



OVERSTRAND MUNISIPALITEIT
ERF 428, CENTRALWEG 13, PRINGLEBAAI:
AANSOEK OM OPHEFFING VAN BEPERKENDE
TITELAKTEVOORWAARDES,
VERGUNNINGSGEBRUIK EN AFWYKING:
HIGHWAVE CONSULTANTS NAMENS ATC (PTY)
LTD

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 428, Pringlebaai naamlik:

1. Aansoek ingevolge Artikel 16(2)(f) van die Verordening vir die opheffing van beperkende titelaktevoorwaardes A.1.(a) en D.(b) soos vervat in titelakte T20557/2015 ten einde 'n 25m hoë transmissietoring op die eiendom op te rig.
2. Aansoek om vergunningsgebruik ingevolge Artikel 16(2)(o) van die Verordening ten einde 'n 25m hoë transmissietoring op bogenoemde eiendom op te rig.
3. Aansoek om afwyking ingevolge Artikel 16(2)(b) van die Verordening ten einde die toepaslike 6m hoogtebeperking te oorskry om 'n 25m hoë voorgestelde transmissietoring te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende wekedae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, 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 23 Julie 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. 93/2021

OVERSTRAND MUNICIPALITY
ERF 428, 13 CENTRAL ROAD, PRINGLE BAY:
APPLICATION FOR REMOVAL OF
RESTRICTIVE TITLE DEED CONDITIONS,
CONSENT USE AND DEPARTURE: HIGHWAVE
CONSULTANTS ON BEHALF OF ATC (PTY) LTD

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 428, Pringle Bay namely:

1. Application in terms of Section 16(2)(f) of the By-Law for the removal of restrictive title deed conditions A.1.(a) and D.(b) as contained in Title Deed T20557/2015 in order to erect a 25m transmission tower.
2. Application in terms of Section 16(2)(o) for a consent use in order to erect a 25m transmission tower on the above property.
3. Application in terms of Section 16(2)(b) for a departure to exceed the applicable 6m height restriction to accommodate a proposed 25m 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 23 July 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. 93/2021

UMASIPALA WASE-OVERSTRAND,
ISIZA 428, 13 CENTRAL ROAD, E-PRINGLE 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 428, e-Pringle Bay koku kulandelayo:

1. Isicelo ngokwemiba yeSoloty le-16(2)(f) loMthetho wokulungiswa kwemiqathango yesithintelo yeTayitile C., nokususwa kwemiqathango yesithintelo seTayitile ye-A.1.(a), ye- D.(b) njengoko iqulathwe kwiTayitile yobunini T20557/2015 ukulungiselela ukwakha ipali yokuncedisana nonxibelelwano eyi 25m.
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-6m ukulungiselela ulwakhiwo lweepali yonxibelelwano olucetywayo olumphakamo ungama-25m.

linkcukacha 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-23 kuJulayi 2021, unike igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingathunyelwa kuMwangcisi 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 ahlome ngokusemthethweni.

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

Inothisi kaMasipala 93/2021



Locality Map
 Erf 428, Pringle Bay

Date: 2020-02-12



Final Amended Application



TP: A. Theart
(H. v.d. Stoep)

ERF 428, PRINGLE BAY
CONSENT USE APPLICATION, PERMANENT DEPARTURE
& REMOVAL OF
RESTRICTIVE TITLE DEED CONDITIONS
TO ALLOW A FREESTANDING
BASE TELECOMMUNICATION STATION



CLIENT: ATC (PTY) LTD

PREPARED BY: HIGHWAVE CONSULTANTS

HIGHWAVE
CONSULTANTS

January 2020

| |
|------------------|
| FILE NO: EL 428 |
| Pringle Bay ✓ |
| SCAN NO: |
| KPRB 428 |
| COLLABORATOR NO: |
| 1548219 |

TP - 9 JUN 2021

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DEFINITIONS:

FOR THE PURPOSE OF THIS APPLICATION, AND UNLESS IT APPEARS OTHERWISE IN THE TEXT, THE TERMS USED HEREIN ARE AS FOLLOWS:

PROPERTY:

ERF 428, PRINGLE BAY, OVERSTRAND MUNICIPALITY, WESTERN PROVINCE.

CLIENT:

ATC (PTY) LTD

APPLICANT:

HIGHWAVE CONSULTANTS (PTY) LTD.

OWNER:

CORNE DOWNES.

ABBREVIATIONS:

FOR THE PURPOSE OF THIS APPLICATION, AND UNLESS IT APPEARS OTHERWISE IN THE TEXT, THE TERMS USED HEREIN ARE AS FOLLOWS:

ABOVE GROUND LEVEL:

Referred to as (AGL)

LUPA:

Land Use Planning Act (Act 3 of 2014)

RBTS:

Rooftop Base Telecommunications Station as defined in the OSSR.

TT:

Transmission Tower

TI

Telecommunication Infrastructure as defined in the OSSR

TOA

Top of Antenna

1. THE APPLICATION

Application is hereby made on behalf of our client ATC (Pty) LTD to allow the following on Erf 428, Pringle Bay.

1. **Consent use application** in terms of Section 16(2)(o) of the Overstrand Municipal Land Use Planning By-law in order to allow the erection of a transmission tower with a 25m Monopole Mast.
2. **Departure application** in terms of Section 16(2)(b) of the Overstrand Municipal Land Use Planning By-law in order to allow the height relaxation from 6.0m (2 storeys) to 25.0m in order to allow the newly proposed 25m Monopole mast on the said property.
3. **Removal of Restrictive title conditions** in terms of Section 16(2)(f) of the Overstrand Municipal Land Use Planning By-law to remove restrictive title conditions A.1(a) and D(b) as pertained on page 3 of title deed T20557/2015 for the purpose of erecting a Transmission Tower with a 25m Monopole Mast.

2. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

The subject property relating to the application is identified as Erf 428, Pringle Bay with an extent of 494m² (Four hundred and Ninety-Four Square metres). The property is situated in the Pringle Bay Area on Central Road and is currently owned by **Corne Downes**.

Corne Downes is the registered owner and there are **two** restrictive title deed conditions pertained in the Title Deed T20557/2015 (Please refer to **Annexure A: Title Deed**)

TITLE DEED DESCRIPTION: *Erf 428, Pringle Bay in the Overstrand Municipality,
Western Cape Province.*

TITLE DEED NUMBER: T20557/2015.

TITLE DEED RESTRICTIONS: *A1(a) and D(b)*

PROPERTY SIZE: *494m² (Four Hundred and Ninety-Four square metres).*

ZONING: *Business Zone 3: Local Business*

PROPERTY OWNER: *Come Downes.*

SERVITUDES: *Registered right of way servitude but will not encroach on
proposed development.*

3. CONTEXTUAL INFORMANTS

a. Locality

The concerned property is identified as Erf 428, Pringle Bay (hereafter referred to as the "Property"). As previously mentioned, the property is situated on Central Road.

b. Land Use

The property is currently zoned Business Zone 3: Local Business and the current land use is in line with the applicable zoning scheme. The surrounding land uses in the area are predominantly utilized for business purposes.



Fig. 1 – ZONING INSERT

4. DEVELOPMENT PROPOSAL

a. Development

It is the intention of our client to apply for a consent use and the height departure for the purpose of erecting a Transmission Tower. The application entails the following proposed development parameters:

- Erection of a 25m Monopole Mast situated in the western portion of the property.
- Installation of 3 triband antennae on the proposed 25m mast.
- Installation of 3 transmission dishes on the proposed 25m mast.
- Construction of 3 x 2.8m (L) x 3m (W) concrete plinths and installation of 1 x telecommunications equipment containers measuring 1.2m (L) x 2m (W) at ground level.
- The mast & equipment containers will be placed inside an 10m (L) x 10m (W) compound enclosed off by a 2.4m palisade fence.

b. Access

Access to the proposed transmission tower will be obtained from the entrance to the property located on the northern side of the property, situated on Central Road. The placement of the mast in front of the vacant property was decided on as to allow the rear area to be developed in the future. The placement of the mast also leaves approximately 7m of space adjacent for access to the rear portion of the property which will be more than sufficient.

c. Security

The proposed freestanding base telecommunications station will be constructed on Erf 428, Pringle Bay, surrounded by palisade fences. Extra security to the actual telecommunications base station will be added by a 2,4m 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 20m above ground level and are inaccessible to the public. A mast door 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, containers and mast door.

