

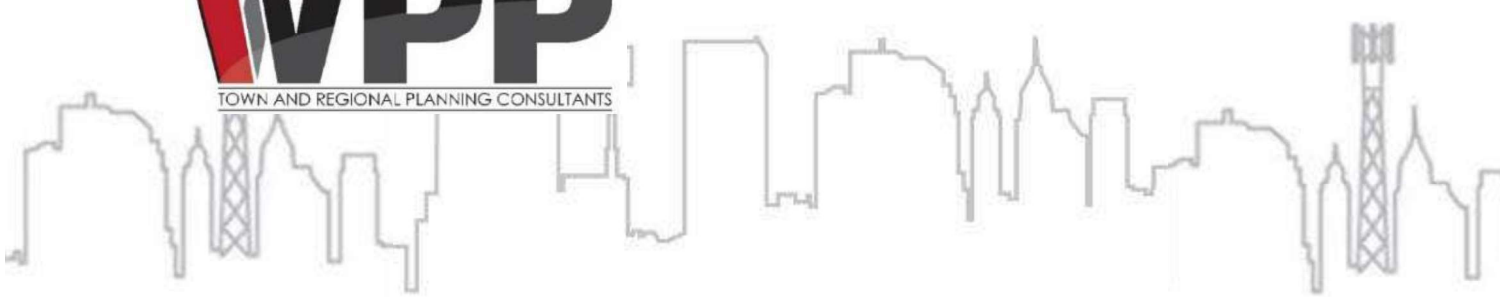
OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
<p><b><u>ERF 1479, 58 LUSIBA STREET, ZWELIHLE: APPLICATION FOR CONSENT USE, DEPARTURES AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: WARREN PETTERSON PLANNING ON BEHALF OF BANTU CHURCH OF CHRIST</u></b></p> <p>Notice is hereby 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 applications applicable to Erf 1479, Zwelihle (the property), namely:</p> <p><b><u>Consent Use</u></b> Application in terms of Section 16(2)(o) of the By-Law to accommodate a proposed 25m high transmission apparatus on the property.</p> <p><b><u>Departure</u></b> Application in terms of Section 16(2)(b) of the By-Law to exceed the prescribed height restriction from 10,5m to 25m to accommodate the proposed transmission apparatus on the property.</p> <p><b><u>Departure</u></b> Application in terms of Section 16(2)(b) of the By-Law to relax the following building lines to accommodate the proposed transmission apparatus on the property: - Western lateral building line from 5m to 3m; - Eastern lateral building line from 5m to 2,2m, and - Northern street building line from 5m to 2,2m.</p> <p><b><u>Departure</u></b> Application in terms of Section 16(2)(b) of the By-Law to relax the southern street building line from 5m to 2,2m to accommodate the existing outbuilding (restroom) on the property.</p> <p><b><u>Determination of an Administrative Penalty</u></b> Application in terms of Section 16(2)(q) of the By-Law for the unauthorised building line encroachment of the existing outbuilding (restroom) on the property.</p> <p>Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning, 16 Paterson Street, Hermanus and on the municipal webpage at the following link <a href="https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/">https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</a></p> <p>Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (e) <a href="mailto:landuse@overstrand.gov.za">landuse@overstrand.gov.za</a>) on or before <b>10 July 2026</b>, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the <b>Town Planner, Mr. B. Minnaar</b> at 028-3138900. The Municipality may refuse to accept comments after the closing date. Any person who cannot read or write can visit the Division: Town and Spatial Planning where they will be assisted by a municipal official in formulating their comments.</p> <p><i>Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.</i></p>	<p><b><u>ERF 1479, LUSIBASTRAAT 58, ZWELIHLE: AANSOEK OM VERGUNNINGSGEBRUIK, AFWYKINGS EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: WARREN PETTERSON PLANNING NAMENS BANTU CHURCH OF CHRIST</u></b></p> <p>Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Erf 1479, Zwelihle (die eiendom), naamlik:</p> <p><b><u>Vergunningsgebruik</u></b> Aansoek ingevolge Artikel 16(2)(o) van die Verordening om 'n voorgestelde 25m hoë transmissie-apparaat op die eiendom te akkommodeer.</p> <p><b><u>Afwyking</u></b> Aansoek ingevolge Artikel 16(2)(b) van die Verordening om die voorgeskrewe hoogtebeperking vanaf 10,5m tot 25m te oorskry om die voorgestelde transmissie-apparaat op die eiendom te akkommodeer.</p> <p><b><u>Afwyking</u></b> Aansoek ingevolge Artikel 16(2)(b) van die Verordening om die volgende boulyne te verslap om die voorgestelde transmissie-apparaat op die eiendom te akkommodeer: - Westelike syboullyn vanaf 5m tot 3m; - Oostelike syboullyn vanaf 5m tot 2,2m, en - Noordelike straatboullyn vanaf 5m tot 2,2m.</p> <p><b><u>Afwyking</u></b> Aansoek ingevolge Artikel 16(2)(b) van die Verordening om die suidelike straatboullyn vanaf 5m tot 2,2m te verslap om die bestaande buitegebou (toilet) op die eiendom te akkommodeer.</p> <p><b><u>Bepaling van 'n Administratiewe Boete</u></b> Aansoek ingevolge Artikel 16(2)(q) van die Verordening vir die ongemagtigde boulynoorskreiding van die bestaande buitegebou (toilet) op die eiendom.</p> <p>Besonderhede aangaande die voorstel lê ter insae gedurende weeksdag tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning te Patersonstraat 16, Hermanus en op die munisipale webtuiste by die volgende skakel <a href="https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/">https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</a></p> <p>Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) <a href="mailto:landuse@overstrand.gov.za">landuse@overstrand.gov.za</a>) voor of op <b>10 Julie 2026</b>, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die <b>Stadsbeplanner, Mnr. B. Minnaar</b> by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.</p> <p><i>U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.</i></p>	<p><b><u>ISIZA 1479, 58 LUSIBA STREET, ZWELIHLE: ISICELO SOKUSETYENZISWA KWEMVUME, UKUHAMBA NOKUGQITYWA KWESOHLWAYO SOKULAWULA: WARREN PETTERSON PLANNING EGAMENI LE BANTU CHURCH OF CHRIST</u></b></p> <p>Isaziso ngoko ke sinikezelwa ngokwemiqathango yeCandelo lama-47 kunye nelama-48 loMthetho kaMasipala wase-Overstrand oLungisiweyo woCwangciso loSetyenziso loMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala), wezicelo ezilandelayo ezisebenza kwiSiza 1479, Zwelihle (ipropati), ezizezi:</p> <p><b><u>Ukusetyenziswa kweMvume</u></b> Isicelo ngokwemiqathango yeCandelo 16(2)(o) loMthetho kaMasipala sokulungiselela isixhobo sokuhambisa esicetywayo esingama-25m ubude kwipropati.</p> <p><b><u>Ukuhamba</u></b> Isicelo ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala sokudlula umda wokuphakama omiselweyo ukusuka kwi-10,5m ukuya kwi-25m ukulungiselela isixhobo sokuhambisa esicetywayo kwipropati.</p> <p><b><u>Ukuhamba</u></b> Isicelo ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala sokuphungula le migca yesakhiwo ilandelayo ukuze kulungiselelwe isixhobo sokuhambisa esicetywayo kwipropati: - Umgca wesakhiwo osecaleni waseNtshona ukusuka kwi-5m ukuya kwi-3m; - Umgca wesakhiwo osecaleni waseMpuma ukusuka kwi-5m ukuya kwi-2,2m; kunye - Nomgca wesakhiwo sesitalato esiseMantla ukusuka kwi-5m ukuya kwi-2,2m.</p> <p><b><u>Ukuhamba</u></b> Isicelo ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala sokunciphisa umda wesakhiwo sesitalato esisemazantsi ukusuka kwi-5m ukuya kwi-2,2m ukuze kulungiselelwe isakhiwo esingaphandle (indlu yangasese) esikhoyo kwipropati.</p> <p><b><u>Ukumiselwa kweSohlwayo solawulo</u></b> Isicelo ngokwemiqathango yeCandelo 16(2)(q) loMthetho kaMasipala malunga nokungena komgca wesakhiwo onganyaziswanga kwisakhiwo esingaphandle (indlu yangasese) esikhoyo kwipropati.</p> <p>iinkcukacha ezipheleleyo malunga nezi zindululo zingentla ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi ye-08:00 kunye ne-16:30 kwiSebe: Ucwangciso lweDolophu noMhlaba, 16 Paterson Street, Hermanus nakwiphepha lewebhu likamasipala kule linki ilandelayo <a href="https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/">https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/</a></p> <p>Naziphi na izimvo mazibhalwe phantsi kwaye zifike kuMasipala (16 Paterson Street, Hermanus / (e) <a href="mailto:landuse@overstrand.gov.za">landuse@overstrand.gov.za</a>) ngomhla okanye phambi kowama-<b>10 Julayi 2026</b>, kunye negama lakho, idilesi, iinkcukacha zohqagamshelwano, umdla kwisicelo kunye nezizathu zokuhlomla. Imibuzo ngomnxeba ingenziwa ku<b>Mcwangcisi weDolophu, uMnu. B. Minnaar</b> kule nombolo 028-3138900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvula. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe leDolophu noCwangciso loMhlaba apho aya kuthi ancediswe ligosa likamasipala ekuqulunqeni izimvo zabo.</p> <p><i>Nceda uqaphele ukuba ngokoMthetho woKhuseleko lweNgcaciso yoMntu (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uyavuma kwaye uyavuma igama lakho, ifani, iinkcukacha zohqagamshelwano kunye (ii) izimvo zinokuchazwa / zisetyenziswe kwinkqubo (yesicelo).</i></p>
<p>Dr DGI O'Neill <b>Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala</b> PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200</p>		<p>Notice no. / Kennisgewing nr. / Inothi si yeNomb: <b>111/2026</b></p>



<b>PROPERTY DESCRIPTION:</b>	<b>ERF 1479 ZWELIHLE</b>
<b>MUNICIPAL AREA:</b>	<b>OVERSTRAND MUNICIPALITY</b>
<b>APPLICATION:</b>	<b><u>CONSENT USE AND PERMANENT DEPARTURES AND ADMINISTRATIVE PENALTY APPLICATION TO PERMIT A TRANSMISSION APPARATUS, AS WELL AS THE EXISTING OUTBUILDING</u></b>
<b>SITE NAME:</b>	<b>BCOC HERMANUS</b>



<b>APPLICANT:</b>	<b>WARREN PETTERSON PLANNING</b>
<b>ON BEHALF OF/ FOR</b>	<b>HELIOS TOWERS</b>
<b>OWNER:</b>	<b>BANTU CHURCH OF CHRIST</b>
<b>DATE:</b>	<b>MAY 2025 (REVISED FEB 2026)</b>



Overstrand Local Municipality  
Town Planning Department  
Hermanus  
Magnolia Street  
7200

8 May 2025  
(Revised 3 February 2026)

Dear Sir/Madam

**CONSENT USE, PERMANENT DEPARTURES AND ADMINISTRATIVE PENALTY APPLICATION IN TO PERMIT A TRANSMISSION APPARATUS, AS WELL AS THE EXISTING OUTBUILDING ON ERF 1479 ZWELIHLE**

Kindly find attached in this application, the motivation and relevant documentation regarding a land use application in terms of the zoning scheme to allow for the establishment of a transmission apparatus on Erf 1479 Zwelihle. The application also addresses the existing outbuilding that previously had approval, but was constructed on the incorrect position.

