

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 2820601
Reference / Verwysing: Erf 4372, George
Date / Datum: 20 June 2025
Enquiries / Navrae: Primrose Nako

Email: martin@highwave.co.za

HIGHWAVE CONSULTANTS (Pty)Ltd
Attention: Maléne Campbell
P O BOX 2773
DURBANVILLE
7551

APPLICATION FOR CONSENT USE: ERF 4372, GEORGE

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 24 April 2025 decided that the application for **Consent Use** in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for a Utility Service to accommodate a 15m freestanding base telecommunication station on Erf 4372, George

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

REASONS FOR DECISION

- a) The proposed freestanding base telecommunication station is an essential service that will enhance network coverage in the area.
- b) The proposed development, in consideration of the need for stable broadband network in Lavalia and the surroundings, will not have a significant adverse impact on the adjacent neighbours' amenities and rights in terms of privacy, views and overshadowing.
- c) Freestanding base telecommunication stations may have an adverse negative visual impact, however a 15m monopole mast is recommended to limit visual impact in the area. To limit visual impact, a condition will be included that dark colours be used. It is this Directorate's considered view that the proposed design and material will have a minimal negative impact on the character of the area.
- d) No negative impact on the natural environment is anticipated as minimal vegetation will be cleared.

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the above-mentioned approval shall lapse if not implemented within a period of five (5) years from the date of approval, or the conditions of approval have not been complied with.
2. This approval shall be taken to cover only the Consent Use as applied for and indicated on drawing numbers 3941-D-002 Revision B1, 3941-D-003 Revision B1, and 3941-D-004 Revision B1 dated 11

December 2023 and drawn by TELCO TOWERS attached as “Annexure A” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provisions.

3. The proposed mast is limited to a height of 15m from natural ground level. Note that no portion of the mast may exceed the maximum height of 15m (including lights and markings).
4. The style is to be a monopole mast painted in grey to limit possible negative visual impacts.
5. An equipment room or container as ancillary uses should be enclosed with a 2.4m high wall or fence constructed of appropriate materials e.g. metal, stone, wood or brick.
6. The above approval will be considered as implemented on the commencement of building works in accordance with the approved building plan.

Notes:

- i) *That the applicant may only utilise green energy as back up to the electricity (i.e. use of solar power, wind and silent generators) for the freestanding base telecommunication station. This must be shown in detail on the building plan.*
- ii) *A building plan must be submitted for approval in accordance with the National Building Regulations.*
- iii) *Approval from the South African Civil Aviation Authority must be submitted with the building plan.*
- iv) *No new accesses will be allowed.*
- v) *The owner is reminded that compliance with the conditions of approval letter dated 14 April 2022 in respect of the rezoning and consolidation applicable to Erven 2680, 4372 and 9000, George, remains applicable and will be enforced.*

CONDITION OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

7. The conditions imposed by the Directorate Electro-technical Services are attached as “Annexure B” dated 14 December 2023, collaborator reference no. 2920601.
8. As stipulated in the attached conditions imposed by the Directorate Electro-technical Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
9. The amounts of the development contributions are reflected on the attached (“Annexure C”) calculation sheet dated 14 December 2023 and are as follows:
Electricity: R 197 289,28 Excluding VAT
10. The total amount of the development charges of **R 197 289,28 (excluding VAT)** shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
11. Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

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 11 JULY 2025** 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



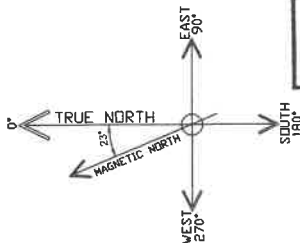
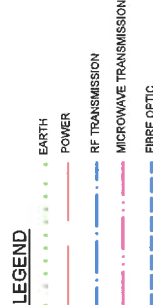
C PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Erf 4372, George(Consent Use Approval)Highwave Consultings.docx

NOTES

1. Proposed power connection to existing mains DB for 100 Amp T/P power with sub-meter installed.
2. Underground power route for site power in 600mm deep trench to main DB. Power route TBC.



MUNICIPALITEIT 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.

