



**OVERSTRAND MUNISIPALITEIT**  
**ERF 2820. HOEK VAN HOOFWEG EN**  
**JIMMY SMITHSTRAAT (SANDBAAI**  
**GEMEENSKAPSAAL), SANDBAAI:**  
**AANSOEK OM**  
**VERGUNNINGSGEBRUIK & BEPALING**  
**VAN 'N ADMINISTRATIEWE BOETE:**  
**WARREN PETERSON PLANNING**  
**NAMENS OVERSTRAND**  
**MUNISIPALITEIT**

Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verodening) word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Erf 2820, Sandbaai naamlik:

**Vergunningsgebruik**

Aansoek om vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening ten einde 'n 10m hoë transmissietoring op die eiendom te akkommodeer.

**Bepaling van 'n Administratiewe Boete**

Aansoek ingevolge Artikel 16(2)(q) van die Verordening vir die bepaling van 'n administratiewe boete.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus.

Enige kommentaar moet skriftelik ingedien word in ingevolge Artikels 51 en 52 van die bogenoemde Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op 27 Januarie 2023, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. H Boshoff** 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 Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

DGI O'Neill, Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, HERMANUS, 7200

Munisipale Kennisgewing Nr. 174/2022

**OVERSTRAND MUNICIPALITY**  
**ERF 2820, CORNER OF MAIN ROAD &**  
**JIMMY SMITH STREET (SANDBAAI**  
**COMMUNITY HALL), SANDBAAI:**  
**APPLICATION FOR CONSENT USE &**  
**DETERMINATION OF AN**  
**ADMINISTRATIVE PENALTY: WARREN**  
**PETERSON PLANNING ON BEHALF**  
**OF 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 applications mentioned below applicable to Erf 2820, Sandbaai namely:

**Consent Use**

Application in terms of Section 16(2)(o) of the By-Law for a consent use to accommodate a 10m high transmission tower on the property.

**Determination of an Administrative Penalty**

Application in terms of Section 16(2)(q) of the By-Law for the determination of an administrative penalty.

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.

Any comments must be in writing in accordance with the provisions of Sections 51 and 52 of the By-law to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **27 January 2023**, quoting your name, address, contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr. H Boshoff** 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.

DGI O'Neill, Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200

Municipal Notice No. 174/2022

**UMASIPALA WASE-OVERSTRAND,**  
**ISIZA 2820, CORNER OF MAIN ROAD**  
**& JIMMY SMITH STREET (SANDBAAI**  
**COMMUNITY HALL), SANDBAAI:**  
**ISICELO SOKULUNGISA KUNYE**  
**NOKUSHENXISA IMIQATHANGO**  
**YESITHINTELO YETAYITILE**  
**YOBUNINI, UKUSETYENZISWA**  
**KWEMVUME KUNYE**  
**NOKUPHAMBUKA: : WARREN**  
**PETERSON PLANNING ON BEHALF**  
**(MASIPALA WASE OVERSTRAND)**

Kukhutshwe isaziso ngokweCandelo lama-47 kunye ne-48 loMthethwana kaMasipala waseOverstrand ongokoCwangciso lokusetyenziswa koMhlaba kaMasipala wowama-2020, ngezicelo ezichazwe ngezantsi ezihambelana neSiza 2820, e Sandbaai koku kulandelayo:

**Ukusetyenziswa kwemvume**

Isicelo ngokwemigaqo yeCandelo le-16(2)(o) loMthetho kaMasipala sosetyenziso lwemvume ukulungiselela ukujongana ne-10m yothumelo oluphezulu kwipropati.

**Ukumiselwa kwesohlwayo soLawulo**

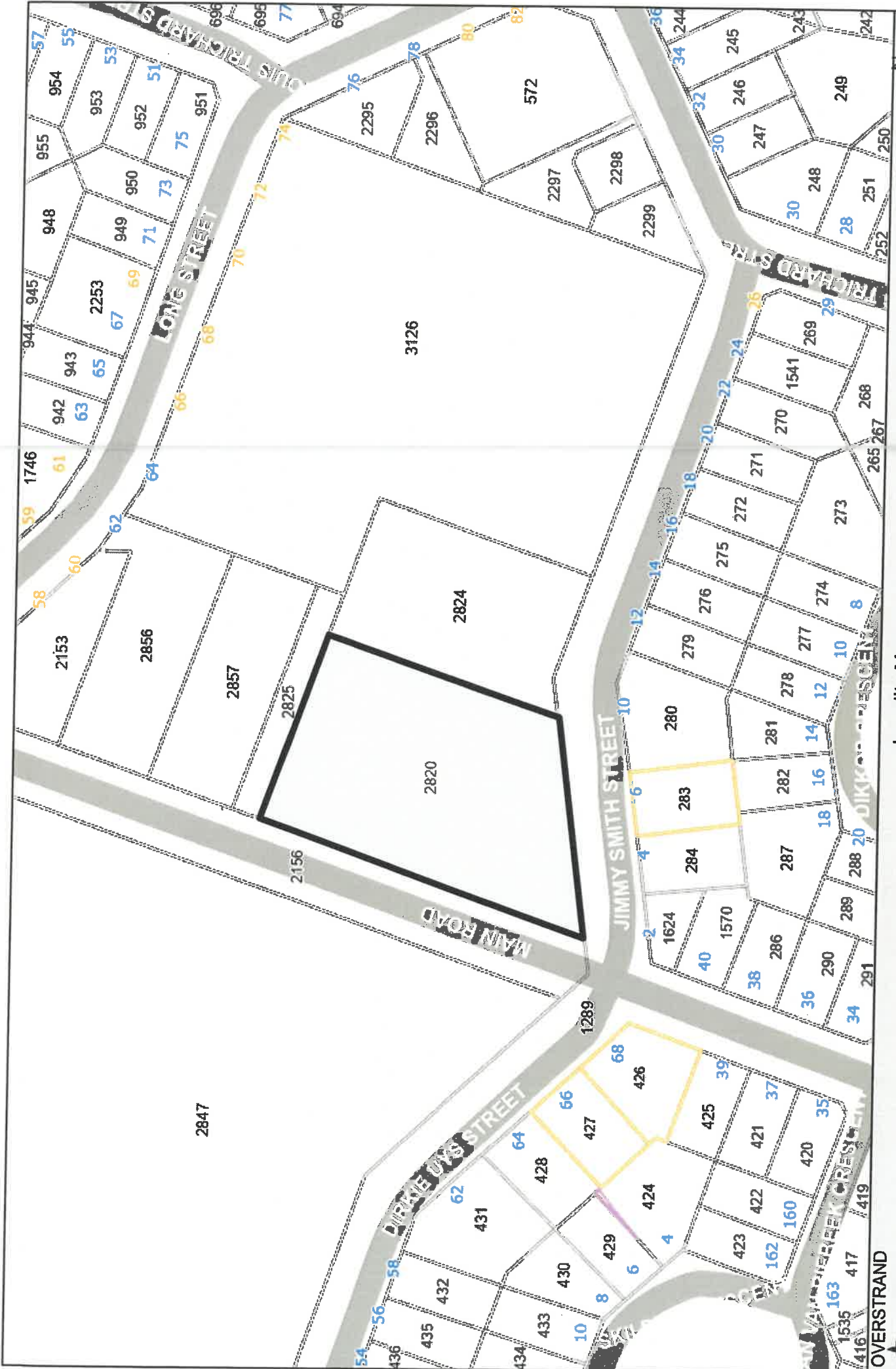
Ukwenziwa kwesicelo ngokweCandelo le-16(2)(q) loMthetho kaMasipala wokumisela isohlwayo solawulo.

Iinkcukacha ezihambelana nesi sindululo ziyafumaneka ukuba zihlolwe kwiintsuku zaphakathi evekini, phakathi kwentsimbi ye-08:00 ukuya kweye-16:30 kwiCandelo: Ucwangciso lweDolophu kwa-16 e-Paterson Street, e-Hermanus.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo lama-51 nelama-52 oMthethwana kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama-27 Janyuware 2023, unike igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingathunyelwa weDolophu Ophezulu uMnu. H Boshoff kule nombolo 028-313 8900. UMasipala angala ukwamkela iziphakamiso emva kosuku lokuvala. Nabanina ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe likaMasipala lokuCwangcisa iDolophu apho igosa likamasipala liza kumnceda ukuze ahlomle ngokusemthethweni.

DGI O'Neill, Umlawuli kaMasipala, uMasipala wase-Overstrand, P.O. Box 20, HERMANUS, 7200

Inothi kaMasipala 174/2022



Locality Map  
Erf 2820 Sandbaai



## 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 2820, Sandbaai
<b>CLIENT:</b>	Vodacom
<b>APPLICANT:</b>	Warren Petterson Planning
<b>OWNER:</b>	Overstrand Municipality
<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:

- ✓ **Consent Use provided for in the zoning scheme** in terms of Section 16(2) (o) of the Overstrand Municipal Planning By-Law, 2020 for the purpose of erecting a 10m Transmission Apparatus.

### A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of the Development Area

<b>TITLE DEED DESCRIPTION</b>	Erf 2820 Sandbaai (Portion of Erf 570) Sandbaai, in the Municipality of Overstrand, Division of Caledon, Province of the Western Cape, in extent 8912m <sup>2</sup> , held by the Deed Of Transfer No. T59348/2012 and T 5209/1915
<b>TITLE DEED NUMBER</b>	T59348/2012
<b>PROPERTY SIZE (m<sup>2</sup>)</b>	8912m <sup>2</sup>
<b>CURRENT ZONING</b>	Community Zone 1
<b>OWNER OF PROPERTY</b>	Overstrand Municipality

## SECTION B: CONTEXTUAL INFORMANTS

The following section includes information relating to the locality, current land use, zoning and surrounding area.

### B.1. LOCALITY

The property within the Overberg District is located on a portion of land (Erf 2820 Sandbaai). It is further surrounded by other erven and the main road that links with the R43.



Figure 1 - Location of the Existing Transmission Tower on Erf 2820 Sandbaai

## B.2. CURRENT LAND USE AND ZONING

Table 4 - Current land use and zoning

<b>CURRENT LAND USE</b>	The land is currently utilised for religious purposes and a small piece of land for a Transmission Apparatus
<b>ZONING</b>	Community Zone 1: Community Facilities (CO 1)

### B.3. SURROUNDING AREA

The proposed site is located on Erf 2820 Sandbaai which is accessible from the Main road turning onto Jimmy Smith Street which leads onto an access road towards the proposed site. The Main Road connects with the R43 (Provincial Route).

Suburbs/Towns near the property and within the surrounding area is Zwelihle which lies south east and Onrus which lies west. The other suburbs are a bit further away such as Hemel en Aarde which lies to the north.

The surrounding land uses in the area of the proposed site are predominantly zoned as Community Zone 1. Other land uses found in the surrounding area are Business Zone 3, Transport Zone 2, Open Space Zone 2, Residential Zone 1: Single Residential and General Residential Zone 1: Town Housing (See Figure 2 below).

