



OVERSTRAND MUNISIPALITEIT
ERF 2666, PORTERRYLAAAN 201, BETTYSBAAI:
AANSOEK OM WYSIGING EN OPHEFFING VAN
BEPERKENDE TITELAKTEVOORWAARDES,
VERGUNNINGSGEBRUIK EN AFWYKING:
HIGHWAVE CONSULTANTS (nms ASK SECURITY
CC)

Kragtens Artikel 47 en 48 van die Overstrand Munisipaliteit Verordening vir Munisipale Grondgebruikbeplanning, 2015 word hiermee kennis gegee van die onderstaande aansoek van toepassing op Erf 2666, Bettysbaai naamlik:

1. Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die wysiging van beperkende titelakteenvoorwaarde C., en die opheffing van beperkende titelakteenvoorwaardes D.A.(a), D.A.(c) en E.(b) soos vervat in titelakte T56156/2011 ten einde 'n transmissietoring op die eiendom op te rig.
2. Aansoek om vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening ten einde 'n transmissietoring op bogenoemde eiendom op te rig.
3. Aansoek om afwyking ingevolge Artikel 16(2)(b) van die Verordening ten einde die toepaslike 8,5m hoogtebeperking te oorskry om 'n 15m hoë voorgestelde transmissietoring te akkommodeer.

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

Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening aan die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op 9 April 2021, stipuleer u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die Senior Stadsbeplanner, Me. H van der Stoep 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.

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

Munisipale Kennisgewing Nr. 30/2021

OVERSTRAND MUNICIPALITY
ERF 2666, 201 PORTER DRIVE, BETTY'S BAY:
APPLICATION FOR AMENDMENT AND
REMOVAL OF RESTRICTIVE TITLE DEED
CONDITIONS, CONSENT USE AND
DEPARTURE: HIGHWAVE CONSULTANTS
(obo ASK SECURITY CC)

Notice is hereby given in terms of Section 47 and 48 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 of the application mentioned below applicable to Erf 2666, Betty's Bay namely:

1. Application in terms of Section 16(2)(f) of the By-Law for the amendment of restrictive title deed condition C., and the removal of restrictive title deed conditions D.A.(a), D.A.(c) and E.(b) as contained in Title Deed T56156/2011 in order to erect a transmission tower.
2. Application in terms of Section 16(2)(o) for a consent use in order to erect a transmission tower on the above property.
3. Application in terms of Section 16(2)(b) for a departure to exceed the applicable 8,5m height restriction to accommodate a proposed 15m high transmission tower.

Detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus and at the Betty's Bay Library, Clarence Drive, Betty's Bay.

Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before 9 April 2021, quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Senior Town Planner, Ms. H van der Stoep at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

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

Municipal Notice No. 30/2021

UMASIPALA WASE-OVERSTRAND,
ISIZA 2666, 201 PORTER DRIVE, E-BETTY'S BAY:
ISICelo SOKULUNGISA KUNYE NOKUSHENXISA
IMIQATHANGO YESITHINTELO YETAYITILE
YOBUNINI, UKUSETYENZISWA KWEMVUME
KUNYE NOKUPHAMBUKA: HIGHWAVE
CONSULTANTS (egameni lika ASK SECURITY CC)

Kukhutshwe isaziso ngokweCandelo lama-47 kunye ne-48 loMthethwana kaMasipala waseOverstrand ongokoCwangciso lokusetyenziswa koMhlaba kaMasipala wowama-2015, ngezicelo ezichazwe ngezantsi ezihambelana nesiza 2666, e-Betty's Bay koku kulandelayo:

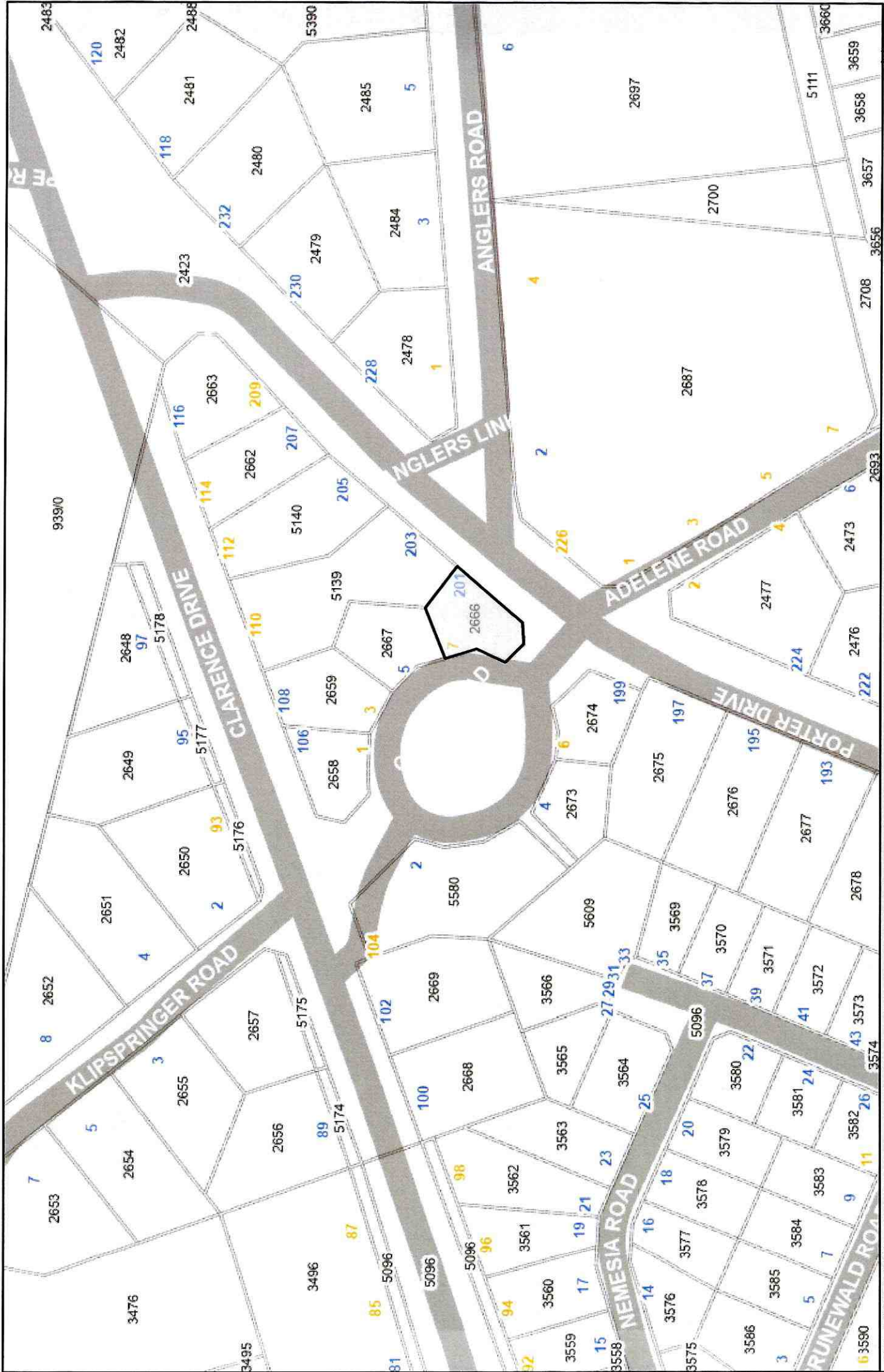
1. Isicelo ngokwemiba yeSoloty le-16(2)(f) loMthetho wokulungiswa kwemiqathango yesithintelo yeTayitile C., nokususwa kwemiqathango yesithintelo seTayitile ye-D.A (a), ye- D.A (c) ne E.(b) njengoko iqulathwe kwiTalitile yobunini T56156/2011 ukulungiselela ukwakha ipali yokuncedisana nonxibelelwano.
2. Isicelo ngokwemiba yeSoloty le-16(2)(o) lokusetyenziswa kwemvume ukuze kusetyenziswe ngokwemvume kumiswe ipali yokuncedisana nonxibelelwano kwesi siza.
3. Isicelo ngokwemiba yeSoloty le-16(2)(b) sophambuko sokugqitha kumphakamo osebenzayo we-8,5m ukulungiselela ulwakhiwo lwepali yonxibelelwano olucetywayo olumphakamo ungama-15m.

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 kunye nakwi Thala lwencwadi lase Betty's Bay, e-Clarence Drive, e-Betty's Bay.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo lama-51 nelama-52 oMthethwana kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-9 u-Apreli 2021, unike igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingathunyelwa kuMchwangcisi weDolophu Ophezulu uNkszn. H van der Stoep 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.

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

Inothi kaMasipala 30/2021



1. THE APPLICATION

Application is hereby made on behalf of our client Blue Sky Towers (Pty) Ltd to allow the following on Erf 2666 Betty's Bay.

- **Consent use application** in terms of Section 16(2)(o) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 for the purpose of erecting 15m transmission tower disguised as a water tower.
- **Permanent departure application** in terms of Section 16(2)(b) of the Overstrand Municipal By-Law on Municipal Land Use Planning, 2016 for the purpose of erecting 15m transmission tower disguised as a water tower. The departures include the following:
 - Relaxation of the height restriction from 8.5m to 15m;
- **Removal of restrictive title deed condition** in terms of Section 16(2)(f) of the Overstrand Municipal Land Use Planning By-law to remove restrictive title deed conditions.

This consent use, permanent departure and removal of restrictive condition application will allow for the installation of a 15m transmission tower which is a permitted by means of a consent use for 'Business Zone 3' zoned properties in terms of the Overstrand Zoning Scheme Regulations.

2. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

The subject property relating to the application is identified as Erf 2666 Betty's Bay with an extent 862m² (eight hundred and sixty-two square metres). The property is situated in Betty's Bay. The subject property is located at 2666 Porter Drive, Betty's Bay.

There are three title deed conditions contained in the title deed no. T56156/2011 (and pivot deed, T12265/1954) that restrict the existing land use and proposed installation of a transmission tower on the subject property (refer to accompanying conveyancer certificate). Copies of the Title Deed and pivot deed for Erf 2666 Betty's Bay containing the details outlined below is contained in Annexure A. *(Please refer to Annexure A: Title Deed)*

TITLE DEED DESCRIPTION: ERF 2666 BETTY'S BAY IN THE OVERSTRAND MUNICIPALITY, DIVISION
CALEDON, PROVINCE OF THE WESTERN CAPE

TITLE DEED NUMBER:	T56156/2011 and Pivot deed, T12265/1954.
TITLE DEED RESTRICTIONS:	None that restricts the installation of a transmission tower. Drawings abide by the building lines imposed by the title deed.
PROPERTY SIZE:	862m ² (eight hundred and sixty-two square metres).
ZONING:	Business Zone 3: Local Business
PROPERTY OWNER:	ASK SECURITY CC
SERVITUDES:	The proposed development does not encroach or have an impact on the Registered servitude.

3. CONTEXTUAL INFORMANTS

a. Locality

The concerned property is identified as the Erf 2666 Betty's Bay located within the Overberg Region. The property is situated at 2666 Porter Drive, Betty's Bay.

b. Surrounding Area

Betty's Bay is a small holiday town situated on the Overberg coast of South Africa's Western Cape province. It is located 100 km from Cape Town beneath the Kogelberg Mountains on the scenic R44 ocean drive between Pringle Bay and Kleinmond. This village stretches over 13 km along the coast. Tourism plays a large role in the town's economy due to its popularity with holiday makers from across the Western Cape and Cape Town in particular. Other uses in the direct vicinity of the subject property includes residential dwellings, small local businesses and community related activities.

c. Land Use

The proposal entails the erection of a transmission tower on Erf 2666 Betty's Bay. The property is currently zoned "Business Zone 3" and is currently used for business-related activities coupled with relevant outbuildings. The surrounding land uses in the area are predominantly utilised for residential and business-related purposes (shopping complex in close proximity) with community related land uses in close proximity of the concerned property.

