

Reference number: Kraaibosch 195/69, Division George

Date: 01/12/2020

Enquiries: Marina Welman

biyela@atlastowers.com

ATLAS TOWER
POSTNET SUITE 174
PRIVATE BAG X3036
GEORGE
6530

<p>APPLICATION FOR REMOVAL OF RESTRICTIONS, CONSENT USE AND DEPARTURE: KRAAIBOSCH 195/69, DIVISION GEORGE</p>
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Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, W.1.33 of 29 July 2015 decided that the following applications applicable to the Farm Kraaibosch 195/69, Division George:

1. Removal of Restrictive Title Deed Conditions D(c) & D(d) from Title Deed T83939/2004 applicable to Portion 69 of the Farm Kraaibosch 195, Division George in terms of Section 15(2)(f) of the George Municipality: Land Use Planning By-Law, 2015 in order to allow for a 15m freestanding base telecommunication station;
2. Consent Use in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-Law, 2015, to allow for the development of a 15m freestanding base telecommunication station on Portion 69 of the Farm Kraaibosch 195, Division George;
3. Departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-Law, 2015 for the following development parameters applicable to Portion 69 of the Farm Kraaibosch 195, Division George:
 - a. Relaxation of the western boundary building line from 30m to 1m for a 15m freestanding base telecommunication station;

REASONS FOR DECISION:

- i. The removal of restrictive conditions, consent use and departure will not have a negative impact on the character of the rural area or the neighbouring properties;
- ii. The proposed development will be camouflaged as a tree as to fit into the rural character;

- iii. The proposed development will increase the quality and capacity of the telecommunication service for surrounding residents;
- iv. No known environmental conditions are affected by the proposed development;

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

CONDITIONS OF THE DIRECTORATE: PLANNING & DEVELOPMENT:

1. That in terms of the Land Use Planning By-law for the George Municipality, 2015, the Removal of Restrictive Conditions, Consent Use and Departure shall lapse if not implemented within a period of five (5) years from the date of approval.
2. This approval shall be taken to cover only the Removal of Restrictive Conditions, Consent Use and Departure as applied for and indicated on the proposed site plan with the number CRDS1938 REV01 and elevation plan with the number CRDS1938 REV01 dated 29 August 2019 and drawn by Charlotte Reinhardt attached as "**Annexure A**", which bears Council's stamp and shall not be construed as to comply with any other Council requirements or legal provision.
3. That in terms of Section 34(1) the owner must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive condition, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
4. Conditions as stated in SANRAL's letter dated 20 February 2020 must be complied with, with special reference that access must be obtained via an existing service road as indicated on Site Plan Drawing nr CRDS 1938, dated 29 August 2019.
5. SANRAL shall be responsible for the monetary and enforcement of its conditions.
6. A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
7. This approval will be regarded as implemented on the commencement of building works in accordance with the approved 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 George Municipality's By-law on Municipal Land Use Planning.

- A detailed motivated appeal with reasons should be directed to and received by the Appeal Authority, P O Box 19, George on or before **22 December 2020**.
- An appeal that is not lodged within the set date or that does not comply with Section 80 of the George Municipality's By-law on Municipal Land Use Planning will be deemed invalid.

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

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

Yours faithfully

D POWER

DEPUTY DIRECTOR: PLANNING AND DEVELOPMENT

S:\SHARED TEGNIES\MARISA ARRIES\Approvals& Final Approvals\Kraaibosh195_69,George(ror, rezoning and departure_approval letter)atlas towers.docx

SCOPE OF WORK:

- NEW ATLAS TOWER GREENFIELD INSTALLATION INSIDE EXISTING PROPERTY.
- 8m x 8m SITE WITH 15m HIGH TREE MAST.
- SITE TO BE PHOTOGRAPHED BEFORE CONSTRUCTION COMMENCES

