2024

DATE: 12/3/2024  
DATUM: 12/3/2024

SENIOR MANAGER: TOWN PLANNING  
SENIOR BESTUURDER: STATUS PLANING



MTN SITE ID:

X100258

MTN SITE NAME:

LANGKLOOF TXM

PROPERTY DESCRIPTION:

FARM 117 ANNEX KLEIN LANGE KLOOF,  
GEORGE

ADDRESS:

+48km OFF THE R62, VAN ROOYENS,  
GEORGE

CO-ORDINATES:

Lat: -33.817200°  
Long: 22.910530°

ELEVATION:

1035m



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 592 5255 Unit 11, 3rd Floor  
Fax: (021) 592 5255 Main Building, Bridgeway,  
Century City, Cape Town 7445

PROJECT:

PROPOSED NEW MTN 15m LATTICE MAST WITH 8m X  
8m BASE STATION

APPROVED MAST:

15m LATTICE MAST

NOTES:

- A) NEW 15m MONOPOLE MAST
- B) 8m X 8m BASE STATION
- C) 2.4m PALISADE FENCE
- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- E) BASE STATION: CONCRETE SURFACE
- F) CONCRETE HIGH SECURITY EQUIPMENT ROOM
- F) ZONING: AGRICULTURAL ZONE 1

DATE	DESCRIPTION	REVISION
21-12-2022	1st Issue	0

DRAWING NUMBER: X100258	SHEET: 5 OF 6
-------------------------	---------------

DRAWING TITLE: ELEVATION	SCALE: -
--------------------------	----------

DRAWN: A. RODRIGUES	REVISION: 0
---------------------	-------------

DATE: 2020-12-21	REVISION: 0
------------------	-------------

**NOTE:**  
Advisory or warning signage including a pictogram may be a requirement for TMI. Such signage shall identify the property and the TMI and shall warn the general public as required. Such signage shall be to the City's satisfaction and may not be larger than 400mm x 500mm.

This application will comply with the COCT, Telecommunication Mast Infrastructure Policy, as approved in April 2015.