



BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO

Directorate: Infrastructure Services / Direktoraat: Infrastruktuur Dienste

ICandelo: liNkonzo zeZiseko zoPhuhliso

Rig asseblief alle korrespondensie aan die Munisipale Bestuurder/Kindly address all correspondence to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala

Verwysing

Reference 12/4/4/2; 12/4/5/2
Isalathiso

Navrae

Enquiries C.B.Wright
Imibuzo

Datum

Date 18 August 2023
Uhmla

Privaatsak/Private Bag 582

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Tel 023-4148194

E-pos / E-mail admin@beaufortwestmun.co.za

Donkinstraat 112 Donkin Street

BEAUFORT-WES

BEAUFORT WEST

BOBHOFOLLO

6970

PRE-APPLICATION INPUT: ERF 3059, BEAUFORT WEST: SPOT ZONING FOR FREESTANDING TELECOMMUNICATIONS TOWER:BEAUFORT WEST MUNICIPAL AREA

1. PURPOSE

- 1.1. The purpose of the pre-application input is to ensure that the application is correct and complete and not to assess the merit of the application.

2. APPLICATION

Application is made for:

- 2.1 A Partial Rezoning in terms of Section 15(2)(a) of the Beaufort West Municipal Land Use Planning By-Law of a portion ($\pm 64 \text{ m}^2$ in extent) from Community Zone 2 to Community Zone 1.
- 2.2 A Consent Use in terms of Section 15(2)(o) of the Beaufort West Municipal Land Use Planning By-Law in order to erect a 25m freestanding telecommunication station on the rezoned portion of Erf 3059, Beaufort West.
- 2.3 A Permanent Departure in terms of Section 15(2)(b) of the Beaufort West Municipal Land Use Planning By-Law in order to permanently depart from the 5m side building line to 0m.
- 2.4 A Permanent Departure in terms of Section 15(2)(b) of the Beaufort West Municipal Land Use Planning By-Law in order to permanently depart from the 5m rear building line to 0m.
- 2.5 An amendment of restrictive title deed condition in terms of Section 15(2)(f) Beaufort West Municipal Land Use Planning By-Law in order to amend title deed restriction C(6)(b).

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3. POWER OF ATTORNEY & TITLE DEEDS

- 3.1. The required Power of Attorney is included in the application.
- 3.2. It is noted that there are building line restrictions in the Title Deed that needs to be relaxed for the purpose of the proposed spot rezoning. This is addressed in the motivational report.

4. REZONING

- 4.1. The motivation report states that it needs to rezone from Community Zone II to Community Zone I and then apply for consent use for a free standing telecommunications tower.
- 4.2. However, it should be noted that the application should be for a spot zoning for 64m2 from Community Zone II to Utility Service as indicated in the Beaufort West Zoning Scheme Bylaw (2021).
- 4.3. The Zoning Scheme states the following for Utility Service:

“utility service”

Land use description: “utility service” means a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development and—

- (a) **includes** a water reservoir and purification works, electricity substation, storm water retention facilities, and a waste-water pump station and treatment works, rooftop base telecommunication station and **freestanding base telecommunication station**; and
- (b) does not include renewable energy structures or transport use; and
- (c) provided that a road is not regarded as a utility service.

Development parameters:

As determined by the Municipality

5. DEPARTURE

- 5.1. It is not considered that a departure application is necessary due to the spot zoning being for utility zone and there are no specific building line restrictions allocated to this zone, which should be departed from. The Municipality will determine any parameters necessary.

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6. REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS

- 6.1 It is noted that application is made for the removal of the building line restrictions in the Title Deed, and all appears in order.
- 6.2 It may be necessary to make sure that the rezoning is permissible in terms of the title deed and that no other restrictions should be removed.

7. MOTIVATIONAL REPORT

Special consideration should be given to geographical aspects so that any other base stations together with the proposed new station are positioned to ensure optimum functionality. This reduces the number of base stations necessary to provide an optimal network.

At the same time, special attention should also be given to ensure that there is minimal impact on the local, social, physical, natural, and visual environments. The report should indicate where other approved/planned and existing free standing telecommunication sites exist within the town.

It should also be indicated whether the proposal makes provision for other service providers to make use of this base station, limiting the number of base stations required in the area.

The costs for the application are as follows:

- | | |
|---|--------------------------|
| • Rezoning fee | R 772.74 |
| • Amendment of restrictive title deed condition | R 1 161.76 |
| • Advertising costs for public participation | R 3 099.44 |
| • Advertising costs in the Provincial Gazette | <u>R 1 550.78</u> |
| • The total cost for the application | <u>R 6 584.72</u> |

Beaufort - West Bank Details:

Bank: Nedbank
Account Holder: Beaufort West Municipality
Account Number: 10742 80318
Account Type: Current Account
Branch Code: 198765
Reference: Erf 3059

- A copy of the minutes / letter, proof of payment and all relevant information must be attached to the final application.

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- The final application must be submitted to the Senior Manager: Administration: Mr. P.Strumpher.

Address:

Email: petrus@beaufortwestmun.co.za
Donkin Street 112
Mid Town
BEAUFORT WEST
6970

- The final application must be signed by the owner.
- When the final application is submitted, 2 hard copies as well as a complete electronic copy on CD are required.
- Application will then be advertised for a period of 8 weeks for any objections and for Public Participation.
- If there are any objections, the applicant can appeal.
- Applicant can then send his appeal application to the Municipal Manager.

For your attention.


C.B.WRIGHT
AUTHORIZED OFFICIAL
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