

**Beplanning en Ontwikkeling
Planning and Development**

Collaborator No.: 3471594
Reference / Verwysing: Remainder of Portion 235 of the Farm Kleinkrantz 192, Division George
Date / Datum: 10 October 2025
Enquiries / Navrae: Marisa Arries

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**APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE:
REMAINDER OF PORTION 235 OF THE FARM KLEINKRANTZ 192, DIVISION 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, in consideration of the objections received and having due regard for the George Municipality's Telecommunication Infrastructure Policy, 2023, the following applications on Remainder of Portion 235 of the Farm Klein Krantz No. 192, Division George:

1. Consent Use in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023 for a 15m Lattice Freestanding Base Telecommunication Station on Remainder of Portion 235 of the Farm Klein Krantz No. 192, Division George; and
2. Permanent Departure in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 to permit a 2.4m high palisade fence in lieu of the 2.1m height limit in terms of the Zoning Scheme By-Law on Remainder of Portion 235 of the Farm Klein Krantz No. 192, Division George;

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

REASONS FOR DECISION

- (a) Based on the objections received, it is evident that the location for the Freestanding Base Telecommunication Station is not favourable among the community of Langvlei Dunes and not considered a necessity at its proposed location.
- (b) The proposed infrastructure is evidently not aimed at serving the local community as the community has clearly alluded that alternatives are at their disposal. It transpires that this infrastructure is more aimed at serving passing motorists. This can be achieved from an alternative less contentious site.
- (c) Alternative sites (including those proposed by the objectors) for the proposed freestanding base telecommunication station were not sufficiently investigated, motivated or considered.
- (d) The applicant failed to address or consider two (2) prominent sites located just south of the N2, which already benefit from existing land use rights permitting a freestanding base telecommunication station as a primary right. Development of these sites would likely result in a lesser impact on both the surrounding community and the environment and provide coverage to a wider area of interest.
- (e) The proposed freestanding base telecommunication station design (*lattice mast proposed to be painted green*) is not considered compatible with the existing rural character of the area.

- (f) No information was provided in support of the applicant's contention that the visual impact of the proposed freestanding base telecommunication station is sufficiently mitigated. The landscape of Wilderness rural areas is pristine and renowned for its scenic qualities. Indiscretion related to placement of infrastructure can compromise this quality, which is clearly valued by a large number of the local community.
- (g) The application does not align with the guidelines set out in the Telecommunication Policy, 2023 which is designed to ensure that telecommunication infrastructure is not intrusive and will serve the public interest.
- (h) As the departure for the fence height is linked to the location of the mast on the property, the application is deemed dependent on the outcome of the land use proposal and therefore also refused.

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 31 OCTOBER 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

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