



Enquiries: E. Cyster
Contact number: 021 807 4770
Reference: 15/4/1 (10541) P
Date: 27 May 2022

EC/JA
15/4/1(10541) P

Manie Papenfus
High Wave Consultants

manie@highwave.co.za

Sir

APPLICATION FOR CONSENT USE: ERF 10541 PAARL

Your above mentioned application refers.

1. Approval has been granted in terms of Section 60(1)(a) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018, for the following:
 - 1.1. **Consent Use** in order to establish a 16.1m high telecommunication base station with associated infrastructure on Erf 10541 Paarl as a church steeple, as indicated on the site plan (**Annexure B**);
2. The approval mentioned in Paragraph 1.1 above be subject to the following conditions, laid down in terms of Section 66 of the Drakenstein By-law on Municipal Land Use Planning, 2018:
 - 2.1 Adherence to the conditions set by the Drakenstein Municipality: Civil Engineering Services, as set out in its letter dated 1 October 2021 reference number 15/4/1 (10541) P (1761) (**Annexure F**);
 - 2.2 Adherence to the conditions set by the Drakenstein Municipality: Electrical Engineering Services, as set out in its letter dated 27 October 2021 reference number 10541 (**Annexure G**);
3. The following conditions are applicable from a town planning point of view:
 - (a) The development takes place largely in accordance with the Site Plan attached as (**Annexure B**);

2./...

- (b) This approval applies only to the application in question, and shall not be construed as authority to depart from any other legal prescriptions or requirements;
- (c) Any amendments to the application be subject to the relevant approval;
- (d) No new structures are to be erected or existing buildings converted without the prior approval of building plans by the Council;
- (e) The proposed TBS should always adhere to any civil and electrical engineering regulations;
- (f) The TBS, with associated infrastructure, be constructed and finished with the same material as the church in order to fit in with the surrounding environment;

4. The following be regarded as the reasons for the decision:

- 4.1 The proposed location of the application property is identified, in terms of the Drakenstein Municipality Telecommunication Base Station Policy, as an area in which TBS's are preferred;
- 4.2 The proposed TBS will not have a significant visual impact on the character of the area or adjoining properties as it will blend in with the existing land use;
- 4.3 All the relevant internal and external departments consented to the application, subject to certain conditions;
- 4.4 The application is in line with the approved Drakenstein Municipality Telecommunication Base Station Policy; and
- 4.5 The tower will be in the form of a church steeple, thus blending in with the surrounding environment and thus will have a minimal effect on the built environment.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(2) of the Drakenstein Bylaw on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision of an authorised official, within 21 days of notification of the decision. This approval is therefore suspended until further notice.

Please also notify (email or per hand) the surrounding property owners who were notified of the application during the public participation process and the objectors (if applicable), of their general right of appeal – proof of notification must be provided. Note that the 21-day appeal period will commence the day after all the property owners have been notified.

The appeal procedures are set out in Section 80 of the abovementioned Bylaw (attached). The appeal procedures are set out in Section 80 of the above-mentioned By-law (attached). All appeals should be lodged to the City Manager of Drakenstein Municipality, P.O Box 1, Paarl, 7622 or at customercare@drakenstein.gov.za.