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.

d. 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.

e. Environmental

The National Environmental Management Act (Act 107 of 1998) regulates environmental and social sustainability. According to the National Environmental Management Act Regulations Listing Notice 3 of 2014, which came into effect on 08 December 2014, an Environmental Impact Assessment (EIA) or Record of Decision (ROD) is a **ONLY** an requirement for:

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

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

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

Listing Notice 3 of 2014 clearly defines the requirements in the **Western Cape**:

"(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 edge inside the Overstrand Municipal area 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, it does not trigger a listed activity in terms of the 2014 NEMA regulations and therefore no environmental impact assessment or ROD (Record of Decision) is required.

5. MOTIVATION

a. Background

Recent research conducted has indicated that there is a current lack of cellular infrastructure to provide optimal and efficient data/ voice coverage to the surrounding community situated in the Pringle Bay Area which might lead to dropped calls.

The need for optimal coverage was mainly caused by the increase in subdivisions of the surrounding large properties into industrial, commercial and business parks over the past few years as well as the introduction of LTE (*latest cellular technology*). As identified by the relevant legislation the coverage radius/ footprint for cellular telecommunications technology has been reduced due to the latest technology and additional need for increased data speed and voice quality.

b. Development Parameters

The current and proposed allowable development parameters as per the Business Zone 3: Local Business are indicated in the tables below:

| Development Parameters | Zoning Scheme Regulations (Business Zone 3) | Proposed Development on Erf 428, Pringle Bay |
|-------------------------------|--|---|
| Floor Factor | N/A | COMPLY: N/A |
| Coverage | N/A | COMPLY: N/A |
| Building Lines | Street Building Lines: 0m | COMPLY: N/A |
| | Common Building Lines: 0m | COMPLY: N/A |
| Parking | N/A | COMPLY: No parking encroachment |
| Height | Height restriction: 6.0m(2 story) | DEPARTURE: 25m |

The proposed erection of a Transmission Tower will **NOT** have an impact on parking, and coverage or floor factor as described in the Overstrand Zoning Scheme.

c. Physical Characteristics

RF Engineers are subject matter experts and identify sites by utilizing a specific set of engineering rules and principles, Erf 428, Pringle 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.
- Surrounding geographical aspects are in line with the requirements.
- Minimized physical, natural and visual impact.
- Ability to reduce the number of base stations in the surrounding areas by allowing co-location on this mast.
- 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 needs to be approximately 500m apart on average, this depends on 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. Title Deed Restrictions

In respect of Erf 428, Pringle Bay it was found that there are **TWO** restrictive title deed conditions contained in title deed no. T20557/2015 that needs to be removed. The restrictive title deed conditions read as follows:

"A.1 As being in favour of the registered owner of any erf in the Township and subject to amendment or alteration by Administrator under the provisions of Section 18(3) of Ordinance No. 33 of 1934:

"(a) That only one building together with tsuch outbuildings as are ordinarily required to be used therewith be erected on this erf.

...

D. as being in favour of the registered owner of any erf in the Township:

"(b) No wood and iron buildings of any description shall be erected on this erf nor shall corrugated iron be used for roofing purposes."

As seen above, the restrictive title deed conditions do not allow any other type of structure or building on the property. Hence the proposed removal of restrictive title deed conditions A1(a) and D(b) as pertained on page 3 on title deed T 20557/2015 to allow the proposed development of a transmission tower on the said property. ***(Please refer to the attached Annexure A: Title Deed)***

e. Health

The Directorate: Radio Control, within the South African Department of Health is the responsible authority regulating cellular base-station effects on health. The department of health regulates non-ionizing radiation, and this includes electromagnetic fields (EMF) at frequencies less than 300 GHz.

The Directorate makes use of the World Health Organization's (WHO) International EMF Project (www.who.int/emf) as its primary source of information and guidance with respect to the health effects of EMF and cellular infrastructure.

With reference to EMF there are two recent publications by the World Health Organization that are of direct relevance.

- (i) International EMF Project Fact Sheet "***Electromagnetic fields and public health: mobile phones***" (<http://www.who.int/mediacentre/factsheets/fs193/en/index.html>) and;
- (ii) The results of the multi-national 10-year long INTERPHONE study on mobile phone use and brain cancer risk (press release – [www. iarc.fr/en/mediacentre/pr/pdfs/pr200_E.pdf](http://www.iarc.fr/en/mediacentre/pr/pdfs/pr200_E.pdf)). The Directorate endorses the exposure guidelines published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP).

The World Health Organization has officially endorsed these studies with regards to EMF exposure. ICNIRP states categorically that exposure to EMF at any level below that of the ICNIRP exposure guidelines will protect people against the known adverse health effects of EMF.

In addition, measurement assessments conducted in South Africa and around the world have indicated that the actual levels of public exposure of base station emissions are only a fraction of the percentage as regulated by the ICNIRP guidelines, even in cases where the public have been concerned regarding their exposure to emissions from base stations.

The South African Department of Health is therefore satisfied that the health of the general public is not being compromised by their exposure to the emissions of cellular base stations, at present no confirmed scientific evidence exists that would indicate any hazard to human health in situations that members of the public would typically find themselves in.

The following is an extract from www.arpansa.gov.au and clearly differentiate between two types of radiation, one can cause harm to the human body and the other one pose no threat to the human health. The name of the two are:

- **Ionising Radiation**

This type of radiation refers to the type that carries enough energy to cause ionisations in atoms. This is a much stronger type of radiation compared to non-ionising radiation. This is the dangerous type that you typically will find in gamma rays, x-rays, etc.

- **Non-Ionising Radiation**

This type of radiation refers to types of radiation that do not have enough energy to cause ionisation of the atoms. These types of radiation are the "every day" radiation that everyone experience such as infrared, microwaves and do not have enough energy to cause harm.

It is proven that the proposed cell mast development and every other Transmission Tower utilise **non-ionising** radiation. The health of the public will not be in danger as there are no one in direct line with the antennas of the mast.

f. Need & Desirability

In modern times it is become a rear instance where a member of the public only utilises 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 Municipality & the operators interests to address the problem of strengthening 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.

The need for the Transmission Tower is not only centered on cell phone reception for the community of Pringle Bay, but the focus is also on improving internet speeds in the area as the industry is moving towards a data centric industry. It is also aimed at users of new wireless technology. According to Tumotech, due to the emergence of more apps than anyone can keep track of and advanced software the pressure on networks has intensified. This is likely to continue with more and more data centric services coming out such as video streaming (Netflix, DSTV box-office, DSTV Now and DSTV Catch Up). The fiber rollout development is already a step in the right direction. However, there is still a lack of upstream bandwidth industry investment. Upstream bandwidth refers to data sent from the user devices such as desktop computers, smart phones, laptops and tablets toward the Service

Provider destination. The challenge is that wireless internet infrastructure is focused on downloading data and not the uploading of it.

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 ATC (Pty) LTD 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 provide economic sustainability and development. LTE will ultimately address high data traffic requirements and the surrounding community will be the main beneficiary.