This proposal will be greatly beneficial for the inhabitants of Zwelihle – which includes local businesses, and residents – as well as surrounding communities and commuters. This benefit relates to the fact that an improvement will be experienced in terms of network provision and coverage. In its end, this will enhance the level of health and safety (accessibility to emergency services e.g. ambulances, police, fire department etc.), social interaction (accessibility to social media e.g. Facebook, Instagram, Snapchat etc.) and economic efficiency (accessibility of businesses and individuals to faster, efficient and reliable internet and communication connectivity).

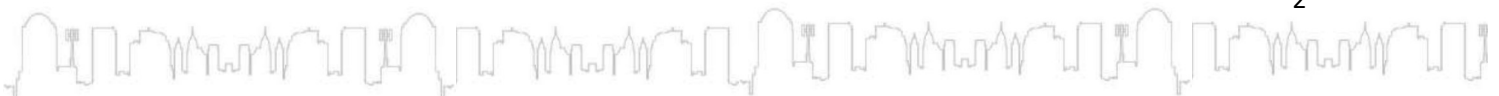
*This application is by no means a careless act as health and environmental aspects are taken into consideration with associated proof that this development holds no threat for inhabitants and/or commuters.*

Should the need arise for additional information, please do not hesitate to contact our office. We furthermore wish to thank you in advance for the positive consideration of this application.

Yours faithfully



**DIRKO LOOTS**  
**Pr. Pln A/3308/2023**  
**WARREN PETERSON PLANNING**



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## LIST OF DEFINITIONS AND ABBREVIATIONS

This section represents the definitions and abbreviations that will be found in this application.

### DEFINITIONS:

**Please note:** For the purpose of this application and its associated descriptions and motivation, and unless it appears otherwise in the text, the terms used herein are as follows:

Table 1 - Definitions

<b>PROPERTY:</b>	Erf 1479 Zwelihle
<b>CLIENT:</b>	Helios Towers
<b>APPLICANT:</b>	Warren Petterson Planning
<b>OWNER:</b>	Bantu Church of Christ
<b>CONSENT USE</b>	means the secondary use right that is permitted in terms of the provisions pertaining to a particular zone, only with the consent of the Council
<b>DEPARTURE</b>	means a permanent departure or a temporary departure (has the meaning assigned to it by Planning Law)
<b>RESTRICTIVE CONDITION</b>	means any condition registered against the title deed of land restricting the use, development or subdivision of land concerned, excluding servitudes creating real or personal rights
<b>SURVEYOR-GENERAL</b>	means the Surveyor-General as defined in the Land Survey Act

### ABBREVIATIONS:

**Please note:** For the purpose of this application and its associated descriptions and motivation, and unless it appears otherwise in the text, the terms used herein are as follows:

Table 2 - Abbreviations

<b>OZS</b>	Overstrand Zoning Scheme
<b>SPLUMA</b>	Spatial Planning and Land Use Management Act, 2013
<b>RBTS</b>	Rooftop Base Telecommunication Station
<b>TA</b>	Transmission apparatus
<b>TI</b>	Telecommunication Infrastructure
<b>TOA</b>	Top of Antenna
<b>SG-DIAGRAM</b>	Surveyor-General Diagram
<b>SDF</b>	Spatial Development Framework
<b>IDP</b>	Integrated Development Plan

## SECTION A: BACKGROUND

### A.1. THE APPLICATION

Application is hereby made for the following:

- ✓ **Determination of an Administrative Penalty** in terms of Section 90(5) of Overstrand Municipality By-law on Municipal Land Use Planning, 2020 relating to the existing outbuilding on the property.
- ✓ **Consent Use provided for in the zoning scheme** in terms of Section 16(2)(o) of Overstrand Municipality By-law on Municipal Land Use Planning, 2020 for the purpose of erecting an **25m** TA.
- ✓ **Permanent Departure** from the development parameters in terms of section 16(2)(b) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2020 for the purpose of the relaxation of the northern street building line from 5m to 2.2m in order to allow for the proposed transmission apparatus.
- ✓ **Permanent Departure** from the development parameters in terms of section 16(2)(b) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2020 for the purpose of the relaxation of the western common building line from 5m to 3m in order to allow for the proposed transmission apparatus.
- ✓ **Permanent Departure** from the development parameters in terms of section 16(2)(b) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2020 for the purpose of the relaxation of the eastern common building line from 5m to 2.2m in order to allow for the proposed transmission apparatus.
- ✓ **Permanent Departure** from the development parameters in terms of section 16(2)(b) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2020 for the purpose of the relaxation of the southern street building line from 5m to 2.2m in order to allow for the existing outbuilding (restroom).
- ✓ **Permanent Departure** from the development parameters in terms of section 16(2)(b) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2020 for the purpose of the relaxation of permitted height from 10.5m to 25m in order to allow for the proposed **25m** TA.



## A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of the Development Area

<b>TITLE DEED DESCRIPTION</b>	Erf 1479 Zwelihle, Overstrand Municipality, Division Caledon, Province of the Western Cape
<b>TITLE DEED NUMBER</b>	T58746/2011
<b>PROPERTY SIZE (m<sup>2</sup>)</b>	878 m <sup>2</sup>
<b>CURRENT ZONING</b>	Community Zone 1: Community Facilities
<b>OWNER OF PROPERTY</b>	Bantu Church of Christ

## SECTION B: DEVELOPMENT PROPOSAL

### B.1. APPLICATION SPECIFICATIONS

The client, Helios Towers, wishes to apply for consent use and permanent departures in terms of Section 16 (2)(o) & (b) of the Overstrand Municipal Planning By-Law, in order to erect a TA.

#### B.1.1 Development Concept

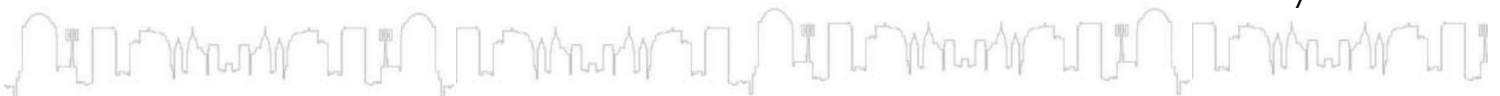
The application comprises the following proposed development parameters:

- ✓ A **25m Monopole Tower** (Transmission apparatus),
- ✓ 9 x antennas attached to the Tower,
- ✓ Microwave dishes attached to the tower,
- ✓ 3 x Equipment units, and
- ✓ A 2.4m high palisade fence.

The total area (footprint) of the TA will be **36m<sup>2</sup>**.

#### B.1.2 Consent Use

A transmission apparatus is permitted as a consent use on a Community Zone 1 property. Accordingly, no rezoning is required in order to accommodate the proposed transmission apparatus. The use of the transmission apparatus will not interfere with the primary use of the property, being a place of worship, as the area of the transmission apparatus only extends **36m<sup>2</sup> (footprint)** and will be located on the northern portion (rear side of church) of the property that is not utilised by the church.



### B.1.3 Height Restrictions

According to the Overstrand Municipality's zoning scheme, properties zoned as 'Community Zone 1', have a height restriction of 10,5m. A 25m transmission apparatus is proposed in this application and a permanent departure is applied for accordingly in terms of Section 16(2)(b) Overstrand Municipality By-law on Municipal Land Use Planning, 2020 to allow for the erection of a 25m transmission apparatus. The height restriction will subsequently be relaxed from 10.5m to 25m for the purpose of erecting a 25m transmission apparatus on the subject property. The 25m height is required in order to accommodate more service providers at one location and to provide coverage to a larger area. The aim is to limit the proliferation of masts in the area. The application was originally for a 22m lattice mast, but due to interest from multiple service providers a height of 25m is required. **This application was accordingly amended to accommodate a 25m transmission apparatus.**

Our client previously applied for a 36m lattice mast in order to accommodate more service providers on the mast and creating a larger coverage area that would've been covered by the mast. This application was however refused by Overstrand Municipality. The revised proposal is 11m lower than the original proposal, which means that the visual impact will be much less. The coverage area will however also be smaller but this height was accepted by one of the service providers so far.

### B.1.4 Building Line Relaxation

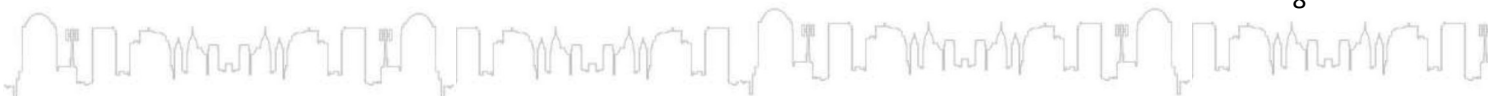
According to the Overstrand Municipality's zoning scheme, properties zoned as 'Community Zone 1', have building line restrictions of 5m.

**Transmission Apparatus:** The TA is proposed behind the church on the northern portion of the property within the western and eastern 5m common building lines, as well as the northern 5m street building line. The available space on the property is limited considering that the property is utilised as a place of worship and the frontage of the property is to provide parking for the church. The proposed position was identified as the most suitable option on the property, considering that it will have the least impact on the activities of the church. The proposed position is also at a setback of 3m from the adjacent residential property to the west and 2.2 from the residential property to the east.

Permanent departures are therefore applied in terms of Section 16(2)(b) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2020 in order to allow for the relaxation of the 5m western common building line to 3m, 5m eastern common building line to 2.2m and northern street building line to 2.2m in order to accommodate the proposed TA. No utility services are affected as a result of the proposed permanent departures.