Yours faithfully



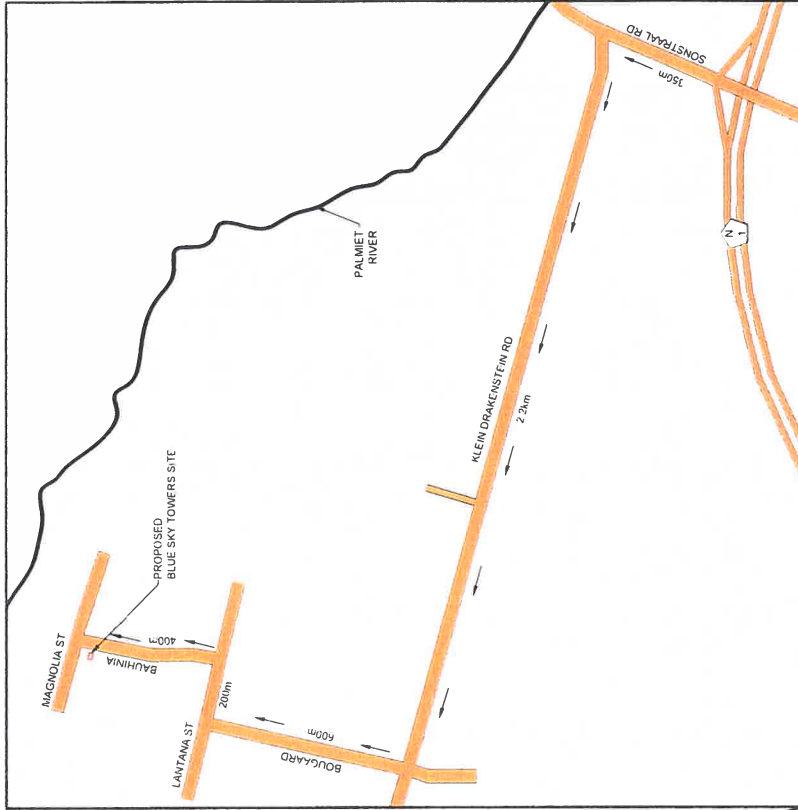
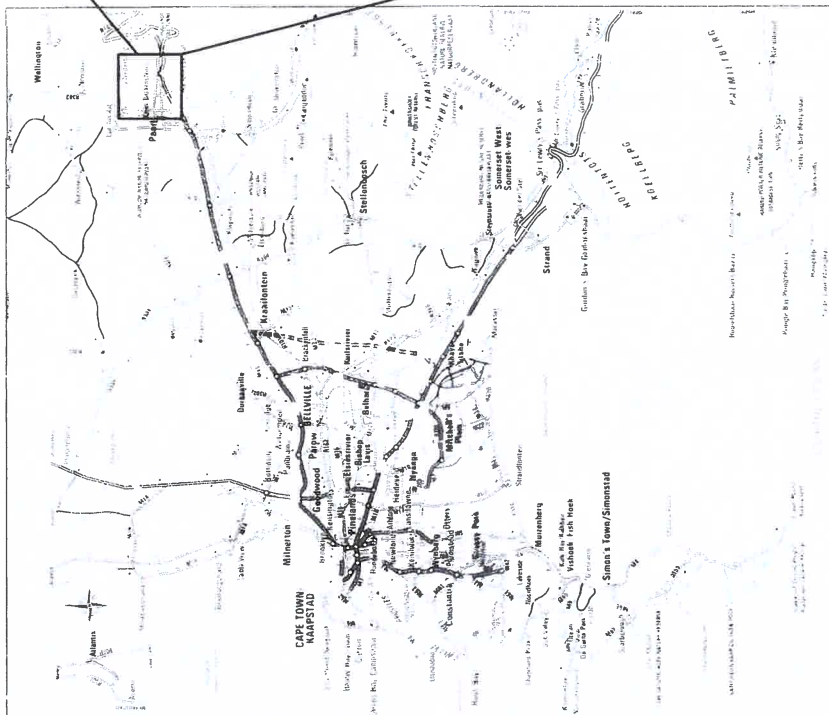
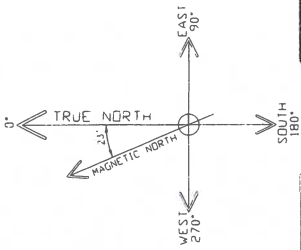
H. G. STRIJDOM

MANAGER: LAND USE PLANNING AND SURVEYING

APPROVAL BUILDING DEVELOPMENT SERVICES

NOTES

1 Site access by sedan



LEGEND

- EARTH
- POWER
- RF TRANSMISSION
- MICROWAVE TRANSMISSION
- FIBRE OPTIC

APPROVED PROPOSAL	DATE
PROPERTY OWNER SIGNATURE	REFERENCE DRAWINGS
	2796-D-002 SITE PLAN
	2796-D-003 ERF PLAN
	2796-D-004 TOP VIEW
	2796-D-005 ELEVATIONS