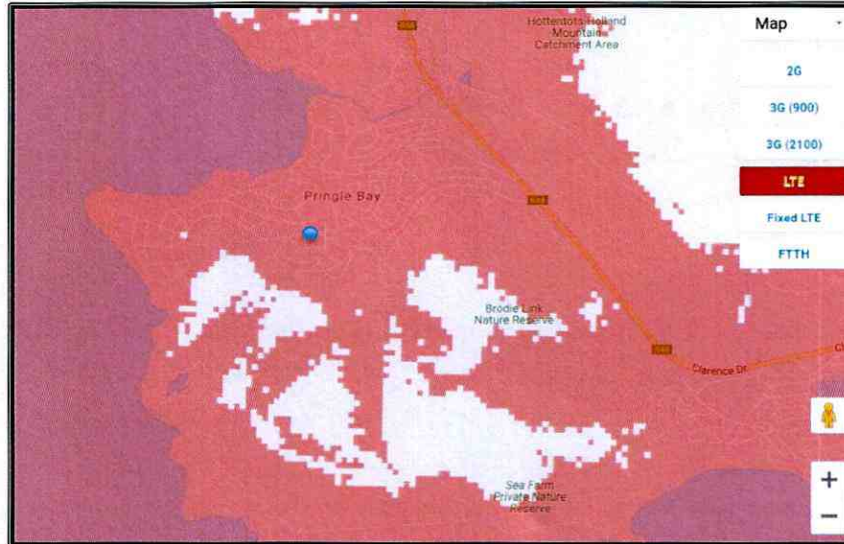
The erection of a Transmission Tower does not impact on the current or surrounding land uses of the property nor does it encroach onto any street building lines or increase the need for parking or bulk of the said property. The construction and maintenance phase of the proposal will provide a positive economic & social impact by ensuring job creation.

The increase in tourist activities in the Pringle Bay Area over the holiday seasons created a high demand for effective voice and data requirements. The commissioning of the proposed Transmission Tower will alleviate the congestion experienced by cellular operator customers and ensure that their needs are accommodated.

g. Current Cellular Coverage

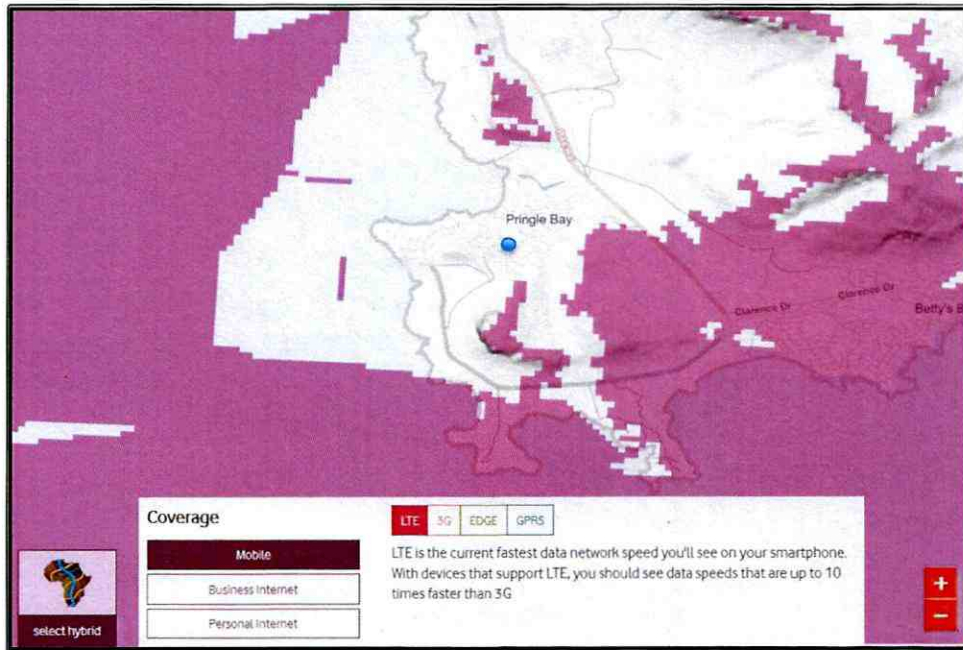
It is of utmost importance to understand that the current positions for cell masts given to our client does not necessarily mean that the signal is weak in the said area. The operators aim to strengthen the coverage and to future proof it for new technologies.

It is for instance MTN's goal to strengthen the LTE coverage in this area which will see substantial increases in internet speed and consistency. The following image was taken from MTN's website illustrating the current LTE coverage for the Pringle Bay Area:



As seen above, the current proposed site (blue dot) will help increase the LTE to the south of Pringle Bay.

In the case with Vodacom, this proposed cell mast development will aid Vodacom in closing a gap in their current LTE network in the Pringle Bay Area. The following insert was taken from Vodacom's network map:



As seen above, the proposed location of the new cell mast (indicated with the blue marker) will drastically increase the LTE signal in the area, this will in turn aid Vodacom in closing a gap in their network.

The above two inserts were taken directly from their respective coverage websites and it is clear that there is a need for the proposed development of the Transmission Tower on the Property.

h. 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. The Pringle Bay area 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 area is also identified as a Tourism node which will in fact lead to strain on the current network during peak seasons. The positioning of the base station will be in 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.

i. 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 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.

j. 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 25m transmission tower will offer the opportunity for operators to collocate resulting in the reduction of future telecommunication towers. Our client ATC (Pty) LTD has selected to erect a Monopole design mast in order to reduce the visual impact and be in fitting with the surrounding environment.

The visual impact of the freestanding base telecommunications station will be further reduced by the existing trees surrounding the area. Due to the available open space and potential for increased urban densification and growth in the area, the visual impact of the mast is will be increasingly reduced by the anticipated future densification created by the surrounding urban landscape and environment. Cognizance needs to be taken of the fact that our client is willing to alter the height and design of the transmission tower should the Municipality request it.

k. Access & Traffic considerations

Erf 428, Pringle Bay is easily accessible, and access will be obtained from Central Road. This road has medium traffic volume but this development will not affect traffic negatively as there will only be approximately two additional vehicles during the course of construction and will not cause any additional traffic volume to the area.

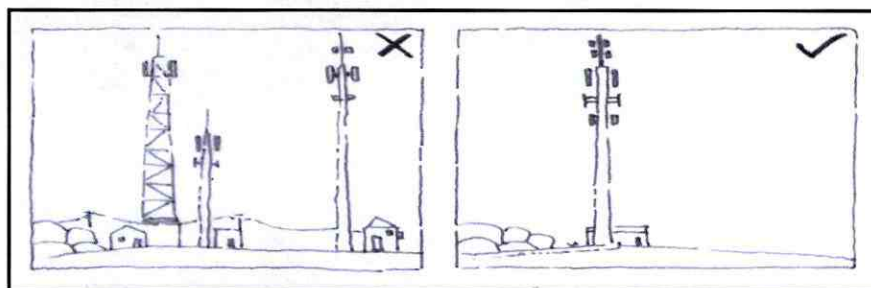
I. Co-Locating

The Municipal By-law principle encourages co-location. Highwave Consultants can confirm that the proposed development not only support co-location but also encourages it. The list of operators that **will be able** to install their antennas on the mast are:

- Rain,
- Vodacom,
- MTN,
- Cell C,
- Telkom.

As seen above, we will accommodate all the operators that wish to install their equipment on the mast. The proposed mast will be able to accommodate up to 4 operators at once meaning that the first 4 operators showing interest in the mast will be able to install their equipment thereon.

The proposed erection of a 25m transmission tower will offer the opportunity for up to 4 operators to collocate resulting in the reduction of future telecommunication towers. Our client ATC (Pty) Ltd has selected to erect a monopole mast design in order to be in fitting with the urban environment of the CBD.



As seen in the image above, the goal by allowing all the operators on is to prohibit the proliferation of cell masts. The current speed of development of cell mast technology is astonishing and the aim of this mast is to keep up with the current and foreseeable future technological improvements.

m. Alternative Candidates/ Solutions

Cognizance needs to be taken of the fact that our client received coordinates of possible mast locations from the registered service providers (MTN, Vodacom, Cell C, etc). The nominal point usually represents areas where a mast will benefit the coverage grid of the said operator and will also benefit the local residents in turn as well. Our client takes these coordinates and circulates it to their consultants (High Wave Consultants) and in turn the consultants' approach various property owners in a given radius from these coordinates in order to secure a position on which the mast will be developed on.