The tower itself will adhere to the 5m street and common building lines, which will reduce any potential impacts on adjacent property owners.

**Outbuilding:** The existing outbuilding encroaches the 5m southern street building line by 2.8m. The current position of the outbuilding ensures better flow of movement of the property and also does not impact negatively on any abutting neighbouring properties. The outbuilding is also constructed 5m away from the western common building line and therefore only requires one departure relating to the southern street building line.



### B.1.5 Determination of Administrative Penalty

The existing outbuilding (restroom) was previously approved, but on the eastern side of the church. The outbuilding was however constructed on the southern side of the church within the 5m southern street building line.

As mentioned in B.1.4 the current position is considered more appropriate in terms of movement on the property and also better use of available space. We do not believe that the contravention is of significant nature and would appreciate if the existing outbuilding is assessed as such when determining the administrative penalty.

The total extent of the outbuilding is 14.1m<sup>2</sup>, of which 8.4m<sup>2</sup> encroaches the 5m building line as indicated on sheet 3 of 7 of the drawings. The building line encroachment is not for the full extent of the building line, but only a portion thereof. A space of 2.2m is still open between the existing outbuilding and the erf boundary.

- **Nature, duration, gravity and extent of contravention:**

We are of the opinion that the nature of the contravention is minor, considering that the outbuilding is only 14.1m<sup>2</sup> and is not occupied by anyone as it is used as an outside toilet. The outbuilding has been in existence for more than 10 years already.

- **The conduct of the person (allegedly) involved in the contravention:**

The property owner was involved in the contravention relating to the outbuilding on the property.

- **A report by a quantity surveyor in matters of unauthorised building/construction:**

A quantity surveyor was not appointed in determining the value of the unauthorised building. A few companies were however approached to provide quotations to construct the outbuilding, but only one came back to us. The estimate cost provided by the company including materials and labour equals to approximately R94 000 – please see Annexure K.

- **Whether the unlawful conduct has stopped:**

No, the building is still in use by the church.

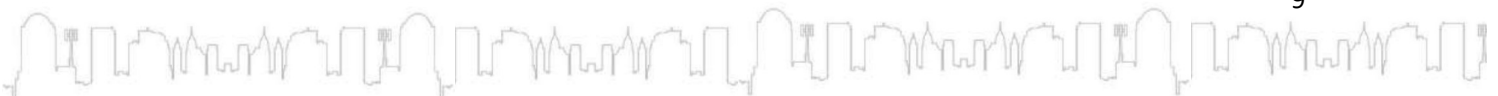
- **Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law:**

We are not aware of any previous contraventions by the property owner.

## B.2. UTILITY SERVICES

Electricity for the TA will be obtained from the available on-site electrical supply to the property. Advances in technology (telecommunication related equipment) enable the TA to utilise less electricity.

Access to the proposed TA will be obtained via the main access gate along Mzathi Street.



The proposed use will have no impact on the external engineering services, on transport or traffic related considerations, or on the biophysical environment.

### B.3. ENVIRONMENTAL REGULATIONS

An application was lodged with the Department of Environmental Affairs and Development Planning (refer to Annexure F) confirming that environmental authorization is not required.

## SECTION C: POLICY AND LEGISLATION

### C.2.1. Overstrand Municipality Land Use Scheme, 2020

**In terms of Chapter 16.10.23, applications for the installation of Transmission Apparatus (TA) shall, to the satisfaction of the Municipality, incorporate the following:**

**(a). Site Development Plan which clearly illustrates the proposal in the context of the existing landscape and receiving environment, with reference to application guidelines as may be incorporated in the application form;**

Please refer to sheets 3 to 5 of 7 of the drawings originally dated 30-09-2025, Revision 6.

**(b). Telecommunication Apparatus Infrastructure Plan (indicating but not limited to the following, namely dimensioned plans showing detail of TA, graphic illustration of the proposed facility, elevation details, proposed materials and colours, screening or fencing)**

Please refer to sheets 6 and 7 of 7 of the drawings dated 30-09-2025, Revision 6. Please refer to photos 1, 3 and 4 of the VIA dated 24 July 2025 indicating the anticipated height and scale of the monopole mast.

**(c). Site Development Plan & Telecommunication Apparatus Infrastructure Plan to be accompanied by a report detailing the motivation for the selected site, how the siting and design of the facility responds to the SDP;**

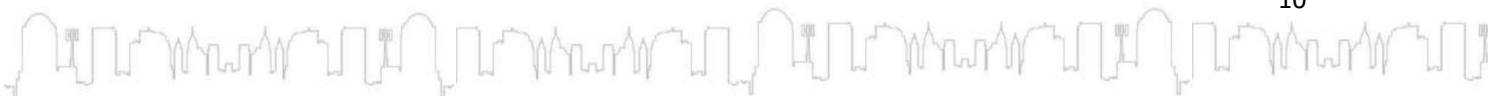
Please refer to Section D.2.2 of the motivation report.

**(d). Motivation report to be accompanied by relevant proof pertaining to need and desirability (demand & technical requirements);**

Please refer to Section D.2.1 of the motivation report, as well as Annexure G.

**(e). Application to satisfactorily demonstrate to the AO / MPT that all alternatives to the site itself have been explored within a 1km radius of the subject property;**

Please refer to Section D.2.3 of the motivation report.



**(f). Minimum of two alternative sites and design options to be considered;**

Please refer to Sections D.2.3 and D.2.4 of the motivation report.

**(g). Zoning and land use map to accompany application, that shall also indicate all areas of heritage or environmental significance, if applicable;**

Please refer to Figures 7, 8, 10 and 11.

**(h). Visual Impact Assessment prepared by a suitably qualified professional, if required by the municipality, that shall incorporate mitigation measures limiting visual impact;**

A Visual Impact Assessment was conducted in February 2025 by S.C. Lategan and is provided as part of this application. An amendment to the VIA was provided by S.C. Lategan in July 2025 relating to the change of the mast design and height to a 25m monopole mast. Please note that the VIA dated February 2025 refers to a 22m mast and that the VIA amendment that is dated July 2025 stipulates that it should be read in conjunction with the original VIA (for the 22m mast). Both documents thus forms part of the Annexures.

**(j). Statement demonstrating that the installation complies with the applicable health and safety standards.**

Please refer to Annexure I that forms part of the application.

## C.2. OTHER POLICIES AND LEGISLATION

Other policies and legislative frameworks include the Spatial Development Framework (SDF), 2020.

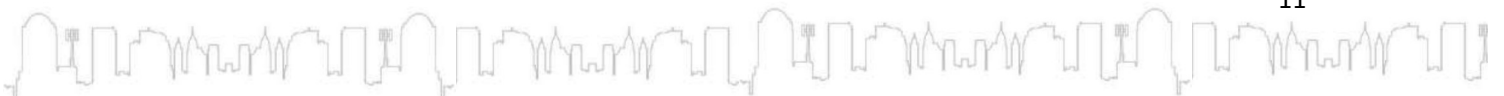
### C.2.1. Municipal Spatial Development Framework, 2020

This application is in line with the spatial development principles as set out in the Overstrand SDF, 2020, as it strives to improve urban efficiency, and align planned growth with infrastructure. As a result, connectivity is enhanced on local, national and international level as stipulated in the SDF, 2020.

The MSDF 2020 of the Overstrand Municipality also emphasises that population growth is taking place within the Municipal Area. Figure 2.2 on page 21 of MSDF 2020 shows that the population number increased in Zwelihle between 2001 – 2011 (See Figure 1 below which shows figure 2.2 of MSDF). In fact, from 2001 to 2011 the population in Zwelihle has almost tripled and experienced a growth rate of 166% (MSDF, 2020: 21)."

This is supported by the IDP 2022-2027 indicating on page 34 that Zwelihle has the largest population in Hermanus totaling 25098 residents according to the 2022 projection.

With an increase in population, there is a need to provide adequate coverage to consumers, especially taking into account that each consumer have on average 3-5 devices which could benefit from increased coverage.



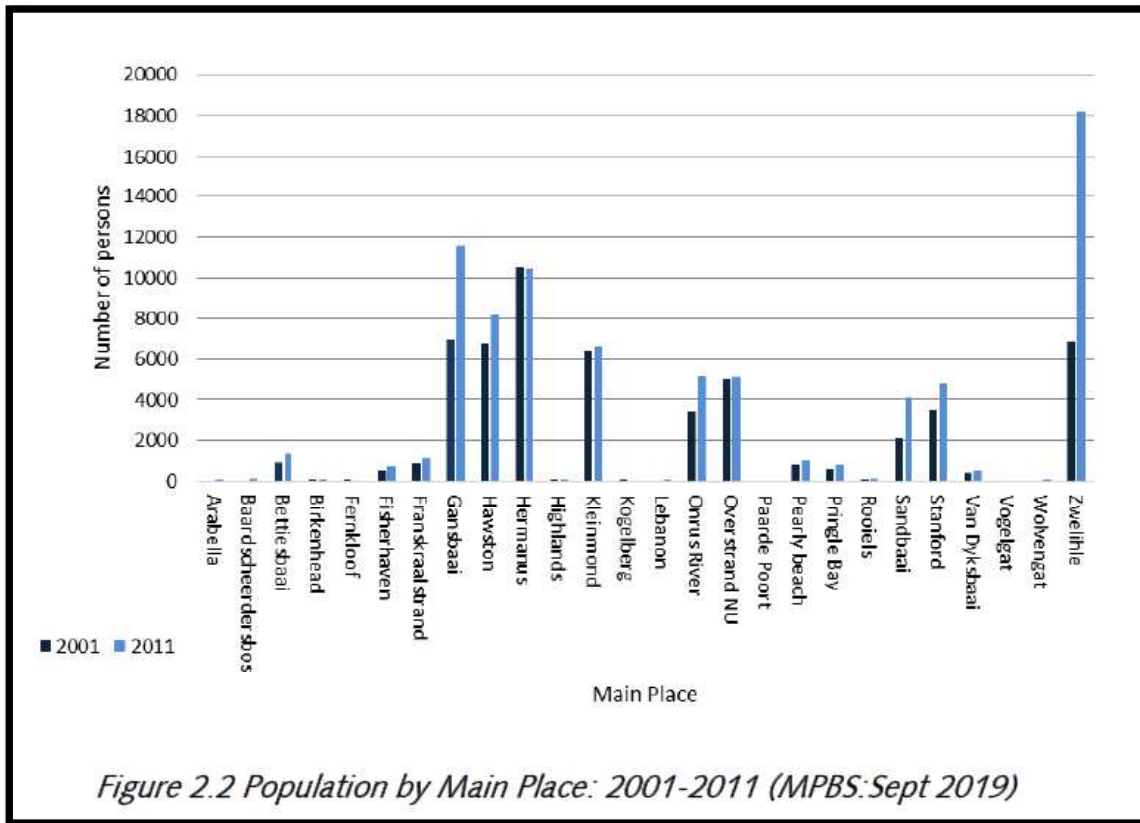


Figure 2.2 Population by Main Place: 2001-2011 (MPBS: Sept 2019)

Figure 1 - Figure 2.2 on Page 21 of the MSDF, 2020

Cellular infrastructure also contribute to the economic growth within municipal area. This is seen on page 35 of MSDF 2020 where the Communication sector has achieved strong annual growth and contributing to the GVA in Overstrand. To emphasise the importance of the proposed Transmission Apparatus, one can refer to the amount of people that were working from home during the Covid-19 pandemic (and a large number still working from home since then), therefore the network capacity is more under pressure that in the past and this proposal will help alleviate this going forward. It is important to note that many people also lost their day-to-day jobs and will continue working from home, therefore it is important to ensure that excellent coverage is enjoyed throughout the entire day.