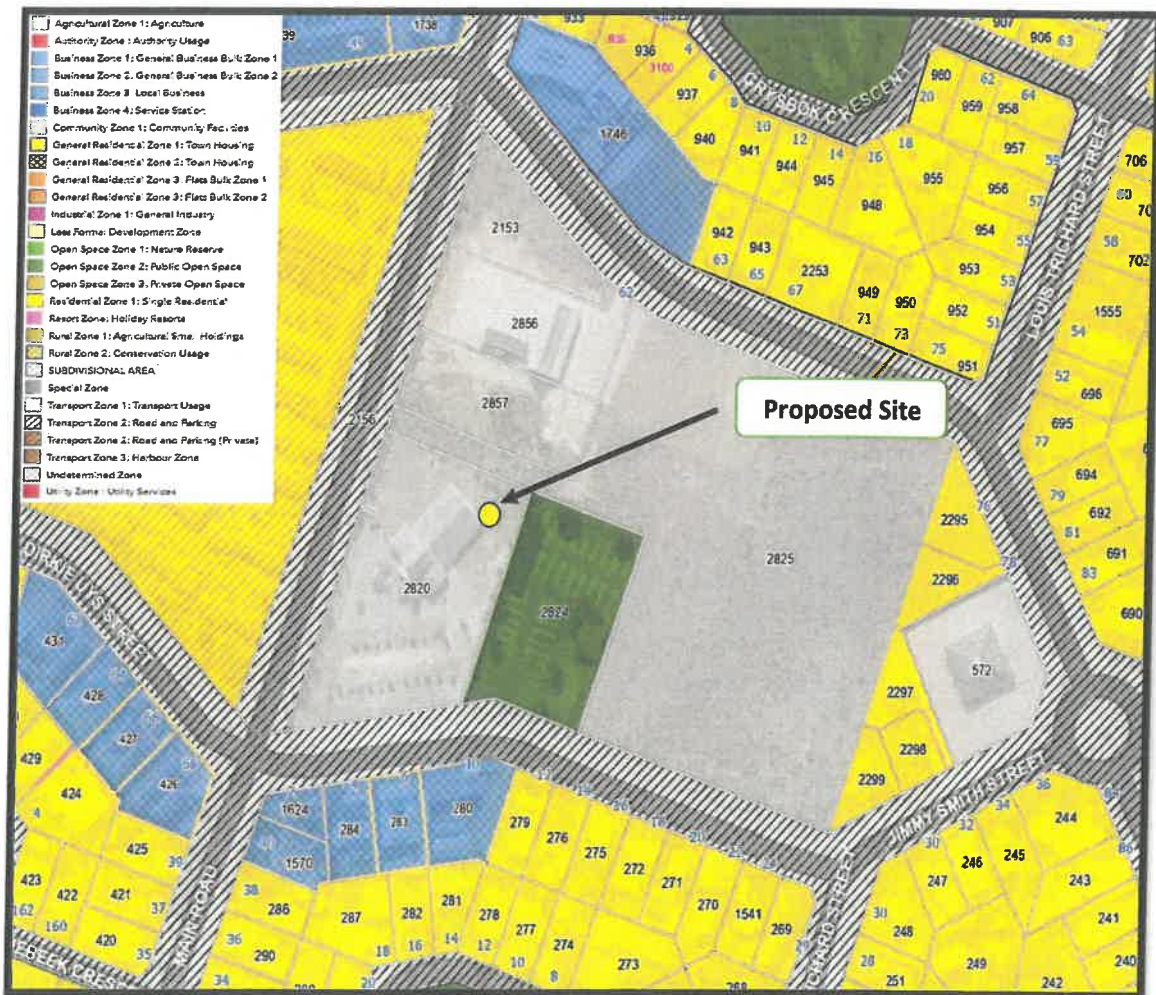


Figure 2 - Surrounding Land Uses adjacent to the proposed site

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## **SECTION C: DEVELOPMENT PROPOSAL**

### **C.1. APPLICATION SPECIFICATIONS**

The client, Vodacom, wishes to apply for consent use in terms of Section 16 (2)(o) of the Overstrand Municipal Planning By-Law, 2020 in order to erect a 10m TA.

#### **C.1.1 Development Concept**

The application comprises the following proposed development parameters:

- ✓ A 10m Pole Mast (Transmission apparatus)
- ✓ 3 x 1 - sector antennas attached to the mast,
- ✓ Microwave dishes attached to the mast, and
- ✓ 1 x Equipment container, which will be locked at all times

The total area of the TA will be +/- 14m<sup>2</sup>, including the equipment container. The main purpose of the proposed transmission apparatus is to improve the network coverage (3G, 4G and LTE services) for the service provider Vodacom. There are currently no other existing sites in Sandbaai within a 500m and 1km radius. There currently also an application in process for a 18m TA on erf 2856 Sandbaai.

### **C.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 from the existing entrance to the property found along the southern boundary of the property, situated adjacent to Jimmy Smith Street. Jimmy Smith Street connects to the Main Road and Dirkie Uys Street on west and Louis Trichard Street on the east. The main road connects with the R43 in a northern direction. All these roads forms a road network between all the erven in Sandbaai.

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

### C.3. ENVIRONMENTAL REGULATIONS

Environmental and social sustainability are regulated by *The National Environmental Management Act (Act 107 OF 1998) (NEMA)* - published in Government Notice No. R546. When read together with the National Environmental Management Act Regulations Listing Notice 3 of 2014 (promulgated 08 December 2014), an Environmental Impact Assessment (EIA) or Environmental Authorization (EA) is only applicable in the following circumstances:

*The development of masts or towers of any material or type used for telecommunication broadcasting or radio transmission purposes where the mast or tower:*

- i) is to be placed on a site not previously used for this purpose; and*
- ii) will exceed 15 meters in height*

*But excluding attachments to existing buildings and masts on rooftops.*

The requirements in the Western Cape are defined in NEMA Listing Notice 3 of 2014:

*In Western Cape:*

- i) All areas outside urban areas; or*
- ii) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose, within urban areas.*

An application was lodged with the Department of Environmental Affairs and Development Planning (refer to Annexure F) to confirm whether an environmental authorization is required or not. Attached is the letter from DEA&DP and no environmental authorization is required as well as no listed activity of the EIA Regulations will not be triggered.

## SECTION D: POLICY AND LEGISLATION

### D.1. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

This application complies with the land development principles (Chapter 2, SPLUMA, 2013) as referred to in section 42 of the *Spatial Planning Land Use Management Act, 2013* (Act 16 of 2013) (SPLUMA).

Table 5 - Compliance of application with Principles 7a-7e of SPLUMA, 2013

	<b>HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?</b>
<b><u>Principle 7a:</u> <i>Spatial Justice</i></b>	In a broader sense, spatial justice refers to an intentional incorporation of spatial (geographical) aspects. This refer to the fair and equally distributed services and enhanced accessibility of these services. The aim of this proposal is to provide excellent communication service to the inhabitants of an area.
<b><u>Principle 7b:</u> <i>Spatial Sustainability</i></b>	Spatial sustainability is an explicit concept which describe the relations between environmental, economic and socio-cultural facets related to a societal environment. Enhanced signal in an area will promote all three the dimensions of sustainability (economic, social and environmental facets). Economically, businesses in the area will benefit from enhanced connectivity. The social facet is addressed as more people will have access to emergency services (e.g. Healthcare, Police, Fire response etc.). The third dimension (Environmental facets) will be promoted as the sensible placement of telecommunication base stations and the possibility of co-location will limit the amount of base stations should there be sufficient signal in an area.
<b><u>Principle 7c:</u> <i>Spatial Efficiency</i></b>	Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. RBTS and TA is placed in an area (optimally situated between planned and existing stations) with a reason. This reason is to incorporate various factors (e.g. number of users, quality of service etc.) when considering the placement in order to promote effectiveness and is not merely placed by random.
<b><u>Principle 7d:</u> <i>Spatial Resilience</i></b>	Spatial resilience can be defined as the ability of a region to withstand possible arising shocks (e.g. economic crisis, social disruptions etc.). However, RBTS and TA will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment.
<b><u>Principle 7e:</u> <i>Good administration</i></b>	This installation will be lawful and reasonable, following an equal and fair public participation process in order to incorporate the views and opinions of all relevant parties.

## D.2. OTHER POLICIES AND LEGISLATION

Other policies and legislative frameworks include: Integrated Development Plan (2017/18 – 2021/22), and the Spatial Development Framework (SDF), 2020.

### D.2.1. Five-Year Integrated Development Plan (2017/18 - 2021/22)

Telecommunications form a critical part of our everyday lives, what most people don't realise, is that it also plays a vital role in times of crisis. As stipulated in the Overstrand Municipality's IDP (2017/18 & 2021/22), the disaster management coordinator forms part of the JOC (Joined Operations Centre) and one of his main tasks are to (page 262 of the Overstrand IDP 2017/18 – 2021/22):

- **Establish and maintain required telecommunications links**
- **Establish and maintain a resources database**
- **Coordinate all communication to and from incidents**

It is clear from the items listed above; telecommunications infrastructure forms a vital part of the municipality's Disaster Management Plan.

### D.2.2. 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 Sandbaai between 2001 – 2011 (See Figure 3 below which shows figure 2.2 of MSDF). "It is also mentioned that Sandbaai experienced a high growth with a percentage change of 98% over the period (MSDF, 2020: 21)." With an increase in population, there is a need to provide adequate coverage to consumers. Please see Figure 6-8 below explaining cellular infrastructure.

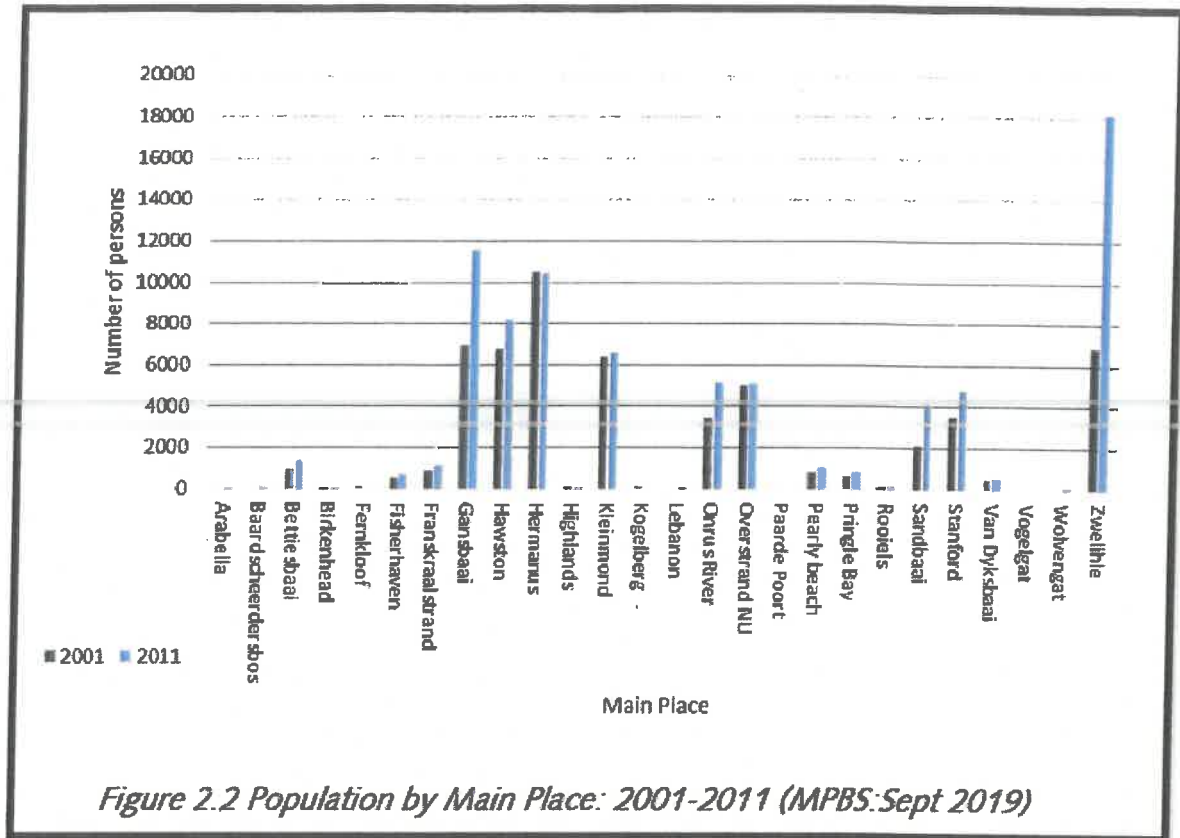


Figure 3 - Figure 2.2 on Page 21 of the MSDF, 2020

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. The above on economic growth can be emphasised that the proposed transmission apparatus is situated within a community zone in Sandbaai surrounded by business zones and residential zones, therefore showing the importance that coverage must be provided to these zones. To emphasise the importance of the proposed transmission apparatus, one can refer to that many people are working from home during the Covid-19 pandemic, therefore the network capacity is more.