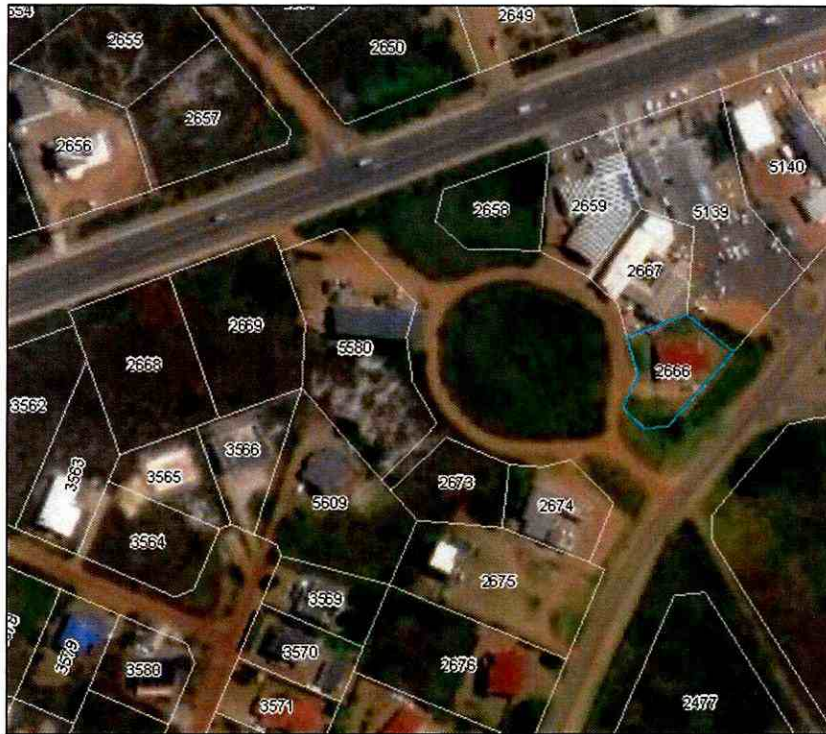


Fig. 1 – Aerial photo of development area with the green outlining of the proposed area of intervention

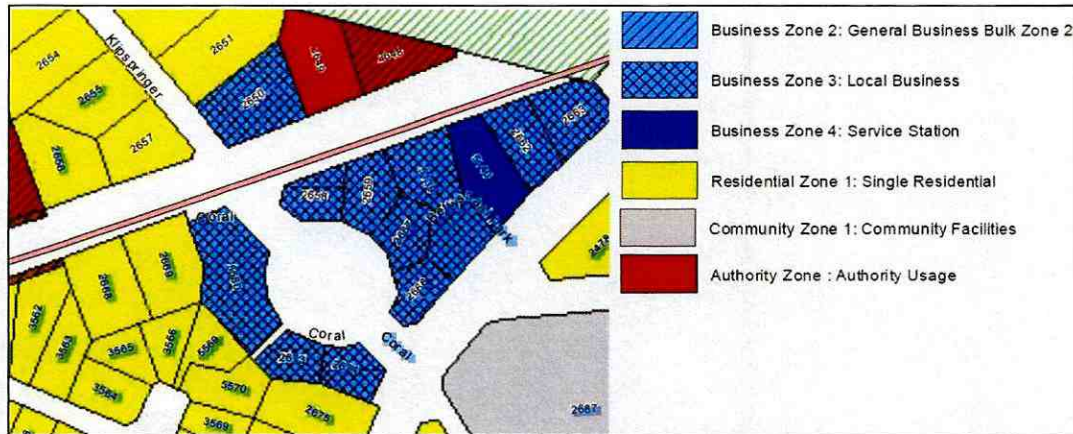


Fig. 2 – Zoning of compliant area (adapted from the Overstrand Zoning Scheme Regulations, 2014 – Betty's Bay Zoning (Map 1))

d. Topographical character

The site is located between the contour lines 25m and 20m above sea level. The distance between the 25m and 20m points is 76.88m. Therefore, for every 15m, a drop of 1m is observed in the physical terrain. No significant slope is found on the property.



Fig. 3 – Distance between 5m contour lines (25m and 20m above sea level)

4. DEVELOPMENT PROPOSAL

a. Development

It is the intention of our client to apply for a consent use, permanent departure (height restriction relaxation) and removal of restrictive title deed condition application to allow for the installation of 15m transmission tower disguised as a water tower on the Erf 2666 Betty's Bay. The application entails the following proposed development parameters:

- Erection of a 15m transmission tower disguised as a water tower situated in the southern portion of the property.

- Installation of 12 triband antennae hidden within the dummy water tank proposed at a height between 12m and 15m of the water tower type transmission tower.
- Installation of 3 transmission dishes on the proposed 15m water tower type transmission tower.
- Construction of 4 x telecommunications equipment containers at ground level.
- Lightning spike and Navigation lights.
- Portable fire extinguishers (3 x 9kg portable fire extinguishers); and
- The mast & equipment containers will be placed inside a +/-55m² compound enclosed off by a 2.1m high palisade fence.
- Optic Fibre route in 110mm underground nextube sleeve (underground) to the curb of the road.

(Please refer to attached Annexure H – Plans)

b. Access

Access to the proposed freestanding base station will be obtained from the existing entrance of the property located at Coral Road.

c. Permanent Departure: Height Restriction relaxation

According to the Overstrand Zoning Scheme Regulations a height restriction of 8.5m exist on a property zoned "Business Zone 3". This application aims at obtaining the Overstrand Municipality's permission to relax the restriction from 8.5m to 15m in order to install a transmission tower. With reference to section 5(f) of this motivational report, a great need for coverage exist in the compliant area. A mast of 8.5m will not be able to provide effective voice- and data coverage to the surrounding area. Our client, Blue Sky Towers, provides telecommunication infrastructure to multiple mobile network operators (e.g. Vodacom, MTN, Cell C and Telkom Mobile). The idea is that these network operators should collocate and share infrastructure. A transmission tower lower than 15m will not be able to provide sufficient space for potentially four mobile network operators.

d. Removal of restrictive title deed condition

In respect of the aforesaid title deed (T56156/2011 and pivot deed, T12265/1954), it was confirmed by an appointed conveyancer of Madeleyn Incorporated that there are certain conditions imposed on the property's title deed that restricts the existing buildings and the proposed development.

One Condition that the need to be amended:

Condition C (page 2):

ENTITLED to the benefit of the conditions referred to in the Servitude Endorsement dated 24 June 1940 in Certificate of Consolidated Title No T3720/1937:

*"By Deed of Transfer No 6068/40 dated 24/6/40 certain conditions relating to (b)prohibition of Petrol Station on land (d) **wood and iron buildings**, (e) slaughter poles, cattle kraals and manufacture of bricks, tiles, etc., have been imposed on the property thereto conveyed for the benefit of the owner and its successors in title of the remainder of the property held hereunder as will more fully appear on reference to the said Deed of Transfer."*

As this condition contains important prohibitions, it is not our intention to remove this condition in totality. We only wish to request an amendment to the condition in the following fashion:

"By Deed of Transfer No 6068/40 dated 24/6/40 certain conditions relating to (b) prohibition of Petrol Station on land ~~(d) wood and iron buildings~~, (e) slaughter poles, cattle kraals and manufacture of bricks, tiles, etc., have been imposed on the property thereto conveyed for the benefit of the owner and its successors in title of the remainder of the property held hereunder as will more fully appear on reference to the said Deed of Transfer."

Three Conditions to be removed in totality:

Condition D (page 3):

"A(a) That only one building for use as shops, business premises (which shall not include a licenced hotel, off sales liquor licence bottle store, garage or cinema) a dwelling house, residential building, place of worship and/ or a building combining two

or more such uses, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.

"A (c) That no building or structure or any portion thereof, except boundary walls and fences shall be erected nearer than 3,15 metres to the back and side boundaries of this erf excluding the portions of the side boundaries for a distance of 9,45 metres from the building line to the street front."

We acknowledge the need for a condition that restricts development on the said development. However, we are of the opinion that the condition in its current state is archaic and should include the land uses considered as primary rights and permitted by means of council's special consent. We also wish to highlight the fact that the existing house was bought by the current owner while it was already in contravention with the restrictive condition related to building lines. Therefore, it is a responsible decision to remove the restrictive condition as the existing building comply with the development parameters set for properties zoned "Business Zone 3" under the Overstrand Zoning Scheme Regulations. We therefore suggest that the condition be replaced by the following:

"The land shall only be used for purposes as are permitted by the Town Planning Scheme of the local authority and subject to conditions and restrictions stipulated by the zoning scheme."

Furthermore, Condition E ties with Condition C related to the prohibition of certain building materials.

Condition E. (b) read as follow:

"No wood and iron buildings or any description shall be erected on this erf nor shall corrugated iron be used for roofing purposes:"

Considering the surrounding properties and shopping complex found on Erf 2667 and 5139 Betty's Bay, this restriction is archaic as all the surrounding properties including the current structure on the property contains wood and/ or iron in their construction. Therefore, removing this restrictive condition will not have an impact on the character of the surrounding neighbourhood.

e. Security

The proposed water tower type transmission tower will be constructed on Erf 2666 Betty's Bay. Extra security will be added to the actual transmission tower through a 2.1m high palisade fence. The telecommunications radio and transmission equipment will be installed inside alarm monitored containers; these containers are secure as they are locked at all times. The antennae will be located 12-15m above ground level, inside a dummy water tank and are inaccessible to the public. Only authorised personnel will have access to the antennae by using a cage ladder. A mast gate with a high security lock will be installed ensuring increased security to mast. Access to the equipment and antennae will be limited to registered and qualified personnel only. Health and safety legislation also require restrictive security signage (0, 4 x 0,5m) to be attached to access gate and containers. The above safety and security measures have been put in place by telecommunication operators and legal entities to prevent access to the public and greatly reduce vandalism of the equipment.

f. Electricity Requirements

Electricity supply will be obtained from the available on-site supply, technological advances have also seen current telecommunications equipment reduce their electricity usage.

g. Environmental

Environmental and social sustainability are regulated by *The National Environmental Management Act (Act 107 OF 1998) (NEMA) - published in Government Notice No. R324*. When read together with the National Environmental Management Act Regulations Listing Notice 3 of 2017 (promulgated April 2017), 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 metres 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 2017:

(f) 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.

As this site falls within an **urban area** inside the town of Betty's Bay and **not** in an area designated for conservation use as prescribed in the Spatial Development Framework adopted by the competent authority, or zoned for conservation purposes and the height of the structure does not exceed 15m in height. Therefore, the intended development does not trigger a listed activity in terms of the 2017 NEMA regulations and therefore no environmental impact assessment or ROD (Record of Decision) is required. *(Please refer to Annexure G: A Copy of the Listing Notice 3 of 2017)*

5. MOTIVATION

a. Background

Over recent years' cellular communication in South Africa has evolved from merely a means of convenience to an essential business tool, means of communication and safety measure. Initial high tariff rates limited the accessibility of the product and its service. However, over time more reasonable consumer tariffs and packages have been introduced, making cellular communications more accessible to a much larger sector of the population.

Data usage on the mobile networks is also becoming faster, more affordable, and more accessible. User behaviour patterns are continuously changing in reaction to cheap internet, new data intensive smartphones, data intensive applications and websites, and an increasingly social-media-driven society. These factors resulted in the average consumer data usage doubling every year.

The current cellular infrastructure is not equipped to handle this level of high demand. As a result, the networks become congested with connection problems and dropped calls on the voice network and limited or unstable internet connections on the data network.

Cellular service providers are taking steps to improve their network by keeping abreast with the advances in communication technology and providing increased capacity in terms of coverage in the areas where there is an increased demand. Blue Sky Towers (Pty) strives to make this technology available to a wider spectrum of the population.

Newer technology such as LTE provides faster internet to more users which alleviates the pressure on the base station, however its range is very limited. A single old generation GSM voice based base station could cover dozens of kilometres. The new LTE base stations have a maximum coverage range of 500m depending on the number of users.

The congestion of existing sites together with the decrease in its coverage range necessitates that the distance between base stations decreases, resulting in the need for construction of new freestanding and rooftop cellular base stations.

It is estimated that cellular network operators in South Africa will build more than 4000 new base stations over the next 5 years. The proposed site is located at a nominal point as identified by Blue Sky Towers (Pty) Ltd network planners. By utilizing sites located at the networks' nominal points the number of future base stations is limited and an effective service network can be developed.

The following information is provided to provide clarity on some of the telecommunication terminology. For ease of reference, kindly refer below to an extract from the Overstrand Zoning Scheme Regulations (2014):

“rooftop base station” means a cell phone base station where antennae are attached to the roof or side of an existing building; provided that any antennae support structure or equipment room that is not part of the building does not extend more than 2,5 m in height above the top of the building;

“transmission tower” - means any support structure and associated infrastructure more than 3m in height, that is used for the transmission and/ or reception of electromagnetic waves; and includes telecommunication, cellular telecommunication, radio, television and satellite transmission;

“utility service” - means a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development and includes a water reservoir and purification works, electricity substations and transmission lines, waste water pump stations and treatment works, renewable energy infrastructure such as wind turbines

and solar panels, whether above or below ground or water, and may include such sustainable service delivery technology as the Council may approve, but does not include road, or transport use;

b. Proposed Development Parameters

The current and proposed allowable development parameters as per the Overstrand Zoning Scheme Regulations (2014) are indicated in the tables below:

Development Parameters	Overstrand Zoning Scheme Regulations (2014) (Business Zone 3 – pp. 65-66)	Proposed Development on Erf 2666 Betty's Bay
Floor Factor	1.5	COMPLY:
Coverage	75%	COMPLY
Setback	6.5m	COMPLY
Building Lines	Street Building Lines: 0.0	COMPLY
	Side building line: .0.0	COMPLY
	Rear building line: 3m	COMPLY
Parking	6 bays per 100m ² GLA	COMPLY: No parking spaces will be affected by this development
Height	8.5	DEPART: RELAX FROM 8.5M TO 15M to allow for a transmission tower

The proposed erection of a transmission tower will **NOT** have an impact on parking, building lines, coverage or floor factor as described in the Overstrand Zoning Scheme Regulations.