NEW ATLAS TOWER SITE = 64 SQM

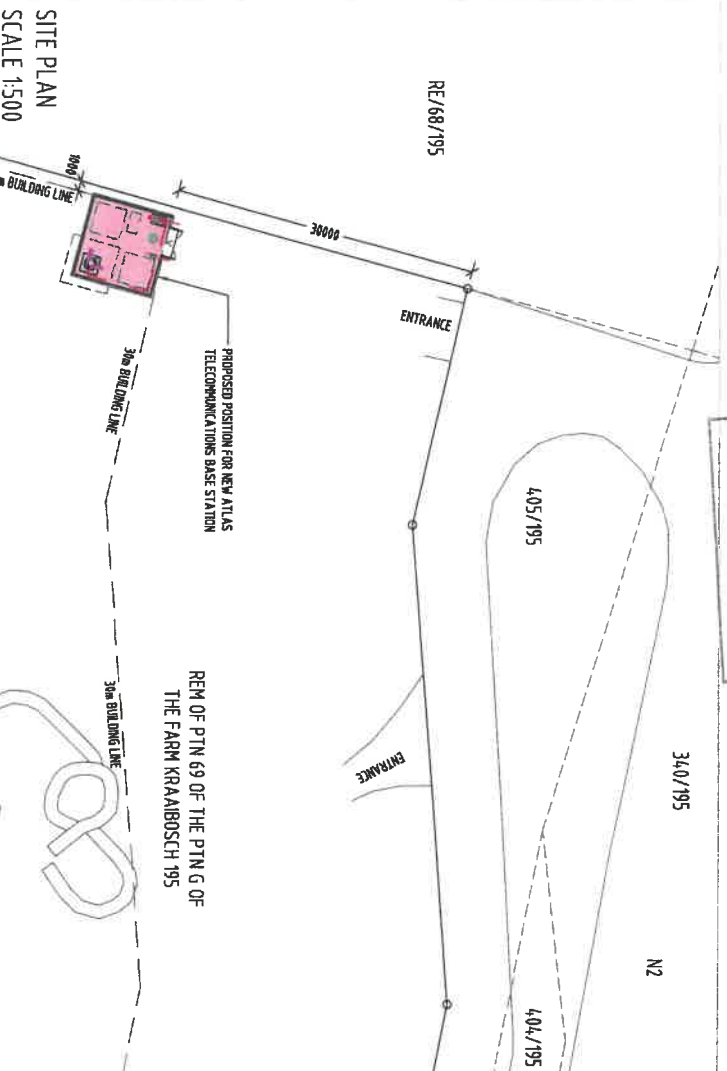
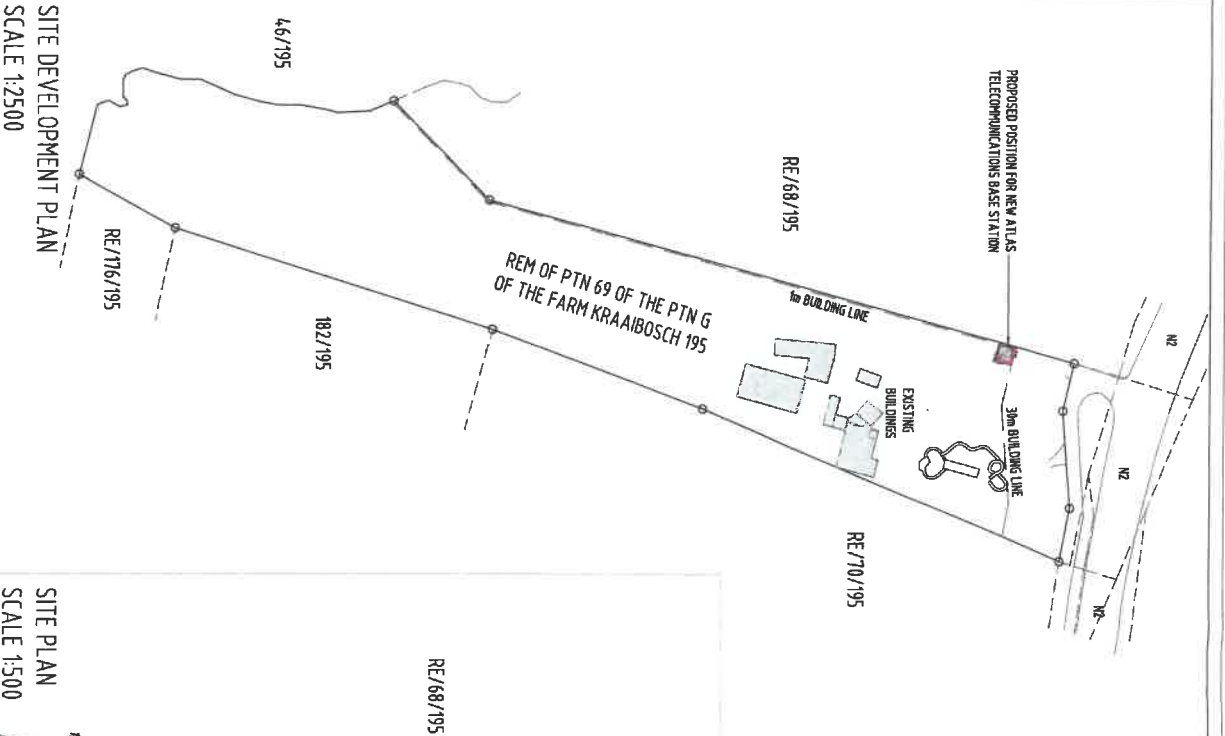
NO ADDITIONAL F.A.R. OR COVERAGE

NOTES:

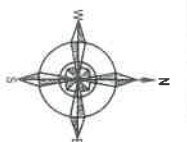
- ALL DIMS. AND LEVELS TO BE VERIFIED ON SITE BY ATLAS TOWER.
- SETTING OUT AND LAYOUT OF EQUIPMENT TO BE FINALISED BY ATLAS TOWER.
- ALL EQUIPMENT DETAILS TO BE TO ATLAS TOWER REQUIREMENTS AND SPECS.
- ALL RC AND STRUCTURAL STEEL TO BE TO ENG. DETAILS.