SITE NAME	PAARL HUNTER TEMPLE AME
LOCALITY MAPS	DRAWING No 2796-D-001
REV	B

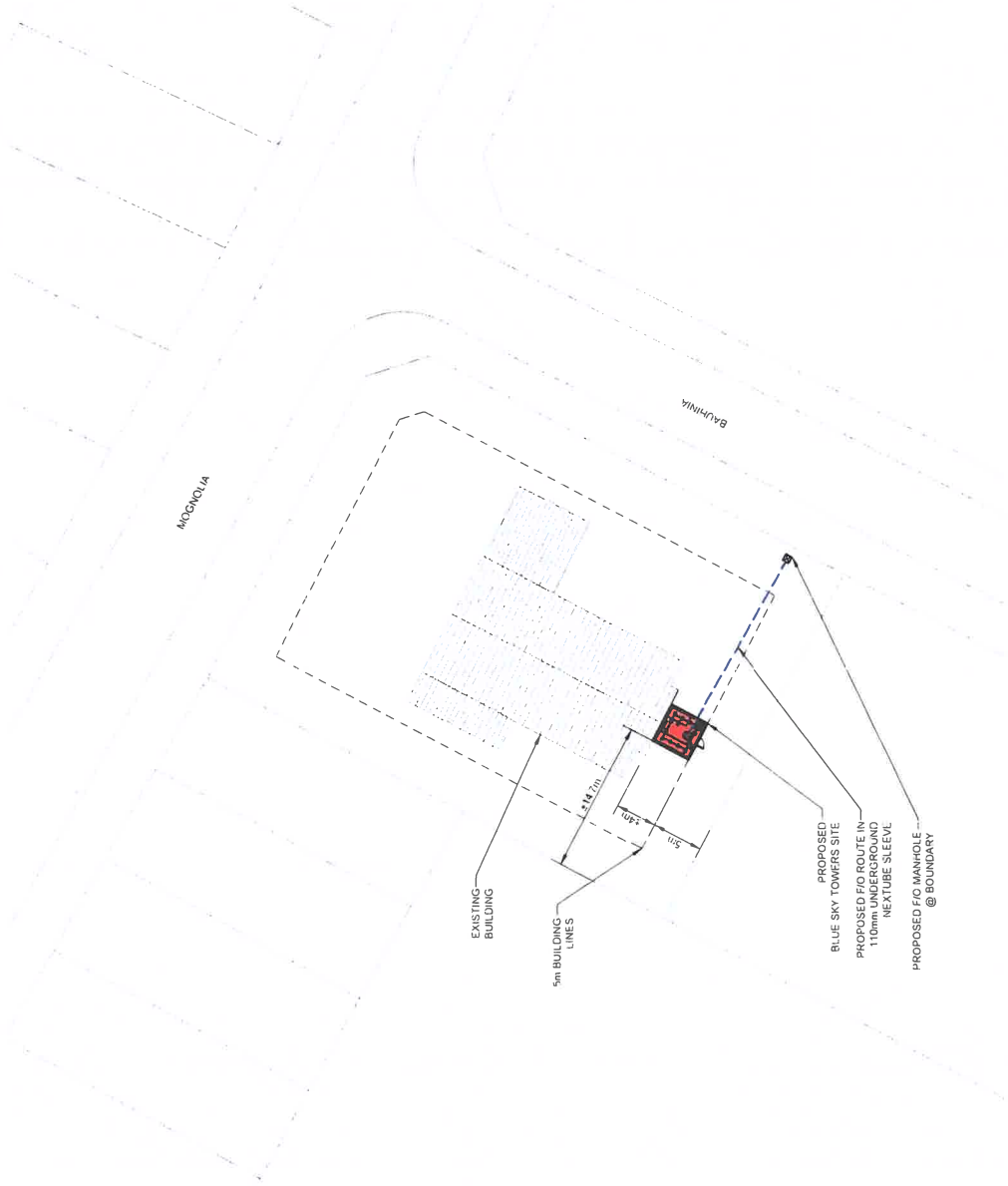
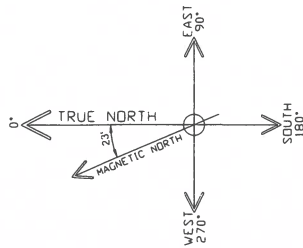
CLIENT	
SITE ADDRESS	CO MAGNOLIA & BAUHINIA STR, KLEIN NEDERBURG, PAARL WESTERN CAPE
LATITUDE	-33.724104
LONGITUDE	18.987228