## SECTION D: DEVELOPMENT MOTIVATION

Please read together with previous sections in this application. Consent use and permanent departure in terms of the zoning scheme is applied for in order to allow for the erection of a TA should be supported based on the following grounds:



D.2.1. Need and Desirability

In a modern-day society, the dependency on communicative technology becomes increasingly higher. This is due to the society's utilisation of more mobile devices and more than one device per household which mainly relies on internet connectivity (e.g. smartphones, portable computers, tablets/iPads etc.). These devices are used for multiple purposes including socialisation, business related uses and accessibility to important emergency services. Due to factors including densification, urbanisation and influx of seasonal guests especially over festive seasons and holidays, in a tourist attractive place like Overstrand, poor network coverage (related to both voice and data) is often experienced. Helios Towers identified several positions in the area that need to be equipped with transmission apparatus to alleviate the pressure and to cater for the ever-increasing demand.

Figures 2 to 4 illustrate the current fixed LTE coverage in Zwelihle and the surrounding areas. It is clear from these maps that there are gaps in the network for most of the service providers. Therefore, a TA as proposed in this application will increase the amount of coverage in this area.

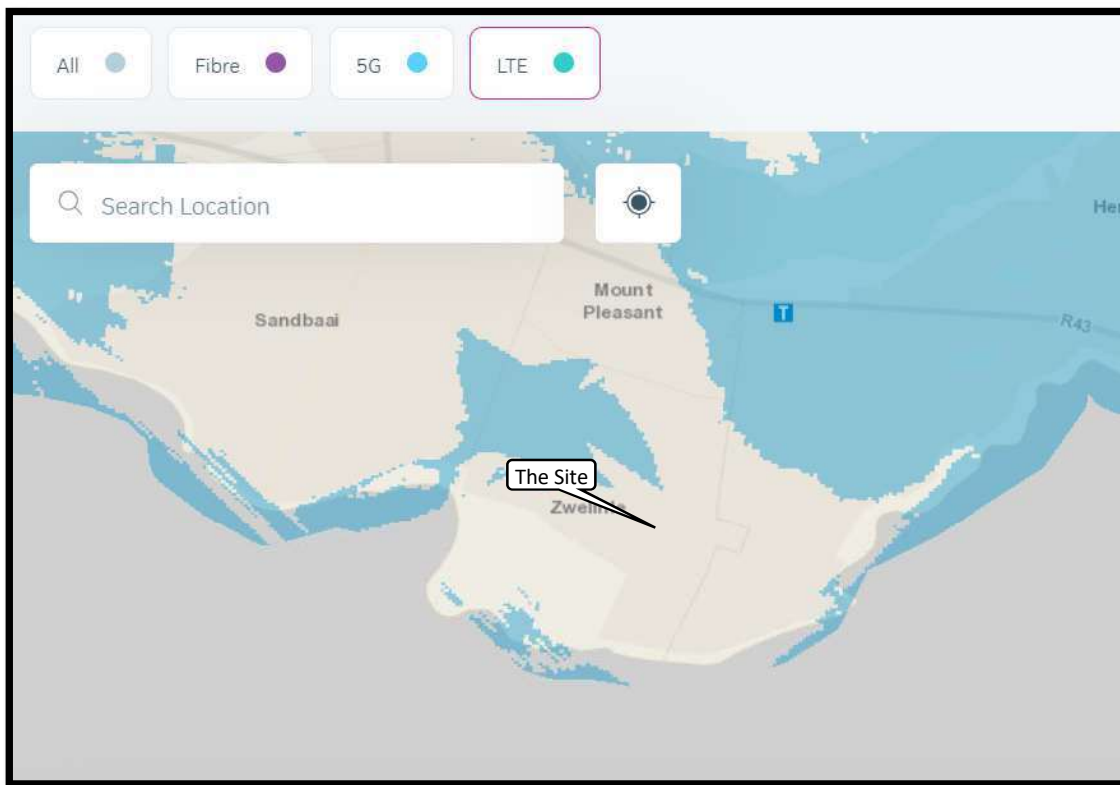
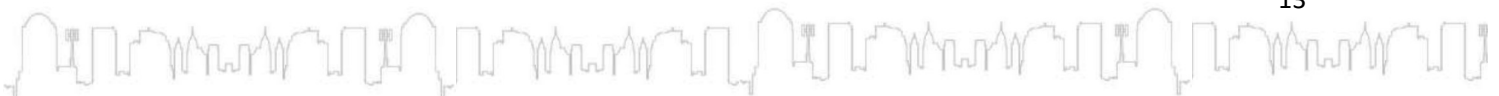


Figure 2 - Telkom Mobile network coverage map: LTE



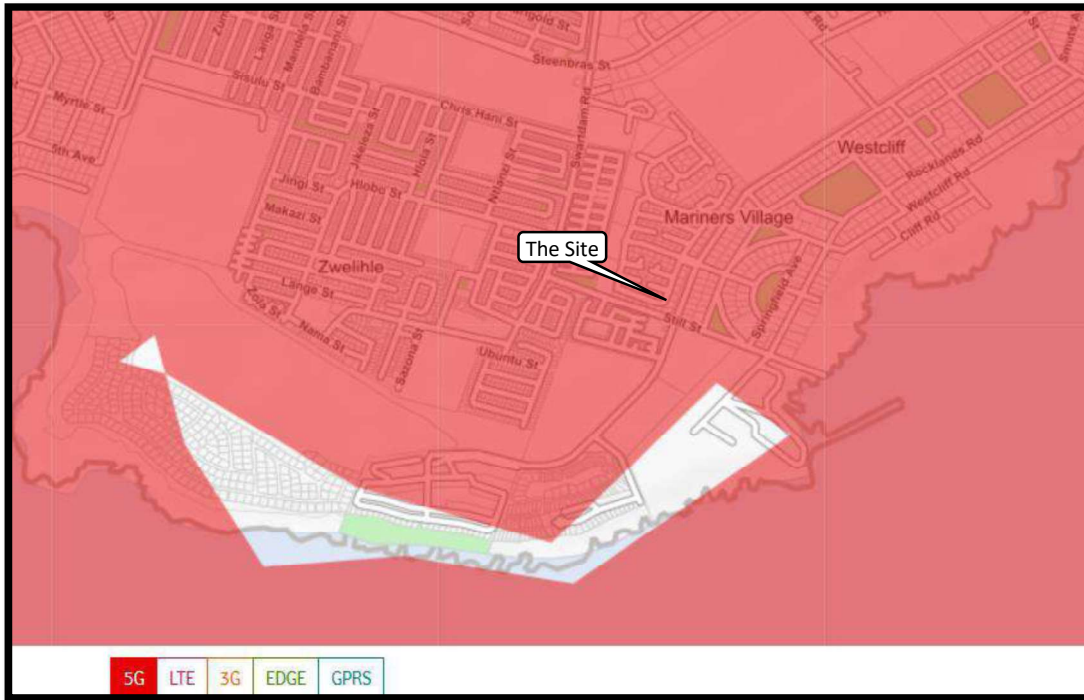
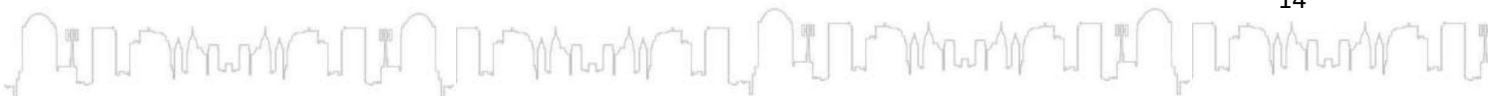


Figure 3 – Vodacom Coverage Map: 5G



Figure 4 - MTN Coverage Map: 5G

Figure 2 to 4 are coverage maps that were extracted from the websites of the various service providers. It should be noted that the service providers somewhat exaggerates on content of these



coverage maps as it is largely used for marketing purposes. Some of these maps do however clearly reflect that there are gaps in the network and this will be addressed by the proposed transmission apparatus.