20/06/2025
DATE
20/06/2025
DATE

SENIOR MANAGER: TO
SENIOR BESTUURDER: ST

(M)

SENIOR MANAGER: TOWN PLANNING

3941-D-001	LOCALITY MAPS
3941-D-003	TOP VIEW
3941-D-004	ELEVATIONS
3941-D-005	SITE DEVELOPMENT PLAN

SITE NAME:	GEORGE SECONDARY SCHOOL	ERF PLAN	
		DRAWING No:	3941-D-002
		REV	B1



TELCO TOWERS
Tower Solution Specialists
Reno, NV 89511-1719

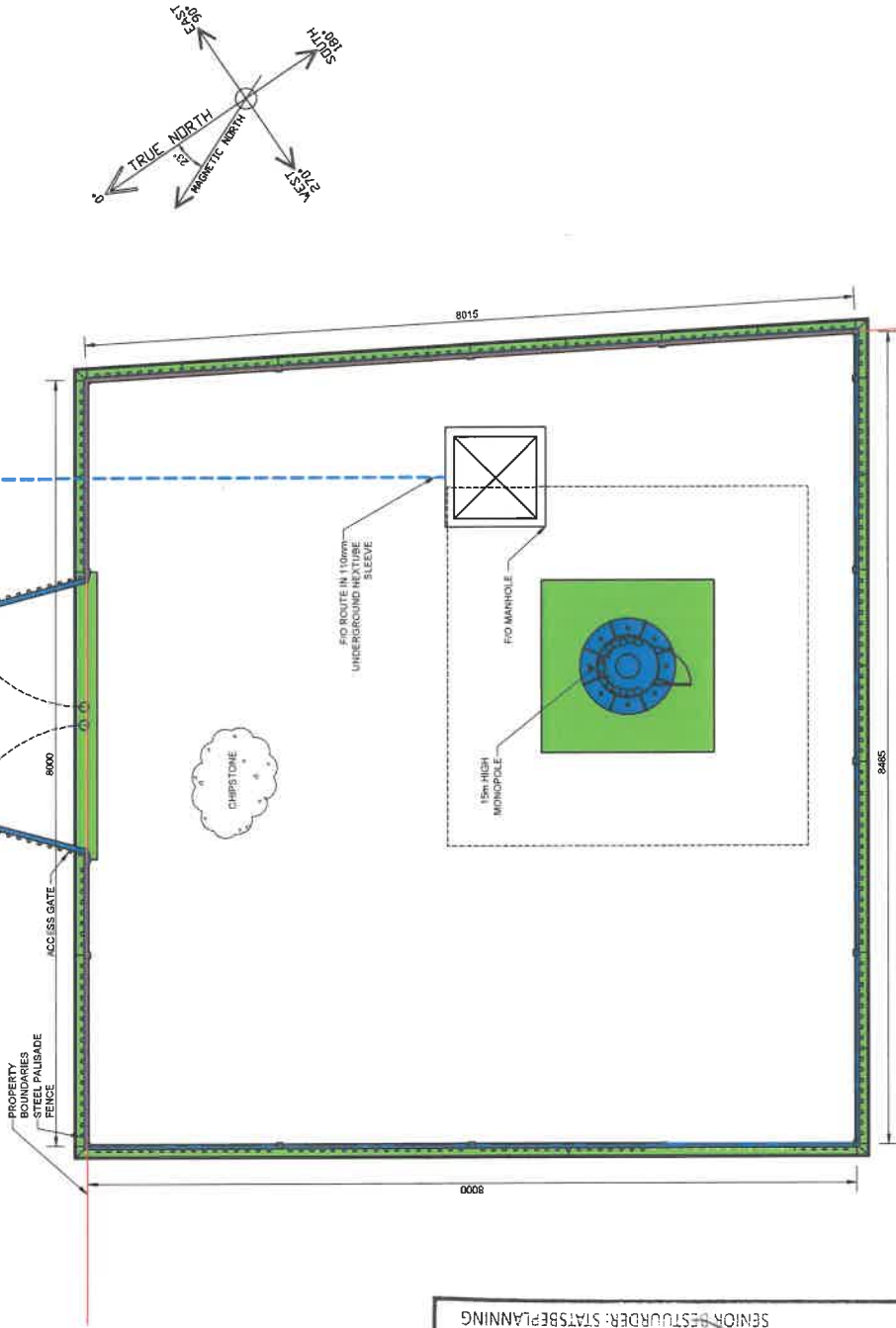
**SITE ADDRESS: 2 MISSION ROAD,
ROSEMOOR,
GEORGE,
65259**