Merlin
PROJECT SERVICES (PTY) LTD
 ENGINEERS, PROJECT MANAGERS
 & CONTRACTORS

P.O BOX 698
 HOWARD PLACE - 7450
 TEL: (021)905 7165

DRAWN:	HW	DATE:	29/05/19
CHECKD:	AJM	DATE:	29/05/19
APPR:	AJM	DATE:	29/05/19
MERLIN PROJECT No			2796
CAD FILE No			2796-D-001-B
SHT SIZE	A3	SCALE	NTS
REV	BY	DATE	DESCRIPTION
B	ACS	29/05/19	STEEPLE USED, SITE MOVED
A	HW	04/10/18	APPROVAL
REVISIONS			

- 1 Power connection to existing mains DB for 100 Amp T/P power with sub-meter installed. Position of existing DB TBC.
- 2 Underground power route for site power in 600mm deep trench to main DB. Power route TBC.



LEGEND

---	EARTH
---	POWER
---	RF TRANSMISSION
---	MICROWAVE TRANSMISSION
---	FIBRE OPTIC

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PROPERTY OWNER SIGNATURE	
REFERENCE DRAWINGS	
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2796-D-003	ERF PLAN
2796-D-004	TOP VIEW
2796-D-005	ELEVATIONS

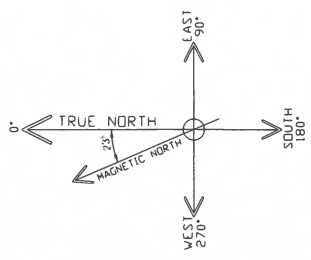
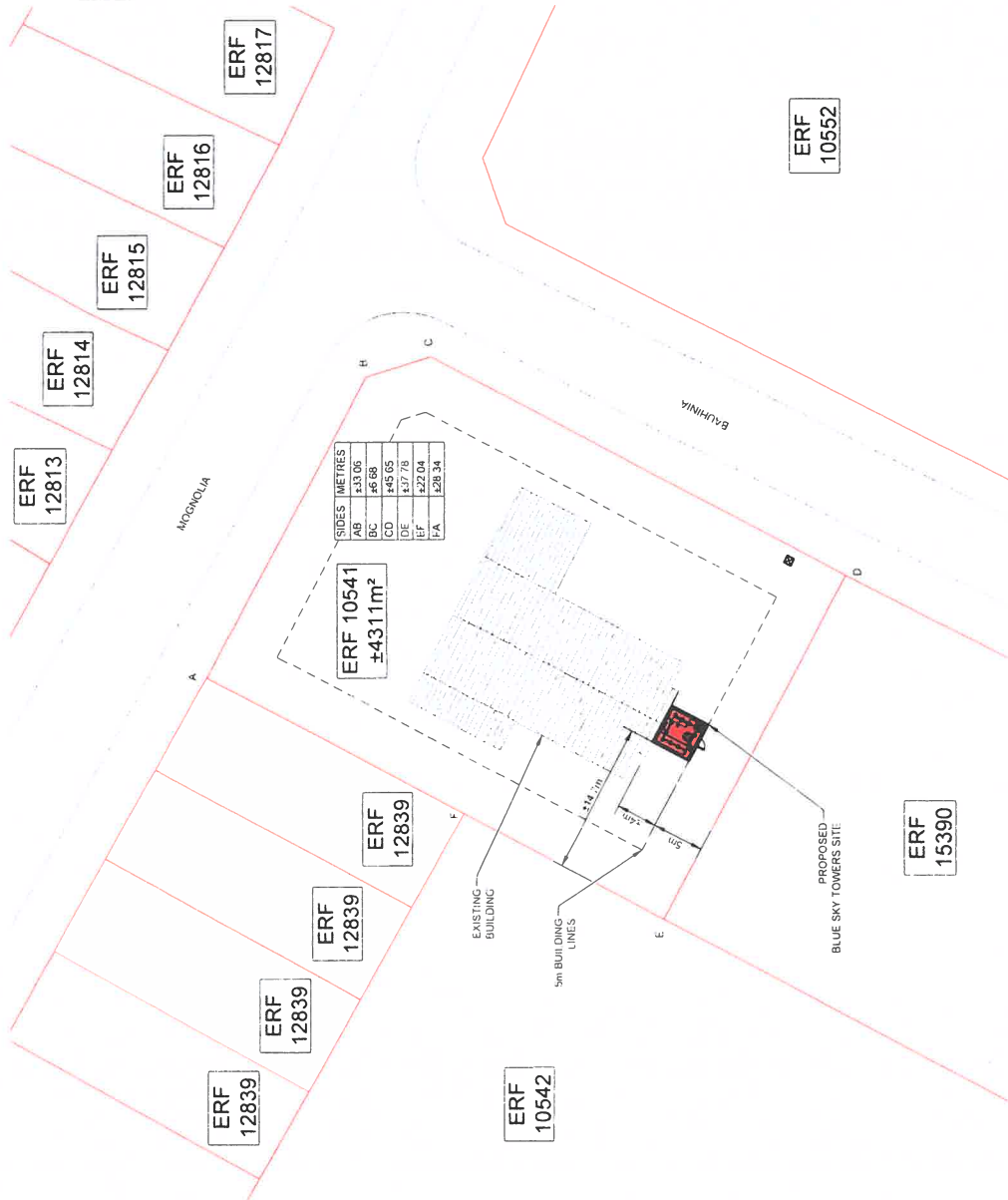
SITE NAME	
PAARL HUNTER TEMPLE AME	
SITE PLAN	
DRAWING No	2796-D-002
REV	B