BUSINESS ZONES BUSINESS ZONE 3: LOCAL BUSINESS (B3)	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT MEASURED FROM THE BASE LEVEL	BUILDING LINES			STREET CENTRE LINE SETBACK	OTHER PROVISIONS
			To Top of Roof	Street building line	Side building line	Rear building line		
PRIMARY USES shops, flats (above ground floor), offices CONSENT USE bottle store, business premises, clinic, conference facility, flats (on ground floor), town housing, guest house, hotel, informal trading, institution, place of assembly, place of entertainment, place of instruction, place of worship, recreational facilities, residential building, restaurant, rooftop base station, sale of alcoholic beverages, service station, service trade, transmission tower	1.5	75%	8,5m (2 storeys) Earth banks and retaining structures shall comply with 16.6	0,0m 1.5m for fuel pumps	0,0m or 3,0m Refer to 7.2.2(e)	3,0m or 4,5m Refer to 7.2.2(e)	6,5m Refer to 16.2	Window and door placement, parking and access, loading bays, screening, informal trading, service station, site development

Fig. 4 – Development parameters for Business Zone 3

c. Physical Characteristics

RF Engineers are subject matter experts and identify sites by utilizing a specific set of engineering rules and principles, Erf 2666 Betty's Bay was identified as a prime position on the following premise:

- Property offers the optimal position situated between existing and planned base stations to provide efficient data and voice coverage.
- Proximity to the R44 road and surrounding schools, business and residential units which will benefit from more effective voice- and data coverage (e.g. access to WIFI).
- The area is characterised by very slow internet (refer to Figure 5 for results of a speed test conducted on site)
- Surrounding geographical aspects are in line with the requirements.
- Minimized physical, natural and visual impact due to vegetation in compliant area.
- Ability to reduce the number of base stations in the surrounding areas.
- Ability to provide sufficient security to the equipment.
- Capacity to share infrastructure with majority of the operators.
- Property position will address the complaints received in the area.
- Sufficient space to erect a freestanding base telecommunications station.

In order to achieve the optimal data and voice coverage objectives base stations in this specific area needs to be approximately 500m apart on average, this is due to the density of the surrounding areas as well as geographical and physical features. The fresnaye effect also influences the quality of the voice and data coverage caused by the amount of steel and concrete of the buildings in the surrounding area, this results in a reduced coverage area.

d. Health

Current research on telecommunications base stations has reached a point whereby scientists are satisfied that base stations do not pose a health threat. Research on handsets is however ongoing, as it is deemed that placing the handset against your head could pose a greater threat to health. Mobile phones are low powered radiofrequency transmitters. They operate at frequencies between 450 and 2700 MHz. The handset only transmits power when turned on. Using the phone in areas of good reception decreases exposure as it allows the phone to transmit at reduced power.

In a statement made by the World Health Organisation (WHO) it is stated that effects from base stations and wireless networks are so low that the temperature increases are insignificant and do not affect human or animal health.

The WHO in 2004 said:

"In the area of biological effects and medical applications of non-ionizing radiation approximately 25,000 articles have been published over the past 30 years. Despite the feeling of some people that more research needs to be done, scientific knowledge in this area is now more extensive than for most chemicals. Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields." – World Health Organization (WHO) – website: <http://www.who.int/peh-emf/research/database/en/>

Radio waves are emitted by numerous instruments including microwave ovens and television screens inside our households. Walking along any street exposes us to RF emissions. RF emissions are part of modern-day society and scientists continuously monitor the impacts of these.

ICNIRP (International Commission on Non-Ionizing Radiation Protection), an independent scientific organization established in 1992 published guidelines providing a means of limiting and guiding human exposure to electromagnetic fields. These guidelines have become the world standard for human exposure to electromagnetic fields. ICNIRP considers both the

thermal and non-thermal effects of RF exposures as well as all other identified hazards of RF exposure. Cellular equipment needs to comply with all the regulations of ICNIRP as well as the WHO and also National Legislation governing the use of this equipment and the emissions of radio waves. ICNIRP allows for an exposure measurement level of 41.000 (v/m) within a distance of 15m from the antennae. Cellular operator antennae operate at a level of not more than 0.04 (v/m) within a distance of 15m, in laymen's terms the levels are approximately 1/1000th of the prescribed exposure levels. It is therefore clear that the installation of these antennae does not pose a health risk. Cellular companies monitor the health impact of their base stations carefully, and spend large sums of money researching this topic annually.

South Africa's Department of Health has also published EMF exposure limit guidelines. These are based on guidelines endorsed by the ICNIRP. Emissions from all existing and proposed base stations are following these guidelines and are far below international standards.

A statement made by the Department of Health dated 19 January 2018 on the Health Effects of cellular communications base stations states the following (see letter attached in application):

" 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".

Also mentioned in the statement of the Department of Health another WHO fact sheet was published in June 2011 and reviewed in October 2014 (i.e. *Electromagnetic fields and public health: mobile phones* viewable online at <http://www.who.int/mediacentre/factsheets/fs193/en/>) and subsequently concluded the following:

"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."

Further on in the document (attached in application), the Department of Health goes on to say that:

"The Department is therefore satisfied that the health of the general public is not being compromised by their exposure to the microwave emissions of cellular base stations. This also means that local and other authorities, in considering the environmental impact of any particular base station, do not need to and should not attempt, from a public health point of

view, to set any restrictions with respect to parameters such as distance to the mast, duration of exposure, height of the mast, etc."

e. Need & Desirability

In modern times it is become a rear instance where a member of the public only utilizes one cellular phone, majority utilize a cellular phone for personal and an additional phone, IPad or dongle for business purposes, it's on this premise that we believe it to be in both the Overstrand local Municipality & the operators interests to address the problem of weak voice and data coverage and to provide the surrounding high traffic commercial & business community with the basic need of effective voice and data coverage, as it has become an integral part of our daily lives.

With the recent outbreak of the COVID-19 pandemic and subsequent lockdown, many people in South Africa were ordered to remain at their places of residence. This increased the pressure on the telecommunication network grid as more people depends on fast and effective voice- and data coverage in order to work from home, conduct schoolwork and studies and remain connected with loved ones over social media. Therefore, telecommunication services were further realised as an essential service.

A speed test was conducted on-site. On 15 June 2020 at 09:37 in the morning, the internet speed and connectivity at Erf 2666 Bettys Bay was described as **very slow** (refer to Figure 5). Any person with access to google or similar search engine are able to run a speed test in their area. The internet speed test measures the speed of your internet connection. Your connection speed includes things like download speed and upload speed.

You can test your internet download and upload speed:

1. Go to Google.com.
2. Search for internet speed test.
3. Tap or click Run Speed Test.

Google partners with Measurement Lab (M-Lab) to run this test.

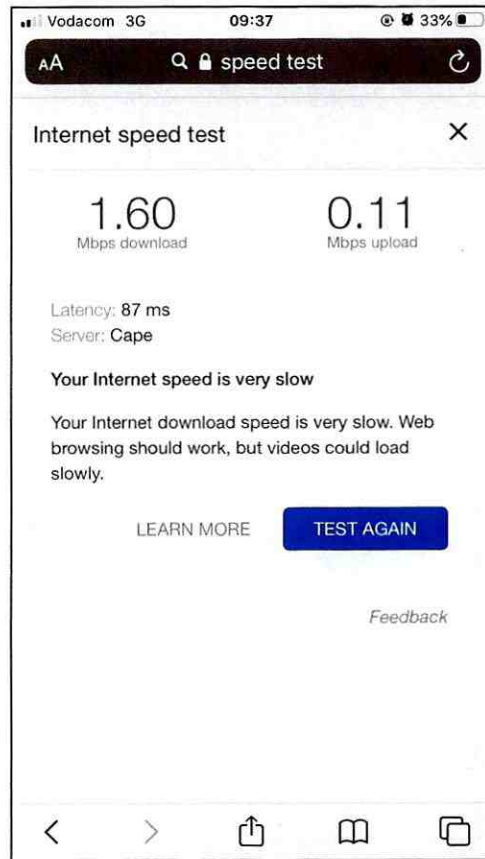


Fig. 5 – Screenshot of speed test conducted at Erf 2666 Bettys Bay (Source https://www.google.com/search?q=speed+test&rlz=1C1CAFC_enZA812ZA812&oq=speed+test&aqs=chrome..69i57j0l5j5l2.2575j0j8&sourceid=chrome&ie=UTF-8)

When selecting a site, special consideration is given to the geographical aspects so that the cellular infrastructure is positioned to ensure optimal functionality and availability to the customer. This reduces the number of base telecommunication stations necessary to provide the best possible experience for the end user.

Our client Blue Sky Towers (Pty) pride themselves in ensuring that a positive impact is created in terms of the social, environmental and economic wellbeing of the area. Since the introduction of LTE in South Africa in 2012 there has been greater need for access to faster data, due to the higher penetration of LTE data in commercial and business areas, this has led to lower subscription fees which in itself provide economic sustainability and development. LTE will

ultimately address high data traffic requirements and the surrounding community will be the main beneficiary.

The erection of a telecommunication base station does not impact on the current or surrounding land uses of the property. The construction and maintenance phase of the proposal will provide a positive economic & social impact by ensuring job creation effecting the surrounding community in a positive way.

The increase of individuals and commuters utilising the R44 Road running through the town of Betty's Bay and surrounding area created a high demand for effective voice and data requirements. Additionally, more people work-from-home, educate their children and stay connected with loved ones using telecommunication infrastructure during the nation-wide lockdown and curfew instated to combat the COVID-19 pandemic. The commissioning of the proposed telecommunication base station will allow people to continue accessing this essential service.

When choosing a site for a telecommunication base station, service providers are guided by nominal points indicating the areas where poor signal is being experienced.

f.1 Choice of site

When there is an increase in the number of users in an area, the coverage provided by the existing network decreases. A decrease in network coverage, typically leads to dropped calls and slower internet speed. Figures 6 - 12 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area.

f.2 Cellular infrastructure explained:

Figure 6 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells). 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 7). 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). If a need for coverage does not exist in a specific area, no company would invest capital to build a telecommunication base station in the said area. The fact that there are only a few telecommunication base stations in the surrounding area supports the statement that there is a clear need for coverage in the area.

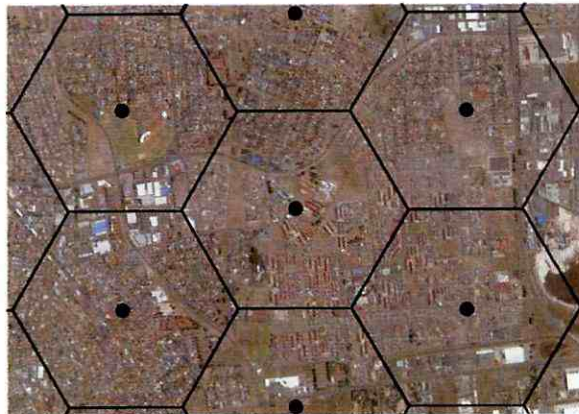


Fig 6 - Initial coverage (cell) provided by Telecommunication Base Stations

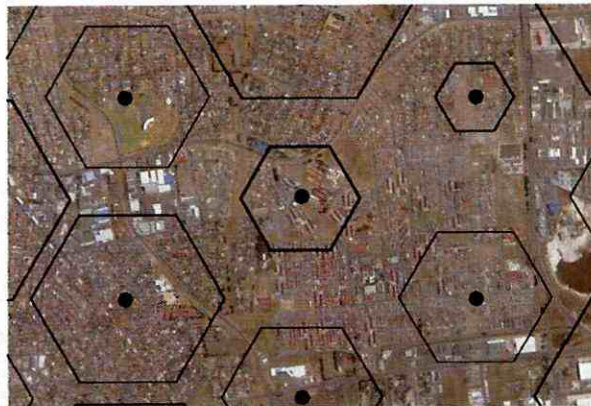


Fig 7 - Coverage decreases due to increase in network users – cell size decreases

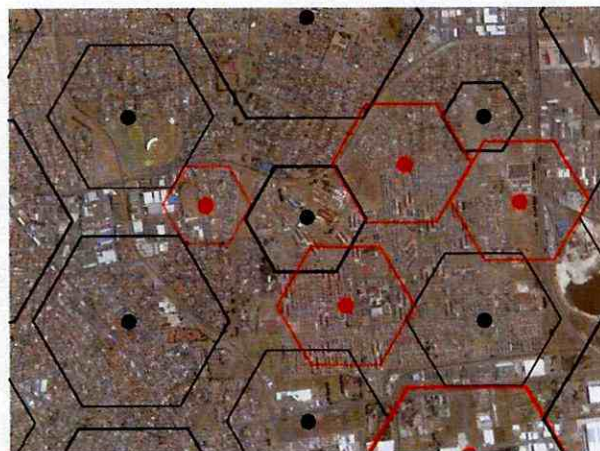


Fig 8 - Additional telecommunication base stations required to fill the gaps



Fig 9 – MTN Fixed LTE connectivity in the area of Betty's Bay – Red star indicates the location of the site (Source: https://www.mtn.co.za/Pages/Coverage_Map.aspx)

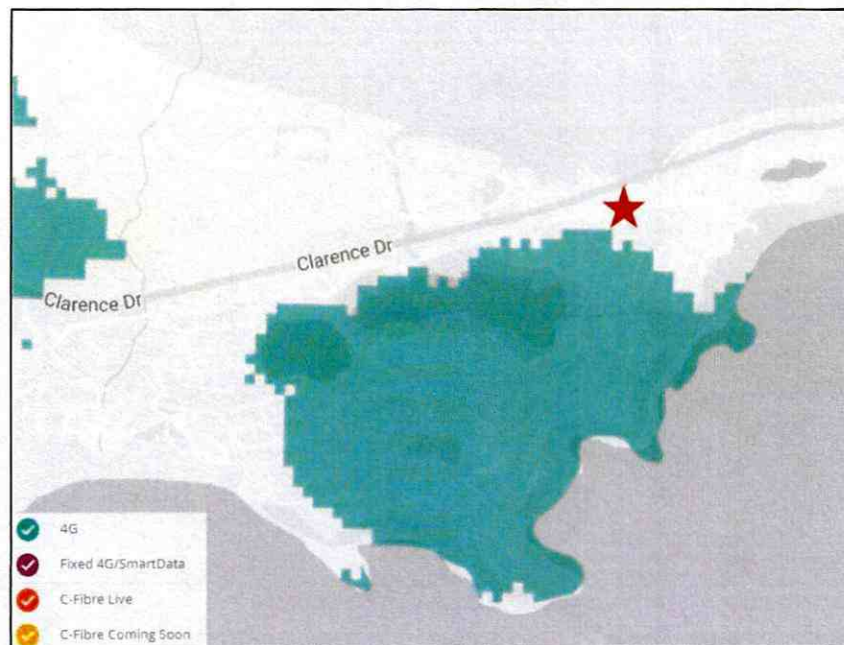


Fig 10 – Cell C Fixed-LTE connectivity in the area of Betty's Bay – Red star indicates the location of the site (Source: <https://www.cellc.co.za/cellc/coverage-map>)

Figure 9 and 10 illustrates the current MTN Fixed LTE and Cell C Fixed LTE coverage in Betty's Bay. It should be noted that some areas have very limited LTE and 4G technology (especially Vodacom Advanced LTE and Fibre connectivity). Therefore, a transmission tower as proposed in this application will increase the amount of coverage in this area.

f. Existing Infrastructure

Figures 11 and 12 aim at illustrating the manner in which the level of voice- and data coverage potentially may be increased. These RF plots are provided by our client and indicate the coverage provided by existing telecommunication infrastructure within a 500m and 1000m radius, vs the expected increase in coverage provided by the proposed development.



