



MUNISIPALITEIT OVERSTRAND
ERF 646, NURSERYWEG 1, PEARLY BEACH:
AANSOEK OM VERGUNNINGSGEBRUIK:
COMPUTER HUT CC NAMENS OVERSTRAND
MUNISIPALITEIT

Kennis word hiermee gee ingevolge Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) van die volgende aansoek van toepassing op Erf 646, Pearly Beach, naamlik:

- ❖ **vergunninggebruik** ingevolge Artikel 16(2)(o) van die Verordening, ten einde die transmissietoring op die eiendom te akkommodeer.

Besonderhede aangaande die voorstel lê ter hant van die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en by Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening by die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za voor of op **2 Junie 2023**, vergesel van u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr SW van der Merwe** by 028-313 8900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, **HERMANUS**, 7200.

Munisipale Kennisgewing Nr. 75/2023

OVERSTRAND MUNICIPALITY
ERF 646, 1 NURSERY WAY, PEARLY BEACH:
APPLICATION FOR CONSENT USE: THE
COMPUTER HUT CC ON BEHALF OF THE
OVERSTRAND MUNICIPALITY

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of the following application applicable to Erf 646, Pearly Beach, namely:

- ❖ **consent use** in terms of Section 16(2)(o) of the By-Law, in order to accommodate the transmission tower on the property.

Detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za on or before **2 June 2023** quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Senior Town Planner, Mr SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

Municipal Manager, Overstrand Municipality, P.O. Box 20, **HERMANUS**, 7200

Municipal Notice No. 75/2023

UMASIPALA WASE-OVERSTRAND
ISIZA 646, 1 NURSERY WAY, PEARLY BEACH:
ISICELO SOKUSEBENZISA IMVUME:
ICOMPUTER HUT CC EGAMENI LIKAMASIPALA
OVERSTRAND

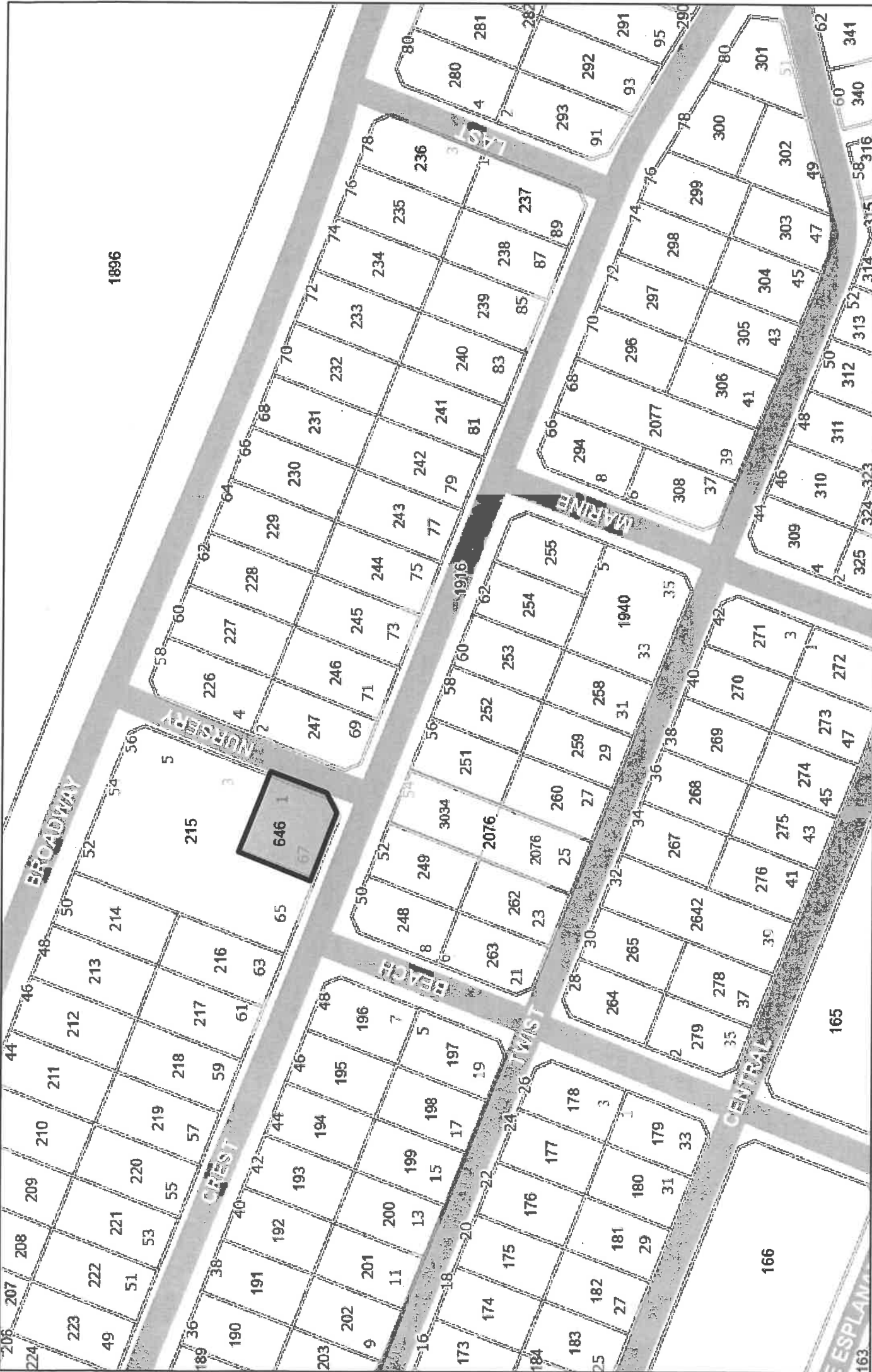
Isaziso sinikwe ngokuphathelele kwiCandelo lama-47 no 48 - lomThetho kaMasipala wesiLungiso wase-Overstad kuYik lokuSetyenziswa koMhlabha kaMasipala, 2020 (UmThetho kaMasipala) ukuba ezi zicelo zilandelayo zisebenze kwisiza 646, Pearly Beach ezizezi:

