



Enquiries: E Cyster  
Contact number: 021 807 4832  
Reference: 15/4/1 (F1701/2) P  
Date: 27 May 2022

CB/JA  
15/4/1(1565) MB

Manie Papenfus  
PO Box 2773  
DUBANVILLE

[manie@highwave.co.za](mailto:manie@highwave.co.za)

Sir

### APPLICATION FOR CONSENT USE: ERF 1565 MBEKWENI

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 18m high telecommunication base station with associated infrastructure on Erf 1565 Mbekweni;
2. The approval mentioned in Paragraphs 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 5 October 2021 reference number 15/4/1 (1565) P (1779) **Anexure D**);
  - 2.2 Adherence to the conditions laid down by Drakenstein Municipality: Electrical Engineering Services, as set out in its letter dated 27 October 2021 reference number (1565) **(Annexure E)**);
3. The following conditions are applicable from a town planning point of view:
  - a) The mast should be camouflaged or mitigated as a church steeple attached to the existing church and in the event of the prescribed 5meter building line being encroached a building line relaxation application should be submitted as part of the building plan application process;
  - b) A separate detailed site development plan indicating the development as envisaged in point a above should be submitted, to the Manager: Land Use Planning and Surveying Section for consideration, prior to submission of building plan phase;

- c) 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;
- d) Any amendments to the application be subject to the relevant approval;
- e) No new structures are to be erected or existing buildings converted without the prior approval of building plans by the Council;
- f) The proposed TBS should always adhere to any civil and electrical engineering regulations;
- g) The TBS, with associated infrastructure, be erected and finished with comparable material as the church in order to fit in with the surrounding environment;
- h) If the facility is abandoned or the owner fails to rehabilitate, decommission or repair the telecommunication mast, as the case may be, the Municipality after written notice to the owner shall rehabilitate, decommission or report the environmental damage or remove the facility and may recover such or any related cost from the owner; and
- i) Should the applicant fail to comply with the any of the above-mentioned conditions of approval, the Council reserves the right to impose further conditions in future if deemed necessary.

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

- 4.1 A church steeple / tower will have a minimal impact on surrounding area;
- 4.2 Given the location of the property within a residential area, the church steeple would be visually unobtrusive, as it will blend with the existing church building;
- 4.3 The general parameters of the Zoning Scheme By-Law and Drakenstein Municipality Telecommunication Infrastructure Policy, 2020 are adhered to; and
- 4.4 The Telecommunication Infrastructure will provide a much needed service to the surrounding community.

Your attention is drawn to the general right of appeal to the Executive Mayor being the Appeal Authority in terms of Section 79(3) of the Drakenstein By-law on Municipal Land Use Planning 2018, by any person whose rights are affected by the decision, within 21 days from the date of registration of the letter.

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, of their right of appeal – proof of notification must be provided.

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 [customer care@drakenstein.gov.za](mailto:customer care@drakenstein.gov.za).

Yours faithfully



**H. G. STRIJDOM**  
**MANAGER: LAND USE PLANNING AND SURVEYING**

# Memo

<b>To:</b>	EXECUTIVE DIRECTOR: PLANNING & ECONOMIC DEVELOPMENT <b>(ATTENTION: E. CYSTER)</b>
<b>From:</b>	MANAGER: INFRASTRUCTURE MANAGEMENT
<b>Enquiries:</b>	L. PIENAAR
<b>Collaborator number:</b>	
<b>Reference number:</b>	15/4/1 (1565) M (1779)
<b>Date:</b>	05 October 2021
<b>Subject:</b>	<b>APPLICATION FOR CONSENT USE: ERF 1565 MBEKWENI</b>

**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

## THE FOLLOWING CONDITIONS WILL APPLY

### 1 STREETS & TRAFFIC

- 1.1 Any new roads/streets and accesses will be the responsibility of the developer, including all internal and bulk connectors.

### 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**

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LP/gm





# 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:** 1565

**Date:** 27 October 2021

**Subject:** **APPLICATION FOR CONSENT USE, ERF 1565, 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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