With the above emphasis on the population growth in Sandbaai, one can motivate the importance of the location and design of the proposed 10m TA at Sandbaai Gemeenskapsaal. The proposed 10m TA location is situated between residential and business zones on a community zone. Location mostly plays a big role when proposing TA as the service provider like Vodacom wants to provide coverage to many users. The current location of the proposed TA is on a Community zone as most of the surrounding zonings are residential. There are also main factors which contribute to the chosen location for the proposed TA such as

- Safety distances
- Elevation

- Access
- Interested owners
- The right zoning which can accommodate the proposed TA according to the Overstrand Land Use Scheme and to promote the adequate coverage to the surrounding area.
- Making sure the proposed TA falls within no heritage/environmental overlay zones.

The proposed TA design also plays a big factor as it must fit in with the surrounding area, limiting visual impact. The pole mast will be the best option as motivated below under visual impact.

The location and design of the proposed TA therefore corresponds with the MSDF 2020 as the Communication sector has achieved strong annual growth and contributing to the GVA in Overstrand.

## SECTION E: DEVELOPMENT MOTIVATION

Please read together with previous sections in this application. Consent use 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:

### E.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 the Hermanus, poor network coverage (related to both voice and data) is experienced. Sandbaai falls under Hermanus West together with Onrus and Vermont. Vodacom identified several positions in the area that need to be equipped with base stations to alleviate the pressure and to cater for the ever-increasing demand.

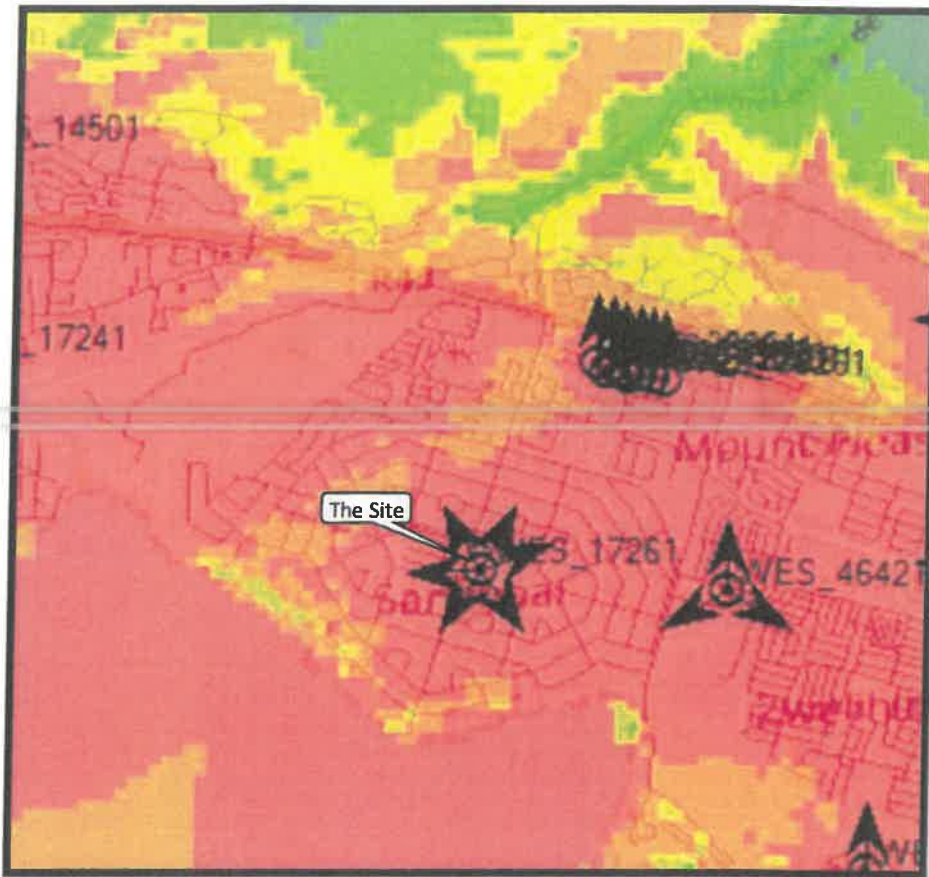
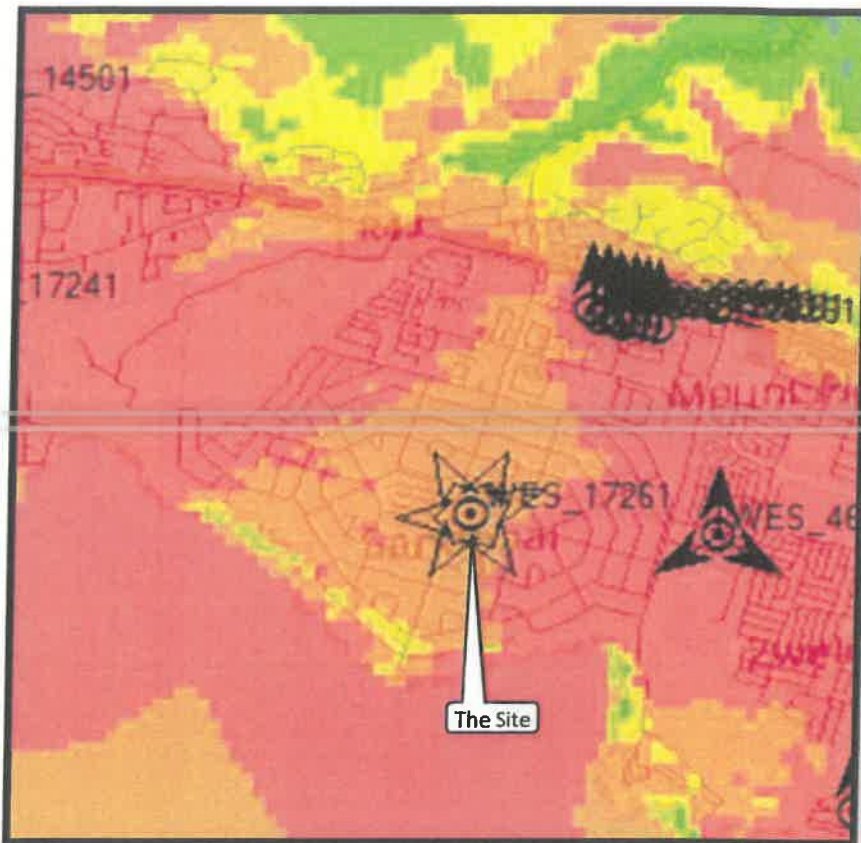


Figure 4 - Current Coverage with the Temporary Site at Erf 2820 Sandbaai



*Figure 5 - Coverage without the temporary site at Erf 2820 Sandbaai*

Figures 4 illustrate the current coverage in Sandbaai as there is a temporary site on Erf 2820. If the temporary site is taken away, then a big area in Sandbaai won't have any coverage (See figure 5 above). Therefore, a permanent TA as proposed in this application will increase the amount of coverage in this area and make sure that coverage will meet the capacity which is demanded/needed.

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 mix of land uses range from community, open space, residential to business use. The proposed TA 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 base station and no buildings with heritage value will be affected.

### E.2.2. Choice of site

As an increase in the number of users occurs, the area which is covered by the existing network decreases, leading to poorer network coverage. Figures 5-7 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area. Cellular infrastructure explained:

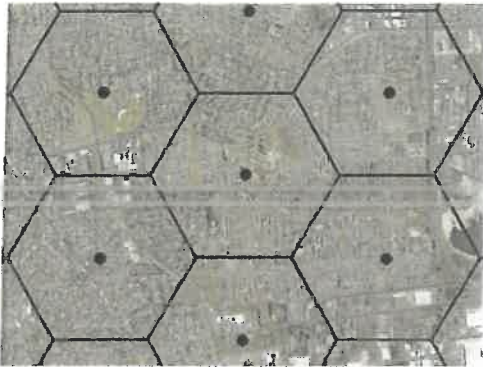


Figure 6 - Initial Coverage (Cell) provided by Telecommunications Base Stations

*Figure 6 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).*

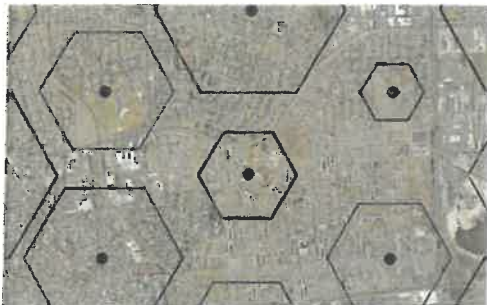


Figure 7 - Coverage decreases due to increase in network users - cell size decreases

*As network users increase, the cells shrink which leads to gaps within this network of cells. This leads to dropped calls, weak/ limited signal and the failure to access the latest technologies in communication innovations.*

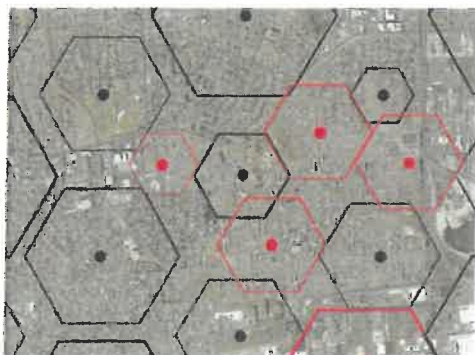


Figure 8 - Additional telecommunication base stations required to fill the gaps

*Gaps between cells require new/additional telecommunication base stations to be placed in these gaps to retain good network coverage*

Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage (refer to Figure 7-8).

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



Figure 9 - 500m and 1km radius of the proposed site and surrounding base stations

Considering the information in Figure 9 the need for the proposed TA is clear. Existing TI are not sufficient to provide coverage as there are no other TA/TBS within the 500m and 1km radius. Therefore the proposed TA will be necessary to provide coverage to the needed capacity.

However there is an application in for an 18m transmission apparatus on Erf 2856 Sandbaai. This is approximately 60-70m away from Erf 2820 Sandbaai. The application in for Erf 2856 Sandbaai is at an advanced stage, but the following impacts could be considered if both applications is approved.

- Both applications will contribute to better capacity coverage for multiple service providers.
- Both erven has a suitable zoning for proposing transmission apparatus (TA).

- **Both TA's will have some visual impact on the surrounding area. The 18m TA at Erf 2856 will possibly have more visually impacts based on its height, compared to the proposed 10m TA on Erf 2820 Sandbaai.**
- **The proposed 18m TA will probably have a bigger footprint size compared to the 10m TA.**
- **However the 18m TA will accommodate 1-2 service providers more than 10m TA which will accommodate just one service provider.**
- **Both TA's will be better in the end and otherwise a bigger TA of 25m will needed in order to accommodate al service providers.**

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:

- Option 1- Erf 2825 was considered as an alternative and is zoned Community Zone 1. However this alternative can work but visual impacts may be severe as erf is quite opened and vacant. The proposed TA will be visually intrusive and residents across the streets will have a full view of TA.
- Option 2- Erf 2824 is zoned Open Space Zone 2. This alternative will also have severe visual impact from Jimmy Smith Street. The erf is also used for community purposes.
- Option 3- Erf 2820 is zoned as Community Zone 1. The property is owned by the Overstrand municipality. This is the best alternative for the proposed TA. Visual impacts will be less and no residential properties is in close proximity from the proposed TA. No vegetation will be removed as the proposed TA is placed at the back of the church building and is surrounded by trees on the boundary, making it less visual. The proposed TA will provide the needed coverage to the surrounding business and residential zones.
- Option 4- Erf 1746 was considered as an alternative and is zoned Business Zone 3. The business zone is a perfect to propose a transmission apparatus, however it may have more visual impacts and it will be much closer to residential properties. Multiple Applications was submitted before on this erf and refused in the end.