- ❖ ukusetyenziswa kwemvume ngokuphathelele kwiCandelo le-16(2)(o) lomThetho bkaMasipala ukuze kuhlaliswe inqaba yothumelo kwipropati.

linkcukacha ezihambelana nesi siphakamisa ziyafumaneka kwiintsuku zaphakathi evekin ukuze zihlolewe phakathi kwentsimbi ye-08:00 ne- 16:30 kwiSebe: Izicwangciso ngeDolophu kwa16 Paterson Street, Hermanus nakwithala leencwadi lase Gansbaai. Naziphi na izimvume ezibhaliweyo mazingeniswe ngokwezibonelelek zeSolotyama lama-51 nelama-52 loMthethwana kaMasipala ochazwe ngentla (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za ngomhla okanye ngaphambi komhla we **2 uJuni 2023** uchazwe igama lakho, idilesi, neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Mnu. SW van der Merwe** kwa- 028-313 8900. UMasipala angala ukwamkela izimvume emva kokuvala. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe leziCwangciso zeDolophu acele igosa limncedisi ukufaka uluvo lwakhe ngokusemthethweni.

UMphathi kaMasipala, Overstrand Municipality P.O. Box 20, **HERMANUS**, 7200

Inothi si kaMasipala iNomb. 75/2023



1896

ERF 646, 1 NURSERY WAY, PEARLY BEACH



Date: 2023/03/29



**OVERSTRAND
MUNICIPALITY**



TP. N. Thecarl
(S. ud n now)



Overstrand Municipality
1 Magnolia Street
Hermanus
7200

Bennie van Eeden,
Owner,
The Computer Hut cc
www.thecomputerhut.co.za
P.O. Box 1430, Gansbaai, Western Cape ,7220 South Africa

09 December 2022

To Whom it may concern

FILE NO.	St 646
	Pearly Beach
SCAN NO.	
COLLABORATOR NO.	

