

Tracy Brunings

From: Jacques van Zyl <jacques@capewineland.gov.za>
Sent: Thursday, June 29, 2023 10:30 AM
To: Tracy Brunings
Cc: Surene Grootboom
Subject: RE: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: RIETVALLEI 323 ROBERTSON RD - CELL MAST

Tracy.

From a Health perspective we do not have any objection for this proposal.

Regards

Jacques van Zyl
Senior Omgewingsgesondheids Praktisyn / Senior Environmental Health Practitioner.
Tel 023 626 8313
Fax 023 626 5059
Cel 082 920 9858
E-mail jacques@capewineland.gov.za

From: Tracy Brunings <tbrunings@langeberg.gov.za>
Sent: Thursday, June 29, 2023 9:34 AM
To: George Lotter <glotter@langeberg.gov.za>; Surene Grootboom <surene@capewineland.gov.za>; Jacques van Zyl <jacques@capewineland.gov.za>; Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>; Rhett Smart <rsmart@capenature.co.za>; DEADP EIA Admin <DEADPEIAadmin@westerncape.gov.za>; Helene Janser (Helene.Janser@westerncape.gov.za) <Helene.Janser@westerncape.gov.za>; Cor Van der Walt <Cor.VanderWalt@westerncape.gov.za>
Cc: Langeberg Municipality <admin@langeberg.gov.za>
Subject: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: RIETVALLEI 323 ROBERTSON RD - CELL MAST

Good day,

Notice is hereby given that the above application has been received, in terms of section 15 of the Langeberg Land Use Planning Bylaw PN 264/2015.

Attached please find a copy of the motivation report and plans. A hard copy has also been posted to CWDM and Elsenburg.

Kindly provide your written comments on the application within 60 days of receipt of this email. Should no comments be received, it will be deemed that you have no comment.

Any written comment may be addressed in terms of Section 51 of the said Bylaw, to The Manager: Town Planning and emailed to tbrunings@langeberg.gov.za and admin@langeberg.gov.za

Regards,
Tracy Brunings Pr.Pl n A/951/1997

Amber Willemse

From: Tracy Brunings
Sent: Friday, 05 April 2024 15:04
To: Amber Willemse
Subject: FW: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: RIETVALLEI 323 ROBERTSON RD - CELL MAST
Attachments: FW: [External] FW: ATSA 1534 - FARM RIETVALLEI NO 323 ROBERTSON-KLAASVOOGDS (SBA)

From: George Lotter <glotter@langeberg.gov.za>
Sent: Friday, April 5, 2024 10:30 AM
To: Tracy Brunings <tbrunings@langeberg.gov.za>
Subject: RE: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: RIETVALLEI 323 ROBERTSON RD - CELL MAST

Good day Tracy

We have no objection to the proposed Cell Tower.
The Clearance standards to electrical lines should be adhered to at all times.
The customer indicated that they would require a 80A 3-phase connection (as per the attached message.)
Electrical capacity cannot be guaranteed and will be evaluated when an application for connection is received.
Bulk Services contributions will be applicable.
If any alternative generation (even backup batteries or a generator) are installed, it should be registered with the Municipality; more information is available on our website.

Trusting this will be in order.

Kind regards

George Lotter
Manager / Bestuurder
Electrical Engineering Services / Elektriese Ingenieursdienste
023 626 8266 (Ext 541)
glotter@langeberg.gov.za



"People at the centre of Development"

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From: George Lotter
Sent: Friday, July 28, 2023 10:46 AM
To: Tracy Brunings <tbrunings@langeberg.gov.za>
Cc: Langeberg Municipality <admin@langeberg.gov.za>

Subject: RE: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: RIETVALLEI 323 ROBERTSON RD - CELL MAST

Good day Tracy

Feedback from the Electrical Department:

The paragraph on "Electricity requirements" seems to be a generic description that does not provide any information on the electricity requirements.

It also refers to Eskom; the Municipality has the distribution license for this area.

The report should clearly state the kVA requirements of the base station. We do not have spare capacity available on this network, so the applicant should clearly indicate how they intend to power the base station (and possibly engage with us for further discussion.)

Thank you

Kind regards

George Lotter
Manager / Bestuurder
Electrical Engineering Services / Elektriese Ingenieursdienste
023 626 8266 (Ext 541)
glotter@langeberg.gov.za



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To: George Lotter <glotter@langeberg.gov.za>; Surene Grootboom <surene@capewinelandsgov.za>; Jacques van Zyl <jacques@capewinelandsgov.za>; Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>; Rhett Smart <rsmart@capenature.co.za>; DEADP EIA Admin <DEADPEIAAdmin@westerncape.gov.za>; Helene Janser <Helene.Janser@westerncape.gov.za> <Helene.Janser@westerncape.gov.za>; Cor Van der Walt <Cor.VanderWalt@westerncape.gov.za>

Cc: Langeberg Municipality <admin@langeberg.gov.za>

Subject: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: RIETVALLEI 323 ROBERTSON RD - CELL MAST

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Attached please find a copy of the motivation report and plans. A hard copy has also been posted to CWDM and Elsenburg.