CLIENT	BLUE SKY
SITE ADDRESS	CO MAGNOLIA & BAUHNIA STR, KLEIN NEDERBURG, PAARL WESTERN CAPE
LATITUDE	-33 724'04"
LONGITUDE	18 997'228"

Merlin	
PROJECT SERVICES (PTY) LTD	
ENGINEERS, PROJECT MANAGERS & CONTRACTORS:	
P.O BOX 698	HOWARD PLACE - 7450
TEL: (021)905 7165	

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APPR	AJM	DATE	29/05/19
MERLIN PROJECT No		DATE	2796
CAD FILE No	2796-D-002-B	SCALE	1:500
SHT SIZE	A3		

REV	BY	DATE	DESCRIPTION
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A	HW	04/10/18	APPROVAL



- LEGEND**
- EARTH
 - POWER
 - RF TRANSMISSION
 - MICROWAVE TRANSMISSION
 - FIBRE OPTIC

APPROVED PROPOSAL
 PROPERTY OWNER SIGNATURE
 DATE
 REFERENCE DRAWINGS
 2796-D-001 LOCALITY MAPS
 2796-D-002 SITE PLAN
 2796-D-004 TOP VIEW
 2796-D-005 ELEVATIONS

SITE NAME PAARL HUNTER TEMPLE AME	
ERF PLAN	
DRAWING No.	2796-D-003
REV	B

CLIENT
BLUE SKY TOWERS
 CO MAGNOLIA & BAUHNIA STR,
 KLEIN NEDERBURG, PAARL,
 WESTERN CAPE
 LATITUDE -33.724104
 LONGITUDE 18.997228