With regards to, all applicable applications, Section 16(2)(O) of the Overstrand Municipality By-Law on Land Use Planning, we ask that the Overstrand Municipality take the below into consideration for our application for the Consent Use provided In the Zoning Scheme of Erf 646 in Pearly Beach with regards to an existing industrial communications tower built on the water tower for communication purposes for Veolia.

The need for the use of the existing tower for commercial use, is the amount of client growth in the Pearly Beach area. This growth entails various connectivity requests and difficulty to achieve line of site to assist clients with proper internet. The Pearly Beach Neighborhood Watch also approached The Computer Hut with regards to assistance in the building of a CCTV network to ensure the safety of the residents in the area.

As this is an existing piece of equipment the visual impact would not increase negatively. It has no further deterioration of natural sights and is positioned in such a way that visually it is difficult to see.

In addition to the communication used for utility purposes, this application is for the consent to use the current infrastructure for commercial use as well. Part of this communication is for CCTV systems used for the local Pearly Beach Neighborhood Watch

The commercial communication services to be rendered from existing tower are as follow:

- Wireless Internet connections for residential properties as well as commercial properties.
- CCTV internet connections for both residential and commercial properties

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With reference to the Overstrand Land Use Scheme of 2020, section 16.10.23:

Point C:

The site plan is attached to this document for the perusal of the Overstrand Municipality. The site was selected to be used as this is current existing infrastructure, used by the same owner (The Computer Hut) for the service delivery of Veolia Water Technologies, a subcontractor of the Overstrand Municipality.

Point D:

We have a high site on Pearly Beach Mountain to transmit and connect various clients within the Pearly Beach area. Though this is in working condition we do not have proper line of site to some areas within the Pearly Beach area. Therefore, the need arose to utilize our existing transmission tower, which only supplies a current connection to Veolia Water Technologies so to conduct their day-to-day business.

The Pearly Beach Neighborhood Watch also requires connections for the CCTV cameras they supply to be connected to an internet connection for recording and live streaming. Added to this with referring to the paragraph above, where we need the commercial approval to deliver these services to the community of Pearly Beach. This is due to the high demand for internet connection for social, entertainment and security purposes.

Point E:

We have done various inspections and the conclusion came forth that the existing tower on a utility property is the best solution with regards to our endeavor. This includes ease of access to conduct routine maintenance and general environment that won't be disruptive unnecessary.

Point F:

There is no other site with the height required to assist in the deployment of our wireless network. Due to the method of operation, there is no other site to be considered.

Point G:

The property has already been zoned by the Overstrand Municipality as a utility property. Therefore we wish to use existing infrastructure which was installed with an agreed upon method with the Overstrand Municipality's engineering department.

Point J:

Due to the fact that this is an existing infrastructure installed within the specifications of the Overstrand Municipality, all health and safety precautions were previously met. There are no new health and safety risks as all compliance has already been adhered to.

The structure is a basic radio mast, three meters high and has a square base of one meter. This structure holds no current threat to the residents and natural environment in the vicinity. This is a safe structure and currently only supply connectivity to Veolia Water Technologies for their systems.

1. GENERAL INFORMATION

PROPOSED DEVELOPMENT

The Computer Hut wish to utilize the existing radio tower owned by The Computer Hut not only for Veolia but also to transmit to residential areas in and around Pearly Beach as well as to assist with general public safety with regards to CCTV assistance to the Pearly Beach Neighborhood Watch.

The mast is fixed to the water tower by means of 16mm stainless steel threaded bar, as was discussed by the Overstrand Engineering department.

This property is already zoned as a utility property.

The primary goal of the mast is to provide industrial communication for Veolia Water Technologies, so they can monitor reservoir levels and to switch pumps on and off as required.

The secondary goal of the tower is providing commercial communication services to The Computer Hut clients in the area, especially for security reasons in the area with regards to CCTV systems for the Pearly Beach Neighborhood Watch.

This mast with current antennas should have little to **no additional effect** on the urban development, the flow of traffic or other environmental factors as this property is not located close to residential areas and the signals are not a health risk for the local community, fauna and flora.

The property is easily accessible for service delivery and is located at the primary point of what is used for the Veolia Water Technologies which is a subcontractor for the Water Section of the Overstrand Municipality.

