



OFFICE OF THE MUNICIPAL MANAGER
BERGRIVIER MUNICIPALITY
P.O. BOX 60
PIKETBERG
7320

**MINUTES OF THE AUTHORISED OFFICIAL, PLANNING DIVISION EVALUATION HELD
ON MONDAY 23 APRIL 2018 AT 10:00 IN THE MUNICIPAL OFFICES, PIKETBERG**

PRESENT

Authorised Official (Manager: Planning and Development: W Wagener)

ACTION

AON004/04/2018

**APPLICATION FOR REZONING AND CONSENT USE: ERF 442, LAAIPEK
(15/3/3; 15/3/5, L. 442)**

The Authorised Official evaluated the abovementioned application.

RESOLUTION: APPROVED CONDITIONALLY

That the application for rezoning of a portion (97.5m² in extent) in the Northern corner of Erf 442, Laaipek from Community Zone 2 to Open Space Zone 2 and consent use for a utility service to allow the erection of a freestanding telecommunication base station and associated infrastructure thereon in accordance with the site plan dated 07/11/2016 Sheet no. A01/05, **be approved**; in terms of section 60 of Bergrivier Municipal By-Law relating to Land Use Planning, subject to;

- a) The telecommunication mast must be limited to a maximum height not exceeding 18m;
- b) The telecommunication mast must be camouflaged as a tree, to the satisfaction of the Municipality;
- c) The telecommunication base station and mast must allow for co-location of other service providers;
- d) The base station must be securely fenced off and access must be restricted;
- e) Should it be proven that there are negative health effects from the base stations (in accordance with acceptable standards), it must be rectified, or if it fails to comply, be decommissioned; and
- f) Total electricity demand may not encroach 80 amperes without authorization of the Manager: Electrical Engineering Services.

**TOWN AND REGIONAL
PLANNER
(HANNES VERMEULEN)**

REASONS FOR RESOLUTION

Section 59 (3) (a) requires that land development should optimise the use of existing resources, infrastructure, land and facilities. The development would allow for co-location of other network operators using the same telecommunication base station site and mast, thus reducing the need for additional base stations and masts in the area. No additional properties would be created and the existing vacant land would be used more efficiently.

Section 59(3)(b) of the Land Use Planning Act requires the promotion of a diverse combination of land uses and that social, economic, institutional and physical aspects of land development is integrated. The subject property is



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located among community facilities and business properties, near a main collector route at the entrance of Noordhoek where improved telecommunication coverage would be particularly convenient and beneficial.

The properties surrounding the subject property are currently zoned as Community Zone 2, Single Residential Zone 1 and Business Zone 1, where a height restriction of between 8.5m and 15m applies according to the Bergrivier Municipality: Integrated Zoning Scheme By-Law. The community hall located approximately 150m South of the subject property has a height of ± 10m. The existing church located approximately 165m North of the subject property has a tower of ±18m in height. Placing the proposed telecommunication base station and a camouflaged mast not exceeding 18m in height on Erf 442, Laaiplek will allow the mast to blend in with other structures and features of similar height in the surrounding area. The erection of a telecommunication base station and mast with a height of 25m, will have a negative impact on the character of the surrounding area, being positioned among structures and features with significantly lower heights.

The MSDF proposes that mobility and economic links be strengthened, to promote communication corridors and zones as well as to strengthen communication networks. The subject property is located near the collector route, Albatros Avenue, and is in close proximity to business properties and community facilities such as churches, community hall, clinic, and taxi rank. Improved telecommunication coverage in this area would therefore contribute to realising the proposal of the MSDF and is considered in line with the proposals of the Bergrivier Municipality Spatial Development Framework 2012-2017.

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**EVALUATION COMPLETED AT 11:15
CONFIRMED AS A TRUE VERSION OF THE PROCEEDINGS**



AUTHORISED OFFICIAL

23/04/2018

DATE