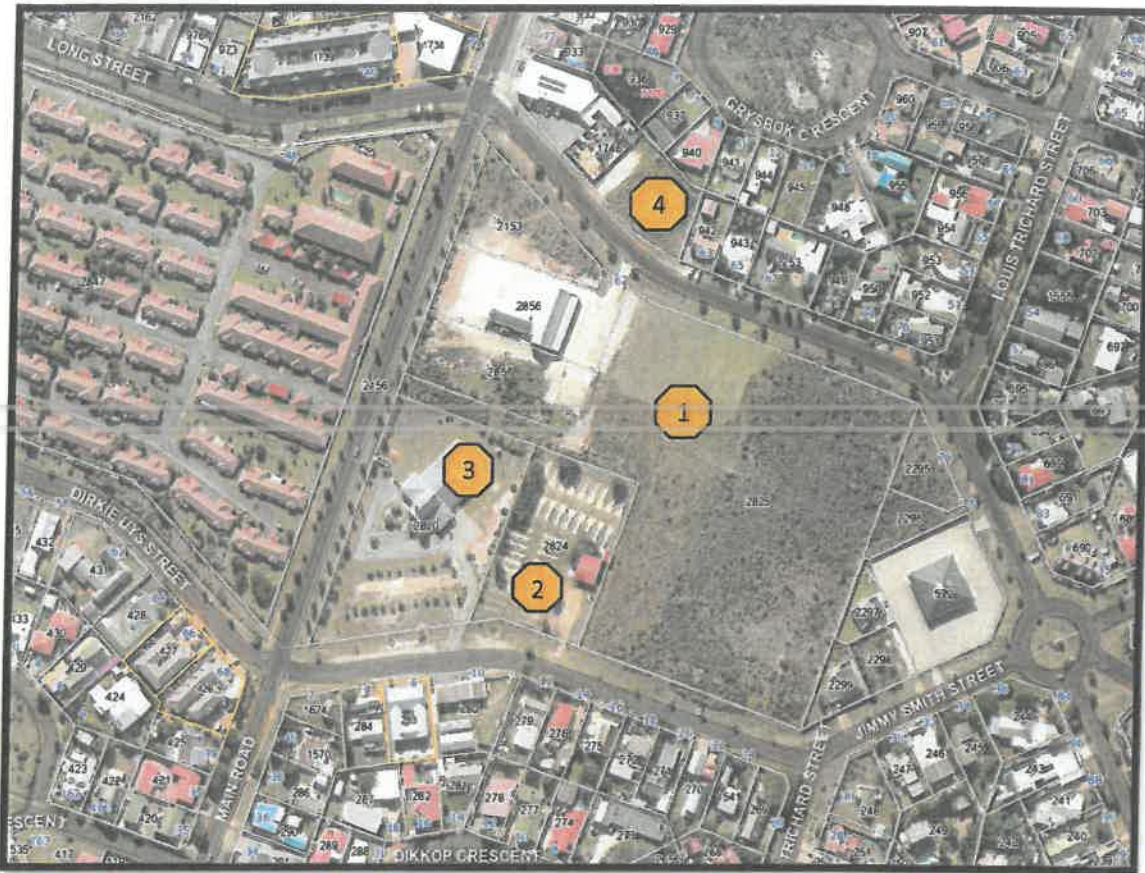
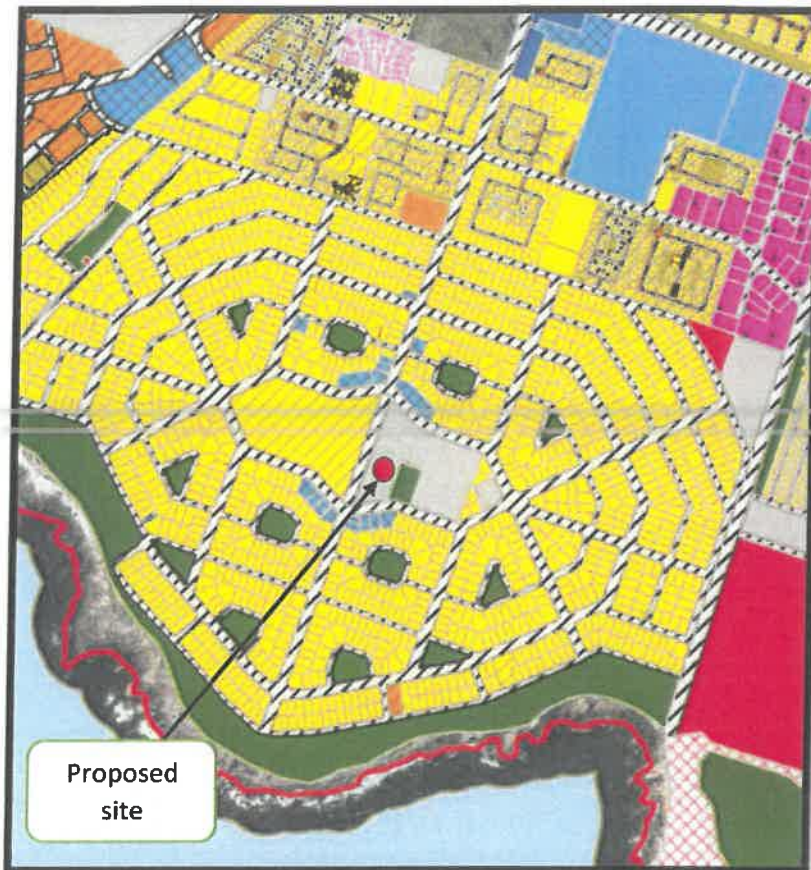


Figure 10 - Alternatives considered



Figure 11 - 1km radius around the Proposed Pole Mast Site (Transmission Apparatus)



*Figure 12 - Zonings of the surrounding properties within a 1km radius.*

Figure 11 and 12 shows the 1km radius around the proposed pole mast on erf 2820 - Sandbaai Gemeenskapsaal. One can see that most of the zonings within the 1km radius is zoned residential, making the alternative sites less to propose a transmission apparatus.

Just outside the 1km radius from the proposed site is an area with industrial zonings. There is an existing transmission apparatus in that area, therefore those zonings were not considered.

**Most of the open spaces in Sandbaai don't have sufficient space for access purposes when installing a transmission apparatus.**

The area where the proposed site is, is chosen based on the above mentioned factors in the motivation.

See below alternatives sites with other designs under visual impact.

### E.2.3. Visual Impact

The proposed TA reduces visual impact. The proposed TA in figure 13 and drawings submitted with the motivation will be the best option. The lattice mast (figure 14) was proposed as a second option

and the tree mast (figure 15) as a third option to consider. **The lattice mast won't work in the sense that it will not be visually suitable to the surrounding area. It will require a bigger footprint size as the pole option in figure 13. The tree mast option is also a good option, but it will also need a bigger footprint size and design will be much wider than the pole option in figure 13.**



Figure 13 - Superimposition of Pole Mast



Figure 14 - Superimposition of Lattice Mast



Figure 15 - Superimposition of Tree Mast

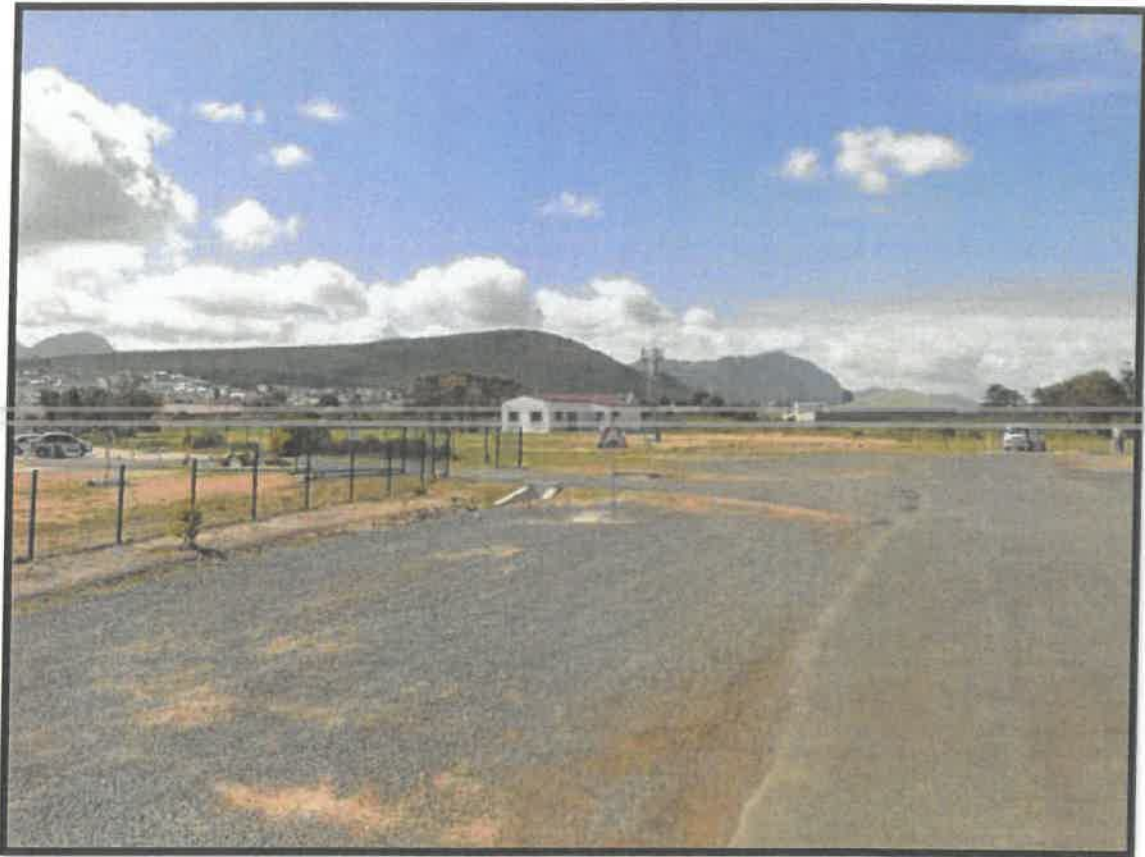
Based on figure 13 – 15 above, showing three mast designs on Erf 2820 Sandbaai, we of opinion that the Pole mast design will be the best as it is less visual and uses a small footprint.

**Two alternative sites with design options**

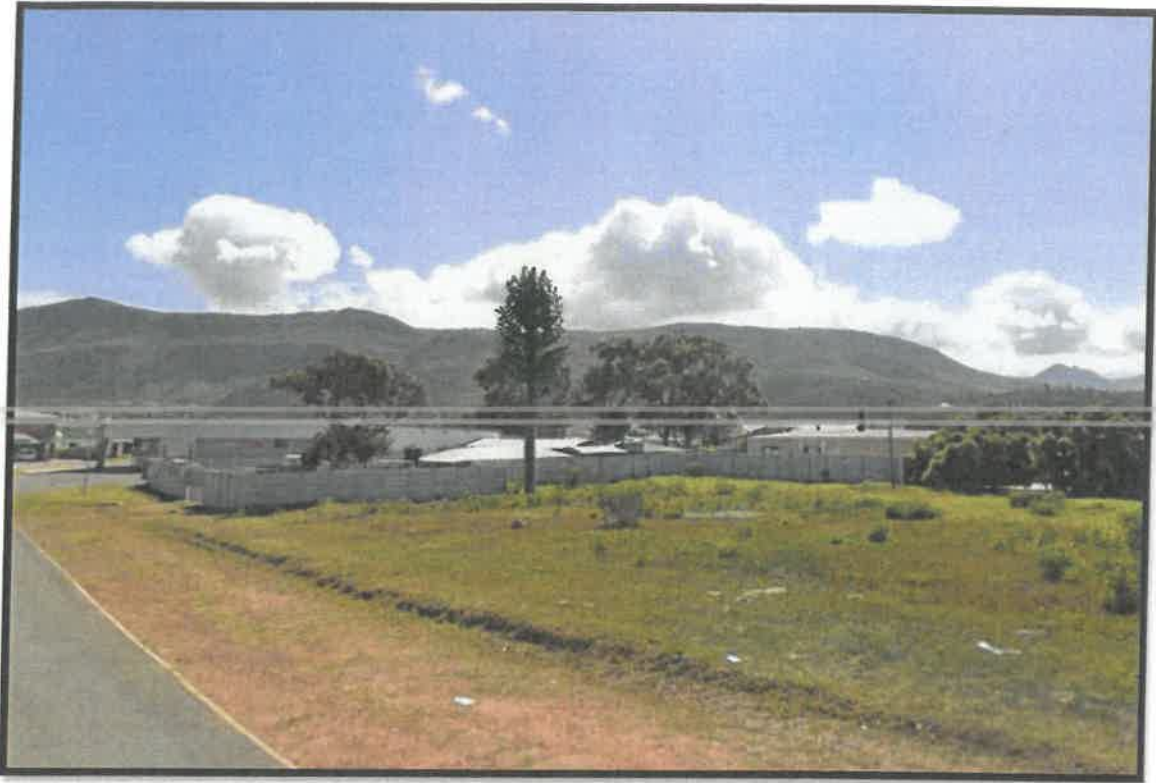
Figure 16 -19 shows two alternative sites with other design options, but in-opinion these designs will have more severe visual impact to the surrounding area.