Fig. 11 – RF plot indicating coverage provided by existing telecommunication infrastructure within a 500m and 1000m radius (Source: As composed by the client's RF Planners)

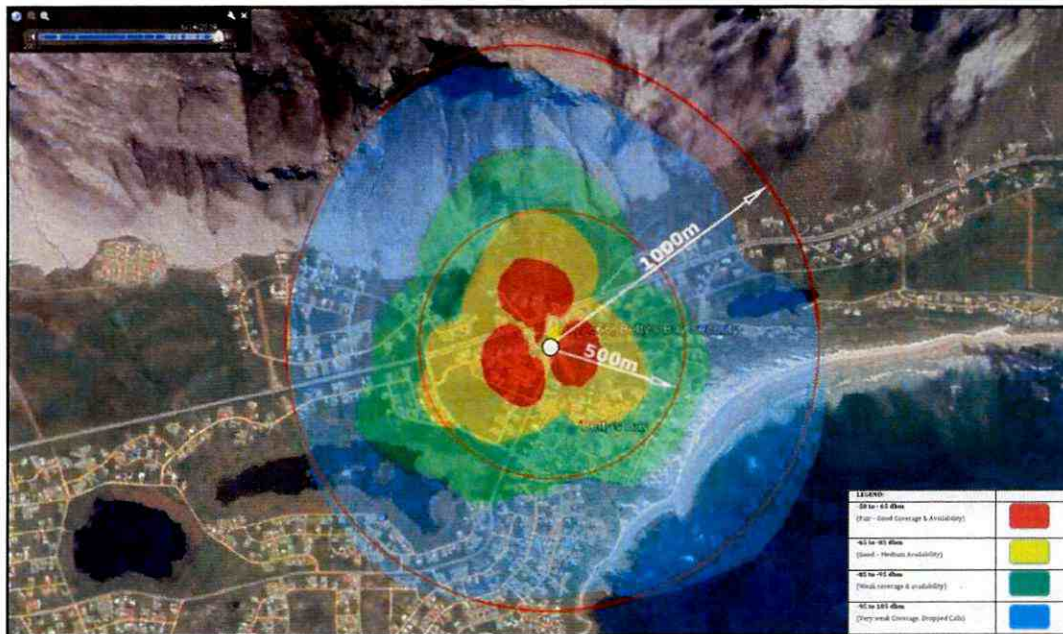


Fig. 12 – RF plot indicating the expected increase in coverage provided by the proposed installation (Source: As composed by the client's RF Planners)

g. Existing Policy Frameworks
Western Cape Integrated Development Plan

As depicted in the Western Cape IDP, a change in intensified land use and form is anticipated. Betty's Bay has been identified as an easily accessible activity corridor where increased public movement and transportation is both being expected and supported by the district municipality. The positioning of the base station will be in close proximity of the district restructuring routes. This will lead to an increase in tourism, commercial and business activities and would require the need to erect a base station which in turn will address the increased communication needs of the surrounding community.

Western Cape Economic Development Strategy (2009)

The Directorate for Economic and Human Development published a draft Economic Development Strategy in 2009 which supports the need to provide fundamental telecommunications infrastructure and to provide the best possible available coverage. This will lead to the attraction and growth of the commercial sector and at the same time retain and advance skilled persons

Please find below an extract from the above-mentioned policy supporting telecommunications infrastructure:

"High data access and low telecommunications costs are a key input factor for local community, business and industry to achieve sustainable growth" &

"Taking into account the high accessibility of mobile telephones and the growth in the mobile telecommunications market, the provincial government will actively seek to create technology parks in nodal areas in order to increase the digital literacy of citizens".

As confirmed by the policy, basic access to voice and data coverage is defined as a basic need for the public and falls under the umbrella of electricity, water, sanitation and access.

h. Electricity

The electricity supply to TI (Telecommunications Infrastructure) must, where practically possible, make use of underground cables. All electrical installations must be as per ESKOM or Overstrand Local Municipality's Electrical Department requirements and standards. Our client will ensure that the proposal will be in line with the above-mentioned electrical supply requirements.

i. Visual Impact

Special consideration has been given to the placement of the proposed transmission tower in order to minimize the visual impact as far as possible however this is challenging at times. The proposed erection of a 15m water tower type transmission tower will offer the opportunity for operators to collocate resulting in the reduction of future transmission towers (refer to Figure 11). The mast compound is also smaller (+/-70m²) than the typical mast compounds (standard 100m²). Our client Blue Sky Towers (Pty) has selected to erect a water tower type transmission tower design in order to be sympathetic to the character of the area and blend with the activities found on the property (existing company practicing from the property). This type of development can accommodate multiple network operators at the same height. Antennae on this structure is proposed inside the dummy water tank. Due to recent droughts experienced in the Western Cape, water tanks and other water storage facilities became an everyday sight. Camouflaging a mast as a water tower will not seem out of place. Especially if it is significantly lower than the standard mast types (25m). The footprint required for a water tower type mast is also significantly smaller. Furthermore, the development may be painted in any colour as requested by council.

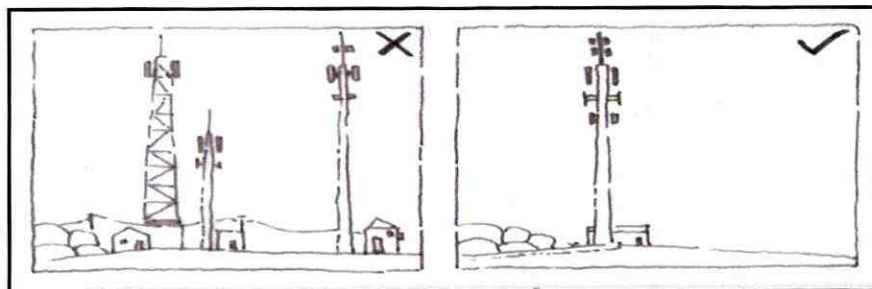


Fig.13- Sharing of Infrastructure

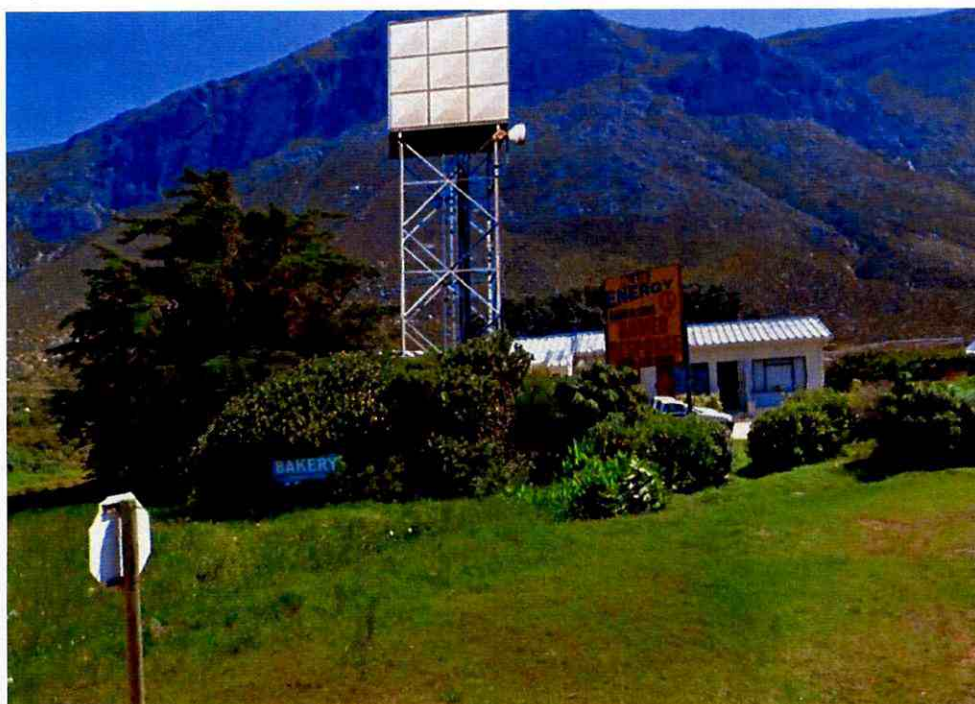


Fig. 14 – Artist impression of proposed development as observed from Porter Drive

The visual impact of the transmission tower will be further reduced by the existing vegetation found in surrounding the area. The position of the development behind an existing billboard will further lessen its visibility from a street-point-of-view. Council are welcome to suggest any other tower design should it be required, however the practicality and height thereof need to be considered – please refer to the client’s website for examples of other tower solutions <https://blueskytowers.com/> Should the relevant departments within the city council require an altered design the client would be willing and forthcoming to the proposal. The proposal will not impact on the current land use. As illustrated in Figure 9 and 10, this transmission tower

will create collocation options for two/ three of the four Mobile Network Operators e.g. Vodacom, MTN, Cell C and/ or Telkom Mobile.

j. Access & Traffic considerations

Erf 2666 Betty's Bay is easily accessible, and access will be obtained from Coral Road. This road has low traffic volume thus this development will not affect traffic negatively and will not cause any additional traffic volume to the area.

k. Alternative candidates



Fig. 13 – Alternative sites

Erf 2666 Betty's Bay: Preferred site. Zoned "Business Zone 3". A transmission tower is permitted as a consent use. Due to the current practiced activity on the property, the earmarked area is unused and holds limited development potential. The practiced land use (security company) does not generate significant visitors that requires parking bays – therefore, the development footprint will not cause for a shortage of on-site parking.

Erf 2658 Betty's Bay: Zoned "Business Zone 3". This zoning will allow for the development in question by means of a consent use. However, as the property is vacant, it was disregarded as a viable option. Proposing a mast on an undeveloped property may limit its future development.

Erven 2659 and 2667 Betty's Bay: Both these properties are zoned "Business Zone 3". However, insufficient unused space is available to accommodate the development in question. The rooftops of both buildings are too low to provide for a sensible installation.

Erf 5139 Betty's Bay: Zoned "Business Zone 4". Zoning permits a transmission tower by means of a consent use. However, available space is required for parking bays. The rooftop of the existing building is not high enough to accommodate a rooftop installation.

Erf 2687 Betty's Bay: Zoned "Community Zone 1". Zoning permits a transmission tower by means of a consent use. However, as the property is currently undeveloped, the potential for community-related uses will be more beneficial to the surrounding neighbourhood in question. Therefore, a decision was made to stay clear from this property in order to ensure maximum future developmental potential.

ALTERNATIVE DESIGNS: should council require mast amendments with regards to the water tower type transmission tower design with covered antennas, our client would be satisfied to provide alternatives. We wish to reiterate that we attempted to consider the context and attempted to provide the tower solution which will cause the least visual clutter – all antennae will be hidden by fibreglass cladding.