CONSERVATION INTELLIGENCE

postal 16 17th Avenue, Voëlklip, Hermanus, 7200
physical 16 17th Avenue, Voëlklip, Hermanus, 7200
website www.capenature.co.za
enquiries Rhett Smart
telephone 087 087 8017
email rsmart@capenature.co.za
reference LS14/2/6/1/9/1/323_consent&dep_Robertson
date 28 August 2023

Langeberg Municipality
Private Bag X2
Ashton
6715

Attention: Tracy Brunings
By email: admin@langeberg.gov.za

Dear Tracy

**Application for Consent Use and Departure for a Freestanding Base
Telecommunication Station on Farm Rietvallei 323, Robertson**

CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.

CapeNature provided comment on the Draft Basic Assessment Report for this development proposal. In summary, we did not object to the application as the proposed mast is located on a transformed footprint adjacent to a homestead and will therefore not have any impact on biodiversity. The same comments apply to the application for consent use and departure.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely



Rhett Smart
For: Manager (Landscape Conservation Intelligence)



Reference: 15/3/2/12/BL2

The Manager: Town Planning
Langeberg Municipality
3 Piet Retief Street
MONTAGU
6720

REQUEST FOR PROVINCIAL PLANNING COMMENT: APPLICATION FOR CONSENT USE: FARM RIETVALLEI NO. 323, ROBERTSON

1. Your request for comment, dated 29 June 2023, has reference.
2. The application property is approximately 15,8770 ha in extent and is zoned as "Agricultural Zone I".
3. The development as proposed is for the following:
 - 3.1 **Consent use** a Freestanding Base Telecommunication Station (35m high lattice mast); and
 - 3.2 **Permanent Departure** from the southern lateral building line from 30m to 0,0m.
4. An application for the building line departure from the 30-meter building line (applicable to Agricultural Zone I) might not be required, as the Langeberg Integrated Zoning Scheme Bylaw, 2018 attach development parameters to the individual land use rights and not the zoning of the property. The development parameters can therefore be determined by the Municipality, depending on the individual circumstances.
5. From a provincial land use planning perspective there is no objection to the proposed development.

Kobus Munro Digitally signed by Kobus Munro
Date: 2023.07.24 10:36:25 +02'00'

DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 2)



Western Cape
Government

Cor Van Der Walt
LandUse Management
Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/5/350
YOUR REFERENCE : -
ENQUIRIES : Cor van der Walt

Langeberg Municipality
03 Piet Retief Street
MONTAGU
6720

Att: Tracy Brunings

**PROPOSED CONSENT USE AND PERMANENT DEPARTURE: DIVISION ROBERTSON
FARM RIETVALLEI NO 323**

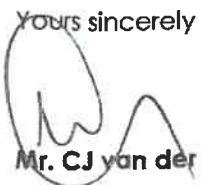
Your email of 29 June 2023 has reference.

The Western Cape Department of Agriculture: Land Use Management has no objection to the proposed application.

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely


Mr. CJ van der Walt

Copies:

Department of Environmental Affairs & Development Planning
1 Dorp Street
Cape Town
8000

SBA Towers South Africa (Pty) Ltd
100 Cecilia Street
CECILIA SQUARE BUILDING
PAARL
7646

LANDUSE MANAGER: LANDUSE MANAGEMENT

2023-09-19

Langeberg Municipality* (LLUPB, 2015)

Date: 2023/10/03

tbrunings@langeberg.gov.za

Enquiries:

WayleavesWesternOU@eskom.co.za

WAYLEAVE APPLICATION: *Land Use Application by private land owner - Eskom comment required by Langeberg Municipality.

· 9km F of Robertson on Klaas Vonds W rd · Between

YOUR REF: 15/4/12/5 & 9

ESKOM REF: 11272-23

THIS IS NOT AN APPROVAL TO START CONSTRUCTION

I hereby inform you that Eskom has no objection to the proposed work indicated on your drawing in principle. This approval is valid for **12 months** only, after which reapplication must be made if the work has not been completed.

1. Eskom services are affected by your proposed works and the following must be noted:

- a) Eskom has no objection to the proposed work and include a drawing indicating Eskom Overhead and underground services in close proximity.
- b) Please note that underground services indicated are only approximate and the onus is on the applicant to verify its location.
- c) There may be LV overhead services / connections not indicated on this drawing.
- d) The successful contractor must apply for the necessary agreement forms and additional cable information not indicated on included drawing, in order to start construction.