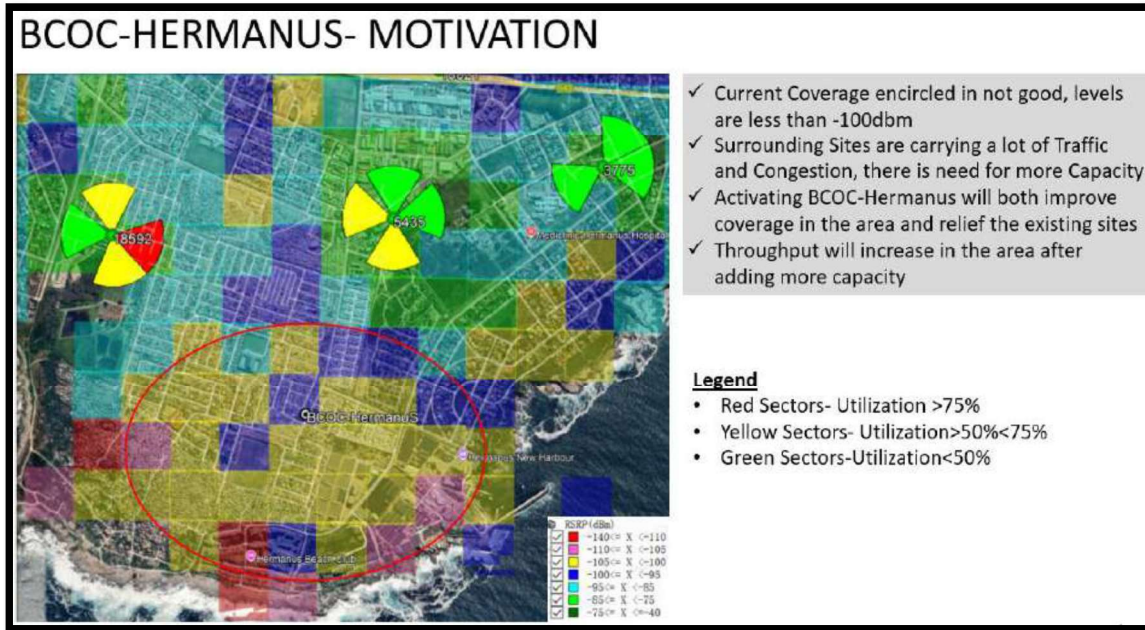


Figure 5 - Coverage map and motivation received from MTN

Figure 5 was received from MTN indicating their current coverage in Zwelihle and surroundings. The area that falls within the red circle is the problematic area that urgently requires improved coverage. The population density is very high in the southern parts of Zwelihle especially and this results in a lot of cellular traffic being experienced by the existing masts in the area, which causes congestion and the need for more infrastructure.

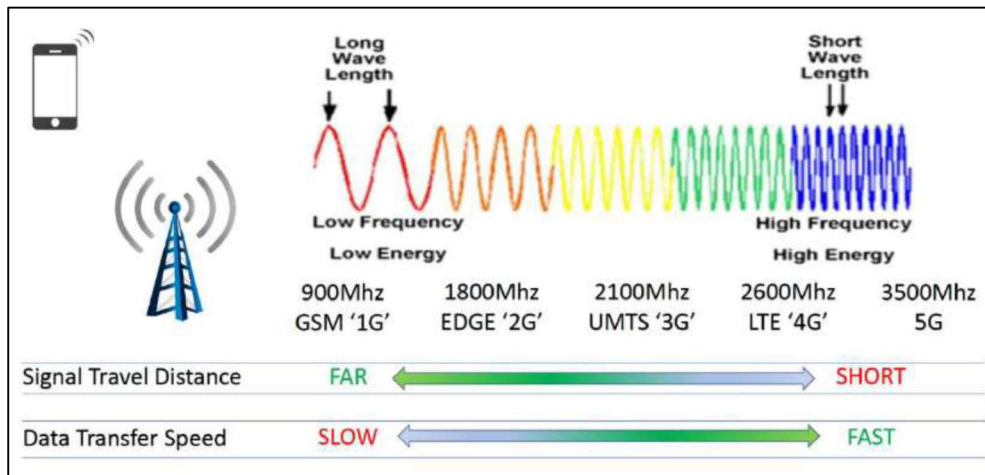


Figure 6 - Frequency and wave length



Figure 6 illustrates how the coverage for different technologies work. Simply put, the more advanced technology that is made available, the smaller the coverage area will be. It is important to note that all service providers are moving towards providing the best technologies to everyone.

The increase in network strength brought by the proposed TA will aid the local businesses and can unlock growth potential which will have a positive economic impact. Residents, businesses and commuters will have a more secure connection to emergency services and armed response which will have a huge social impact.

The proposed transmission apparatus will not interfere with the current use of the property and there are no negative impacts on the surrounding land uses and environment. No trees need to be removed to build the transmission apparatus and no buildings with heritage value will be affected.

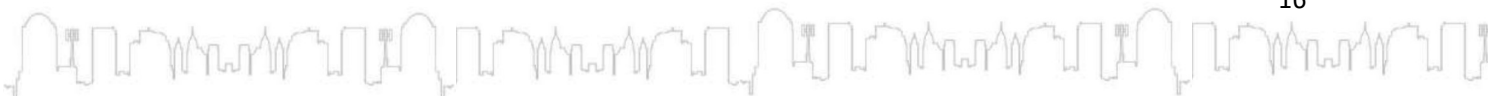
### D.2.2. Choice of site

The site was chosen as it is deemed an excellent location to improve the coverage in Overstrand Municipality. Hermanus Beach Club is situated to the south of the proposed site, a large informal residential development is situated to the south, Abalone farms are situated to the southeast, Sandbaai is situated to the northwest, Zwelihle North is situated to the north and Hermanus is situated to the northeast.

Figure 7 below indicates the zoning of the subject property, as well as the zonings of the surrounding properties. There are a few other community uses in the nearby surrounding area, which includes the Zwelihle Sport grounds, as well as residential properties.



Figure 7 - Zoning map of surrounding area





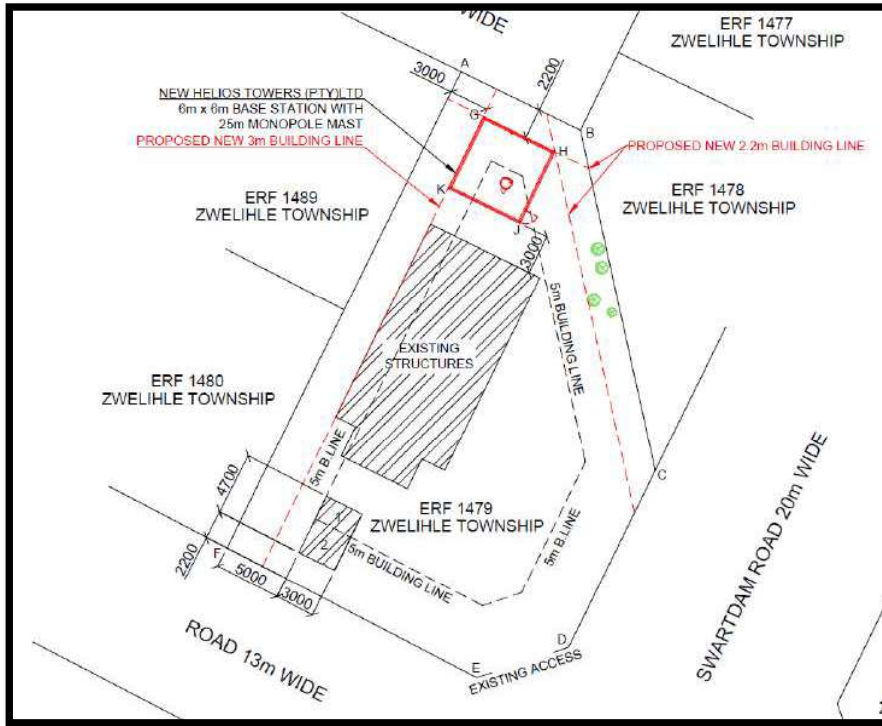


Figure 9 - Proposed location for the transmission apparatus

From Figures 10 and 11 it is clear that the subject area is not of heritage or environmental significance.



Figure 10 - Heritage Map



Figure 11 - Environmental Map

The need for coverage is however not the only determining factor when identifying a possible position for a transmission apparatus. Other determining factors include altitude, zoning and the visual impact of the proposed transmission apparatus. Distance away from existing transmission apparatus in the surrounding area is also an influencing factor.

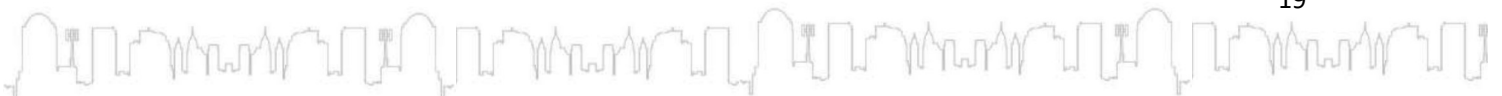
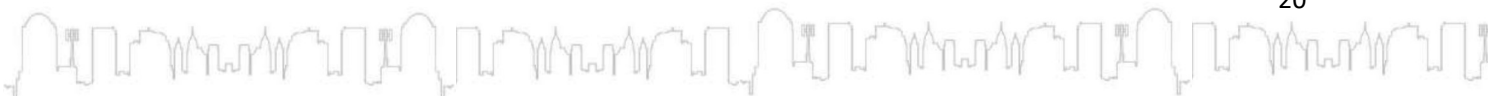




Figure 12 – 1km radius of the proposed site and surrounding transmission apparatus

Table 4 - Surrounding Transmission apparatus as alternatives

	<b>Tower &amp; Height</b>	<b>Site location</b>	<b>Distance</b>	<b>Lack of sufficiency</b>
<b>A</b>	Lattice Tower, 25m	Steenbras Road	+/-860m	Failure to provide for the necessary coverage necessity due to distance away from proposed tower. MTN is already on this tower and confirmed interest in the proposed tower on Erf 316 as well.
<b>B</b>	Monopole Tower, 25m	Sisulu Street	+/-1052m	Failure to provide for the necessary coverage necessity due to distance away from proposed tower. There is a very



				high population density in close proximity to this site, which significantly reduces its coverage area.
--	--	--	--	---

Considering the information in Figure 12 and Table 4 the need for the proposed TA is clear. Existing TA's are not sufficient to provide coverage as the closest TA is 860m away and focusses on a different coverage area. The proposed TA is focussed on the eastern and southern portions of Zwelihle. It is important to note that MTN is interested in this TA as well as the one proposed at Lukhanyo Primary School, considering the population density in the surrounding area.

#### D.2.3. Alternative sites

Alternative sites were considered during the initial stages of the proposal but this option is deemed the most acceptable option in terms of visual impact and based on the requirements of the network providers, contractors and land owner.

Alternative sites considered in surrounding area (Please see Figure 12 on next page):

- Option 1- Erf 11166. Erf The property owner was approached some time ago already and they confirmed that they are not interested to accommodate the proposed TA.
- Option 2- Erf 89. The sport grounds were considered at some stage but was not proceeded with. Factors that contributed to this decision included the delays regarding the tender process when it comes to municipal owned land.
- Option 3- The property was approached and a proposal was sent, but due to space constraints the proposal was not proceeded with.
- Option 4- The building that was on this property was demolished at some stage, but the property owner could not be located to pursue this option.





Figure 13 - Alternatives considered

Alternative positions were explored on Erf 219, Zwelihle. Please refer to Figure 13.