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NOTES

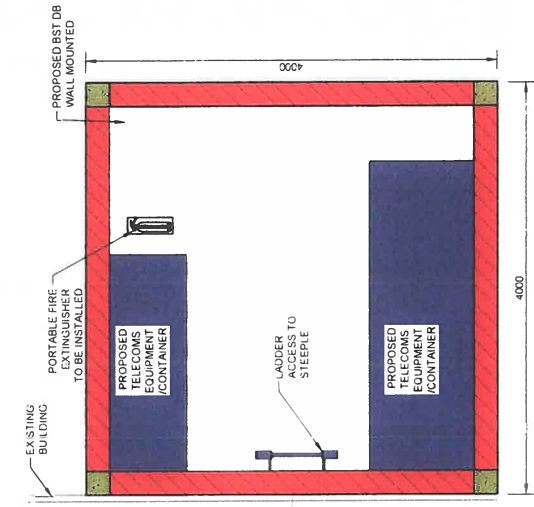
1. Site compound dimensions as shown. Telecoms equipment in ground floor level and level 1 in new equipment rooms to Engineer's Design. Telecoms antennas in disguised steeple to Engineer's design. Access to equipment from access door. Access to steeple with cageladder.
2. ±16m High Steeple to Engineer's Design. Structure clad with fibre glass panels to disguise antenna and to act as a form of urban design.
3. Telecoms equipment to be mounted on new concrete slabs.
4. Site power brought into wall mounted site DB board Power route TBC.
5. Fire Protection
 - 5.1 Site to comply with T4 37.4 29 & SANS 1186 5 extinguishers
 - 5.2 Installation of 3 x 9kg DCP portable fire extinguishers
 - 5.3 Fire extinguishers to be installed
6. Installation to adhere to COCT TMIP & Health and Safety Standards
7. Installation of signage to adhere to COCT TMIP and Health Department requirements.

LEGEND

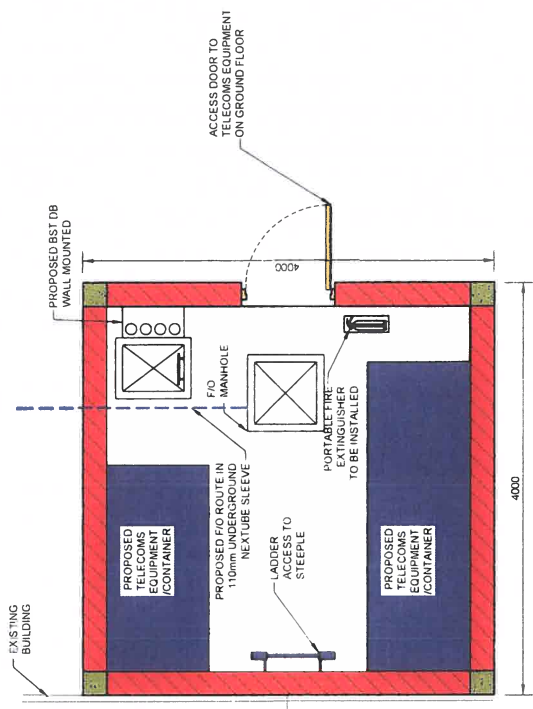
- EARTH
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- RF TRANSMISSION
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- FIBRE OPTIC

PROPERTY OWNER SIGNATURE	DATE
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REFERENCE DRAWINGS	
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2796-D-005	ELEVATIONS

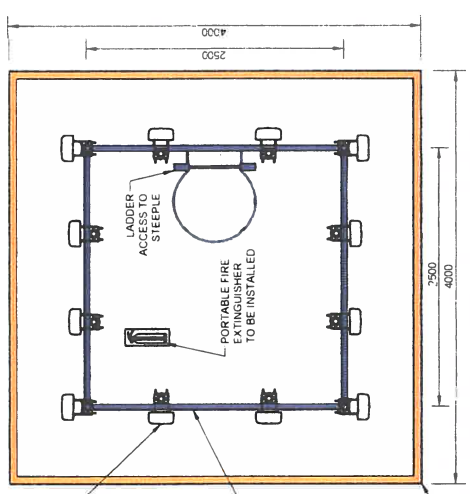
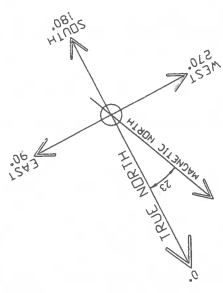
SITE NAME	PAARL HUNTER TEMPLE AME
TOP VIEW	
DRAWING No.	2796-D-004
REV	B



FIRST FLOOR LEVEL LAYOUT
SCALE 1:50



GROUND LEVEL LAYOUT
SCALE 1:50



STEEPLE LEVEL LAYOUT
SCALE 1:50

- PROPOSED TELECOMS ANTENNAS DISGUISED INSIDE ±16m HIGH FIBREGLASS CLADDED STEEL STRUCTURE TO ENGINEER'S DESIGN
- PROPOSED STEEL GRILLAGE TO ENGINEER'S DESIGN
- PROPOSED ±16m HIGH FIBREGLASS CLADDED STEEL STRUCTURE TO ENGINEER'S DESIGN