6. CONSISTENCY WITH SPLUMA AND LUPA PRINCIPLES

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) and (Chapter VI, LUPA, 2014) as referred to in section 59 of the *Western Cape Land Use Planning Act, 2014*:

HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?	
Spatial Justice	<p>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.</p> <p>The aim of this proposal is to provide excellent communication service to the inhabitants of an area.</p>

Spatial Sustainability	<p>Spatial sustainability is an explicit concept which describe the relations between environmental, economic and socio-cultural facets related to a societal environment.</p> <p>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 transmission towers and the possibility of co-location will limit the amount of base stations should there be sufficient signal in an area. This development will create a co-location opportunity for two/ three of the four Mobile Network Operators.</p>
Spatial Efficiency	<p>Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. Telecommunication Infrastructure 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.</p> <p>This development will make use of existing local resources and contribute to specialised skill development within the local municipality.</p>
Spatial Resilience	<p>Spatial resilience can be defined as the ability of a region to withstand possible arising shocks (e.g. economic crisis, social disruptions etc.). However, Telecommunication Infrastructure will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment.</p>
Good administratio	<p>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. The Overstrand Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the Municipal Planning By-Law.</p>

7. CONCLUSION

This application for consent use, permanent departure (height restriction relaxation) and removal of restrictive condition application aims to obtain council's permission to install a proposed 15m water tower type transmission tower on Erf 2666 Betty's Bay. We would like to emphasise the positive contribution this transmission tower will have on the immediate area, as well as the surrounding community and passing commuters:

- Telecommunication services are currently deemed as essential services during the Nation-wide lockdown in response to the COVID-19 pandemic. These services allow more people to work-from-home, educate their children and stay connected with loved ones.
- This proposed development comprises a 15m water tower type transmission tower (southern portion of property), triband antennae (12 antennae hidden inside a dummy water tower), Transmission Dishes, 4 x concrete plinths and 4 x equipment containers within a 70m² compound, surrounded by a 2.1m palisade fence and underground optic fibre route.
- Access to the compound will be obtained through the existing point-of-entry of the property;
- The base station will be surrounded by a 2.1m palisade fence and antennae will be securely positioned at the top of the mast (covered by fibreglass cladding).
- This installation will not constitute a listed activity according to NEMA listing Notice 3 of 2017.
- This application is also supported by a Health Statement made by the Department of Health on 19 January 2018 which reads as follow: "*The Department is therefore satisfied that the health of the general public is not being compromised by their exposure to the microwave emissions of cellular base stations.*"
- This proposed installation complies with the Spatial Planning and Land Use Management Act (SPLUMA), 2013 and Western Cape Land Use Planning Act (LUPA), 2014.
- Eradication of poor network coverage three of the four major Mobile Network Operators (MTN, Vodacom, Cell C and/ or Telkom Mobile). Due to the height of the proposed mast, various Mobile Network Operators may co-locate and share infrastructure. Figures 6 – 12 strive to illustrate the need and desirability for enhanced voice- and data coverage in the subject area.

- Alternative sites (rooftop options) were considered, however this site posed as the best option in terms of mobile coverage.
- Enhanced voice and data coverage will assist to combat crime and life-threatening emergencies. This installation will promote accessibility to emergency services (e.g. Ambulances, Police- and Fire departments etc.). Mobile communication has become an important safety and security element in modern society. In an emergency, such as housebreaking, medical alert or fire, a member of a household can quickly and easily contact the emergency services for help.
- Social integration will be promoted by this installation. Most households in the surrounding area depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.). With such a high demand for their products, it follows that service providers are responsible for supplying a high level of network coverage.

Finally, we would like to emphasize that communications companies deliver an important service to the wider public, and in terms of their license with ICASA they have to meet certain standards in order to retain their licenses. One of these standards is to supply adequate network coverage to their demanding customers. The proposal also allows for all other service providers to share this installation and refrain from constructing another base station in this area.

The application has been proven to be desirable and it is hereby kindly requested that the Overstrand Local Municipality provide their full support with regards to this application.

APPROVAL BUILDING DEVELOPMENT SERVICES

- NOTES**
1. Floor Factor = 1.5
 2. Maximum permissible area = 1283m²
Existing floor space = ±155m²
Development footprint = ±70m²
Total footprint = ±225m²
 3. Maximum Permissible Coverage = 75%
Existing coverage = 18%
Total coverage including new development = 25%

LEGEND

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

APPROVED PROPOSAL

PROPERTY OWNER SIGNATURE: _____ DATE: _____

REFERENCE DRAWINGS

2958-D-001	LOCALITY PLAN MACRO
2958-D-002	LOCALITY PLAN MICRO
2958-D-004	LAND USE PLAN
2958-D-005	TOP VIEW
2958-D-006	ELEVATIONS
2958-D-007	SITE DEVELOPMENT PLAN
2958-D-008	PUBLIC SAFETY LAYOUT
2958-D-009	PUBLIC SAFETY ELEVATIONS
2958-D-010	LAYOUT PLAN
2958-D-011	TITLE DEED RESTRICTIONS

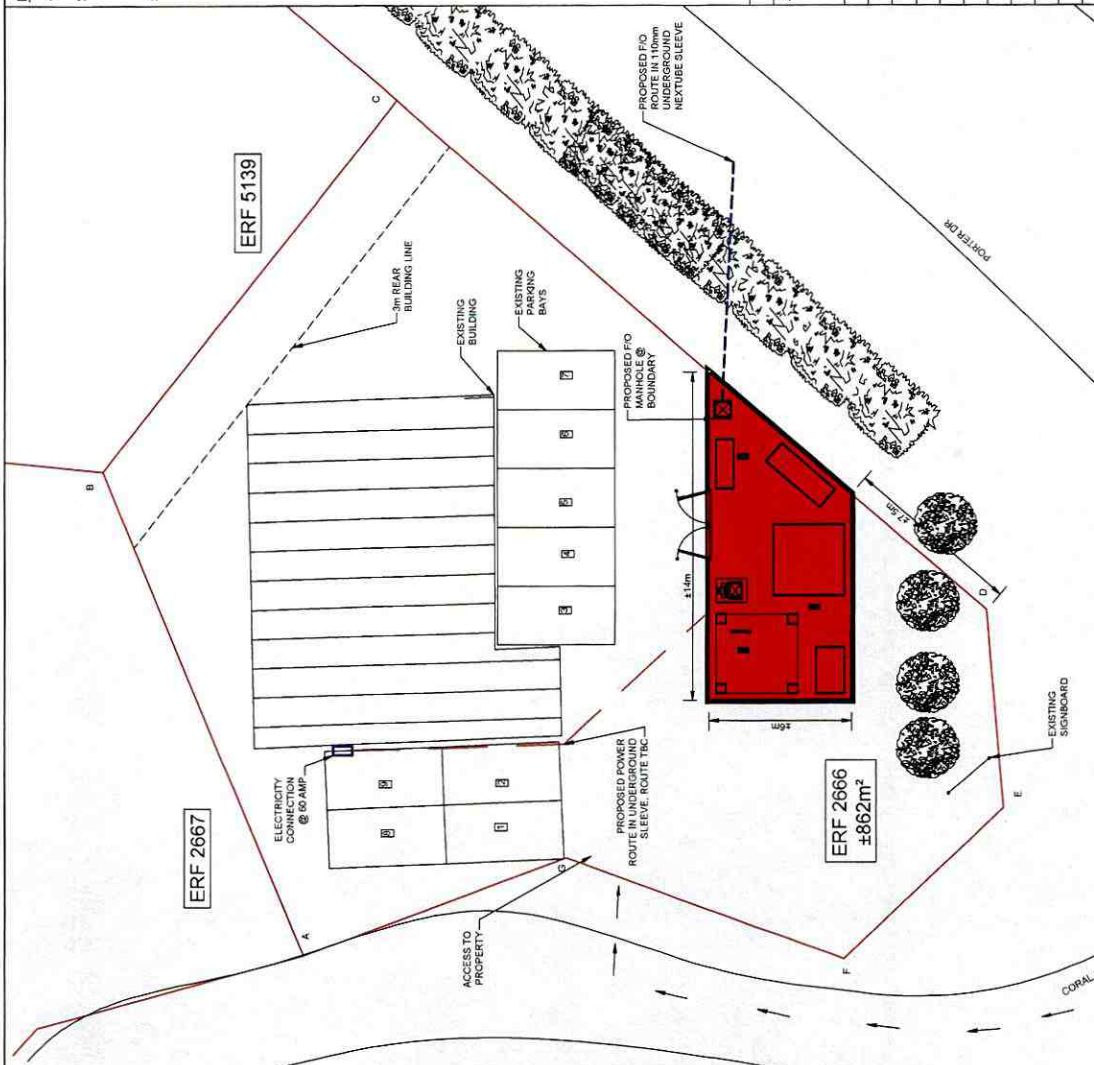
SITE NAME

BETTY'S BAY SECURITY

SITE PLAN

DRAWING No: 2958-D-003

REV E



CLIENT:



BETTY'S BAY SECURITY

SITE ADDRESS: PORTER DR, BETTY'S BAY, WESTERN CAPE

LATITUDE: -34.357425°

LONGITUDE: 18.888776°



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

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

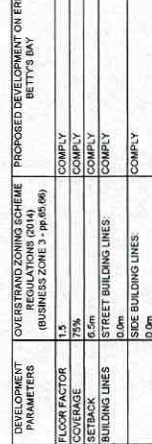
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CHECKD: AJM	DATE: 21/07/20
APPR: AJM	DATE: 21/07/20
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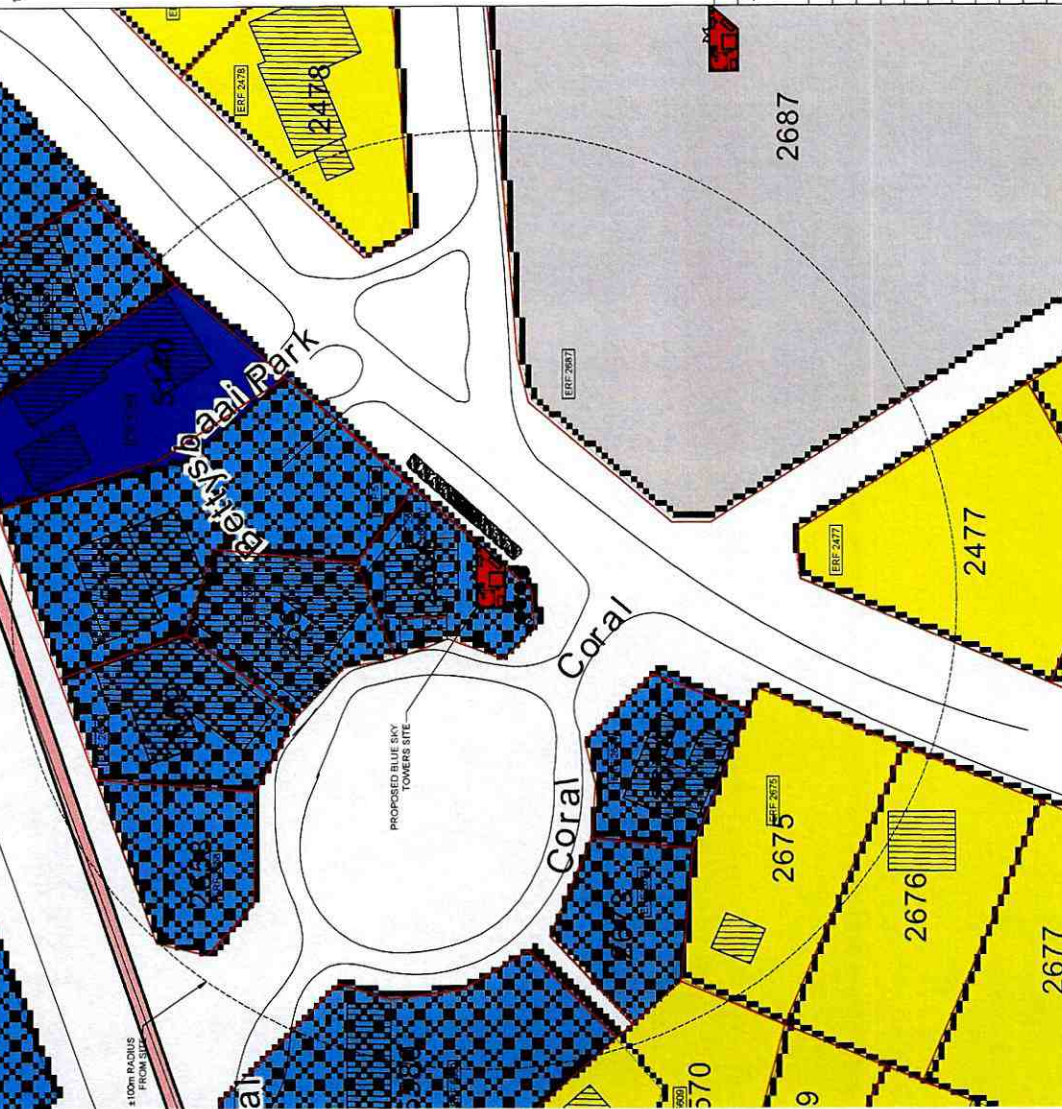
APPROVAL BUILDING DEVELOPMENT SERVICES

REGULATORY PARAMETERS	COVERED BY THIS SCHEME (REGULATIONS (OIA) (BUSINESS ZONE 3 - pp 05 (6))	PROPOSED DEVELOPMENT ON ERF 2666, BETTY'S BAY
FLOOR FACTOR	1.5	COMPLY
COVERAGE	75%	COMPLY
SETBACK BUILDING LINES	0.5m	COMPLY
STREET BUILDING LINES	0.0m	COMPLY
SIDE BUILDING LINES	0.0m	COMPLY
REAR BUILDING LINE	3.0m	COMPLY
PARKING	16 BAYS PER 100m ² GIA	COMPLY. NO PARKING SPACES WILL BE AFFECTED BY THIS DEVELOPMENT
HEIGHT	8.5m	DEPART. RELAX FROM 8.5m TO 15m TO ALLOW FOR A TRANSMISSION TOWER

SIDES (METRES)

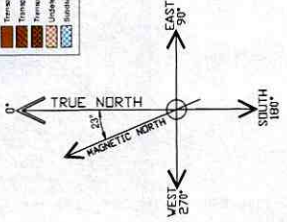
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GA	111.96