*Figure 16 - Tree Mast Design on Erf 2824 Sandbaai*



*Figure 17 - Lattice Mast Design on Erf 2824 Sandbaai*



*Figure 18 - Tree Mast Design on Erf 1746 Sandbaai*



*Figure 19 - Lattice Mast Design on Erf 1746 Sandbaai*

#### E.2.5. Health concerns

There has been increasing public concern about health risks associated with cellular communication. Current scientific research is yet to produce conclusive evidence suggesting adverse health effects associated with, working with or living close to cellular technology. Although antennae and base stations emit radio waves, their frequency is not considered high enough to pose a health risk. Antennae mounted on towers, masts or any other structures are usually substantially elevated above ground level, and as radio waves are emitted at this level thereby further reducing the amount of radiation at ground level. Furthermore, regular tests regarding the compliance to safety regulations add to reducing the health risk factor.

South Africa's Department of Health has published EMF exposure limit guidelines. These are based on guidelines endorsed by the ICNIRP (International Commission on Non-Ionising Radiation Protection), an independent scientific organization established in 1992. Emissions from the base stations and antennae comply with these guidelines.

In a statement made by the Department of Health dated 8 September 2020 on the Health Effects of base stations states the following:

**"Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects"**

**"A large number of studies have been performed over the last two decades to assess whether mobile phones pose a potential health risk. To date, no adverse health effects have been established as being caused by mobile phone use"**

There are no conclusive studies linking emissions at these levels to any health effects and scientific research that may reveal such a link is ongoing. The steps taken by the cellular communication companies to ensure the safety of the public against any possible harmful emissions, along with the above facts, concerns about health issues can be allayed.

## **SECTION F: CONCLUSION**

This consent use application in terms of the zoning scheme for a proposed TA on Erf 2820, Sandbaai, will provide an essential and sort 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 (2017/18 – 2021/22), and Spatial Development Framework (MSDF), 2020.

---

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

<b>PROPERTY DESCRIPTION:</b>	<b>ERF 2820, SANDBAAI</b>
<b>MUNICIPAL AREA:</b>	<b>CITY OF CAPE TOWN</b>
<b>APPLICATION:</b>	<b>DETERMINATION OF AN ADMINSTRATIVE PENALTY APPLICATION FOR A <u>TRANSMISSION APPARATUS</u></b>
<b>SITE NAME:</b>	<b>SANDBAAI GEMEENSKAPSAAL</b>



<b>APPLICANT:</b>	<b>WARREN PETTERSON PLANNING</b>
<b>ON BEHALF OF/ FOR OWNER:</b>	<b>VODACOM</b>
<b>DATE:</b>	<b>OVERSTRAND MUNICIPALITY</b>
	<b>OCTOBER 2021</b>

**Overstrand Local Municipality**

Town Planning Department  
Hermanus  
Magnolia Street  
7200

18 October 2021 (revised 25 March 2022)

Dear Sir/Madam

**DETERMINATION OF AN ADMINISTRATIVE PENALTY APPLICATION FOR A TRANSMISSION APPARATUS ON ERF 2820, SANDBAAI**

Kindly find attached the motivation regarding the application for the determination of an administrative penalty to allow a transmission apparatus (temporary site) on erf 2820, Sandbaai. We trust that your department will consider waiving an administrative penalty based on the following information.

We are of the opinion that the current development is greatly beneficial for the inhabitants of Sandbaai – which include local businesses and residents – as well as surrounding communities, tourists and commuters. These benefits relate to the accessibility to enhanced mobile technologies (LTE, 4G).

*We hereby apply for the determination of an administrative penalty in terms of section 16 (2)(q) of the Overstrand Municipal Planning By-law (2020) to permit a transmission apparatus on Erf 2820, Sandbaai.*

Please do not hesitate to contact our office at any given time should additional information be required. We furthermore wish to thank your office in advance for the positive consideration of this application.

Yours faithfully



**Ruan Chipps**

**Candidate Planner – C/8778/2018**

**WARREN PETERSON PLANNING**

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## 1. BACKGROUND

### 1.1 THE APPLICATION

Application is hereby made for the following:

- ✓ **Determination of an administrative penalty as contemplated in section 90** in terms of section 16(q) of the Overstrand Municipal Planning By-law, 2020 to permit a 9m transmission apparatus on Erf 2820, Sandbaai.

### 1.2 DETAILS OF THE DEVELOPMENT AREA

Table 1 - Details of the Development Area

<b>PROPERTY DESCRIPTION</b>	Erf 2820 Sandbaai
<b>TITLE DEED NUMBER</b>	T59348/2012
<b>PROPERTY SIZE (m<sup>2</sup>)</b>	8912 SQM
<b>CURRENT ZONING (per CTZS)</b>	Community Zone 1
<b>OWNER OF PROPERTY</b>	Overstrand Municipality

## 2. CASE HISTORY

### Section 90 – Application for administrative penalty:

#### **3 (a) the nature, duration, gravity and extent of the contravention**

The transmission apparatus on Erf 2820 Sandbaai was established around 2016, meaning that the duration is about 6 years 2 months.

Vodacom is aware of the current situation on Erf 2820 Sandbaai and takes full responsibility to rectify the problem.

#### **3 (b) the conduct of the person (allegedly) involved in the contravention.**

From 2016 Vodacom had to renew the agreement for the temporary site. Until recently now Vodacom and the Sandbaai Community Hall has a lease agreement to put up a transmission apparatus (temporary site) while getting the permanent approvals. A Power of Attorney from the Overstrand Municipality was provided based on the approved lease agreement as mentioned above. The Power of Attorney was obtained 11/03/2021 early this year and a land use application was submitted on 12/03/2021 in order to get the permanent approval.

After submitting a consent use application for the permanent approvals, Overstrand Municipality notified us that an admin penalty must be first processed to rectify the contravention. Our client, Vodacom, wishes to highlight the need for this transmission apparatus at Erf 2820 Sandbaai and want to follow the correct procedure in order to get all approvals in place.

#### **3 (c) a report by a quantity surveyor in matter of unauthorised building/construction.**

The existing Transmission Apparatus is temporary site which can be removed anytime. There are no foundation in the soil, therefore no report by a quantity surveyor is required. See value letter attached from Vodacom which states the Gumi Pole and Equipment is valued at R150 000.

The total area of the Gumi Pole and Equipment is 4m<sup>2</sup>

The current land value of the Erf 2820 Sandbaai is R 2 000 000 according to Overstrand Municipal Map Viewer (Public).

### 3 (d) whether the unlawful conduct was stopped.

The unlawful conduct at Erf 2820 Sandbaai has not stopped. If the activity was to be ceased, the entire surrounding community would suffer from weak or no coverage which could lead to safety and security issues. With the Covid-19 pandemic, more people are working from home nowadays, making coverage in residential areas more essential than ever before. See coverage plots below – Figure 3 and 4.

An admin penalty application for the unlawful conduct is submitted together with a consent use application in order to follow all municipal procedures in getting the necessary approvals.

### 3 (e) whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.

Vodacom has contravened the by-law before, but this is not intentional as bylaws are amended/changed. The Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA) came into effect which requires every local authority to have their own set of municipal planning by-laws. In the case of Overstrand Municipality, the Municipal Planning By-Law allows for a Transmission Apparatus as a consent use under properties zoned for Community Zone 1 purposes.

The operation of unlawful activity on Erf 2820 Sandbaai was / is not intentional but Vodacom accepts full responsibility for the activity by submitting an admin penalty

The installation is in line with SPLUMA 16 of 2013, Overstrand Municipality Integrated Development Plan 2017/18 – 2021/22 as well as the Municipal Spatial Development Plan, 2020 to accommodate the infrastructure and emphasize the need of the transmission apparatus. If the installation was to be removed from Erf 2820 Sandbaai, a new mast would have to be erected in the area, as there is a major need for coverage/capacity in the surrounding residential suburb.

## 3. MOTIVATION

We kindly request your department to waive any administrative penalty based on the following reasons:

- ✓ The existing Transmission Apparatus is by no means a careless act and Vodacom is trying to rectify this situation by following all necessary steps to regularize the installation on Erf 2820 Sandbaai.
- ✓ The existing Transmission Apparatus is temporary site which can be removed anytime. There are no foundation in the soil, therefore no report by a quantity surveyor is required. See value letter attached from Vodacom.

- ✓ This Transmission Apparatus is in-line with the SPLUMA Policy, the Overstrand Integrated Development Plan 2017/18 – 2021/22 and the Overstrand Municipal Spatial Development Framework, 2020.
- ✓ If the Transmission Apparatus is to be removed, the surrounding community will have no signal as it serves the whole area at the moment. (See Figure 3 and 4 below)
- ✓ The removal of the existing Transmission Apparatus will also mean that a new mast will have to be erected to accommodate the necessary cellular infrastructure.
- ✓ If the administrative penalty was to be approved, a Land Use Management Application will be submitted (already submitted) to legalize the transmission apparatus on this property.
- ✓ The type of design used for the transmission apparatus, will reduce visual impact as it is behind the existing building with trees/plants in the backdrop. (See under visual impact below)
- ✓ Our credible client, Vodacom has a good reputation and wish to rectify any misconceptions or legitimise any actions.
- ✓ Due to the Covid-19 pandemic more people are working from residential areas (their homes) than ever before, making this FSBTS a necessity for residents to do so.

### 3.1 VISUAL IMPACT AND SUPERIMPOSITION

The existing Transmission Apparatus will reduce visual impact as it is only 9m long (See Figure 1 below). It is not a 15m or 25m transmission apparatus which will have severe impacts. The height was chosen due to the elevation and safety reasons while taking visual impact mitigation measures into consideration. The visual impact of the site will be greatly mitigated by the fact that the existing base station/ transmission apparatus size is small while accommodating for only a 9m pole. The other 15m – 25m transmission apparatus normally requires bigger base station size to accommodate all equipment.



*Figure 1 - Existing 9m Transmission Apparatus*



*Figure 2 - Photo of the existing transmission apparatus on Erf 2180 Sandbaai*

Figure 2 illustrates that the existing transmission apparatus on Erf 2180 Sandbaai will not have a severe visual impact.

Figure 3 and 4 below illustrates the importance and current coverage within and around Sandbaai.