CHARACTER OF THE ENVIRONMENT

As this property is currently being used by the water utility provider, there is a 20m high water reservoir on the property.

There is existing communication infrastructure on the tower and is currently solely used for Veolia, therefore the development should have very little to **no additional effect** on the surrounding properties and deemed as very compatible. The property is also quite secluded and will have little to **no effect** on any residents, fauna or flora in the close vicinity of the property.

DESIRABILITY OF THE PROPOSED UTILISATION

The property has very little to no potentials for being used as:

- Agriculture
- Conservation (natural or urban)
- Mining

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- Recreation

The development should have little to **no effect** on the surrounding properties in the above regards.

INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICATION

The proposed application will not be influenced by the other laws such as:

- Air Quality Act
- National Heritage Resources Act
- Environmental Management
- National Environmental Integrated Coastal Management Act
- Subdivision of Agricultural Land Act
- Occupational Health and Safety Act

THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES

For this development **no additional** services should be required from the municipality nor should this have any impact on traffic in the area. This structure will also have no negative effect on the natural environment or enhance any form of pollution.

CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

The proposed land use is in line with OVERSTRAND MUNICIPALITY LAND USE SCHEME, 2020. This is due to the fact that ERF 646 are already zoned as a utility property.

PLANNING PRINCIPLES

'SPATIAL JUSTICE': Not applicable

'SPATIAL SUSTAINABILITY': As this development will utilize existing infrastructure, this will promote less resource consuming development.

'EFFICIENCY': As this development will utilize the existing water tower's height for the transmission, no additional infrastructure would be required to gain good line of sight from the tower to clients, thereby increasing the efficiency of the property.

'SPATIAL RESILIENCE': By utilizing existing infrastructure, this will enable The Computer Hut to deliver various upliftment services at a reduced price as the capital expenditure is less.

'GOOD ADMINISTRATION': The Computer Hut did connect with the local municipality and other role-players to ensure that a joint planning approach is pursued.

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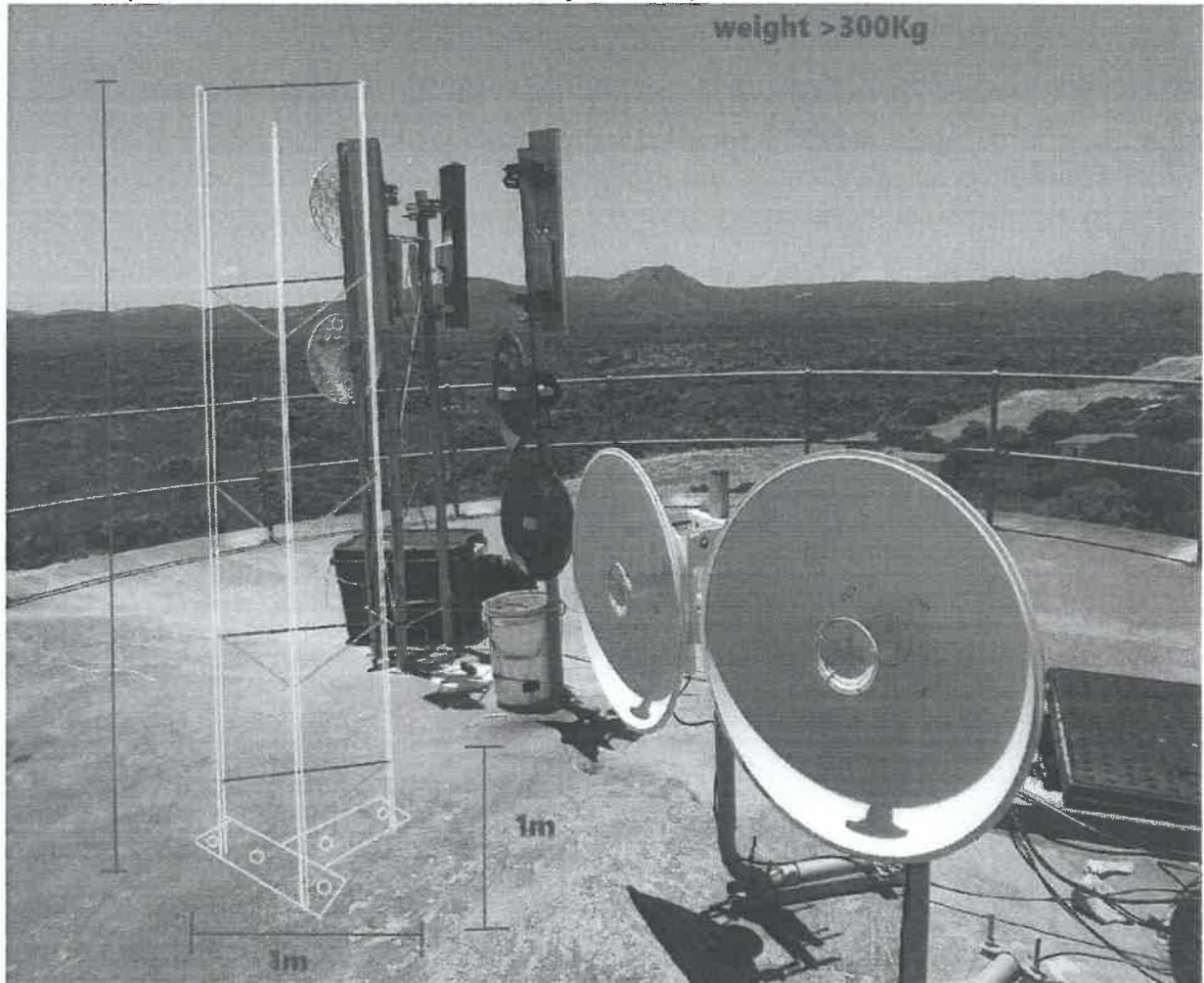
With regards to the penalty as per application form Section 16 (2) (q):
There is no penalty applicable as the infrastructure has already been installed to provide a service for a subcontractor of the Overstrand Municipality. The Overstrand Municipality has approved the initial installation of the infrastructure and therefor no penalty should be applicable. Existing infrastructure will only be utilized to provide a extra service to the Pearly Beach community.