Highwave Consultants can confirm that in this instance, the first nominal that was approached accepted the deal and therefore no other possible candidates were approached.

6. CONSISTENCY WITH SPLUMA PRINCIPLES

The spatial planning and land use management act (SPLUMA) came into effect on 1 September 2014. One of the main objectives of this act is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances.

SPLUMA sets out the following 5 main principles applicable to spatial planning, land use management and land development.

The table below indicates how to propose development will be consistent with the SPLUMA principles.

| Principle | Motivation |
|-------------------------|--|
| Spatial justice: | <ul style="list-style-type: none"> The development aims to promote community development within the urban fabric of Pringle Bay. The proposed application will contribute to the functional and integrated land use pattern in the surrounding area. |
| Spatial sustainability: | <ul style="list-style-type: none"> Development complies with western cape provincial spatial development framework (2014) as a spatial tool to guide future development on a provincial level; The proposed development does not trigger any environmental listed activities according to the national environmental management act (1998) Intensification inside the urban edge results in more effective provision of services that will result in more feasible provision of infrastructure and social services. The proposed development will have no impact on the character of the surrounding area. |

| | |
|----------------------|--|
| Spatial efficiency: | <ul style="list-style-type: none">• Development will make use of existing local resources and contribute to specialized skills development within the local municipality.• Intensification inside the urban edge results in optimal use of existing resources and infrastructure. |
| Spatial resilience: | <ul style="list-style-type: none">• The development complies with the following spatial development frameworks:<ul style="list-style-type: none">▪ Western Cape provincial development Framework 2014. |
| Good administration: | <ul style="list-style-type: none">• The principle has no direct bearing on the application. The Overstrand Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning by-law. |

7. CONCLUSION

The application for consent use and the departure application to allow the freestanding base telecommunications station on Erf 428, Pringle Bay will have a reduced impact on the surrounding build environment due to its positioning. As supported by various policies and legislation it is clear that the proposal will have a positive economic and social impact ensuring that the surrounding community benefits from optimal and effective voice and data coverage. The development will not have an impact on parking, coverage or the floor factor.

Notwithstanding the above, the erection of a Transmission Tower will provide an additional passive income to the landowner which can in turn utilize the additional income to uplift the surrounding area. The application has been proven to be desirable and it is hereby kindly requested that the Overstrand Municipality provide their full support for the following:

- i. **Consent use** in terms of Section 16(2)(o) of the Overstrand Municipal land use planning By-law in order to allow the development of a Transmission Tower with a 25m Monopole Mast on Erf 428, Pringle Bay, following a
- ii. **Departure application** in terms of Section 16(2)(b) of the Overstrand Municipal land use planning By-law in order to allow the height relaxation from 6.0m to 25.0m in order to allow the placement of the proposed development, lastly the
- iii. **Removal of restrictive title deed conditions** in terms of Section 16(2)(f) of the Overstrand Municipal land use planning By-law in order to remove restrictive title deed conditions A.1 (a) and D (b) as pertained on page 3 of title deed T20557/2015 in order to allow the proposed development of transmission tower with a 25m monopole mast on Erf 428, Pringle Bay.

8. ANNEXURES

- **ANNEXURE A – TITLE DEED**
- **ANNEXURE B – POWER OF ATTORNEY**
- **ANNEXURE C – MINUTES OF MEETING**
- **ANNEXURE D – S.G. DIAGRAM**
- **ANNEXURE E - PLANS**

LOCALITY PLAN: ERF 428 PRINGLE BAY



SITE NAME: PRINGLE BAY ATC

BASE STATION NUMBER: 354625

| REV | DATE | BY | DESCRIPTION |
|-------|------------|-----|--------------------|
| REV 0 | 04/12/2018 | BPM | Final Issue |
| REV 1 | 03/02/2021 | NJT | Added Solar Canopy |

NOTES:

ENGINEER

NAME

SIGNATURE

STRICTLY COMPANY CONFIDENTIAL

PROPERTY DESCRIPTION: Erf 428, Pringle Bay, Western Cape

COORDINATES:

LAT: 34°21'5.107"S

LONG: 18°49'51.107"E

PROJECT: NEW 8,00m x 6,00m TELECOMMUNICATION BASE STATION WITH SOLAR PANEL STRUCTURE AND 25m MONOPOLE MAST FOR ATC TOWERS (PTY) LTD

ADDRESS: Central Road, Pringle Bay, Western Cape

COUNCIL: Overstrand Municipality

A: 114 Oubastown Street, Durbanville - 7860
 G: 082 792 4847 or info@highwave.co.za



DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK. ALL WORK TO BE PERFORMED ACCORDING TO ITS SITE INFRASTRUCTURE SPECIFICATION

DATE: 03/02/2021

SCALE: 1:100

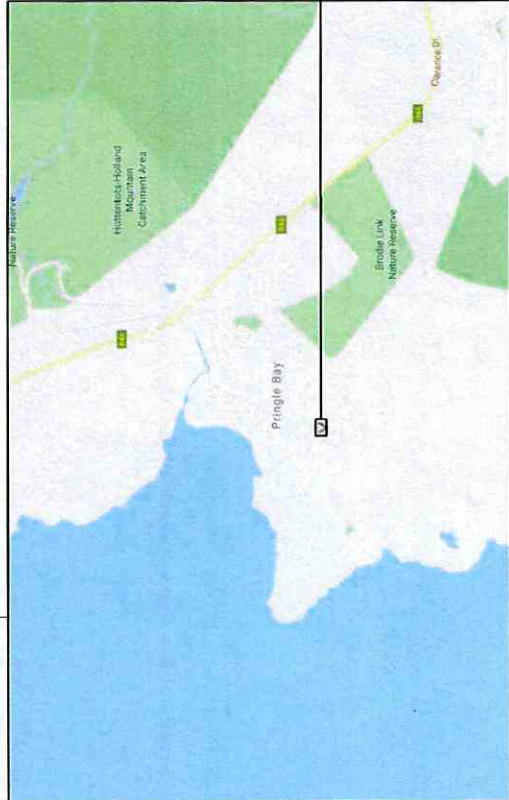
REF. NO: ATC/Pringlebay

LOCALITY PLAN

SHEET 1 OF 7



AERIAL PHOTO



VICINITY PLAN

354625
PRINGLE BAY ATC



ERF PLAN: ERF 428 PRINGLE BAY

GENERAL NOTES:
 1. DRAWINGS ARE FOR INFORMATION AND CONSULTATION PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF SERVICES (WATER, SEWER, GAS, ETC.) PRIOR TO COMMENCEMENT OF WORK.
 2. ALL UNDERGROUND SERVICES (WATER, SEWER, GAS, ETC.) SHALL BE DEPTH MARKED AND LOCATED PRIOR TO COMMENCEMENT OF WORK.
 3. SET OUT POINTS AS INDICATED MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



SITE NAME: PRINGLE BAY ATC

BASE STATION NUMBER: 354625

| REV | DATE | BY | DESCRIPTION |
|-------|------------|-----|--------------------|
| REV 0 | 04/12/2018 | BPH | Final Issue |
| REV 1 | 03/02/2021 | NJT | Added Solar Canopy |

NOTES:

ENGINEER:

NAME:

SIGNATURE:

PROPERTY DESCRIPTION: ERF 428, Pringle Bay, Western Cape

STRICTLY COMPANY CONFIDENTIAL

COORDINATES:

LAT: 34°21'5.1075"

LONG: 18°49'51.1075"E

ANGL: 21m

PROJECT: NEW 8.00m x 6.00m TELECOMMUNICATIONS BASE STATION WITH SOLAR PANEL STRUCTURE AND 25m MONOPOLE MAST FOR ATC TOWERS (PTY) LTD

ADDRESS: Central Road, Pringle Bay, Western Cape

COUNCIL: Overstrand Municipality

A: 11a Gladstone Street, Durbanville, 7600

C: 002 202 8817 • e: info@highwave.co.za

HIGHWAVE CONSULTANTS

DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK.