Application for Working Permit must be made to:

Customer Network Centre: Airport

Cebisile Funda

021 360 5529 / 078 377 2269

FundaC@eskom.co.za

Include Eskom Wayleave as-built drawings and all documentation, when applying for Working Permit.

Should it be necessary to move, relocate or support any existing services for possible future needs, it will be at the developer's cost. Application for relocating services must be made to Customer Services on 08600 37566 or customerservices@eskom.co.za

2. Underground Services

The following conditions to be adhered to at all times:

- a) Works will be carried out as indicated on plans.
- b) No mechanical plant to be used within 3.0m of Eskom underground cables.
- c) All services to be verified on site.
- d) Cross trenches to be dug by hand to locate all underground services before construction work commences.
- e) If Eskom underground services cannot be located or is grossly misplaced from where the wayleave plan indicates, then all work is to be stopped and Nancy Piliso from the Land Development Office to be contacted at PilisoN@eskom.co.za, to arrange the capturing of such services.
- f) In cases where proposed services run parallel with existing underground power cables the greatest separation as possible should be maintained with a minimum of 1000mm.
- g) Where proposed services cross underground power cables the separation should be a minimum of **300mm** with protection between services and power cables. (Preferably a concrete slab)
- h) No manholes; catch- pits or any structure to be built on top of existing underground services.
- i) Only walk-behind (2 ton Bomac type) compactors to be used when compacting on top of and 1 metre either side of underground cables.
- j) If underground services cannot be located then the Customer Network Centre (CNC) should be consulted before commencement of any work.
- k) **No work can take place within the servitude of a 66kV Cable or 132kV Cable if indicated.** Should you need to undertake any work within the proximity of our 66kV or 132kV Cables please contact Nancy Piliso at PilisoN@eskom.co.za to arrange a site visit.

3. O.H. Line Services:

- a) The following building and tree restriction on either side of centre line of overhead power line must be observed:

Voltage	Building restriction either side of centre line
11 / 22kV	9.0 m
66kV	11.0 m
132kV	15.5 m

- b) No construction work may be executed closer than **6 (SIX) metres** from any Eskom structure or structure-supporting mechanism.
- c) No work or no machinery nearer than the following distances from the conductors:

Voltage	Not closer than:
11 / 22kV	3.0 m
66kV	3.2 m
132kV	3.8 m

- d) Natural ground level must be maintained within Eskom reserve areas and servitudes.
- e) That a minimum ground clearance of the overhead power line must be maintained to the following clearances:

Voltage	Safety clearance above road:
11 / 22kV	6.3 m
66kV	6.9 m
132kV	7.5 m

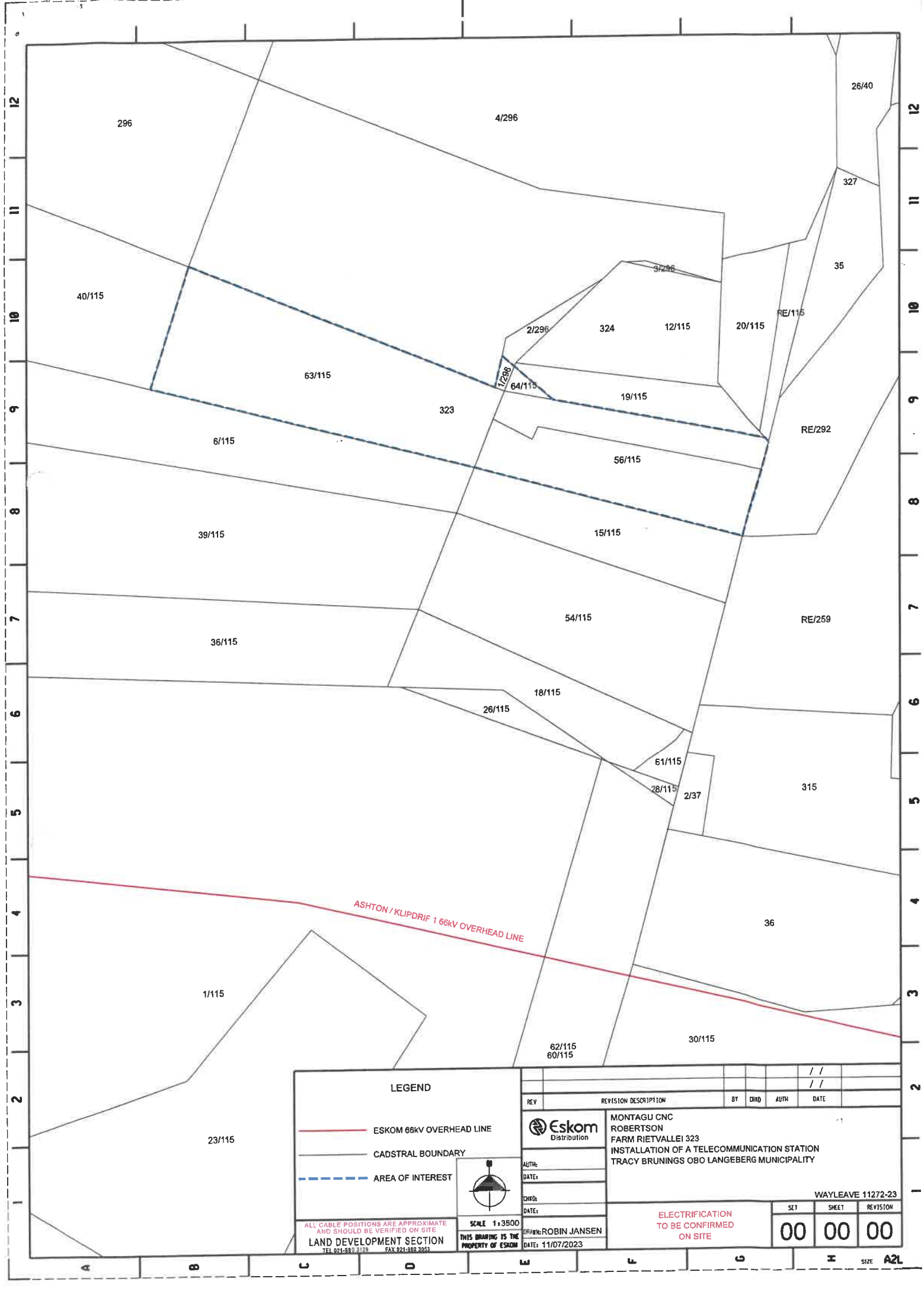
- f) That existing Eskom power lines and infrastructure are acknowledged as established infrastructure on the properties and any rerouting or relocation would be for the cost of the applicant/developer.
- g) That Eskom rights or servitudes, including agreements with any of the landowners, obtained for the operation and maintenance of these existing power lines and infrastructure be acknowledged and honoured throughout its lifecycle which include, but are not limited to:
- i. Having 24 hour access to its infrastructure according to the rights mentioned in (a) above,
 - ii. To perform maintenance (structural as well as servitude – vegetation management) on its infrastructure according to its maintenance programmes and schedules,
 - iii. To upgrade or refurbish its existing power lines and infrastructure as determined by Eskom,
 - iv. To perform any other activity not listed above to ensure the safe operation and maintenance of the Eskom power lines or infrastructure.
- h) Eskom must have at least a 10m obstruction free zone around all pylons (not just a 10m radius from the centre).
- i) Eskom shall not be liable for the death or injury of any person, or for loss of or damage to any property, whether as a result of the encroachment or use of the area where Eskom has its services, by the applicant, his/her agent, contractors, employees, successors in title and assignee.
- j) The applicant indemnifies Eskom against loss, claims or damages, including claims pertaining to interference with Eskom services, apparatus or otherwise.
- k) Eskom shall at all times have unobstructed access to and egress from its services.
- l) Any development which necessitates the relocation of Eskom's services will be to the account of the developer.
- m) Lungile Motsisi MotsisiL@eskom.co.za. Eskom: Transmission must be contacted on 011 800 5734 to comment on behalf of the 400 kV OVERHEAD POWERLINES. NO WORK WITHIN THIS SERVITUDE OR UNDERNEATH POWERLINES IS ALLOWED until comment from Eskom Transmission has been obtained.

4. **NOTE**

Wayleaves, Indemnity form (working permit) and all as-built drawings issued by Eskom to be kept on site at all times during construction period.

Yours faithfully

LAND DEVELOPMENT (BRACKENFELL)



LEGEND

- ESKOM 66kV OVERHEAD LINE
- CADSTRAL BOUNDARY
- AREA OF INTEREST

ALL CABLE POSITIONS ARE APPROXIMATE AND SHOULD BE VERIFIED ON SITE

LAND DEVELOPMENT SECTION
TEL 021-987 1129 FAX 021-980 2053

SCALE 1:3500

THIS DRAWING IS THE PROPERTY OF ESKOM

REV	REVISION DESCRIPTION	BY	CHKD	AUTH	DATE

Eskom Distribution

AUTH:
DATE:
CHKD:
DATE:
DATE: 11/07/2023

**MONTAGU CNC
ROBERTSON
FARM RIETVALLEI 323
INSTALLATION OF A TELECOMMUNICATION STATION
TRACY BRUNINGS OBO LANGEBOG MUNICIPALITY**

WAYLEAVE 11272-23

SET	SHEET	REVISION
00	00	00

ELECTRIFICATION TO BE CONFIRMED ON SITE

DATE: 11/07/2023