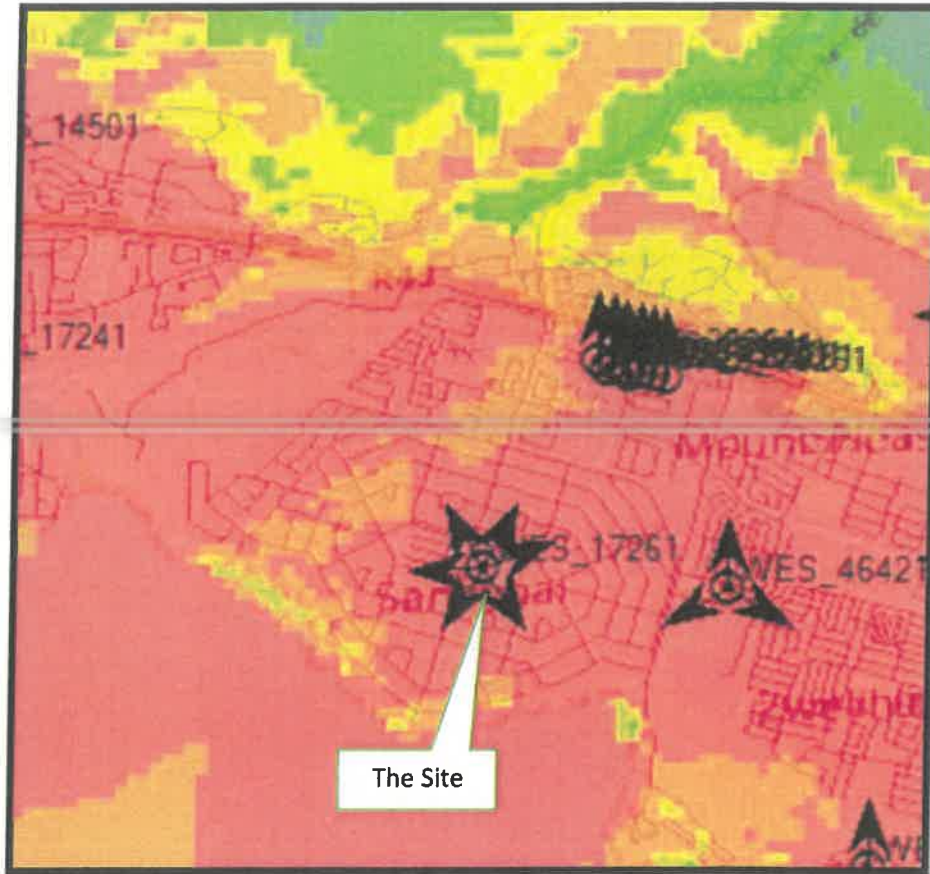


Figure 3 - Current Coverage with the Temporary Site at Erf 2820 Sandbaai

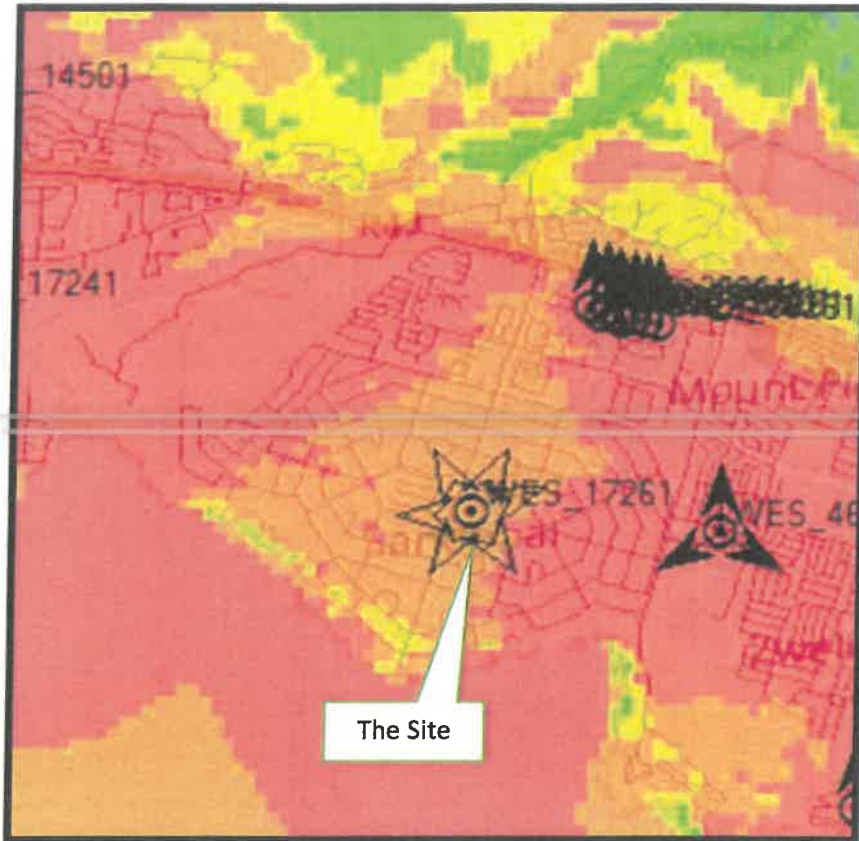


Figure 4 - Coverage without the temporary site at Erf 2820 Sandbaai

## 4. CONCLUSION

This application is for the **determination of an administrative penalty** as contemplated in section 90 in terms of section 16(q) of the Overstrand Municipal Planning By-law, 2020 relating to an existing transmission apparatus on Erf 2180, Sandbaai.

**We trust that the provided information in this document will assist your department's consideration of waiving an administrative penalty on the said property. We urge your department to acknowledge the lifestyle changes that Covid-19 has brought upon us and that more coverage/capacity in residential areas is a necessity, now more than ever before.**

This existing transmission apparatus and associated applications are not a careless act and strive to keep enhancing the efficiency and effectiveness of mobile connectivity and coverage in the area of Sandbaai. This development will keep on contributing to improve accessibility to social structures (e.g. emergency services, police, ambulances, security groups etc.) and economic growth (e.g. improved connectivity for local businesses and home enterprises).

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



**vodacom**

**VODACOM SITE ID:**  
BS - SANDBAAI

**VODACOM SITE NAME:**  
SANDBAAI GEMEENSKAPSAAL

**PROPERTY DESCRIPTION:**  
ERF 2820, SANDBAAI

**ADDRESS:**  
JIMMY SMITH STREET,  
SANDBAAI

**CO-ORDINATES:**  
Lat: -34.422742°  
Long: 19.197733°

**ELEVATION:**  
18m



**TOWN AND REGIONAL PLANNING CONSULTANTS**

Unit 11, 3rd Floor  
Methuenseweg 100  
Century City, Cape Town  
Tel: (021) 552 5286  
Fax: (021) 537 9187

**PROJECT:**  
PROPOSED NEW VODACOM 10m TELECOMMUNICATION MAST  
WITH 3.8m X 3.8m BASE STATION

**APPROVED MAST:**  
10m TELECOMMUNICATION MAST

**NOTES:**

- A) NEW 10m TELECOMMUNICATION MAST
- B) 3.8x3.8m BASE STATION
- C) 2.4m CHIP STONE SURFACE
- D) SITE SIZE: 10m X 10m
- E) BASE STATION: CHIP STONE SURFACE
- F) ZONING: COMMUNITY ZONE 1
- G) TEMPORARY BASE STATION ON SITE TO BE REPLACED

DATE	DESCRIPTION	REVISION
03-03-2020	1st Issue	1
		0

**DRAWING NUMBER:** BS - SANDBAAI

**SHEET:**  
1 OF 8

**DRAWING TITLE:** LOCALITY MAP

**DRAWN:** C. BRIEDENHANN

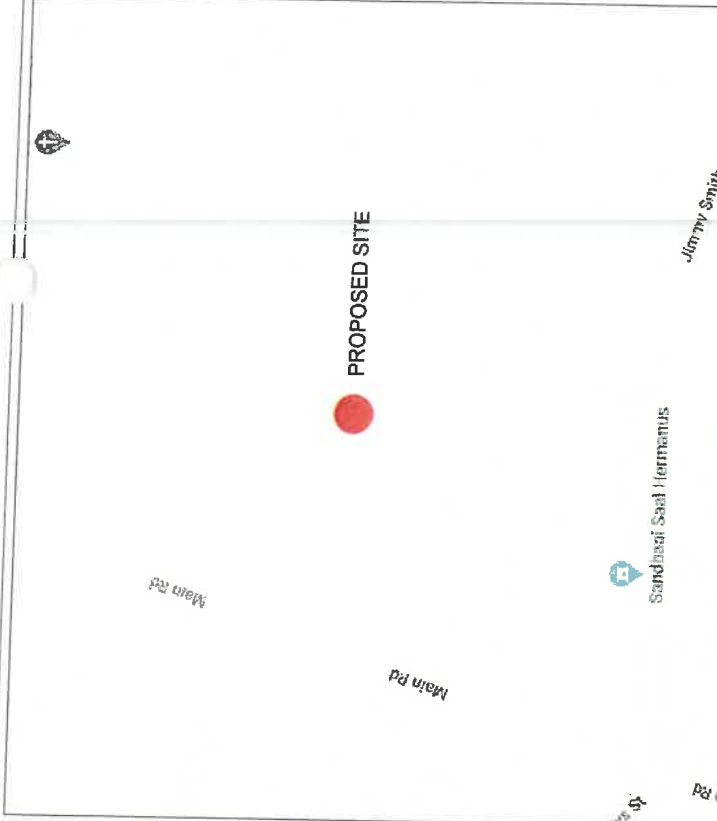
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NTS

**DATE:** 2020-03-03

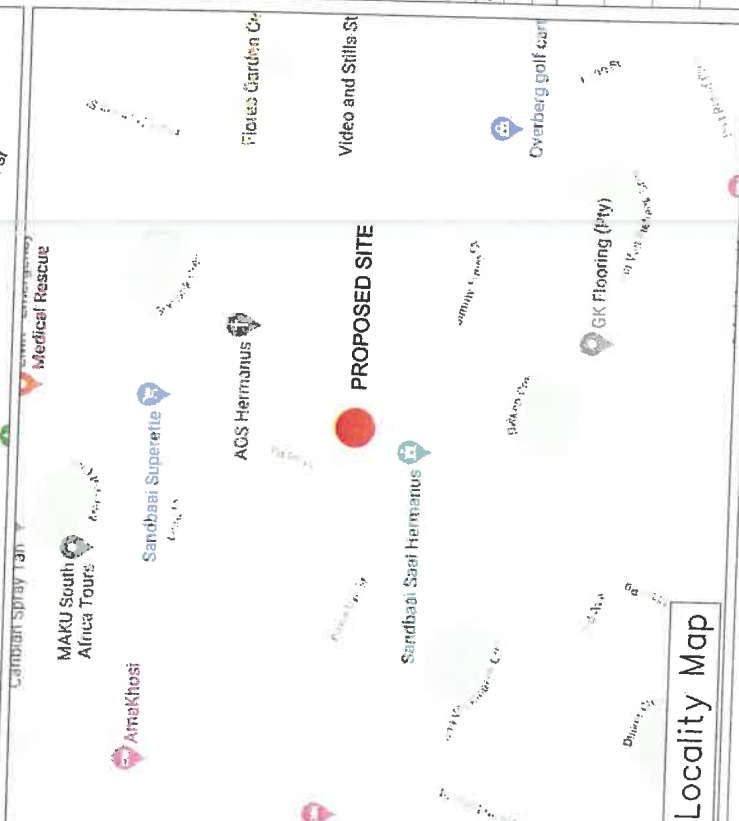
**REVISION:**  
0



**Aerial Map**



**Locality Map**





**vodacom**

VODACOM SITE ID:  
BS - SANDBAAI

VODACOM SITE NAME:  
SANDBAAI GEMEENSKAPSAAL

PROPERTY DESCRIPTION:  
ERF 2820, SANDBAAI

ADDRESS:  
JIMMY SMITH STREET,  
SANDBAAI

CO-ORDINATES:  
Lat: -34.422742°  
Long: 19.197733°

ELEVATION:  
18m



**TOWN AND REGIONAL PLANNING CONSULTANTS**  
Unit 11, 3rd Floor  
Tel: 051 882 6525  
Fax: 051 887 9187  
10000 The Square, Midwayway,  
Century City, Cape Town,  
7465

Po Box 152,  
Century City,  
7465

PROJECT:  
PROPOSED NEW VODACOM 10m TELECOMMUNICATION MAST  
WITH 3.8m X 3.8m BASE STATION

APPROVED MAST:  
10m TELECOMMUNICATION MAST

NOTES:  
A) NEW 10m TELECOMMUNICATION MAST  
B) 3.8x3.8m BASE STATION  
C) 2m CLEARWAY FENCE  
D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE  
E) BASE STATION: CHIP STONE SURFACE  
F) ZONING: COMMUNITY ZONE 1  
G) TEMPORARY BASE STATION ON SITE TO BE REPLACED