- Option A– This is the preferred position in terms of the existing use of the property and in order to ensure sufficient parking bays can be provided. This position is also not directly abutting any residential properties as it is set back from both erf boundaries.
- Option B– This position would have been preferred as well considering and would consume the least space on the property, but then it will be right against the residential property to the west.
- Option C– A land use application was previously submitted on this position and was refused by Overstrand Municipality 12 February 2024 (Appeal decision). The proposal was however also for a 36m mast, which is significantly taller than the current proposal of 22m.





Figure 14 - Alternative positions explored on-site

#### D.2.4. Visual Impact

The proposed TA will create an opportunity for other service providers to co-locate, as other structures of this height do not exist in this area.

A Visual Impact Assessment was conducted on 10 February 2025 by S.C. Lategan for the proposed TA on Erf 1479, Zwelihle. The VIA stated that the visual impact will be minimal (The VIA is provided as part of this application):

*The assessment of the receptors indicates the overall visual impact of the proposed cellular mast is moderate to low. The most significant impact is directly adjoining the site but even this impact is within acceptable levels of change.*

*A lattice mast may have a more industrial appeal than a monopole mast, but the advantage of a lattice mast is that it is not a solid structure in the landscape. The lattice creates the effect of a see-through structure and has a minimal face value, thereby reducing the level of obstruction and intrusion.*



---

*Because of the low impact rating, no mitigation measures are required. This mast can be regarded as within acceptable levels of change and should not be detrimental to the visual value of the area.*

*Proposed mitigation measures include:*

*The model used in the assessment may create the impression that the mast is painted black. These masts are usually a light grey metal colour. This colour would even reduce the visual impact further and it is therefore recommended that the standard metal colour be used.*

The updated VIA dated 24 July 2025 focusses on the impact of the proposed 25m monopole mast in relation to the previously proposed 22m lattice mast. The findings are as follow:

*The comparison of the two tower types illustrates that the 22m lattice and 25m monopole tower will result in very similar visual impact and no significant change in the viewshed. The further the viewer is from the site, the less the difference in view between the two options. At positions closer to the site the view of the lattice and slightly higher monopole tower has very similar impact.*

*The overall impact of both options are low and therefor the 25m tower require no additional mitigation measures.*

*Proposed mitigation measures:*

*The grey colour in the assessment is regarded as the most appropriate to result in the least impact and it is therefore recommended that the standard grey colour be used.*

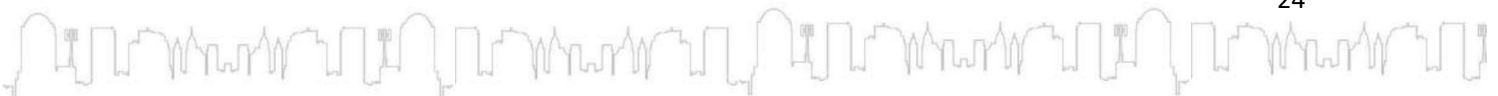
**Please note that the VIA dated February 2025 refers to a 22m mast and that the VIA amendment that is dated July 2025 stipulates that it should be read in conjunction with the original VIA (for the 22m mast). Both documents thus forms part of the Annexures.**

From the content of the VIA, we believe that the visual impact of the proposed mast is expected to be minimal.

## **SECTION E: CONCLUSION**

This consent use and permanent departure application in terms of the zoning scheme for a proposed TA on Erf 1479, Zwelihle, will provide an essential and sought after service to the surrounding community, businesses and commuters. This application is in line with the current policy and legislation on a local level. Policy and legislation are mainly focused on the Spatial Planning and Land Use Management Act, 2013. Furthermore, this application is in compliance with the Integrated Development Plan (2022– 2027), and Spatial Development Framework (MSDF), 2020.

We trust that this application will meet your requirements and will receive your positive consideration.





Helios Towers (Pty) Ltd  
 1st Floor  
 Herford Office Park, Block 1  
 90 Baskerville Road  
 Midrand  
 1686  
 P.O. Box 5885  
 Halfway House, 1685  
 www.helios-towers.com  
 Registration No: 2015/0000000/7  
 VAT No: 42702585457  
 (011) 979 7061

**HELIOS TOWERS, SITE & ID NAME:**

BCOC - HERMANUS

**SITE NUMBER:**

ZAWC0118

REV	DATE	NOTES
0	2021-05-19	1st Issue
1	2023-10-18	Amend from 36m to 25m RDS
2		
3	2024-01-28	Tower Position
4	2025-08-05	Type & Height
5	2025-09-28	Parking & Building
6	2025-09-30	Parking bays
7	2025-10-31	Parking bays Rev.

DATE: 2021-05-19

DRAWN: L. BOTHA

APPROVED MAST: Pending

**NOTES:**

- A) NEW 25m MONOPOLE MAST TO BE ERRECTED
- B) 6m X 6m BASE STATION
- C) 10m HIGH PALISADE FENCING
- D) 80Amps 3 PHASE REQUIRED FOR POWER-PRIVATE POWER

**NOTES:**

**OWNERS:**

BANTU CHURCH OF CHRIST

**ADDRESS:**

SWARTDAM ROAD, SOUTH OF MAIN ROAD/ROD.ZWELIHLI, HERMANUS, 7200

**PROPERTY DESCRIPTION:**

ERF 1479, ZWELIHLI TOWNSHIP

**COORDINATES:**

LATS: -34,430681

LONGS: 19,217288

**PROJECT:**

New Helios Towers Cellular Site

**SCALE:**

N/A

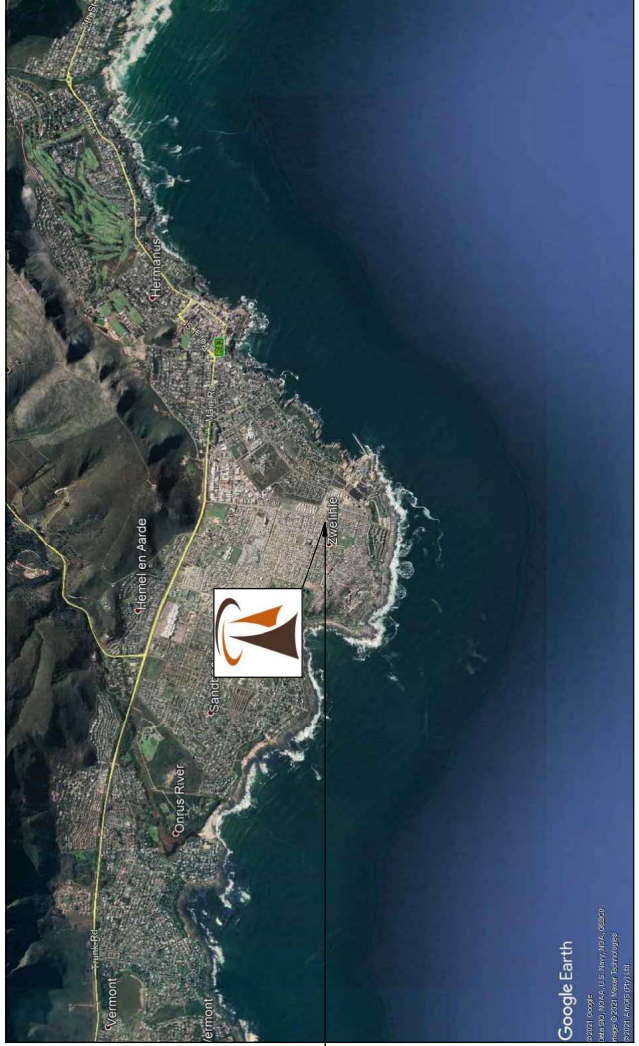
**DWG NO.:**

BCOC-Hermanus-1

**DATE:**

2021/05/19

**LOCALITY 1**



PROPOSED NEW HELIOS TOWERS SITE:  
 LATS:-34,430681  
 LONGS:19,217288





SCALE 1:350

ZWELIHLIE TOWNSHIP

ERF 1549  
ERF 1548

ROAD 8m WIDE

ERF 1477  
ZWELIHLIE TOWNSHIP

NEW HELIOS TOWERS (PTY) LTD  
6m x 6m BASE STATION WITH  
25m MONOPOLE MAST  
**PROPOSED NEW 3m BUILDING LINE**

ERF 1478  
ZWELIHLIE TOWNSHIP

**PROPOSED NEW 2.2m BUILDING LINE**

ERF 1489  
ZWELIHLIE TOWNSHIP

EXISTING STRUCTURES

ERF 1480  
ZWELIHLIE TOWNSHIP

SMARTDAM ROAD 20m WIDE

ERF 1479  
ZWELIHLIE TOWNSHIP

ROAD 13m WIDE

ERF 1586  
ZWELIHLIE TOWNSHIP

ERF 1638  
ZWELIHLIE TOWNSHIP

ERF 1639  
ZWELIHLIE TOWNSHIP

ERF 1624  
ERF 1625  
ZWELIHLIE TOWNSHIP

- GENERAL NOTES:
- DRAWINGS ARE FOR INFORMATION AND PERMITTING PURPOSES ONLY. CONSTRUCTION DRAWINGS TO BE DONE BY APPOINTED CONTRACTOR.
  - ALL UNDERGROUND SERVICES (WHETHER INDICATED ON THIS DRAWING OR NOT) TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION MAY COMMENCE.
  - SET-OUT POINTS AS INDICATED MUST BE CONFIRMED ON SITE AND PROPERTY BOUNDARY LINES AND TELECOMMUNICATION BASE STATION POSITION TO BE SET-OUT BY A PROFESSIONAL LAND SURVEYOR. DRAWINGS MAY NOT BE SCALED. ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION MAY COMMENCE.



Helios Towers (Pty) Ltd  
1st Floor  
Herford Office Park Block I  
90 Balfour Road  
Midrand  
1688  
(011) 979 7061

P.O. Box 5885  
Halfway House, 1685  
www.helios-towers.com  
Registration No: 2015/0517  
Vat no: 4270285457

HELIOS TOWERS, SITE & ID NAME:  
BCOC - HERMANUS

SITE NUMBER:  
ZAWC0118

REV	DATE	NOTES
0	2021-05-19	1st Issue
1	2023-10-18	Amend from 38m tower to 15m RDS
2		
3	2024-01-28	Tower Position
4	2025-08-05	Type & Height
5	2025-09-28	Parking & Building
6	2025-09-30	Parking bays
7	2025-10-31	Parking bays Rev.