**LATITUDE : -33.969294°
LONGITUDE : 22.477164°**

DRAWN: ACS	DATE: 11/12/23
CHECKED: BJ	DATE: 11/12/23
APPROVED: BJ	DATE: 11/12/23
MERLIN PROJECT No: 3941	
CAD FILE No: 3941-D-002-B1	
SHEET SIZE: A3	SCALE: 1:2000

				REVISIONS	
REV	BY	DATE	DESCRIPTION	APPRD	
B1	ACS	11/12/23	REVISED HEAD LEASE DRGS	BJ	

MUNICIPALITEIT 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.
20/06/2023
DATE
SENIOR MANAGER: TOWN PLANNING
SENIOR ESTIMATOR: STAFF PLANNING



NOTES

1. Site compound dimensions as shown surrounded by security fence $\pm 2.4m$ tall with swing gate.
2. 15m Monopole mast to Engineer's design. Mast galvanised mild steel unpainted.
3. Site internally surfaced with chipstone. Concrete plinths to suit user equipment.
4. Site power brought into pole mounted site DB board. Power route TBC.
5. Signs & indications to be compliant with COCT Telecommunications Health & Safety Policy & Schedule.
6. Fire Protection:
6.1 Site to comply with T4.37, 4.23 & SANS 1186.5.
6.2 Installation of 3 x 9kg DCP portable fire extinguishers.
6.3 Fire extinguishers to be installed.
7. Elevation 223m.

LEGEND	
	EARTH
	POWER
	RF TRANSMISSION
	MICROWAVE TRANSMISSION
	FIBRE OPTIC

APPROVED PROPOSAL	
PROPERTY OWNER SIGNATURE:	
DATE:	
REFERENCE DRAWINGS	
3941-D-001	LOCALITY MAPS
3941-D-002	ERF PLAN
3941-D-004	ELEVATIONS
3941-D-005	SITE DEVELOPMENT PLAN

SITE NAME:		TELCO TOWERS		1 Tower Solution Specialists Reg. No. 2007/246811/07	
GEORGE SECONDARY SCHOOL		SITE ADDRESS: 2 MISSION ROAD, ROSEMOOR, GEORGE, 6528		LATITUDE: -33.969294° LONGITUDE: 22.477164°	
TOP VIEW		DRAWN: ACS		DATE: 11/12/23	
DRAWING No: 3941-D-003		CHECKED: BJ		DATE: 11/12/23	
REV		APPR: BJ		DATE: 11/12/23	
B1		MERLIN PROJECT No: 3941		CAD FILE No: 3941-D-003-B1	
BY		DESCRIPTION		DATE	
REV		REVISIONS		SCALE: 1:50	