ALL WORK TO BE PERFORMED IN ACCORDANCE TO BPS SITE INFRASTRUCTURE SPECIFICATION

DATE: 03/02/2021

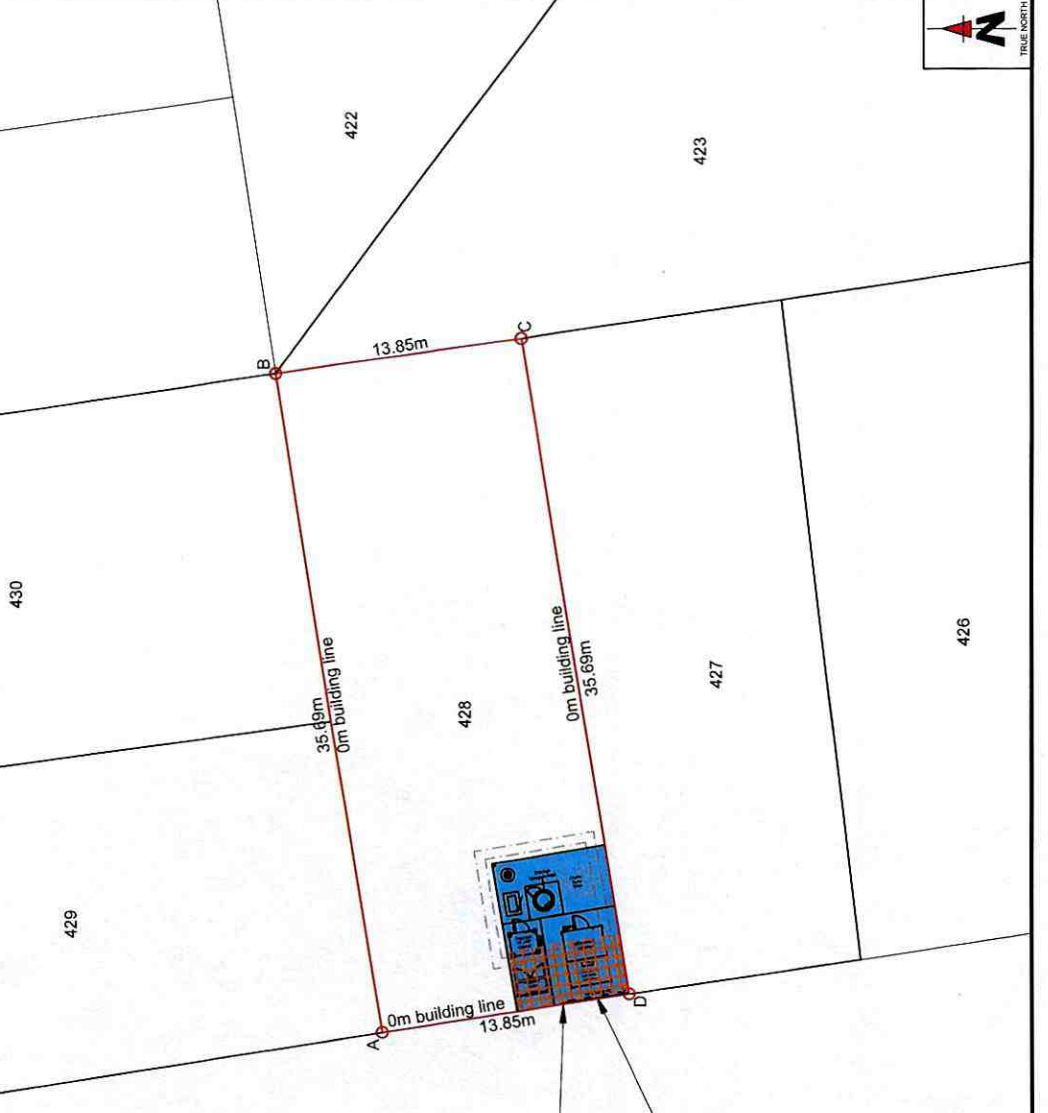
REF. NO.: ATC/Pringlebay

SCALE: 1:250

DRAWN BY: N. Theunissen

ERF PLAN

SHEET 2 OF 7



| BOUNDARY LINES (METRES) | AB | BC | CD | DA |
|-------------------------|--------|--------|--------|--------|
| | 35.69m | 13.85m | 35.69m | 13.85m |



SITE LAYOUT: ERF 428 PRINGLE BAY

GENERAL NOTES:
 1. DIMENSIONS ARE FOR INFORMATION AND NOT TO SCALE. DIMENSIONS TO BE CHECKED BY THE CONTRACTOR.
 2. ALL UNDERGROUND SERVICES (WATER, SEWER, GAS, ETC.) MUST BE IDENTIFIED AND DEPTH RECORDED ON THE BEFORE COMMENCEMENT OF WORK.
 3. ALL DIMENSIONS TO BE SET OUT BY THE CONTRACTOR AND VERIFIED BY THE SURVEYOR.
 4. ALL DIMENSIONS TO BE SET OUT BY THE CONTRACTOR AND VERIFIED BY THE SURVEYOR.
 5. ALL DIMENSIONS TO BE SET OUT BY THE CONTRACTOR AND VERIFIED BY THE SURVEYOR.
 6. ALL DIMENSIONS TO BE SET OUT BY THE CONTRACTOR AND VERIFIED BY THE SURVEYOR.
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 8. ALL DIMENSIONS TO BE SET OUT BY THE CONTRACTOR AND VERIFIED BY THE SURVEYOR.
 9. ALL DIMENSIONS TO BE SET OUT BY THE CONTRACTOR AND VERIFIED BY THE SURVEYOR.
 10. ALL DIMENSIONS TO BE SET OUT BY THE CONTRACTOR AND VERIFIED BY THE SURVEYOR.



| BOUNDARY LINES (METRES) | |
|-------------------------|--------|
| AB | 35.69m |
| BC | 13.85m |
| CD | 35.69m |
| DA | 13.85m |

ATC SOUTH AFRICA

SITE NAME: **PRINGLE BAY ATC**
 BASE STATION NUMBER: **354625**

| REV | DATE | BY | DESCRIPTION |
|-------|------------|-----|--------------------|
| REV 0 | 04/12/2018 | BPH | First Issue |
| REV 1 | 03/02/2021 | NJT | Added Solar Canopy |

NOTES:

ENGINEER: _____
 NAME: _____
 SIGNATURE: _____

PROPERTY DESCRIPTION: **STRICTLY COMPANY CONFIDENTIAL**
 Erf 428, Pringle Bay, Western Cape

COORDINATES:
 AMSL: _____
 LAT: 34°21'5.1073
 LONG: 18°46'51.107E

PROJECT: **NEW 8.00m x 6.00m TELECOMMUNICATIONS BASE STATION WITH SOLAR PANEL STRUCTURE AND 25m MONOPOLE MAST FOR ATC TOWERS (PTY) LTD**

ADDRESS: **Central Road, Pringle Bay, Western Cape**
 COUNCIL: **Oxstrand Municipality**

A: 11a, Glushko Street, Durbanville, 7600
 C: 012 202 4647 • info@highwave.co.za

HIGHWAVE CONSULTANTS

DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK.
 ALL WORK TO BE PERFORMED ACCORDING TO BPS SITE INFRASTRUCTURE SPECIFICATION

DATE: 03/02/2021
 REF. NO. ATC/Pringlebay

SITE LAYOUT
 SHEET 3 OF 7

SITE LAYOUT: ERF 428 PRINGLE BAY

GENERAL NOTES:
 1. DRAWINGS ARE FOR INFORMATION AND NOT TO BE USED FOR CONSTRUCTION.
 2. ALL UNDESIRABLE SERVICES (WATER, SEWER, ETC.) MUST BE IDENTIFIED AND DELETED FROM THE DRAWING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 4. DRAWINGS MAY NOT BE SCALED. ALL DIMENSIONS MUST BE CHECKED ON SITE.
 5. BEFORE CONSTRUCTION MAY COMMENCE.



