

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

Collaborator No.: 3026033
Reference / Verwysing: Erf 140, Blanco
Date / Datum: 04 April 2025
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APPLICATION FOR CONSENT USE: ERF 140, BLANCO

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2023 decided that the application in terms of Section 15(2)(o) of the Land Use Planning By-Law for George Municipality, 2023, for Consent Use for a Utility Service to accommodate a 21m high freestanding base telecommunication station on Erf 140, Blanco

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

REASONS FOR DECISION

- a) According to the network coverage plan provided, the proposed 21m high freestanding base telecommunication station will only serve a limited part of Blanco which is in need of better network coverage. The proposed freestanding base telecommunication station will only serve a significantly small portion of Riverlea and Golden Valley, and approximately 90% of the proposed coverage (as per the GIS Viewer) overlaps into areas that are already serviced.
- b) The limited unserved area covered by the proposed freestanding base telecommunication station will require the development of additional freestanding base telecommunication stations in the surrounding area to meet the actual need, which will not be necessary with the reconsideration of a more viable and suitable site.
- c) A 21m high freestanding base telecommunication station at the position chosen by the applicant will have an adverse negative visual impact given that the area is highly exposed, there are no tall trees nearby and there are no suitable mitigation measures that can be implemented to disguise the mast or reduce its impact in this prominent position.

- d) The proposal deviates from the Blanco Local Spatial Development Framework, 2015 in that the proposal will not make a positive contribution to the value and aesthetics of this important historical street, i.e. Montagu Street, which needs to be preserved and enhanced as per the said Framework.
- e) It was not demonstrated that alternative sites for the proposed freestanding base telecommunication station were investigated or considered. There are more optimal positions for the proposed freestanding base telecommunication station, especially with due consideration to improved coverage and minimizing visual impact. The applicant did not effectively indicate the need for the proposed coverage in relation to the existing and nearby telecommunication infrastructure and coverage.
- f) Should the applicant be able to indicate the school site as a viable location providing for coverage need, then an alternative position on the site should be considered which is set back from Montagu Street and will not impact on the streetscape. A reduced height should also be considered.
- g) The application does not fully align with the requirements set out in the Town Planning Policy on Base Telecommunication Station Infrastructure, 2023, and no site-specific circumstances that merit a deviation from the Policy was presented.
- h) The proposed freestanding base telecommunication station aesthetics is not considered compatible with the existing character of the surrounding area.

The application complies with the requirements of Section 67 of the Land Use Planning By-Law for George Municipality, 2015.

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 25 April 2025**. 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.

Yours faithfully


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ACTING SENIOR MANAGER: TOWN PLANNING

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