FIRE NOTES:

- THE FOLLOWING TO COMPLY WITH SANS 10400.
- FIRE STABILITY OF STRUCTURAL ELEMENTS T4.7
- PARTITION WALLS AND PARTITIONING T4.9
- PROTECTION OF OPENINGS T4.10
- ROOF ASSEMBLIES AND COVERINGS T4.12
- PROVISION OF FIRE FIGHTING EQUIPMENT T4.32



MUNISIPALITEIT GEORGE MUNICIPALITY
 Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2015) subject to the conditions contained in the covering letter.



PROPOSED ATLAS TELECOMMUNICATIONS INSTALLATION - GREENFIELD

SITE NAME: GEORGE RESORT ALT

SITE ID: ATSA1089B

CLIENT:

SITE PARTICULARS

ERF DESCRIPTION:

SITE ADDRESS:

CO-ORDS / HASL:

OWNERS NAME:

OWNERS CONTACT:

DRAWN BY:

SIGNATURES

NAME:

SIGNATURE:

DATE:

SHEET NO:

OWNER:

ATLAS REPRESENTATIVE:

DWG NO:

ATLAS TOWER

CROSS 1938 REV01

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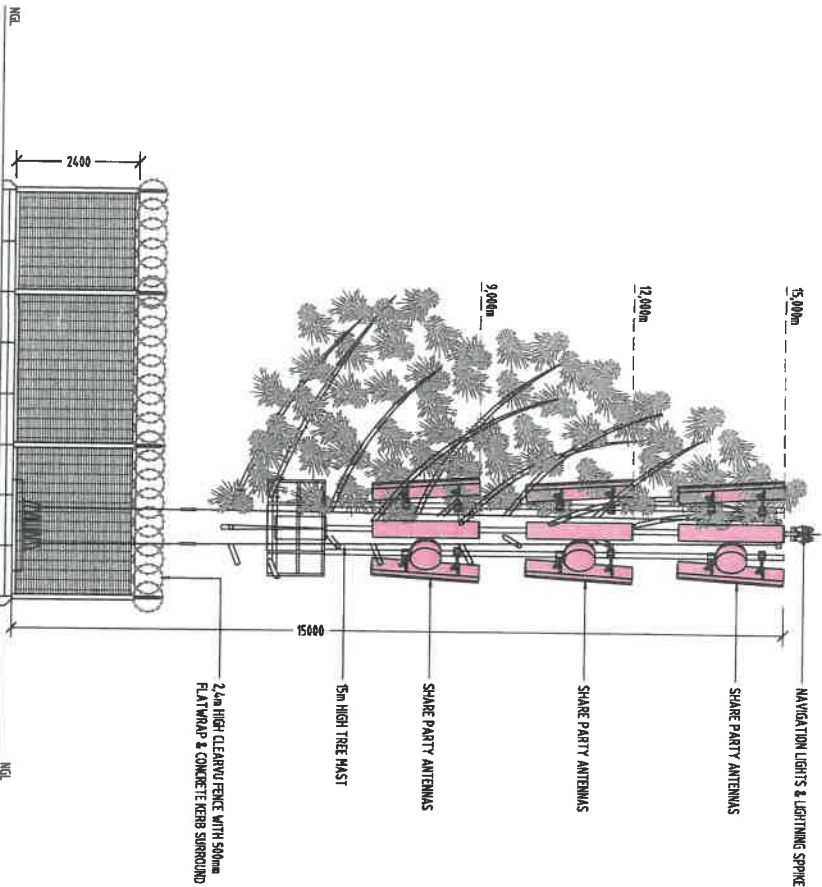
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SOUTH WEST ELEVATION SCALE 1:100



SITE PARTICULARS

PROPOSED ATLAS TELECOMMUNICATIONS INSTALLATION - GREENFIELD
SITE NAME : GEORGE RESORT ALT
SITE ID: ATSA10890

CLIENT:

ERF DESCRIPTION:

SITE ADDRESS:

CO-ORDS / HASL:

OWNERS NAME:

OWNERS CONTACT:

REM OF PTN 69 OF PTN G OF THE FARM KRAAIBOSCH 195

UNNAMED GRAVEL ROAD OFF N2, GEORGE, WC

33°59'42.65"S, 22°31'24.75"E / HASL 185(m)

CHARLOTTE REINHARDT

DRAWN BY:

SIGNATURES

NAME:

SIGNATURE:

RADIO PLANNER:

PROPERTY:

IMPLEMENTATION:

OWNER:

ATLAS REPRESENTATIVE:

DATE:

29/08/2019

SHEET NO.:

05 OF 05

DWG NO.:

CDS1938 REV01

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DATE
DATUM

MUNICIPAL MANAGER
MUNISIPALE BESTUURDER

ATLAS TOWER