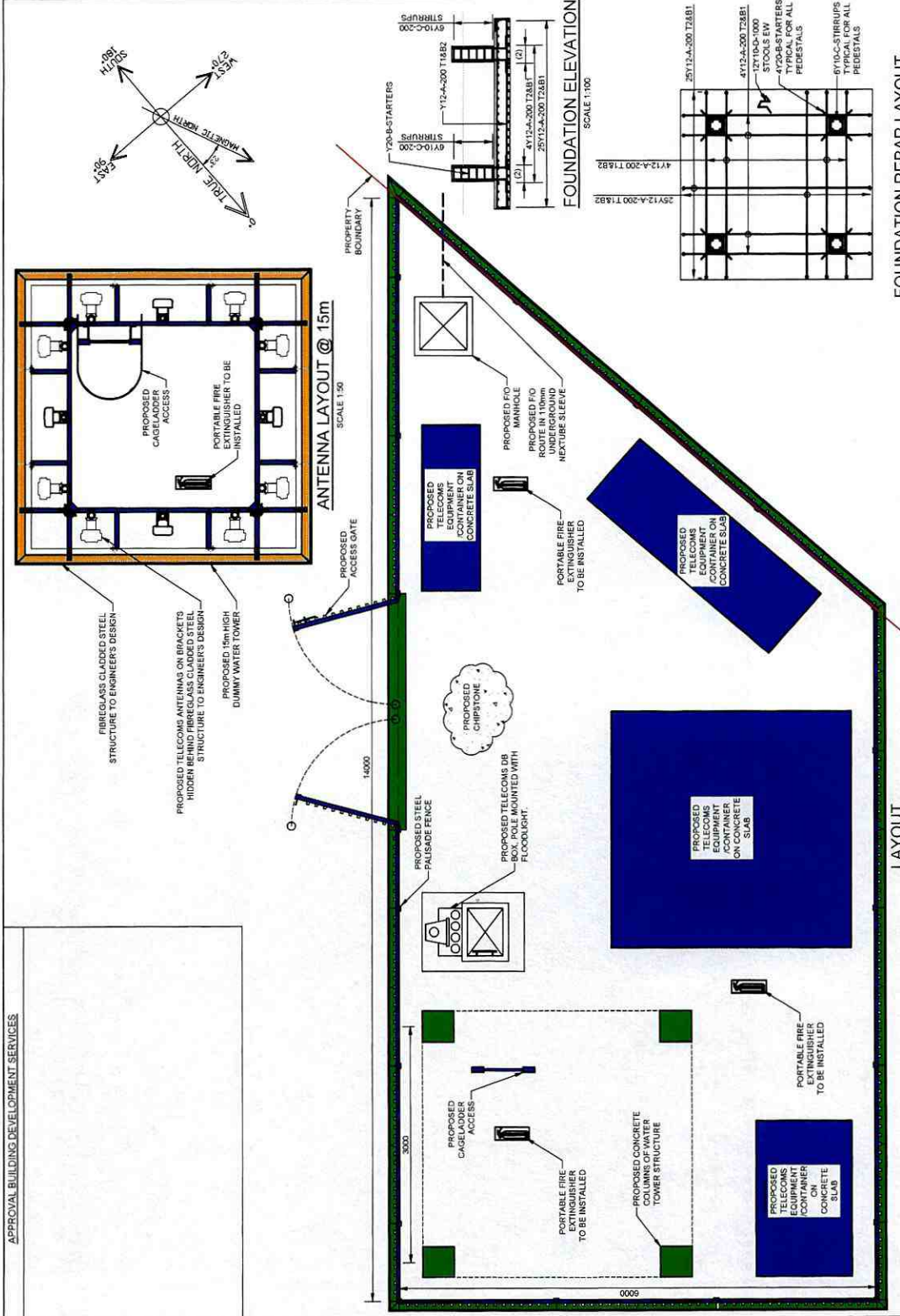
Legend

- Agricultural Zone 1: Agriculture
- Rural Zone 1: Agricultural Small Holdings
- Rural Zone 2: Conservation Usage
- Rural Zone 3: Agriculture
- Autonomy Zone: Autonomy Usage
- Utility Zone: Utility Services
- Business Zone 1: General Business (B1) Zone 1
- Business Zone 2: General Business (B1) Zone 2
- Business Zone 3: Office
- Business Zone 4: Service Station
- Residential Zone 1: Single Residential
- Residential Zone 2: Town Housing
- General Residential Zone 3: Farm Risk Zone 1
- General Residential Zone 3: Farm Risk Zone 2
- Low Density Residential Zone
- Resort Zone: Holiday Resorts
- Community Zone 1: Community Facilities
- Industrial Zone 1: General Industry
- Industrial Zone 2: Heavy and High Industry
- Special Zone 1: Historic Reserve
- Special Zone 2: Public Open Space
- Special Zone 3: Private Open Space
- Special Zone 4: Unincorporated Zone
- Transport Zone 1: Transport Usage
- Transport Zone 2: Road and Parking
- Transport Zone 3: Harbour Zone
- Unincorporated Zone
- Recreational Area



REV	BY	DATE	DESCRIPTION	REVISIONS
E	ACS	21/07/20	15m WATERTOWER USED SITE MOVED & LAYOUT REVISED	
D	ACS	24/01/20	2.1m HIGH FENCE USED	
C	ACS	14/01/20	REVISED PER MUNICIPALITY	
APPD				
CAD FILE No	2958-D-004-E		SCALE	1:1000
SHT SIZE	A3			
MERLIN PROJECT No	2958			
APPR	AJM	DATE	21/07/20	
CHECKD	AJM	DATE	21/07/20	
DRAWN	ACS	DATE	21/07/20	
<p>Merlin PROJECT SERVICES (PTY) LTD ENGINEERS, PROJECT MANAGERS & CONTRACTORS: P.O. BOX 698 HOWARD PLACE – 7450 TEL: (021)905 7165</p>				
<p>CLIENT: BLUE SKY TOWERS SITE ADDRESS: PORTER DR, BETTYS BAY, WESTERN CAPE LATITUDE: -34.357425° LONGITUDE: 18.898776°</p>				
<p>SITE NAME: BETTYS BAY SECURITY LAND USE PLAN</p>				
<p>APPROVED PROPOSAL PROPERTY OWNER SIGNATURE: _____ DATE: _____</p>				
<p>REFERENCE DRAWINGS 2958-D-001 LOCALITY PLAN MACRO 2958-D-002 LOCALITY PLAN MICRO 2958-D-003 SITE PLAN 2958-D-005 TOP VIEW 2958-D-006 ELEVATIONS 2958-D-007 SITE DEVELOPMENT PLAN 2958-D-008 PUBLIC SAFETY LAYOUT 2958-D-009 PUBLIC SAFETY ELEVATIONS 2958-D-010 LAYOUT PLAN 2958-D-011 TITLE DEED RESTRICTIONS</p>				
DRAWING No		2958-D-004		
REV		E		

APPROVAL BUILDING DEVELOPMENT SERVICES



- NOTES**
1. Site compound dimensions as shown with 2.1m high fence with swing gate access.
 2. 15m Dummy Water Tower to Engineer's design. Mast galvanised mild steel unpainted.
 3. Site power brought into wall mounted site DB board. Power route TBC.
 4. Site internally surfaced with chipstone. Concrete pinths to suit user equipment.
 5. Signs & indications to be compliant with COCT Telecommunications Health & Safety Policy & Schedule.
 6. Fire Protection:
 - 6.1 Site to comply with T4.37, 4.29 & SANS 1196.5.
 - 6.2 Installation of 3 x 9kg DCP portable fire extinguishers.
 - 6.3 Fire extinguishers to be installed.

LEGEND

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

APPROVED PROPOSAL	DATE
PROPERTY OWNER SIGNATURE	

REFERENCE DRAWINGS
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2958-D-002 LOCALITY PLAN MICRO
2958-D-003 SITE PLAN
2958-D-004 LAND USE PLAN
2958-D-006 ELEVATIONS
2958-D-007 SITE DEVELOPMENT PLAN
2958-D-008 PUBLIC SAFETY LAYOUT
2958-D-009 PUBLIC SAFETY ELEVATIONS
2958-D-010 LAYOUT PLAN
2958-D-011 TITLE DEED RESTRICTIONS

SITE NAME:	BETTY'S BAY SECURITY
CLIENT:	BLUE SKY TOWERS
SITE ADDRESS:	PORTER DR, BETTY'S BAY, WESTERN CAPE
LAITUDE:	-34.357425°
LONGITUDE:	18.898775°

TOP VIEW	DRAWING No: 2958-D-005
REV	E

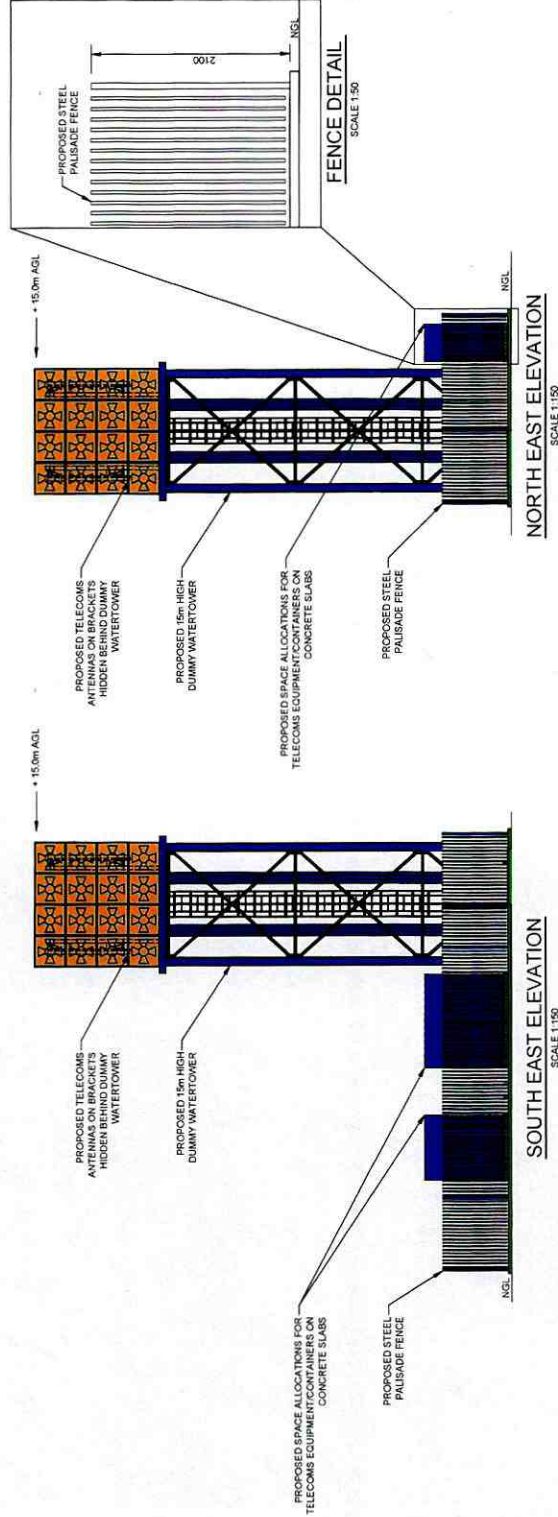
REV	BY	DATE	DESCRIPTION	APPRD	SCALE	AS SHOWN
E	ACS	21/07/20	15m WATERTOWER USED, SITE MOVED & LAYOUT REVISED			
D	ACS	24/01/20	2.1m HIGH FENCE USED	AJM		
C	ACS	14/01/20	REVISED PER MUNICIPALITY	AJM	MERLIN PROJECT No: 2958	

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

ANTENNA LAYOUT @ 15m	SCALE 1:50
FOUNDATION ELEVATION	SCALE 1:100
FOUNDATION REBAR LAYOUT	SCALE 1:100
LAYOUT	SCALE 1:50



RTS



LEGEND

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

APPROVED PROPOSAL
PROPERTY OWNER SIGNATURE

DATE

REFERENCE DRAWINGS

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2958-D-002	LOCALITY PLAN MICRO
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2958-D-008	PUBLIC SAFETY LAYOUT
2958-D-009	PUBLIC SAFETY ELEVATIONS
2958-D-010	LAYOUT PLAN
2958-D-011	TITLE DEED RESTRICTIONS

SITE NAME

BETTY'S BAY SECURITY

ELEVATIONS

DRAWING No:	2958-D-006
REV	E

CLIENT:



SITE ADDRESS: PORTER DR.
BETTY'S BAY,
WESTERN CAPE
LATITUDE: -34.357425°
LONGITUDE: 18.898776°

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

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

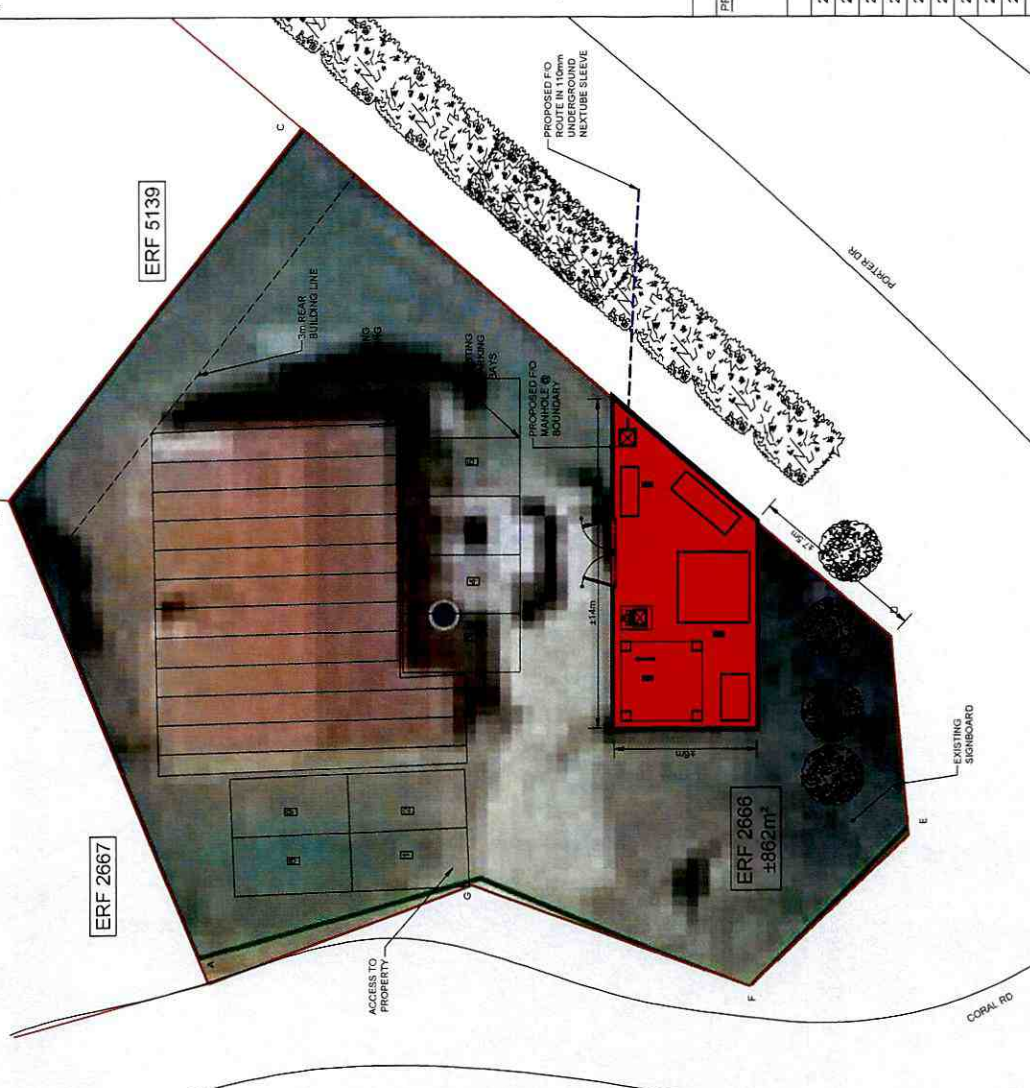
DRAWN: ACS	DATE: 21/07/20
CHEKD: AJM	DATE: 21/07/20
APPR: AJM	DATE: 21/07/20
MERLIN PROJECT No:	2958
CAD FILE No:	2958-D-006-E
SHT SIZE: A3	SCALE: 1:150

21/07/20	ACS	15m WATER TOWER USED, SITE MOVED & LAYOUT REVISED
24/01/20	ACS	2.1m HIGH FENCE USED
14/01/20	ACS	REVISED PER MUNICIPALITY

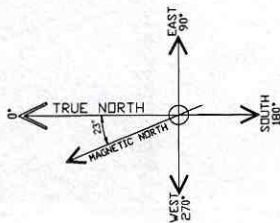
REV	BY	DATE	DESCRIPTION

REVISIONS

1.



SIDES	METRES
AB	422.32
BC	420.46
CD	433.06
DE	48.52
EF	46.27
FG	412.17
GA	411.96



LEGEND

.....	EARTH
—	POWER
—	RF TRANSMISSION
—	MICROWAVE TRANSMISSION
—	FIBRE OPTIC

APPROVED PROPOSAL
PROPERTY OWNER SIGNATURE

DATE

REFERENCE DRAWINGS

2958-D-001	LOCALITY PLAN MACRO
2958-D-002	LOCALITY PLAN MICRO
2958-D-003	SITE PLAN
2958-D-004	LAND USE PLAN
2958-D-005	TOP VIEW
2958-D-006	ELEVATIONS
2958-D-008	PUBLIC SAFETY LAYOUT
2958-D-009	PUBLIC SAFETY ELEVATIONS
2958-D-010	LAYOUT PLAN
2958-D-011	TITLE DEED RESTRICTIONS

SITE NAME

BETTY'S BAY SECURITY

CLIENT



CLIENT: BLUE SKY TOWERS
SITE ADDRESS: PORTER DR, BETTY'S BAY, WESTERN CAPE

LATITUDE: -34.357425°
LONGITUDE: 18.898776°

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TEL: (021)905 7165

DRAWN: ACS

DATE: 21/07/20

CHEKD: AJM

DATE: 21/07/20

APPR: AJM

DATE: 21/07/20

MERLIN PROJECT No: 2958

CAD FILE No: 2958-D-007-E

SHT SIZE: A3

SCALE: 1:200

REVISIONS

REV	BY	DATE	DESCRIPTION
E	ACS	21/07/20	15m WATERTOWER USED, SITE MOVED & LAYOUT REVISED
D	ACS	24/01/20	2.1m HIGH FENCE USED
C	ACS	14/07/20	REVISED PER MUNICIPALITY

SITE DEVELOPMENT PLAN

DRAWING No: 2958-D-007

REV

E

APPROVAL BUILDING DEVELOPMENT SERVICES

ERF 2658

ERF 2667

ERF 5139

ERF 2669
4862m²

ERF 2674

ERF 2675

ERF 2673

ERF 2687

PORTER DR

CORAL RD

TI 0810.3 PUBLIC SAFETY ZONE

TI 0810.3 PUBLIC SAFETY ZONE

TI 0810.3 PUBLIC SAFETY ZONE

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NOTES

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LEGEND

..... EARTH

----- POWER

----- RF TRANSMISSION

----- MICROWAVE TRANSMISSION

----- FIBRE OPTIC

APPROVED PROPOSAL

PROPERTY OWNER SIGNATURE

DATE

REFERENCE DRAWINGS

2958-D-001 LOCALITY PLAN MACRO

2958-D-002 LOCALITY PLAN MICRO

2958-D-003 SITE PLAN

2958-D-004 LAND USE PLAN

2958-D-005 TOP VIEW

2958-D-006 ELEVATIONS

2958-D-007 SITE DEVELOPMENT PLAN

2958-D-009 PUBLIC SAFETY ELEVATIONS

2958-D-010 LAYOUT PLAN

2958-D-011 TITLE DEED RESTRICTIONS

SITE NAME

BETTY'S BAY SECURITY

CLIENT

BLUE SKY TOWERS

PROJECT SERVICES (PTY) LTD

ENGINEERS, PROJECT MANAGERS & CONTRACTORS:

P.O. BOX 698

HOWARD PLACE - 7450

TEL: (021)905 7165

SITE ADDRESS: PORTER DR, BETTY'S BAY, WESTERN CAPE

LATITUDE: -34.357425°

LONGITUDE: 18.898776°

DRAWN: ACS

DATE: 21/07/20

CHECKD: A.J.M

DATE: 21/07/20

APPR: A.J.M

DATE: 21/07/20

MERLIN PROJECT No: 2958

CAD FILE No: 2958-D-008-E

SHT SIZE: A3

SCALE: 1:500

REVISIONS

REV

BY

DATE

DESCRIPTION

APPRD

DATE

15m WATERTOWER USED, SITE MOVED & LAYOUT REVISED

21/07/20

A.J.M

2.1m HIGH FENCE USED

24/01/20

A.J.M

REVISED PER MUNICIPALITY

14/01/20

A.J.M

REVISIONS

DATE

DESCRIPTION

APPRD

DATE

15m WATERTOWER USED, SITE MOVED & LAYOUT REVISED

21/07/20

A.J.M

2.1m HIGH FENCE USED

24/01/20

A.J.M

REVISED PER MUNICIPALITY

14/01/20

A.J.M

REVISIONS

DATE

DESCRIPTION

APPRD

DATE

15m WATERTOWER USED, SITE MOVED & LAYOUT REVISED

21/07/20

A.J.M

2.1m HIGH FENCE USED

24/01/20

A.J.M

REVISED PER MUNICIPALITY

14/01/20

A.J.M

REVISIONS

DATE

TRUE NORTH

MAGNETIC NORTH

WEST 270°

EAST 90°

SOUTH 180°

North Arrow

Scale

1:500

Site Name

Betty's Bay Security

Client

Blue Sky Towers

Project Services (Pty) Ltd

Engineers, Project Managers & Contractors

P.O. Box 698

Howard Place - 7450

TEL: (021)905 7165

Site Address: Porter Dr, Betty's Bay, Western Cape

Latitude: -34.357425°

Longitude: 18.898776°

Drawn: ACS

Date: 21/07/20

Checked: A.J.M

Date: 21/07/20

Appr: A.J.M

Date: 21/07/20

Merlin Project No: 2958

Cad File No: 2958-D-008-E

Sheet Size: A3

Scale: 1:500

Revisions

Rev

By

Date

Description

Apprd

Date

15m WATERTOWER USED, SITE MOVED & LAYOUT REVISED

21/07/20

A.J.M

2.1m HIGH FENCE USED

24/01/20

A.J.M

REVISED PER MUNICIPALITY

14/01/20

ERF 2658

ERF 2667

ERF 5139

ERF 2669
4862m²

ERF 2674

ERF 2675

ERF 2673

ERF 2687

PORTER DR

CORAL RD

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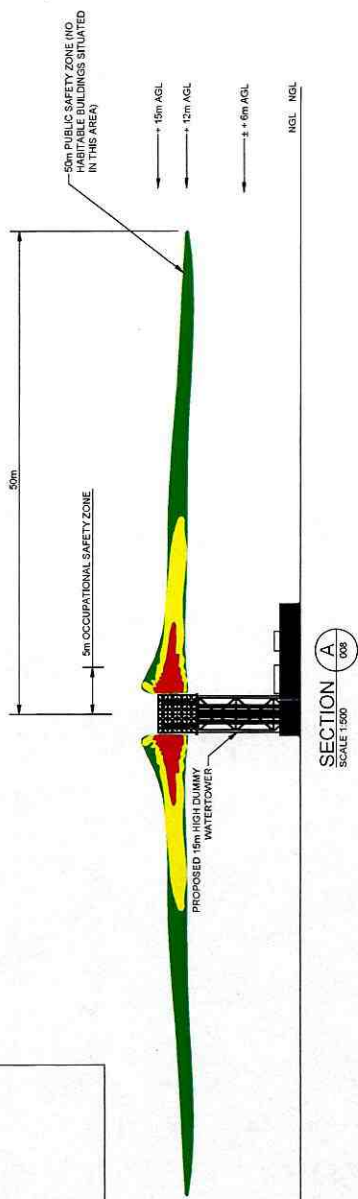
TI 0810.3 PUBLIC SAFETY ZONE

TI 0810.3 PUBLIC SAFETY ZONE

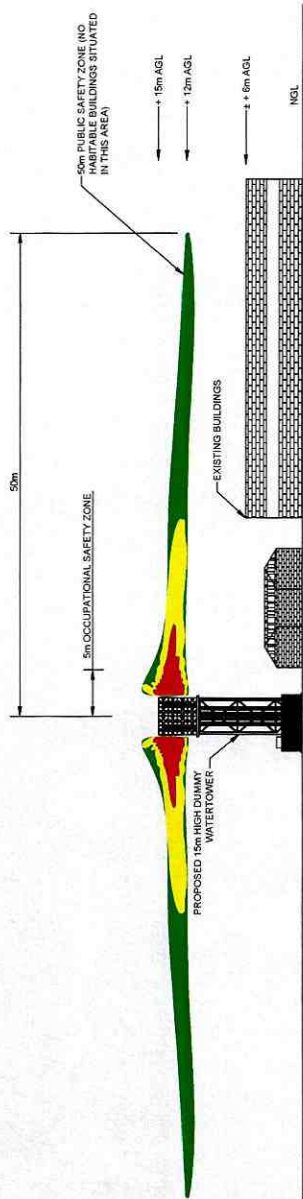
TI 0810.3 PUBLIC SAFETY ZONE

APPROVAL BUILDING DEVELOPMENT SERVICES

NOTES



SECTION A
SCALE 1:500



SECTION B
SCALE 1:500

APPROVED PROPOSAL
PROPERTY OWNER SIGNATURE
DATE
REFERENCE DRAWINGS
2958-D-001 LOCALITY PLAN MACRO
2958-D-002 LOCALITY PLAN MICRO
2958-D-003 SITE PLAN
2958-D-004 LAND USE PLAN
2958-D-005 TOP VIEW
2958-D-006 ELEVATIONS
2958-D-007 SITE DEVELOPMENT PLAN
2958-D-008 PUBLIC SAFETY LAYOUT
2958-D-010 LAYOUT PLAN
2958-D-011 TITLE DEED RESTRICTIONS