DATE: 2021-05-19  
DRAWN: L. BOTHA

APPROVED MAST: Pending

NOTES:  
A) NEW 25m MONOPOLE MAST TO BE ERCTED  
B) 6m X 6m BASE STATION CLADDING HIGH PALISADE FENCING  
C) 3 PHASE  
D) 300V 3 PHASE REQUIRED FOR POWER-PRIVATE POWER

NOTES:

LEGEND: SIZE IN METRES

A - B	10.00
B - C	26.22
C - D	14.80
D - E	7.27
E - F	21.16
F - A	39.92

PROPOSED NEW MAST:

	SIZE IN METRES
G - A	3.61
G - H	6.00
H - J	6.00
J - K	6.00
K - G	6.00

OWNERS:  
BANTU CHURCH OF CHRIST

ADDRESS:  
SMARTDAM ROAD, SOUTH OF MAIN ROAD/RD. ZWELIHLIE, HERMANUS, 7200

PROPERTY DESCRIPTION:  
ERF 1479, ZWELIHLIE TOWNSHIP

COORDINATES:  
LATS: -34.430681  
LONGS: 19.217268

PROJECT:  
New Helios Towers Cellular Site

SCALE:  
1:350

PAGE:  
3 of 7

DWG NO.  
BCOC-Hermanus-1

DATE:  
2021/05/19

SITE DEVELOPMENT PLAN

**OUTBUILDING**

COMPLIES WITH BL	SQUARE METRES: 14.1m <sup>2</sup>
1	5.7m <sup>2</sup>
ENCROACHES THE BL	8.4m <sup>2</sup>
2	

**GENERAL NOTES:**

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SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
6m x 6m BASE STATION WITH  
25m MONOPOLE MAST  
PROPOSED NEW 2.2m BUILDING LINE

SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
6m x 6m BASE STATION WITH  
25m MONOPOLE MAST  
PROPOSED NEW 3m BUILDING LINE

SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
6m x 6m BASE STATION WITH  
25m MONOPOLE MAST  
PROPOSED NEW 5m BUILDING LINE

SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
6m x 6m BASE STATION WITH  
25m MONOPOLE MAST  
PROPOSED NEW 5.7m BUILDING LINE

SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
6m x 6m BASE STATION WITH  
25m MONOPOLE MAST  
PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
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25m MONOPOLE MAST  
PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



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SCALE 1:350



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SCALE 1:350



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SCALE 1:350



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PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



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SCALE 1:350



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PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
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PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



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PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



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25m MONOPOLE MAST  
PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
6m x 6m BASE STATION WITH  
25m MONOPOLE MAST  
PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
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25m MONOPOLE MAST  
PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



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25m MONOPOLE MAST  
PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
6m x 6m BASE STATION WITH  
25m MONOPOLE MAST  
PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



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6m x 6m BASE STATION WITH  
25m MONOPOLE MAST  
PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
6m x 6m BASE STATION WITH  
25m MONOPOLE MAST  
PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
6m x 6m BASE STATION WITH  
25m MONOPOLE MAST  
PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



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SCALE 1:350



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NEW HELIOS TOWERS (PTY) LTD  
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NEW HELIOS TOWERS (PTY) LTD  
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PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
6m x 6m BASE STATION WITH  
25m MONOPOLE MAST  
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SCALE 1:350



NEW HELIOS TOWERS (PTY) LTD  
6m x 6m BASE STATION WITH  
25m MONOPOLE MAST  
PROPOSED NEW 8.4m BUILDING LINE

SCALE 1:350





**GENERAL NOTES:**

- DRAWINGS ARE FOR INFORMATION AND PERMITTING PURPOSES ONLY. CONSTRUCTION DRAWINGS TO BE DONE BY APPOINTED CONTRACTOR.
- ALL UNDERGROUND SERVICES (WHETHER INDICATED ON THIS DRAWING OR NOT) TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION MAY COMMENCE.
- SET-OUT POINTS AS INDICATED MUST BE CONFIRMED ON SITE AND PROPERTY BOUNDARY LINES AND TELECOMMUNICATION BASE STATION POSITION TO BE SET-OUT BY A PROFESSIONAL LAND SURVEYOR. DRAWINGS MAY NOT BE SCALED. ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE CONSTRUCTION MAY COMMENCE



Helios Towers (Pty) Ltd  
1st Floor  
Herford Office Park, Block I  
90 Bokwena RD  
Midrand  
1688

P.O. Box 5885  
Hollywood House, 1685  
www.helios-towers.com  
Registration No: 2015/0000000/07  
Vat no: 4270285457  
(011) 979 7061

HELIOS TOWERS, SITE & ID NAME:  
BC00 - HERMANUS

SITE NUMBER:  
ZAWC0118

REV	DATE	NOTES
0	2021-05-19	1st Issue
1	2023-10-18	Amend from 38m gates to 15m RDS
2		
3	2024-01-28	Tower Position
4	2025-08-05	Type & Height
5	2025-09-28	Parking & Building
6	2025-09-30	Parking bays
7	2025-10-31	Parking bays Rev.

DATE: 2021-05-19  
DRAWN: L. BOTHA

APPROVED MAST: Pending

**NOTES:**

- A) NEW 25m MONOPOLE MAST TO BE ERRECTED
- B) 8m X 6m BASE STATION
- C) 10m HIGH PALISADE FENCING
- D) 800Vrms 3 PHASE REQUIRED FOR POWER- PRIVATE POWER

NOTES:

OWNERS(S):  
BANTU CHURCH OF CHRIST

ADDRESS:  
SWARTDAM ROAD, SOUTH OF MAIN ROAD/RD0, ZWELIHLE, HERMANUS, 7200

PROPERTY DESCRIPTION:  
ERF 1479, ZWELIHLE TOWNSHIP

COORDINATES:  
LATS: -34,430681  
LONGS: 19,217268

PROJECT:  
New Helios Towers Cellular Site

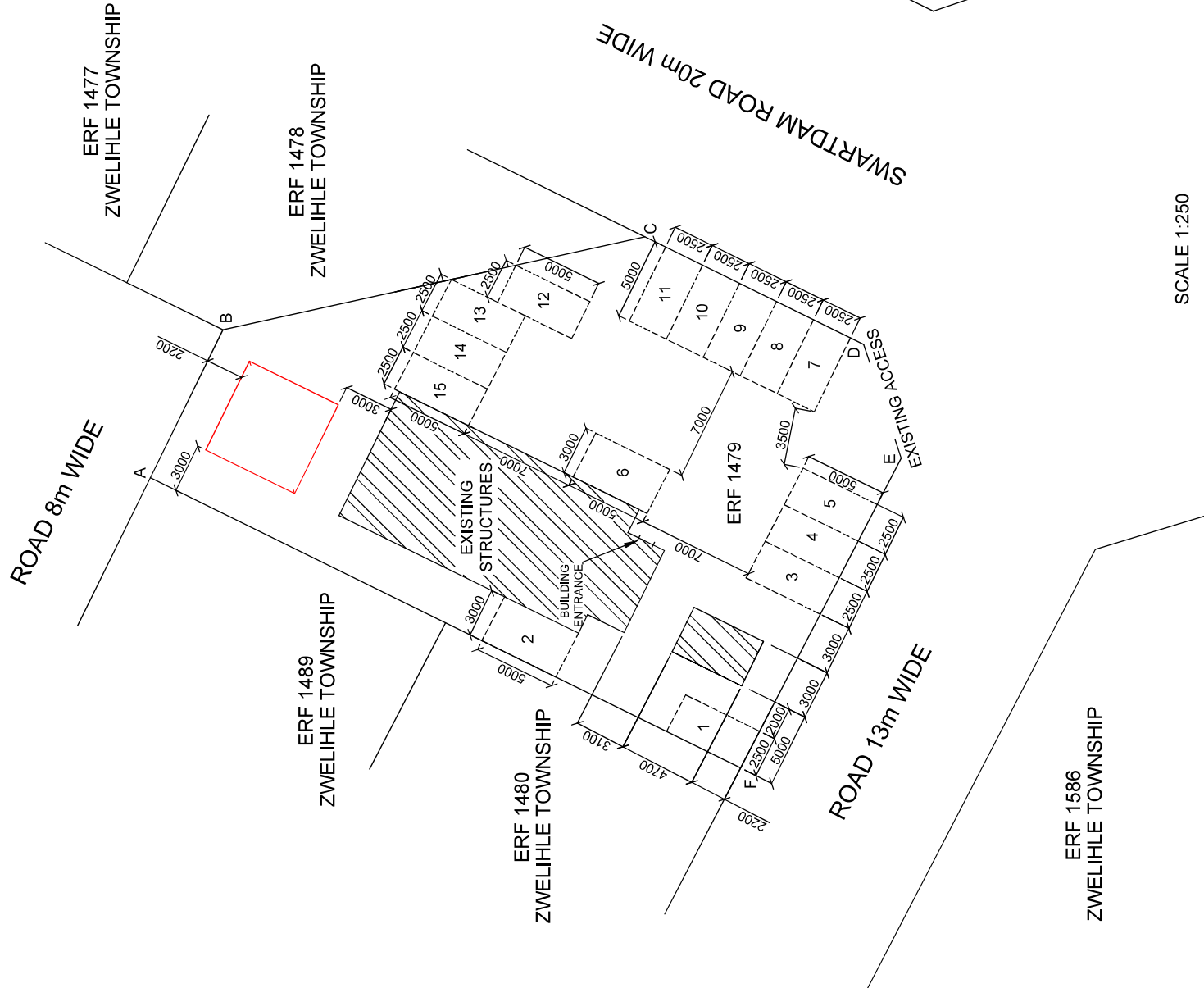
SCALE:  
1:250

PAGE:  
5 of 7

DWG NO:  
BC00-Hermanus-1

DATE:  
2021/05/19

SDP - PARKING BAYS



**LEGEND:**

	SIZE IN METRES
A - B	10.00
B - C	26.22
C - D	14.80
D - E	7.27
E - F	21.16
F - A	39.92

SCALE 1:250



Helios Towers (Pty) Ltd  
 1st Floor  
 Herford Office Park, Block I  
 90 Baskerville Road  
 Midrand  
 1688  
 P.O. Box 5885  
 Hillway House, 1685  
 Hillway House, 1685  
 www.helios-towers.com  
 Registration No: 2015/0519  
 VAT No: 4270258457  
 (011) 979 7061

HELIOS TOWERS, SITE & ID NAME:  
 BC0C - HERMANUS

SITE NUMBER:  
 ZAWC0118

REV	DATE	NOTES
0	2021-05-19	1st Issue
1	2023-10-18	Amend from 38m tower to 15m RDS
2		
3	2024-01-28	Tower Position
4	2025-08-05	Type & Height
5	2025-09-28	Parking & Building
6	2025-09-30	Parking bays
7	2025-10-31	Parking bays Rev.