ATC SOUTH AFRICA

SITE NAME: **PRINGLE BAY ATC**
 BASE STATION NUMBER: **354625**

| REV | DATE | BY | DESCRIPTION |
|-------|------------|-----|----------------------|
| REV 0 | 04/12/2018 | BPH | Final Issue |
| REV 1 | 03/02/2021 | NJT | Avoided Solar Canopy |

NOTES:

ENGINEER: _____
 NAME: _____
 SIGNATURE: _____

PROPERTY DESCRIPTION:
 Erf 428, Pringle Bay, Western Cape

COORDINATES:
 AMSEL: _____
 LAT: 34°21'5.07"S
 LONG: 18°49'51.07"E

PROJECT:
 NEW 800m x 600m TELECOMMUNICATIONS BASE STATION WITH SOLAR PANEL STRUCTURE AND 25m MONOPOLE MAST FOR ATC TOWERS (PTY) LTD

ADDRESS:
 Central Road, Pringle Bay, Western Cape

COUNCIL:
 Overstrand Municipality

6. 114 Duikloof Street, Porterville, 7686
 C: 022 202 4847 • info@highwave.co.za

HIGHWAVE
 CONSULTANTS

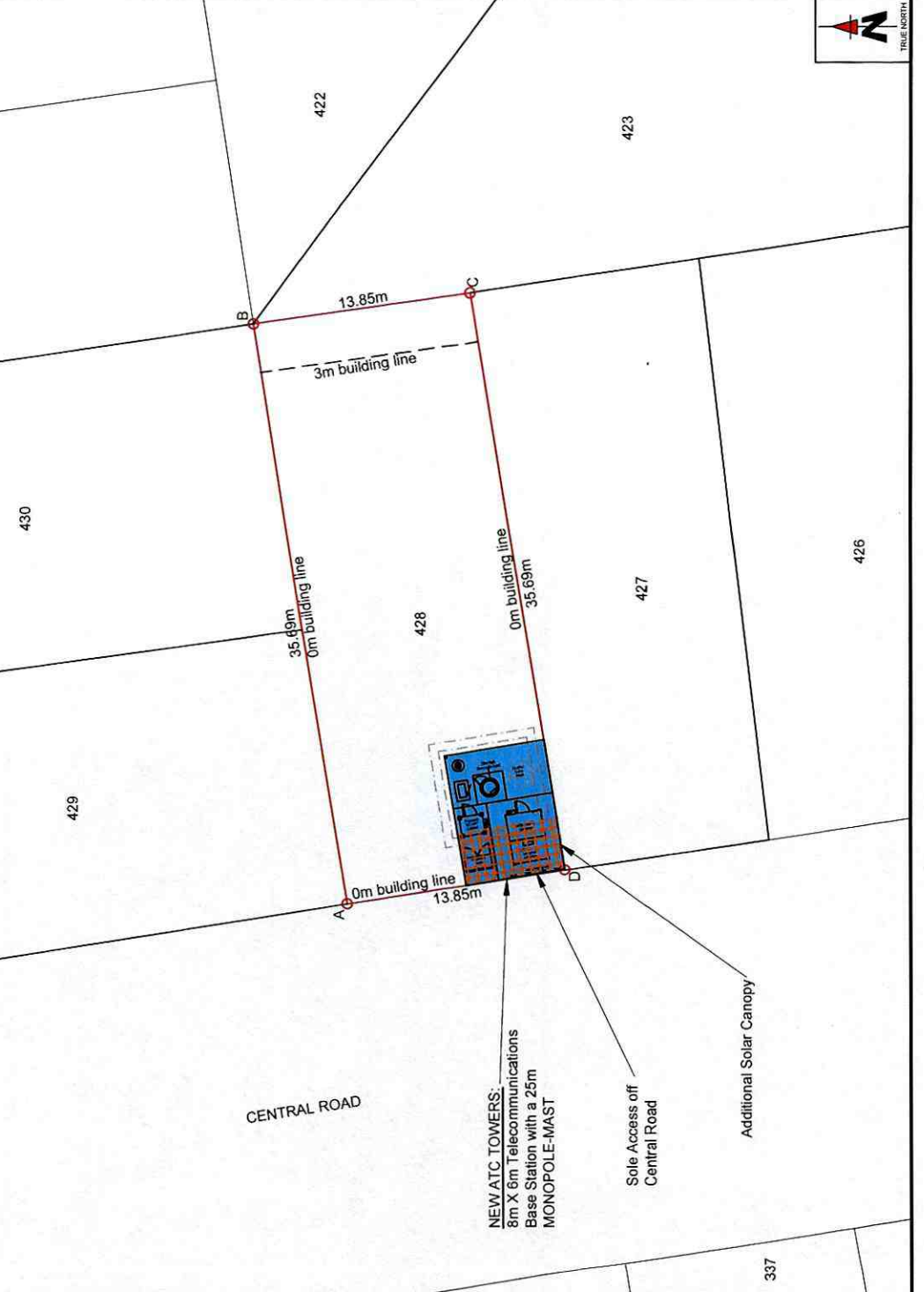
Drawn & Project Engineer
 Project Manager
 Information Services Specialist

DRAWN: N. Theunissen
 DATE: 03/02/2021
 SCALE: 1:250
 REF. NO. ATC/Pringlebay

STRICTLY COMPANY CONFIDENTIAL

DATE: 03/02/2021
 REF. NO. ATC/Pringlebay

SITE LAYOUT
 SHEET 4 OF 7



ACTUAL LAYOUT: ERF 428 PRINGLE BAY

- GENERAL NOTES:**
1. DRAWINGS ARE FOR INFORMATION AND CONSTRUCTION PURPOSES TO BE DONE BY THE CLIENT.
 2. ALL UNDERGROUND SERVICES (WATER, SEWER, GAS, ETC.) MUST BE IDENTIFIED AND DEPICTED ON THIS DRAWING OR NOT TO BE IDENTIFIED ON THIS DRAWING.
 3. CONSTRUCTION MAY COMMENCE ONLY AFTER THE CLIENT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 4. DRAWINGS MAY NOT BE SCALED. ALL DIMENSIONS MUST BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK.

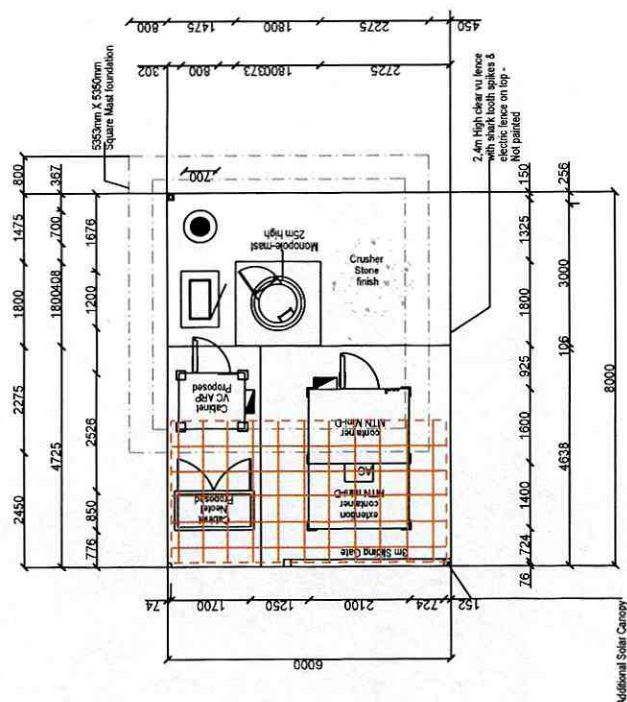


SITE NAME: **PRINGLE BAY ATC**

BASE STATION NUMBER: **354625**

| REV | DATE | BY | DESCRIPTION |
|-------|------------|-----|--------------------|
| REV 0 | 04/12/2018 | BPH | Final Issue |
| REV 1 | 03/02/2021 | INT | Added Solar Canopy |