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CLIENT
CO MAGNOLIA & BAUHNIA STR,
KLEIN NEDERBURG, PAARL
WESTERN CAPE

LATITUDE -33 724104"
LONGITUDE -18 997228"

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+ 16 1m AGL

+ 15m AGL

PROPOSED 45m HIGH
FIBREGLASS CLADDED
STEEL STRUCTURE TO
ENGINEER'S DESIGN

PROPOSED 45m HIGH
FIBREGLASS CLADDED
STEEL STRUCTURE TO
ENGINEER'S DESIGN

PROPOSED
CAGELADDER

PROPOSED SPACE ALLOCATIONS
FOR TELECOMS EQUIPMENT/
CONTAINERS

PROPOSED SPACE ALLOCATIONS
FOR TELECOMS EQUIPMENT/
CONTAINERS ON CONCRETE SLABS

PROPOSED ACCESS DOOR

EXISTING
BUILDING

SOUTH ELEVATION

SCALE 1:100

+ 16 1m AGL

+ 15m AGL

PROPOSED 45m HIGH
FIBREGLASS CLADDED
STEEL STRUCTURE TO
ENGINEER'S DESIGN

PROPOSED 45m HIGH
FIBREGLASS CLADDED
STEEL STRUCTURE TO
ENGINEER'S DESIGN

PROPOSED
CAGELADDER

PROPOSED SPACE ALLOCATIONS
FOR TELECOMS EQUIPMENT/
CONTAINERS

PROPOSED SPACE ALLOCATIONS
FOR TELECOMS EQUIPMENT/
CONTAINERS ON CONCRETE SLABS

EXISTING
BUILDING

EAST ELEVATION

SCALE 1:100

LEGEND

- EARTH
- POWER
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- MICROWAVE TRANSMISSION
- FIBRE OPTIC

APPROVED PROPOSAL
PROPERTY OWNER SIGNATURE

DATE

REFERENCE DRAWINGS

2796-D-001 LOCALITY MAPS

2796-D-002 SITE PLAN

2796-D-003 ERF PLAN

2796-D-004 TOP VIEW

SITE NAME

PAARL HUNTER
TEMPLE AME

ELEVATIONS

DRAWING No:
2796-D-005

REV
B

CLIENT



SITE ADDRESS: CO MAGNOLIA & BAUHINIA STR,
KLEIN NEDERBURG, PAARL
WESTERN CAPE

LATITUDE -33 724104
LONGITUDE -18 997228

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APPR	AJM	DATE	29/05/19
MERLIN PROJECT No			2796
CAD FILE No			2796-D-005-B
SHT SIZE	A3	SCALE	1:100

Memo

To: EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT
(ATTENTION: E CYSTER)

From: MANAGER: INFRASTRUCTURE MANAGEMENT

Enquiries: L. PIENAAR

Collaborator number:

Reference number: 15/4/1 (10541) P (1761)

Date: 01 October 2021

Subject: APPLICATION FOR CONSENT USE IN TERMS OF SECTION 15(2) OF THE
DRAKENSTEIN BY-LAW ON MUNICIPAL LAND USE PLANNING, 2018 ERF
10541 PAARL

Time Limit on Conditions: These conditions will be limited to a period of 2 (two) years from the date as on the covering memo from this department. If after this period no construction has commenced (this excludes any preparatory work or site clearance) all the studies carried out for the proposed development need to be updated and revised accordingly, this shall include compliance with the latest legislation, amended legislation, latest or amended standards and revised master planning.

NOTE: This comment covers a number of disciplines and each section needs to be dealt with by a competent specialist in that field co-ordinated by the consultant managing the application. No correspondence will be entered into with individual consultants

INFORMATION REQUIRED/OUTSTANDING

Nil

THE FOLLOWING CONDITIONS WILL APPLY

1 STREETS & TRAFFIC

1.1 No comment.

2 STORMWATER

2.1 No comment.

3 WATER

3.1 The existing water meter and connection point must be accessible and unobstructed at all times; and

3.2 Any existing system that is to remain shall be upgraded to minimum municipal standards.

4 WASTEWATER SERVICES

4.1 The existing wastewater connection must be accessible and unobstructed at all times; and

4.2 Any existing system that is to remain shall be upgraded to minimum municipal standards.

5 SOLID WASTE

5.1 The Municipality undertakes to remove household refuse in accordance with its by-laws and such collection shall be as a kerbside service for the property.