NOTES

MUNICIPALITEIT GEORGE MUNICIPALITY

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20/06/2025

DATE: 20/06/2025
DATUM: 20/06/2025
SENIOR MANAGER: TOWN PLANNING
SENIOR BETUURDER: STADSBEPLANNING

15m maximum height
to include all structures and fixtures



- LEGEND
- EARTH
 - POWER
 - RF TRANSMISSION
 - MICROWAVE TRANSMISSION
 - FIBRE OPTIC

APPROVED PROPOSAL

PROPERTY OWNER SIGNATURE: _____

DATE: _____

REFERENCE DRAWINGS

3941-D-001	LOCALITY MAPS
3941-D-002	TOP VIEW
3941-D-003	ERF PLAN
3941-D-005	SITE DEVELOPMENT PLAN

TELCO TOWERS		SITE NAME: GEORGE SECONDARY SCHOOL	
Tower Solution Specialists Reg. No. 2007/24811/12P		SITE ADDRESS: 2 MISSION ROAD, ROSEBORO, GEORGE, 6529	
LATITUDE: -33.969294°		LONGITUDE: 22.477164°	
DRAWN: ACS		DATE: 11/12/23	
CHECKED: BJ		DATE: 11/12/23	
APPR: BJ		DATE: 11/12/23	
MERLIN PROJECT No: 3941		SCALE: 1:150	
CAD FILE No: 3941-D-004-B1		SHT SIZE: A3	
REVISED HEAD LEASE DRGS		APPRD	
B1	ACS	11/12/23	REVISIONS
REV	BY	DATE	DESCRIPTION
DRAWING No: 3941-D-004		ELEVATIONS	
REV		B1	

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2023/07/04
For Internal information use only (Not to publish)		



Erf Number * 4372
 Allotment area * George
 Elec DCs Area/Region * George Network
 Elec Link Network * MV/LV
 Elec Development Type * Normal
 Developer/Owner * Provincial Government W-Cape - George SS
 Erf Size (ha) * 0
 Date (YYYY/MM/DD) * 14 12 2023
 Current Financial Year 2023/2024
 Collaborator Application Reference 2920601

Application: **Development Charges**

Comments:	0
Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)


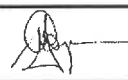
Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 14/12/2023 and are as follows: Electricity: R 197 289,28 Excluding VAT
3	The total amount of the development charges of R197 289, Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
4	Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
5	As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R197 289, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with
8	Consent use approval with regards to Guest houses, School or Hotels are subject to the submission and approval of building plans, which shall include a detailed Site Development Plan (SDP), indicating proposed land use changes to the erf/erven. The SDP should, but not limited to, address all internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic.
9	Should more than two developments/properties be party to or share any service, the Dir: CES & ETS will in conjunction with the parties determine the pro-rata contributions payable.
10	Any, and all, costs directly related to the development remain the developers' responsibility.
11	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
12	Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)
13	Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
14	Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
15	No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.
16	Should it be required, a services agreement is to be drawn up between the developer and the George Municipality, by an attorney acceptable to the Municipal Manager. All expenses will be for the developer.
17	The developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.

18	Suitable servitudes must be registered for any municipal service not positioned within the normal building lines. Servitudes must be registered for all electrical services traversing erven.
19	The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
20	Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
21	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
22	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
23	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
24	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
Electro Technical	
25	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
26	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
27	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
28	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
29	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
30	Installation of ripple relays are compulsory for all geysers with electrical elements.
31	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
32	A detailed energy efficiency and demand side management plan to be implemented in the development to provide to the municipality.
33	All LV work must be installed and be funded by the developer / customer.
34	A consultant to be appointed to install a separate metered supply from the existing supply point to the premise.



Singed on behalf of Dept: ETS

14 Dec 23

Development Charges Calculator				Version 1.00		2023/07/04		
		Erf Number	4372					
		Allotment area	George					
		Elec DCs Area/Region	George Network					
		Elec Link Network	MV/LV					
		Elec Development Type	Normal					
		Developer/Owner	Provincial Government W-Cape - George SS					
		Erf Size (ha)	0					
		Date (YYYY/MM/DD)	2023-12-14					
		Current Financial Year	2023/2024					
		Collaborator Application Reference	2920601					
Code	Land Use	Unit	Total Existing Right		Total New Right			
OTHERS				kVA		kVA		
Small Business < 250 kVA (20% diversity)		Actual kVA (BDMD)				41,5		
Is the development located within Public Transport (PT1) zone?			Please select					
			Yes					
Calculation of bulk engineering services component of Development Charge								
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total	
Electricity	kVA	0,00	33,20	R 5 942,45	R 197 289,28	R 29 593,39	R 226 882,67	
Total bulk engineering services component of Development Charge payable					R 197 289,28	R 29 593,39	R 226 882,67	
Link engineering services component of Development Charge								
Total Development Charge Payable								
City of George Calculated (ETS):  Signature : _____ Date : December 14, 2023								
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month								
Notes:								
Departmental Notes:								

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20230703040000	R 226 882,67
		R 226 882,67