DATE	DESCRIPTION	REVISION
03-03-2020	1st Issue	0

DRAWING NUMBER: BS - SANDBAAI

DRAWING TITLE: SITE PLAN

DRAWN: C. BRIEDENHANN

DATE: 2020-03-03

SHEET: 2 OF 8

SCALE: 1:750

REVISION: 0



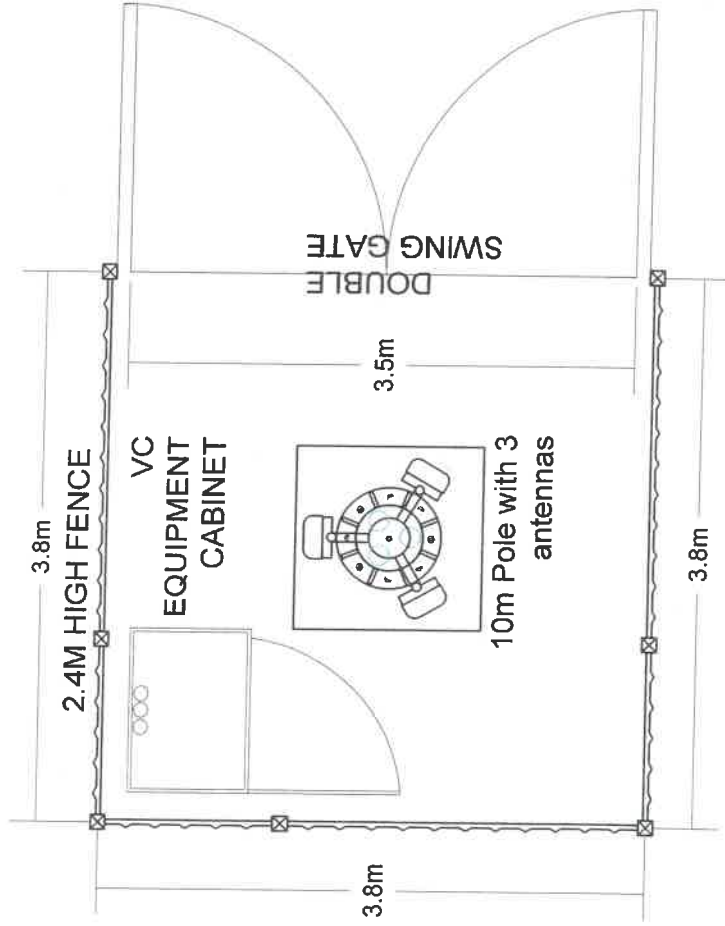
Site Plan



2824

JIMMY SMITH STREET

Top View



**vodacom**

VODACOM SITE ID:

BS - SANDBAAI

VODACOM SITE NAME:

SANDBAAI GEMEENSKAPSAAL

PROPERTY DESCRIPTION:

ERF 2820, SANDBAAI

ADDRESS:

JIMMY SMITH STREET,  
SANDBAAI

CO-ORDINATES:

Lat: -34.422742°  
Long: 19.197733°

ELEVATION:

18m



TOWN AND REGIONAL PLANNING CONSULTANTS

Unit H, 3rd Floor  
P.O. Box 185,  
Market Building, Bridgeway,  
Century City, Cape Town  
7448

PROJECT:

PROPOSED NEW VODACOM 10m TELECOMMUNICATION MAST  
WITH 3.8m X 3.8m BASE STATION

APPROVED MAST:

10m TELECOMMUNICATION MAST

NOTES:

- A) NEW 10m TELECOMMUNICATION MAST
- B) 3.8X3.8m BASE STATION
- C) 2.4m CLEARVU FENCE
- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- E) BASE STATION: CHIP STONE SURFACE
- F) ZONING: COMMUNITY ZONE 1
- G) TEMPORARY BASE STATION ON SITE TO BE REPLACED

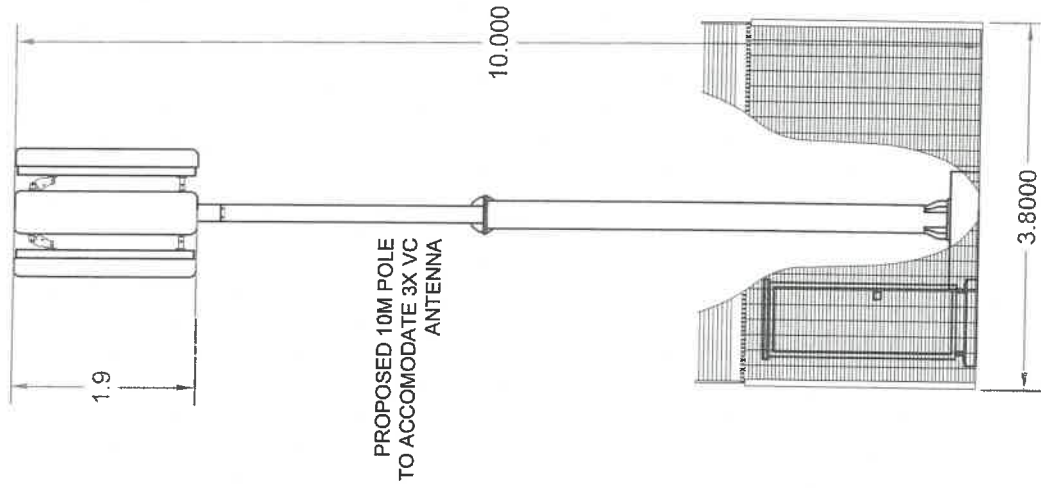
DATE	DESCRIPTION	REVISION
03-03-2020	1st issue	0

DRAWING NUMBER: BS - SANDBAAI	SHEET: 3 OF 8
DRAWING TITLE: TOP VIEW	

DRAWN: C. BRIEDENHANN	SCALE: 1:750
DATE: 2020-03-03	REVISION: 0



**NOTE:** Advisory or warning signage including a pictogram may be a requirement for TMI. Such signage shall identify the property and the TMI and shall warn the general public as required. Such signage shall be to the City's satisfaction and may not be larger than 400mm x 500mm.

This application will comply with the COCT, Telecommunication Mast Infrastructure Policy, as approved in April 2015.



**vodacom**

**VODACOM SITE ID:**

BS - SANDBAAI

**VODACOM SITE NAME:**

SANDBAAI GEMEENSKAPSAAL

**PROPERTY DESCRIPTION:**

ERF 2820, SANDBAAI

**ADDRESS:**

JIMMY SMITH STREET,  
SANDBAAI

**CO-ORDINATES:**

Lat: -34.422742°

Long: 19.197733°

**ELEVATION:**

18m



**TOWN AND REGIONAL PLANNING CONSULTANTS**

Unit 11, 2nd Floor,  
Matrix Building, Bidoway,  
Century City, Cape Town  
P.O. Box 162,  
7448

**PROJECT:**

PROPOSED NEW VODACOM 10m TELECOMMUNICATION MAST  
WITH 3.8m X 3.8m BASE STATION

**APPROVED MAST:**

10m TELECOMMUNICATION MAST

**NOTES:**

- A) NEW 10m TELECOMMUNICATION MAST
- B) 3.8x3.8m BASE STATION
- C) 2.4m CLEARANCE FENCE
- D) SITE SIZE: SITE SHARPED TO FENCE WITH FENCE
- E) BASE STATION: CHIP STONE SURFACE
- F) ZONING: COMMUNITY ZONE 1
- G) TEMPORARY BASE STATION ON SITE TO BE REPLACED

DATE	DESCRIPTION	REVISION
03-03-2020	1st Issue	0
<b>DRAWING NUMBER:</b> BS - SANDBAAI		<b>SHEET:</b> 4 OF 8
<b>DRAWING TITLE:</b> ELEVATION		
<b>DRAWN:</b> C. BRIEDENHANN	<b>SCALE:</b> 1:75	
<b>DATE:</b> 2020-03-03	<b>REVISION:</b> 0	

Artist Impression



Photo of temporary site on property (To be replaced with 10m pole)



**vodacom**

VODACOM SITE ID:  
BS - SANDBAAI

VODACOM SITE NAME:  
SANDBAAI GEMEENSKAPSAAL

PROPERTY DESCRIPTION:  
ERF 2820, SANDBAAI

ADDRESS:  
JIMMY SMITH STREET,  
SANDBAAI

CO-ORDINATES:  
Lat: -34.422742°  
Long: 19.197733°

ELEVATION:  
18m



**TOWN AND REGIONAL PLANNING CONSULTANTS**

Tel: (021) 850 5565  
Unit 11, 3rd Floor,  
Fic: 088 537 9187  
Century City, Cape Town, 7460

Po Box 152,  
Century City,  
7460

PROJECT:

PROPOSED NEW VODACOM 10m TELECOMMUNICATION MAST WITH 3.8m X 3.8m BASE STATION

APPROVED MAST:

10m TELECOMMUNICATION MAST

NOTES:

- A) NEW 10m TELECOMMUNICATION MAST
- B) 3.8x3.8m BASE STATION
- C) 2.4m CLEARWJ FENCE
- D) 6m SITE SIZE
- E) SITE SHAPED TO FENCE WITH FENCE
- F) BASE STATION: CHIP STONE SURFACE
- G) ZONING: COMMUNITY ZONE 1
- H) TEMPORARY BASE STATION ON SITE TO BE REPLACED