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2.Photos (Please note this structure is already installed)





Find attached site plan as per annexure A and C.

For

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Bennie van Eeden', written over a horizontal line.

.....
Bennie van Eeden
+27 72 264 5366
+27 28 384 1443

44 JAN 2023

Schalk Van Der Merwe

From: ben@tchwisp.co.za
Sent: Tuesday, 14 February 2023 16:24
To: Schalk Van Der Merwe
Cc: Gericke van Eck
Subject: FW: Aanvullende inligting ten opsigte van Vergunningsgebruik aansoek - ERF 646 Pearly Beach

Goeie middag Mnr van der Merwe,

Baie dankie vir u tyd op 13/02/2023. Ons voel die gesprek was suksesvol en dat ons werkbare punt het om voort te gaan met ons aansoek wat tans by u afdeling aandag geniet.

Rakende ons gesprek gister, sien asseblief die punte ter staving van ons aansoek.

Daar is 'n werkbare behoefte om die afstand te verminder tussen die Pearly Beach berg toring en die kliente in 'n spesifieke radius (Sien foto aangeheg).

Die verkorting van die afstand, tussen bestaande toring op berg en klient se woning, gaan 'n positiewe impak hê op die bestaande kliente asook nuwe intekenare.

Sien skets hier onder wat huidige en nuwe toring se bedienings verduidelik.

Hierdie verkorting van afstand gaan dit ook vir The Computer Hut moontlik maak om 'n positiewe diens te lewer aan die inwoners van Eluxolweni. Dit gaan dit vir ons vergemaklik om 'n verbinding te maak by wonings wat nie tans kan verbind met die Pearly Beach berg nie.

Rakende die CCTV en Buurtwag in Pearly Beach, gaan die volgende vergunning ons toelaat om 'n gehalte diens te lewer aan die buurtwag aangesien ons 'n beter sein kan verskaf vir die internet kameras wat hulle deur ons installeer vir betrokke kliente.