6 DEVELOPMENT CHARGES

6.1 Based on the information provided in the application, no Development Charges are payable by the developer.

7 GENERAL

7.1 The developer is responsible for the funding of all connections to the bulk services and all internal works;

7.2 All of the works, including but not limited to; roads, stormwater, water, sewers, landscaping, irrigation, etc. shall be designed by a suitably registered (ECSA registration for the civil works and SACLAP registration for the landscaping) person and any such works shall be constructed under supervision of such registered person. All such design plans shall be submitted to the Civil Engineering Services Department of Drakenstein Municipality for approval prior to the commencement of construction;

7.3 All works where applicable shall be constructed to at least the minimum standards as set out in, Engineering Services: Municipal Standards;

7.4 The above conditions are to be complied with in stages.

7.4.1 Requirements associated with the preparation of plans, drawings, permits, agreements and approvals, shall be complied with prior to construction;

7.4.2 Requirements associated with the completion of construction, development charges, as-built drawings, maintenance management plans, agreements, etc. These will be complied with prior to the transfer of any property or occupation of any property/building in the phase; and

7.4.3 Proof of compliance for the requirements associated with long term operations must be available on request.



LP PIENAAR (Pr. Eng)

MANAGER: INFRASTRUCTURE MANAGEMENT

I:\DEVELOPMENT APPLICATIONS\15 town planning\15-4-1\2021\comments\Erf 10541, Paarl - Consent Use.docx
LP/cb



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl Wellington Gouda Saron Simondium

+27 21 807 4500 +27 21 872 8054
 www.drakenstein.gov.za
 records@drakenstein.gov.za
 Civic Centre, Berg River Boulevard Paarl 7646

Memo

To: Senior Manager: Spatial Planning & Development
 For attention: W Hendricks/H Strijdom/C van der Bank

From: Manager: Planning and Customer Services

Enquiries: L Laing

Reference number: 10541

Date: 27 October 2021

Subject: **APPLICATION FOR CONSENT USE, ERF 10541, PAARL**

Time Limit on Conditions: These conditions will be limited to a period of one (2) years from the date as on the covering memo from this department. After this period a re-application has to be submitted for approval by this department.

1. INFORMATION REQUIRED/OUTSTANDING

1.1. None.

2. THE FOLLOWING CONDITIONS WILL APPLY

- 2.1. Only one service cable connection per erf is allowed.
- 2.2. No trees or any type of structures may be erected under or near any new or existing electrical infrastructure.
- 2.3. All electrical equipment shall comply with Drakenstein Municipality standards and have twenty four hour access for maintenance purposes.

3. GENERAL

- 3.1. NRS069 Network recovery cost will apply for this development and will be calculated according to the following as indicated in approved tariffs: **R 3 579.00 x per KVA (V.A.T. included)**. The cost as mentioned above is valid until 30 June 2022 and will escalate thereafter for each upcoming financial year which is between 1 July and 30 June.
- 3.2. The developer will be responsible to carry all cost of the electrical installation including the linkage to the infrastructure as determined by the Manager: Planning and Customer Services.
- 3.3. It may be requested to register service servitudes where the reticulation falls outside the municipal road reserve.

- 3.4. All upgrade and service costs must be paid at the finance section in cash before any service connection may be rendered.
- 3.5. A private registered installation electrician shall be used to do all installations and alterations according to SANS 10142, Occupational Health and Safety Act (Act 85 of 1993) and Drakenstein Municipal by-laws prior to the proposed development.
- 3.6. A certificate of compliance and occupational certificate has to be handed over to the Electro-Technical Services Department (Service section) on the day the service is rendered or as the case may be.

The Manager: Planning and Customer Services with reference to the services and conditions has no objection to this application.

Yours faithfully


L LAING
MANAGER: PLANNING AND CUSTOMER SERVICES
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