DATE	DESCRIPTION	REVISION
03-03-2020	1st Issue	0

DRAWING NUMBER: BS - SANDBAAI

SHEET: 8 OF 8

DRAWING TITLE: ARTIST IMPRESSION

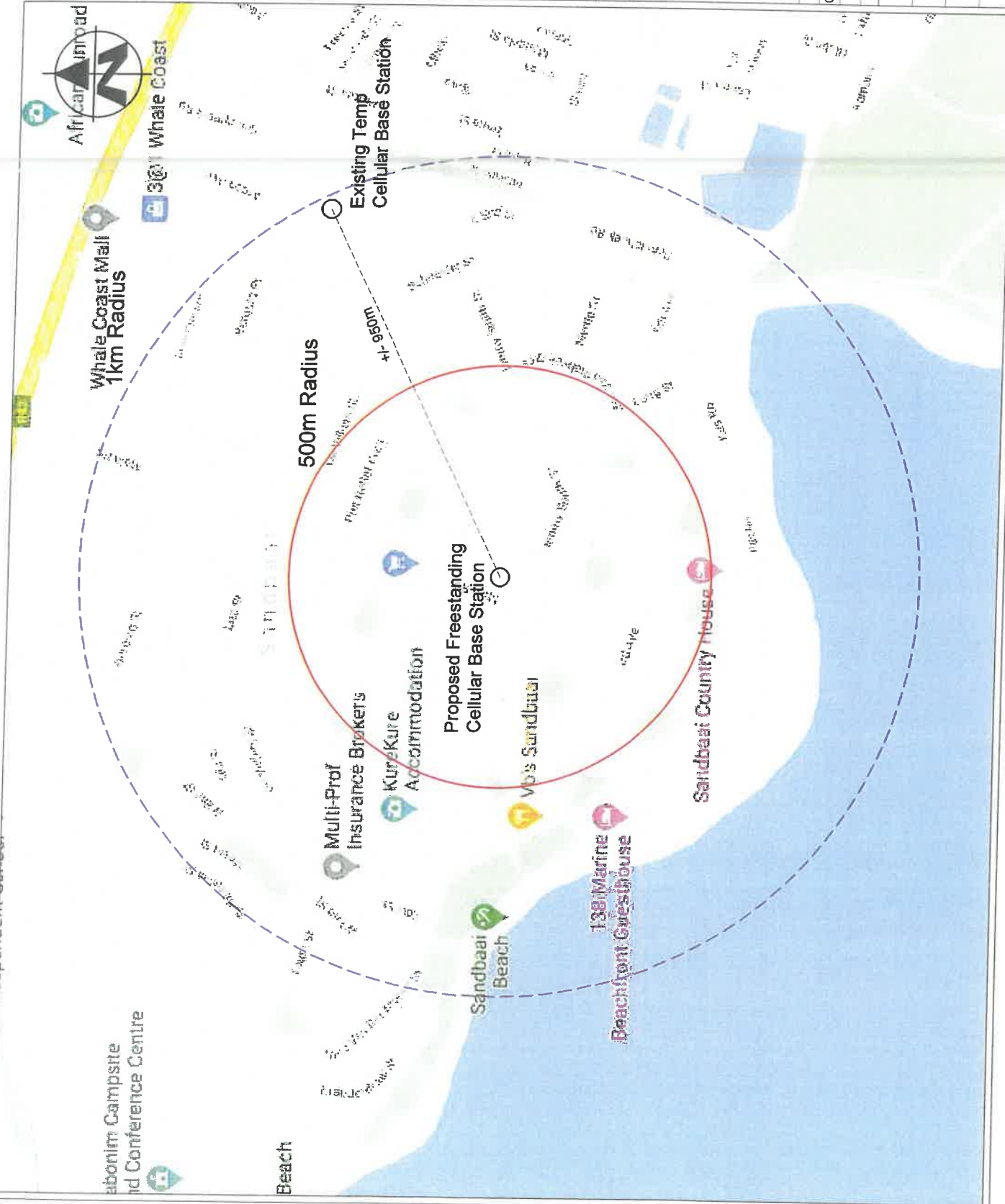
DRAWN: C. BRIEDENHANN

SCALE: NTS

DATE: 2020-03-03

REVISION: 0

# Surrounding Base Station Map



**VODACOM SITE ID:**  
BS - SANDBAAI

**VODACOM SITE NAME:**  
SANDBAAI GEMEENSKAPSAAL

**PROPERTY DESCRIPTION:**  
ERF 2820, SANDBAAI

**ADDRESS:**  
JIMMY SMITH STREET,  
SANDBAAI

**CO-ORDINATES:**  
Lat: -34.422742°  
Long: 19.197733°

**ELEVATION:**  
18m



**TOWN AND REGIONAL PLANNING CONSULTANTS**  
Unit 11, 3rd Floor  
Main Building, Sandgaten,  
Century City, Cape Town 7746  
Tel: (021) 552 5255  
Fax: 086 537 9187

**PROJECT:**  
PROPOSED NEW VODACOM 10m TELECOMMUNICATION MAST  
WITH 3.8m X 3.8m BASE STATION

**APPROVED MAST:**  
10m TELECOMMUNICATION MAST

- NOTES:**
- A) NEW 10m TELECOMMUNICATION MAST
  - B) 3.8x3.8m BASE STATION
  - C) 2.4m CLEARVU FENCE
  - D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
  - E) BASE STATION: CHIP STONE SURFACE
  - F) ZONING: COMMUNITY ZONE 1
  - G) TEMPORARY BASE STATION ON SITE TO BE REPLACED

DATE	DESCRIPTION	REVISION
03-03-2020	1st Issue	0

**DRAWING NUMBER:** BS - SANDBAAI

**SHEET:** 5 OF 8

**DRAWING TITLE:** SURROUNDING BASE STATIONS

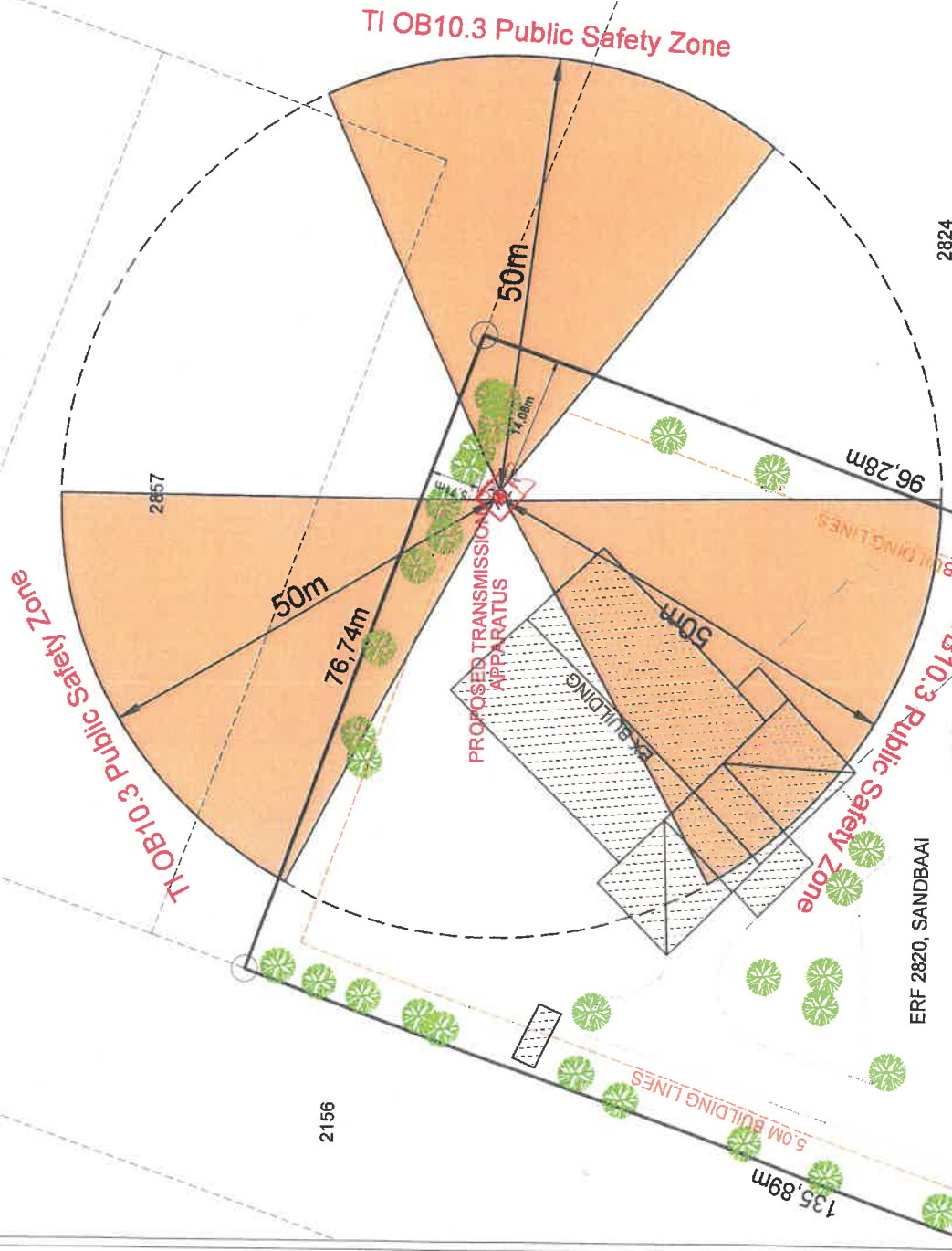
**DRAWN:** C. BRIEDENHANN

**SCALE:** NTS

**DATE:** 2020-03-03

**REVISION:** 0

Public Safety Zone Map



**vodacom**

VODACOM SITE ID:  
BS - SANDBAAI

VODACOM SITE NAME:  
SANDBAAI GEMEENSKAPSAAL

PROPERTY DESCRIPTION:  
ERF 2820, SANDBAAI

ADDRESS:  
JIMMY SMITH STREET,  
SANDBAAI

CO-ORDINATES:  
Lat: -34.422742°  
Long: 19.197733°

ELEVATION:  
18m



TOWN AND REGIONAL PLANNING CONSULTANTS  
Unit H, 3rd Floor  
Metriz Building, Bridgeway,  
Century City, Cape Town  
7446  
Tel: (021) 552 2959  
Fax: (021) 537 9187

PROJECT:  
PROPOSED NEW VODACOM 10m TELECOMMUNICATION MAST  
WITH 3.8m X 3.8m BASE STATION

APPROVED MAST:  
10m TELECOMMUNICATION MAST

NOTES:  
A) NEW 10m TELECOMMUNICATION MAST  
B) 3.8X3.8m BASE STATION  
C) 2.4m CLEARVU FENCE  
D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE  
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DATE	DESCRIPTION	REVISION
03-03-2020	1st Issue	0

DRAWING NUMBER: BS - SANDBAAI  
SHEET: 6 OF 8

DRAWING TITLE: PUBLIC SAFETY ZONE MAP

DRAWN: C. BRIEDENHANN  
SCALE: 1:750

DATE: 2020-03-03  
REVISION: 0

# Public Safety Zone Elevation



**vodacom**

VODACOM SITE ID:

BS - SANDBAAI

VODACOM SITE NAME:

SANDBAAI GEMEENSKAPSAAL

PROPERTY DESCRIPTION:

ERF 2820, SANDBAAI

ADDRESS:

JIMMY SMITH STREET,  
SANDBAAI

CO-ORDINATES:

Lat: -34.422742°  
Long: 19.197733°

ELEVATION:

18m



TOWN AND REGIONAL PLANNING CONSULTANTS

Unit H, 3rd Floor,  
Bank Building, Briggeway,  
Century City,  
Canary City, Cape Town,  
7446

PROJECT:

PROPOSED NEW VODACOM 10m TELECOMMUNICATION MAST  
WITH 3.8m X 3.8m BASE STATION

APPROVED MAST:

10m TELECOMMUNICATION MAST

NOTES:

- A) NEW 10m TELECOMMUNICATION MAST
- B) 3.8x3.8m BASE STATION
- C) 2.4m CLEARVU FENCE
- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- E) BASE STATION: CHIP STONE SURFACE
- F) ZONING: COMMUNITY ZONE 1
- G) TEMPORARY BASE STATION ON SITE TO BE REPLACED

DATE	DESCRIPTION	REVISION
03-03-2020	1st Issue	0

DRAWING NUMBER: BS - SANDBAAI

SHEET: 7 OF 8

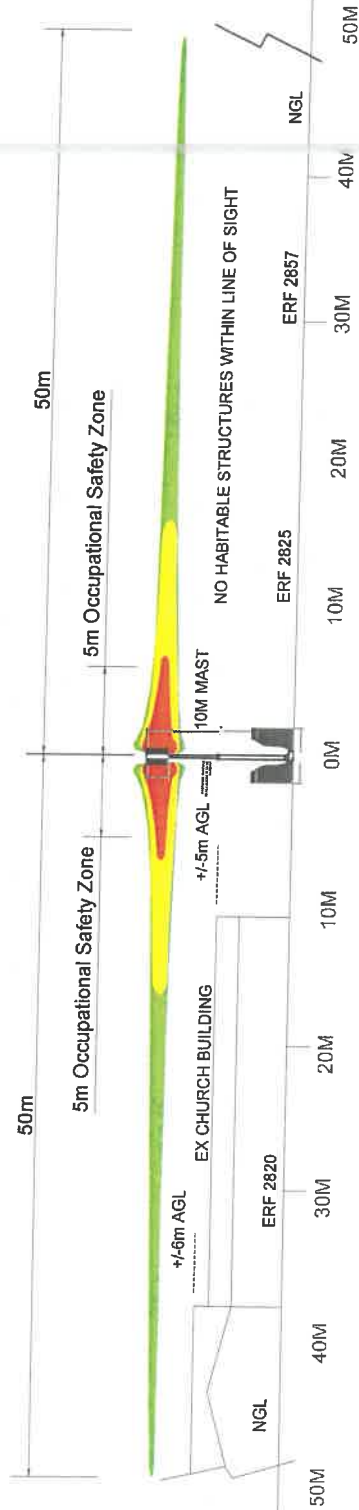
DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION

DRAWN: C. BRIEDENHANN

SCALE: 1 : 500

DATE: 2020-03-03

REVISION: 0



# PUBLIC SAFETY ZONE EASTERN ELEVATION