SITE NAME	BETTY'S BAY SECURITY
PUBLIC SAFETY ELEVATIONS	REV E
DRAWING No.	2958-D-009

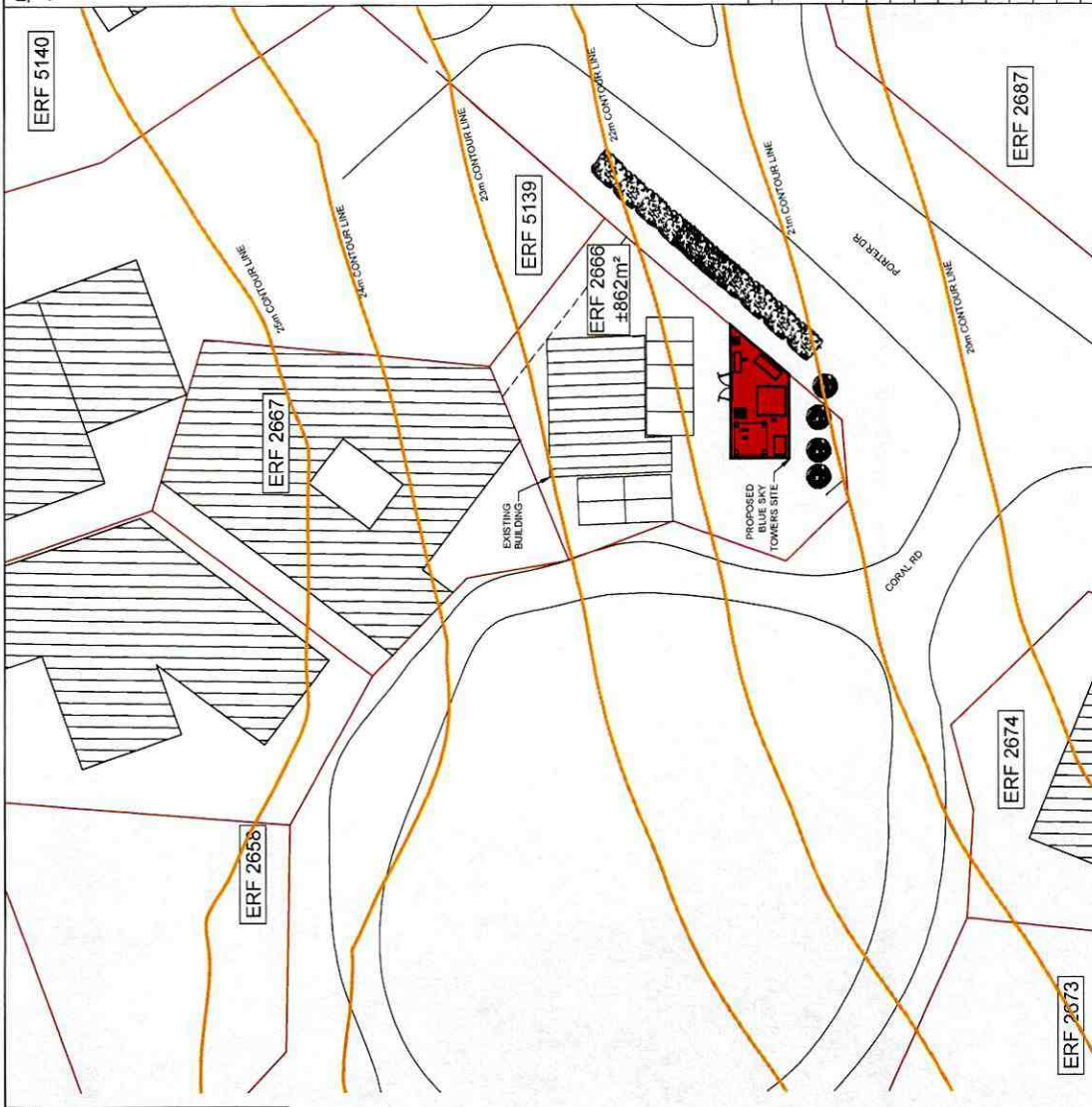
CLIENT:	BLUE SKY TOWERS
SITE ADDRESS:	PORTER DR. BETTY'S BAY, WESTERN CAPE
LATITUDE:	-34.357425°
LONGITUDE:	18.898776°

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

REV	BY	DATE	DESCRIPTION	APPRD	CAD FILE No.	SHT SIZE:	SCALE
E	ACS	21/07/20	15m WATERTOWER USED, SITE MOVED & LAYOUT REVISED	AJM	2958-D-009-E	A3	1:500
D	ACS	24/01/20	2.1m HIGH FENCE USED	AJM			
C	ACS	14/01/20	REVISED PER MUNICIPALITY	AJM			

DRAWN:	ACS	DATE:	21/07/20
CHECKD:	AJM	DATE:	21/07/20
APPR:	AJM	DATE:	21/07/20
MERLIN PROJECT No:	2958		

APPROVAL BUILDING DEVELOPMENT SERVICES



NOTES
1.

LEGEND

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

APPROVED PROPOSAL
PROPERTY OWNER SIGNATURE

DATE

REFERENCE DRAWINGS

2958-D-001	LOCALITY PLAN MACRO
2958-D-002	LOCALITY PLAN MICRO
2958-D-003	SITE PLAN
2958-D-004	LAND USE PLAN
2958-D-005	TOP VIEW
2958-D-006	ELEVATIONS
2958-D-007	SITE DEVELOPMENT PLAN
2958-D-008	PUBLIC SAFETY LAYOUT
2958-D-009	PUBLIC SAFETY ELEVATIONS
2958-D-011	TITLE DEED RESTRICTIONS

SITE NAME
BETTY'S BAY SECURITY

LAYOUT PLAN

DRAWING No.	2958-D-010
REV	E

CLIENT:
BLUE SKY TOWERS PTB

SITE ADDRESS: PORTER DR,
BETTY'S BAY,
WESTERN CAPE

LATITUDE: -34.357425°
LONGITUDE: 18.898775°

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

DRAWN:	ACS	DATE:	21/07/20
CHEK'D:	AJM	DATE:	21/07/20
APPR:	AJM	DATE:	21/07/20
MERLIN PROJECT No.:	2958		
CAD FILE No.:	2958-D-010-E		
SHT SIZE:	A3	SCALE:	1:500

DATE:	21/07/20
DATE:	21/07/20
DATE:	21/07/20
MERLIN PROJECT No.:	2958
CAD FILE No.:	2958-D-010-E
SHT SIZE:	A3
SCALE:	1:500

15m WATERTOWER USED, SITE MOVED & LAYOUT REVISED	DATE	DESCRIPTION	
2.1m HIGH FENCE USED	24/01/20		
REVISED PER MUNICIPALITY	14/01/20		
BY	DATE	DESCRIPTION	
REV	BY	DATE	DESCRIPTION



ACS	21/07/20	15m WATERTOWER USED, SITE MOVED & LAYOUT REVISED	
ACS	24/01/20	2.1m HIGH FENCE USED	
ACS	14/01/20	REVISED PER MUNICIPALITY	
BY	DATE	DESCRIPTION	
REV	BY	DATE	DESCRIPTION

DATE:	21/07/20
DATE:	21/07/20
DATE:	21/07/20
MERLIN PROJECT No.:	2958
CAD FILE No.:	2958-D-010-E
SHT SIZE:	A3
SCALE:	1:500

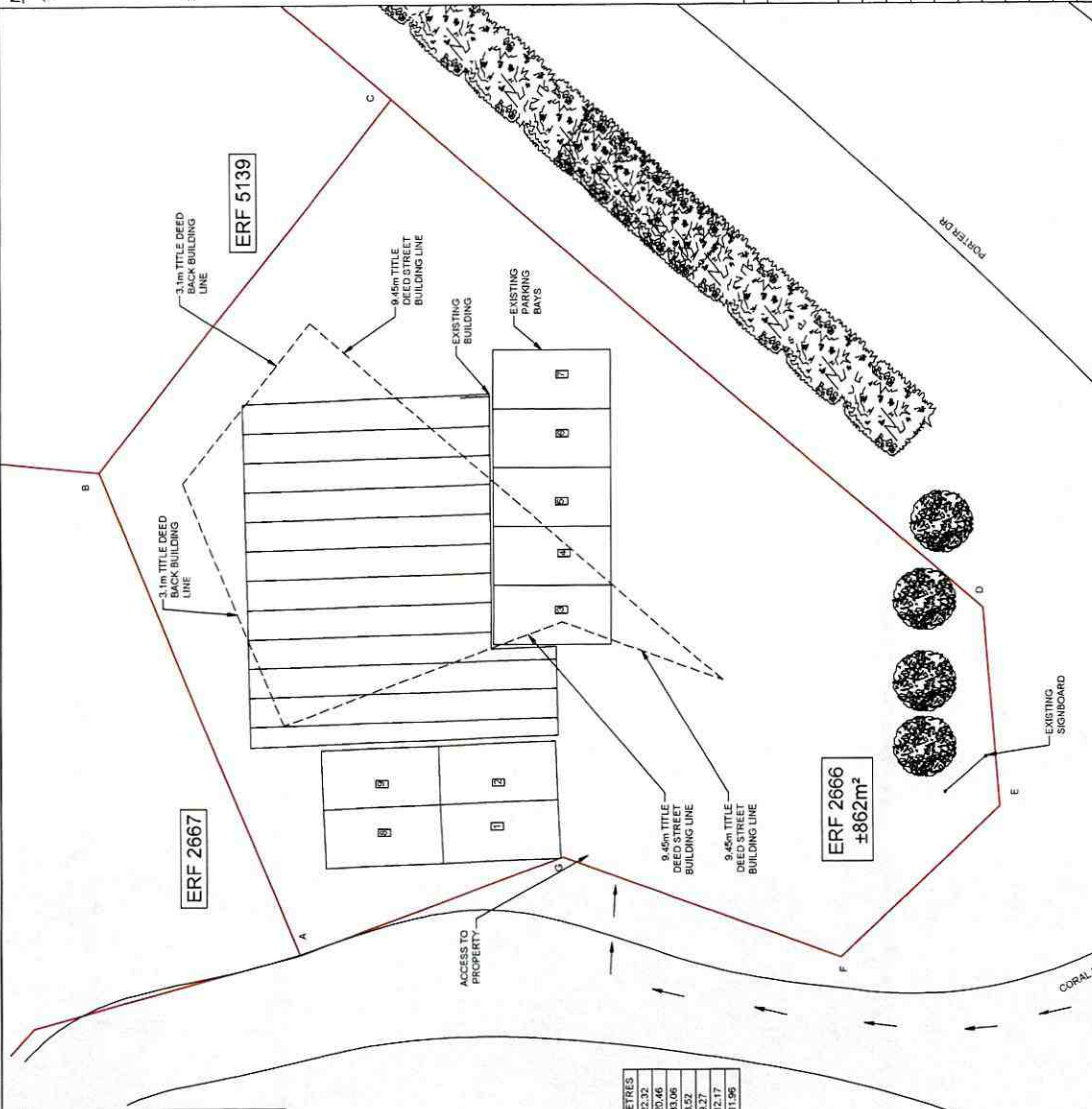
15m WATERTOWER USED, SITE MOVED & LAYOUT REVISED	DATE	DESCRIPTION	
2.1m HIGH FENCE USED	24/01/20		
REVISED PER MUNICIPALITY	14/01/20		
BY	DATE	DESCRIPTION	
REV	BY	DATE	DESCRIPTION

DATE:	21/07/20
DATE:	21/07/20
DATE:	21/07/20
MERLIN PROJECT No.:	2958
CAD FILE No.:	2958-D-010-E
SHT SIZE:	A3
SCALE:	1:500

15m WATERTOWER USED, SITE MOVED & LAYOUT REVISED	DATE	DESCRIPTION	
2.1m HIGH FENCE USED	24/01/20		
REVISED PER MUNICIPALITY	14/01/20		
BY	DATE	DESCRIPTION	
REV	BY	DATE	DESCRIPTION

DATE:	21/07/20
DATE:	21/07/20
DATE:	21/07/20
MERLIN PROJECT No.:	2958
CAD FILE No.:	2958-D-010-E
SHT SIZE:	A3
SCALE:	1:500

APPROVAL BUILDINGS DEVELOPMENT SERVICES



NOTES

1. T56156/2011 and plot deed (T12265/1954). Condition D, A (C) that no building or structure of any height shall be erected nearer than 3.15 metres to the back and side boundaries of the erf excluding the portions of the side boundaries of a distance of 9.45 metres from the building line to the street front. - Condition to be removed to allow for existing and proposed transmission tower".
3. Total coverage including new development = 26%. Development complies with Part 3B (80% coverage for ERF 2011) + Condition (E) (80% more than 80% of the area of this erf be built upon").

LEGEND

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

APPROVED PROPOSAL

PROPERTY OWNER SIGNATURE

DATE

REFERENCE DRAWINGS

- 2958-D-001 LOCALITY PLAN MACRO
- 2958-D-002 LOCALITY PLAN MICRO
- 2958-D-003 SITE PLAN
- 2958-D-004 LAND USE PLAN
- 2958-D-005 TOP VIEW
- 2958-D-006 ELEVATIONS
- 2958-D-007 SITE DEVELOPMENT PLAN
- 2958-D-008 PUBLIC SAFETY LAYOUT
- 2958-D-009 PUBLIC SAFETY ELEVATIONS
- 2958-D-010 LAYOUT PLAN

SITE NAME: **BETTY'S BAY SECURITY**

TITLE DEED RESTRICTIONS

DRAWING No	2958-D-011
REV	E

CLIENT: BLUE SKY TOWERS

SITE ADDRESS: PORTER DR, BETTY'S BAY, WESTERN CAPE

LATITUDE: -34.357428°

LONGITUDE: 18.898778°

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DRAWN	ACS	DATE	21/07/20
CHECKD	AJM	DATE	21/07/20
APPR	AJM	DATE	21/07/20
MERLIN PROJECT No	2958		
CAD FILE No	2958-D-011-E		
SHT SIZE:	A3	SCALE:	1:200

REV	BY	DATE	DESCRIPTION	REVISIONS
E	ACS	21/07/20	15m WATERTOWER USED, SITE MOVED & LAYOUT REVISED	
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C	ACS	14/01/20	REVISED PER MUNICIPALITY	
	APPRD			