DATE: 2021-05-19  
 DRAWN: L. BOTHA

APPROVED MAST: Pending

NOTES:  
 A) NEW 25m MONOPOLE MAST TO BE ERCTED  
 B) 8m X 6m BASE STATION  
 C) 20m HIGH PALISADE CLADDING  
 D) 800V, 3 PHASE, REQUIRED FOR POWER-PRIVATE POWER

OWNERS(S):  
 BANTU CHURCH OF CHRIST

ADDRESS:  
 SMARTDAM ROAD, SOUTH OF MAIN ROAD/RD0, ZWELIHLE, HERMANUS, 7200

PROPERTY DESCRIPTION:  
 ERF 1479, ZWELIHLE TOWNSHIP

COORDINATES:  
 LATS: -34,430681  
 LONGS: 19,217268

PROJECT:  
 New Helios Towers Cellular Site

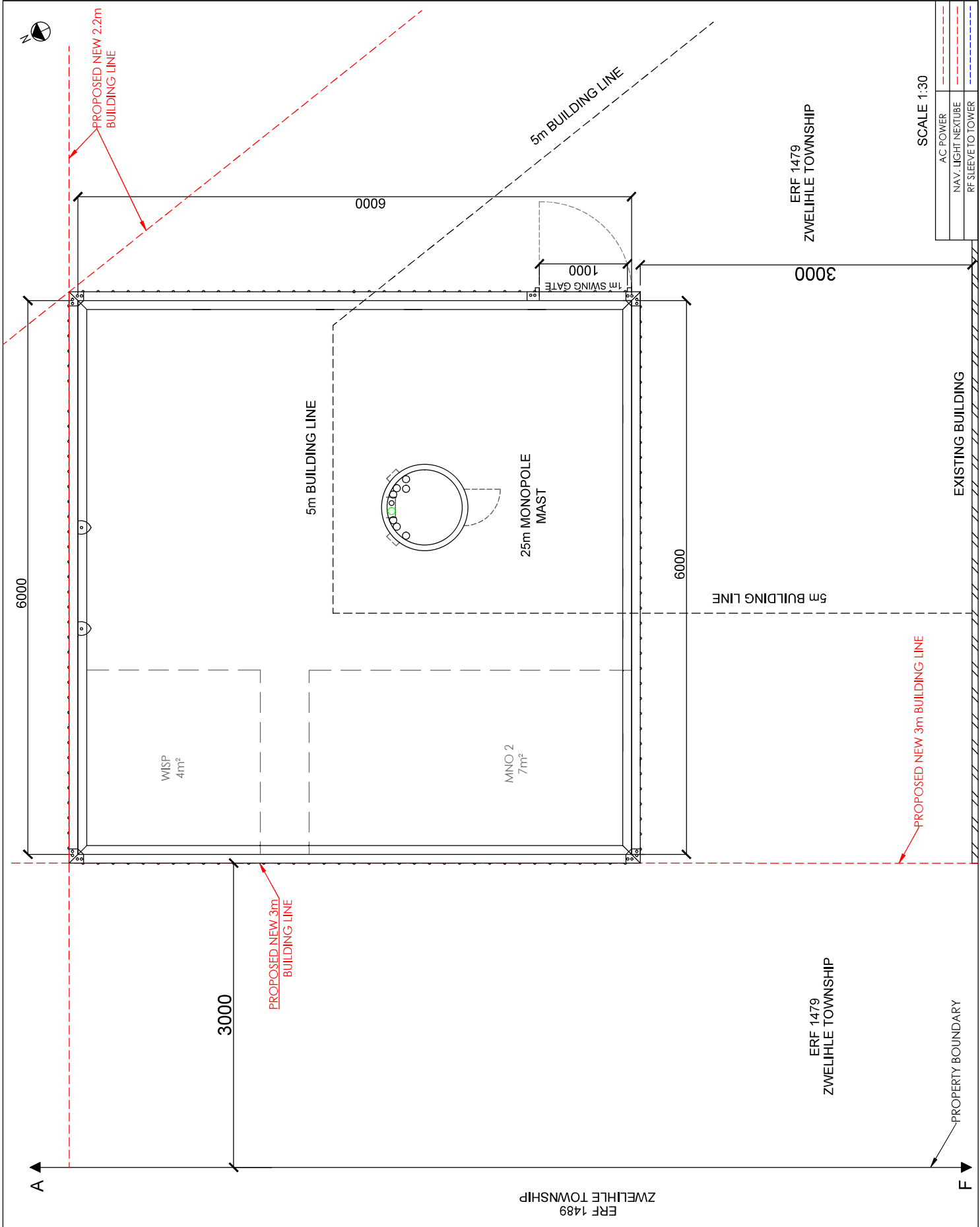
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PAGE:  
 6 of 7

DWG. NO.:  
 BC0C-Hermanus-1

DATE:  
 2021/05/19

SITE DETAIL



HELIOS TOWERS, SITE & ID NAME:

BCOC - HERMANUS

SITE NUMBER:

ZAWC0118

REV	DATE	NOTES
0	2021-05-19	1st Issue
1	2023-10-18	Amend from 36m to 25m RDS
2	2024-01-28	Tower Position
3	2025-08-05	Types & Height
4	2025-09-28	Parking & Building
5	2025-09-30	Parking bays
6	2025-10-31	Parking bays Rev.
7	2025-10-31	Parking bays Rev.

DATE: 2021-05-19

DRAWN: L. BOTHA

APPROVED MAST: Pending

NOTES:

- A) NEW 25m MONOPOLE MAST TO BE ERRECTED
- B) 6m X 6m BASE STATION
- C) 10m HIGH PALISADE FENCING
- D) 80AMP, 3 PHASE REQUIRED FOR POWER-PRIVATE POWER

NOTES:

OWNERS:

BANTU CHURCH OF CHRIST

ADDRESS:

SWARTDAM ROAD, SOUTH OF MAIN ROAD/RD.02,ZWELIHLA, HERMANUS, 7200

PROPERTY DESCRIPTION:

ERF 1479, ZWELIHLA TOWNSHIP

COORDINATES:

LATS: -34,430681

LONGS: 19,217268

HASIL: 22

PROJECT:

New Helios Towers Cellular Site

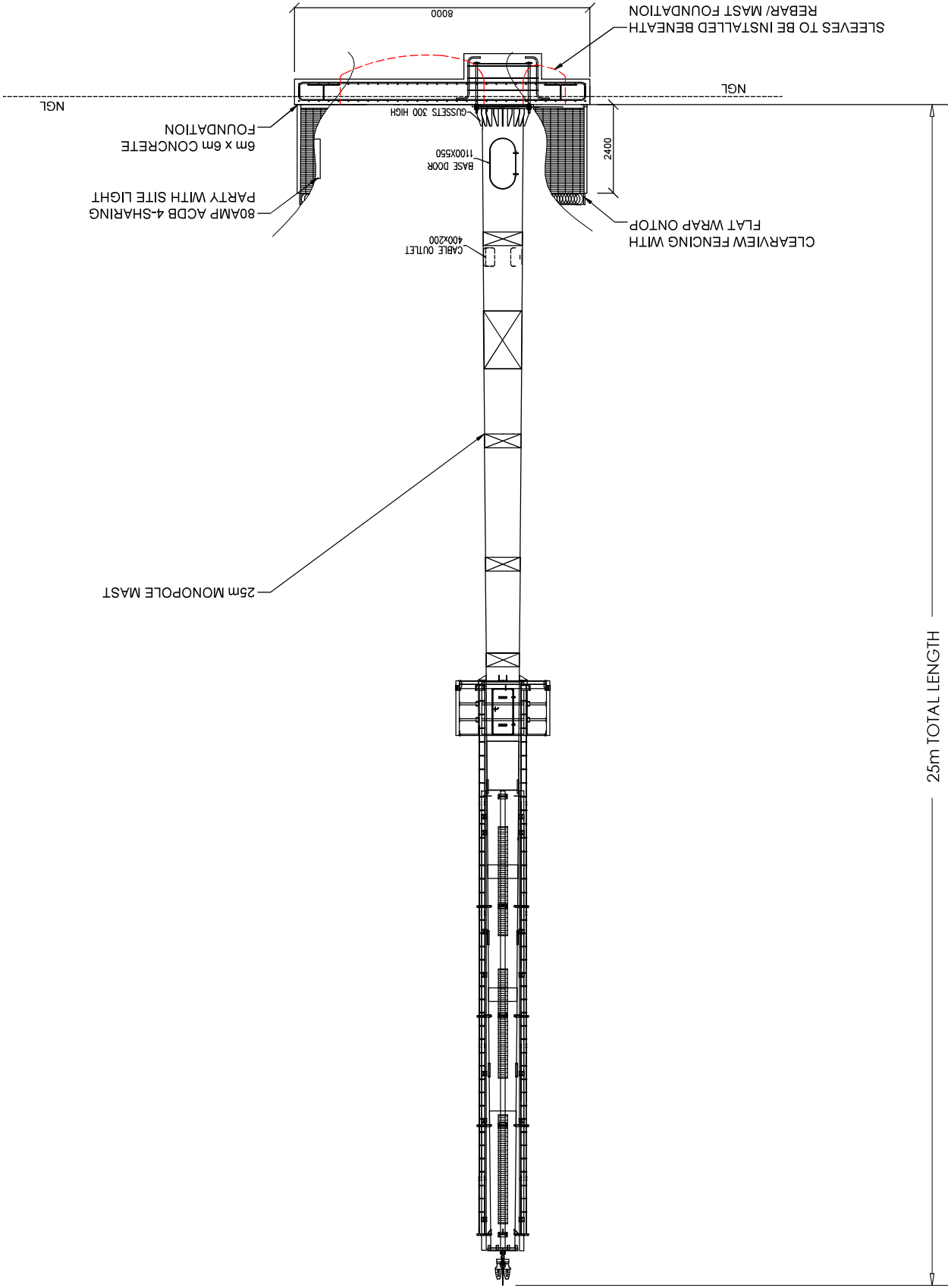
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DWG NO.:

BCOC-Hermanus-1 2021/05/19

ELEVATION



SCALE 1:80