NOTES:



ENGINEER

NAME

SIGNATURE

PROPERTY DESCRIPTION: **STRICTLY COMPANY CONFIDENTIAL**

ERF 428, Pringle Bay, Western Cape

COORDINATES:

LAT: 34°21'S 10"E

LONG: 18°49'S 10"E

AMSL: 21m

PROJECT: **NEW 6.00m x 6.00m TELECOMMUNICATION BASE STATION WITH SOLAR PANEL STRUCTURE AND 25m MONOPOLE MAST FOR ATC TOWERS (PTY) LTD**

ADDRESS: **Central Road, Pringle Bay, Western Cape**

COUNCIL: **Overstrand Municipality**

A 114 Oudshoorn Street, Scarborough, 7890
 E: 012 202 4547 W: info@highwave.co.za



DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK.

ALL WORK TO BE PERFORMED ACCORDING TO BTS SITE INFRASTRUCTURE SPECIFICATION

DRAWN: N. Thumissen

DATE: 03/02/2021

REF. NO: ATC/Pringlebay

SCALE: 1:100

ACTUAL LAYOUT

SHEET 5 OF 7



ELEVATION: ERF 428 PRINGLE BAY



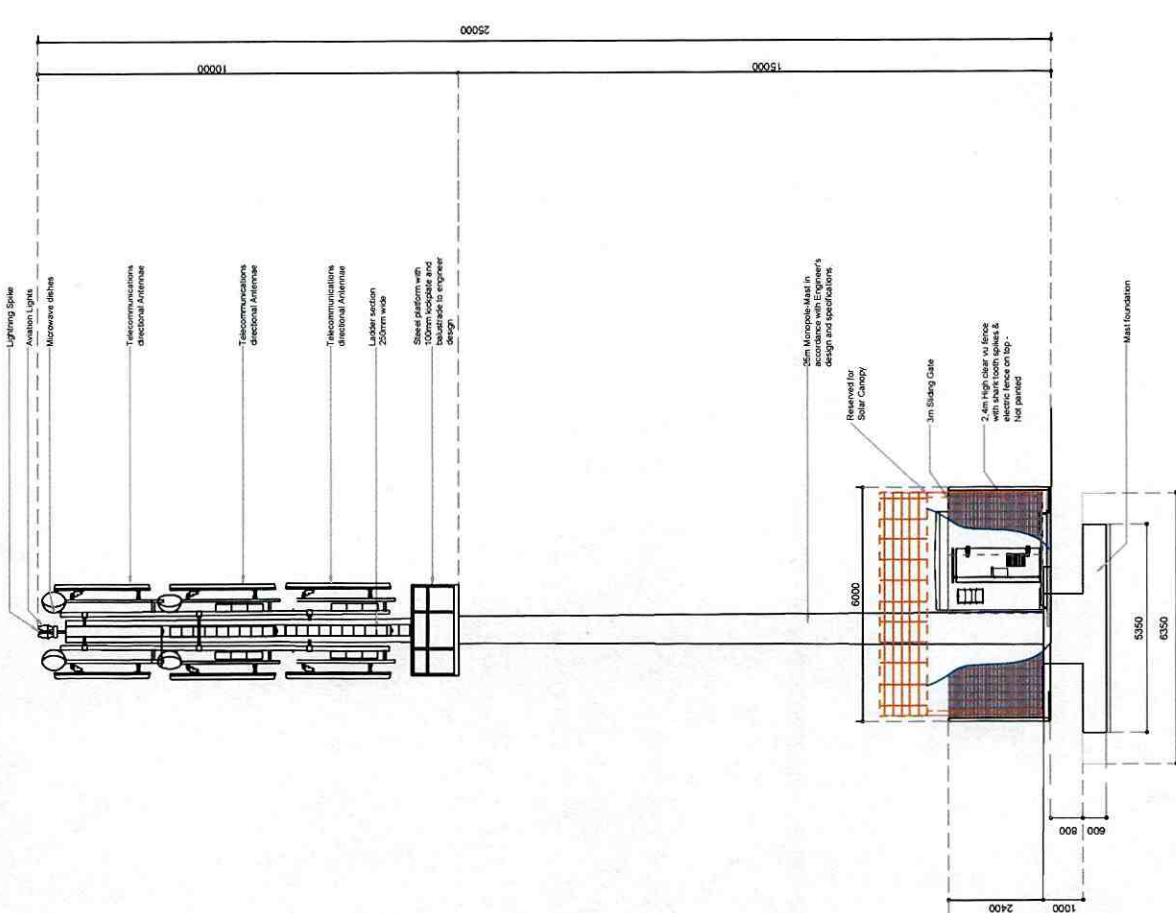
SITE NAME: **PRINGLE BAY ATC**

BASE STATION NUMBER: **354625**

| REV | DATE | BY | DESCRIPTION |
|-------|------------|-----|--------------------|
| REV 0 | 04/12/2018 | BPH | First Issue |
| REV 1 | 03/02/2021 | NJT | Added Solar Canopy |

NOTES:

1. GENERAL NOTES
2. DIMENSIONS ARE FOR INFORMATION AND NOT TO SCALE. ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR.
3. ALL UNDERGROUND SERVICES (WHETHER LOCATED ON THE SURFACE OR BELOW GROUND) MUST BE IDENTIFIED AND PROTECTED PRIOR TO CONSTRUCTION.
4. CONSTRUCTION MUST BE IN ACCORDANCE WITH THE RELEVANT REGULATIONS AND STANDARDS.
5. ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
6. ALL DIMENSIONS TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



ENGINEER

NAME

SIGNATURE

PROPERTY DESCRIPTION: **ErF 428, Pringle Bay, Western Cape**

COORDINATES:

LAT: **34°21'5.107S**

LONG: **19°49'51.107E**

PROJECT: **NEW 6000mm x 6000mm TELECOMMUNICATIONS BASE STATION WITH SOLAR PANEL STRUCTURE AND 25m MONOPOLE MAST FOR ATC TOWERS (PTY) LTD**

ADDRESS: **Central Road, Pringle Bay, Western Cape**

COUNCIL: **Oxstrand Municipality**

A: 114 Gleditsias Street, Durbanville, 7600
 © 092 292 4847 • info@highwave.co.za



DRAWINGS MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK.
 ALL WORK TO BE PERFORMED ACCORDING TO BITS SITE INFRASTRUCTURE SPECIFICATION

DATE: **03/02/2021**

DRAWN: **N. Theunissen**

SCALE: **1:120**

REF. NO: **ATC/Pringlebay**

ELEVATION
 SHEET 6 OF 7

Western Elevation

SOLAR CANOPY: ERF 428 PRINGLE BAY



SITE NAME: PRINGLE BAY ATC

BASE STATION NUMBER: 354625

| REV | DATE | BY | DESCRIPTION |
|-------|------------|-----|--------------------|
| REV 0 | 04/12/2018 | BPH | First Issue |
| REV 1 | 03/02/2021 | NJT | Added Solar Canopy |

NOTES:

ENGINEER:

NAME:

SIGNATURE:

PROPERTY DESCRIPTION:

ErF 428, Pringle Bay, Western Cape

COORDINATES:

AMSL: 21m
 LAT: 34°21'S 10"E
 LONG: 18°49'S 10"E

PROJECT:

NEW 800m x 600m TELECOMMUNICATION BASE STATION WITH SOLAR PANEL STRUCTURE AND 25m MONOPOLE MAST FOR ATC TOWERS (PTY) LTD

ADDRESS:

Central Road, Pringle Bay, Western Cape

COUNCIL:

Overstrand Municipality

A: 114 Oldstone Road, Durbanville, 7869
 C: 081 202 4847 # 0646@highwave.co.za



DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK. ALL WORK TO BE PERFORMED ACCORDING TO B'S SITE INFRASTRUCTURE SPECIFICATION

DRAWN N. Theunissen

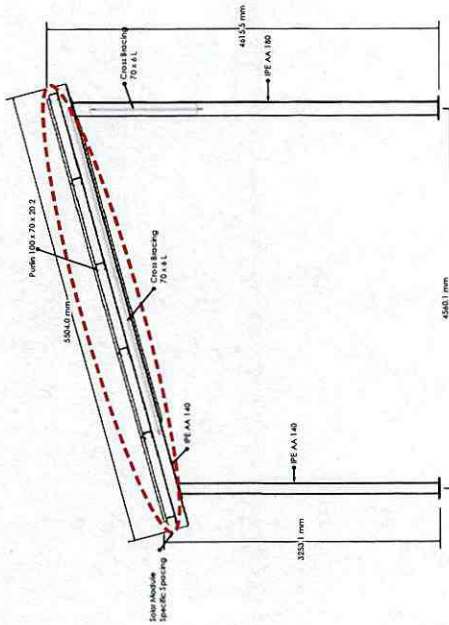
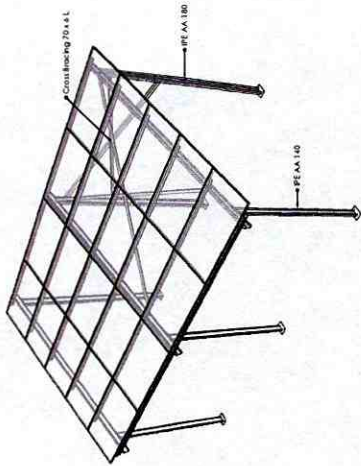
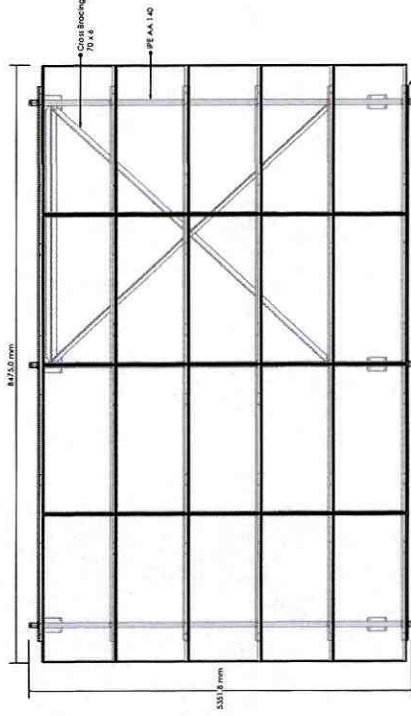
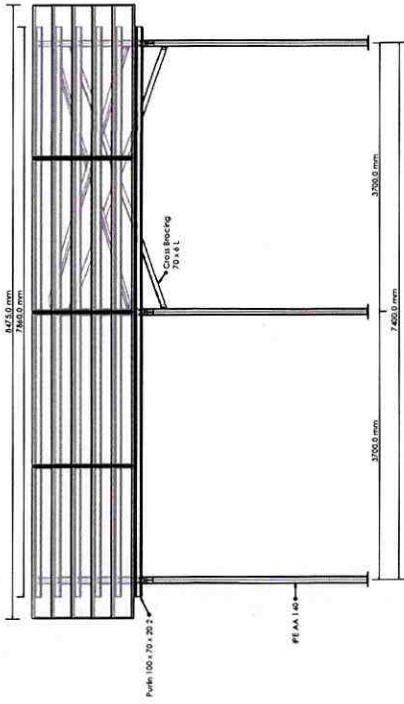
DATE: 03/02/2021

SCALE: NTS

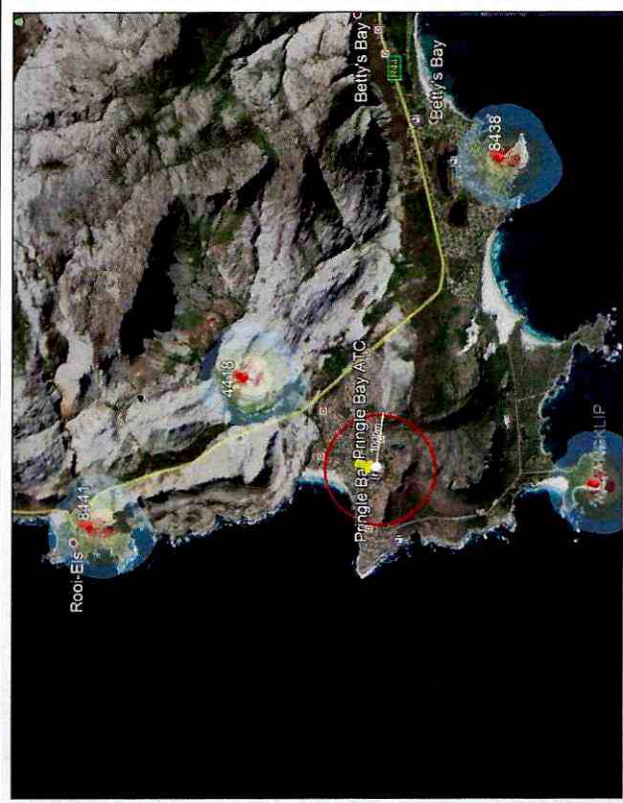
REF. NO: ATC/Pringlebay

SOLAR CANOPY

SHEET 7 OF 7






EXISTING SITE MAP: ERF 428 PRINGLE BAY



**RF COVERAGE PLOT & ANALYSES (AFTER)
AFTER TO NOVEMBER 2020**



**RF COVERAGE PLOT & ANALYSES (BEFORE)
PRIOR TO MARCH 2020**

| | | | |
|--|--|-------------------------|-------------------------|
|  <p>ATC SOUTH AFRICA</p> | | | |
| SITE NAME: | PRINGLE BAY ATC | | |
| BASE STATION NUMBER: | 354625 | | |
| REV | DATE | BY | DESCRIPTION |
| REV 0 | 04/12/2018 | BPH | First Issue |
| REV 1 | 30/06/2020 | NJT | Existing Site Map Added |
| NOTES: | | | |
| | | | |
| ENGINEER: | | | |
| NAME: | | | |
| SIGNATURE: | | | |
| PROPERTY DESCRIPTION: | STRICTLY COMPANY CONFIDENTIAL | | |
| | Erf 428, Pringle Bay, Western Cape | | |
| COORDINATES: | AMEL: | | |
| LAT: | 34°21'5.10"S | | |
| LONG: | 18°49'51.10"E | | |
| PROJECT: | NEW 6.00m x 6.00m TELECOMMUNICATION BASE STATION WITH A 25M MONOPOLE MAST FOR ATC TOWERS (PTY) LTD | | |
| ADDRESS: | Central Road, Pringle Bay, Western Cape | | |
| COUNCIL: | Overstrand Municipality | | |
| A: 114 GARDINER STREET DURBANVILLE 7886 P: 002 293 4417 #pringle@highwave.co.za  | | | |
| DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK. ALL WORKS TO BE PERFORMED IN ACCORDANCE WITH THE INFRASTRUCTURE SPECIFICATION | | | |
| DRAWN: N. Thumissen | DATE: 30/06/2020 | REF. NO: ATC/Pringlebay | |
| SCALE: NTS | | | |
|  <p>EXISTING SITE MAP</p> | | | |
| SHEET 1 OF 1 | | | |