Op 'n tegniese punt verbeter dit die algehele sein dekking binne Pearly Beach. Dit het opsigself 'n positiewe impak op die punte hier bo genoem.

Op die Health and Safety kant, is die installasie gedoen met presiese uiteensetting van die Overstrand Munisipaliteit se ingenieursafdeling asook binne die Health and Safety raamwerk van Veolia. Geen persoon mag die perseel betree of bewerk wat nie geïnduseer is om so te doen nie.

Die installasie van die bestaande infrastruktuur is gedoen met die presiese instruksies om geen swak punte te veroorsaak in die kort en lang termyn.

Op 'n tegniese punt, die radio wat ons graag wil gebruik asook die radio wat ons tans gebruik is binne die raamwerk van ICASA. Alle radio frekwensies word registreer en gereguleer deur ICASA en geen skadelike frekwensies sal en gaan gebruik word nie.

Indien daar enige vrae is, moet asseblief nie huiwer om my of Bennie van Eeden te kontak nie.



Groete

Bennie van Eeden

Email: crm@tchwisp.co.za

Web: www.thecomputerhut.co.za

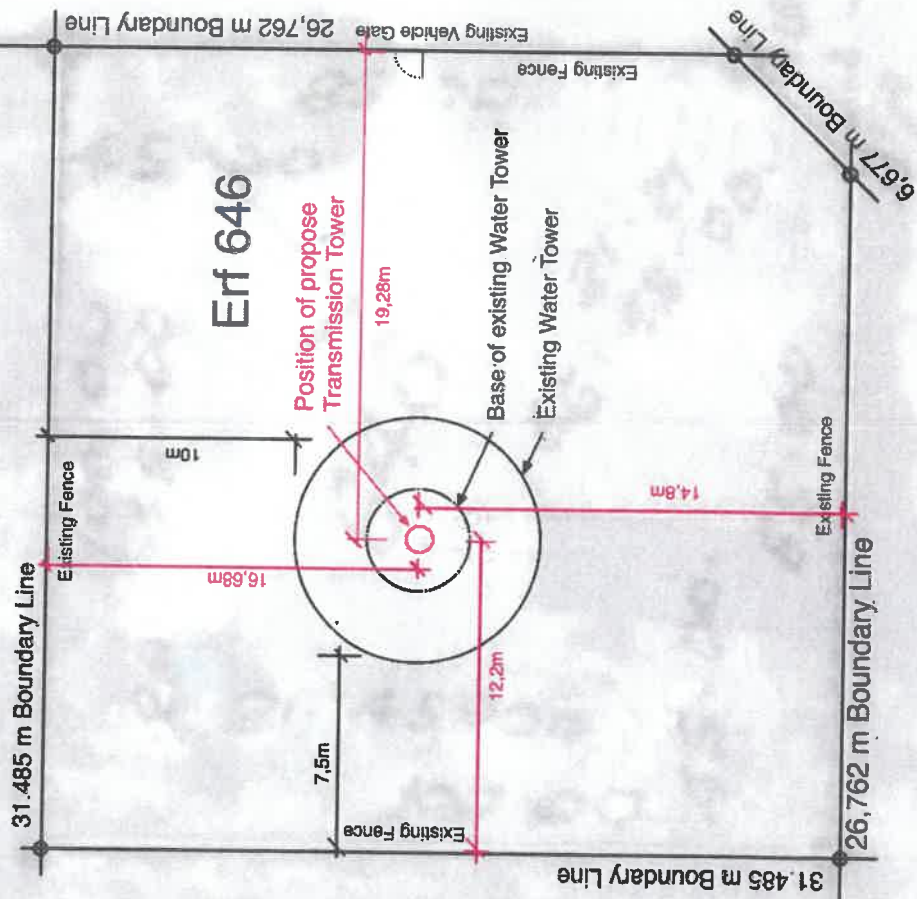
Tel: 028 384 1443

Sell: 076 671 8630



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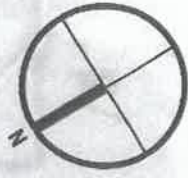
Erf 215



Erf 646

Nursery Way

Crest Street



Site Development Plan | Erf 646 Pearly Beach | Scale 1:200