



OVERSTRAND MUNISIPALITEIT
ERF 3266, HOOFWEG 21, ONRUSRIVER:
AANSOEK OM VERGUNNINGSGEBRUIK EN
AFWYKING: WARREN PETTERSON PLANNING
(nms TELKOM SA LTD)

Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 word hiermee kennis gegee van die onderstaande aansoek van toepassing op Erf 3266, Onrusrivier naamlik:

Vergunningsgebruik

Aansoek ingevolge Artikel 16(2)(o) van die Verordening ten einde 'n 25m hoë transmissietoring op bogenoemde eiendom op te rig.

Afwyking

Aansoek ingevolge Artikel 16(2)(b) van die Verordening om die toepaslike 8,5m hoogtebeperking te oorskry ten einde die voorgestelde 25m hoë transmissietoring te akkommodeer, en ook om die 3m agterboulyn te verslap na 0m om die 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.

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 **8 April 2022**, stipuleer u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. H Olivier** 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. **18/2022**

OVERSTRAND MUNICIPALITY
ERF 3266, 21 MAIN ROAD, ONRUS RIVER:
APPLICATION FOR CONSENT USE AND
DEPARTURE: WARREN PETTERSON PLANNING
(obo TELKOM SA LTD)

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 of the application mentioned below applicable to Erf 3266, Onrus River namely:

Consent Use

Application in terms of Section 16(2)(o) of the By-Law to erect a 25m high transmission tower on the above property.

Departure

Application in terms of Section 16(2)(b) of the By-Law to exceed the applicable 8,5m height restriction in order to accommodate the proposed 25m high transmission tower, and to relax the 3m rear building line to 0m to accommodate the transmission apparatus.

Detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus.

Any 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 **8 April 2022**, quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr. H Olivier** 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. **18/2022**

UMASIPALA WASE-OVERSTRAND,
ERF 3266, 21 MAIN ROAD, ONRUS RIVER:
APPLICATION FOR CONSENT USE AND
DEPARTURE: WARREN PETTERSON PLANNING
(obo TELKOM SA LTD)

Isaziso sikhutshwe ngokwemqathango yeCandelo lama-47 nelama-48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongokoCwangciso lokuSetyenziswa koMhlaba kaMasipala 2020, sokokuba isicelo esichazwe apha ngasezantsi esihambelana neSiza 3266, Onrus River esisesi:

Imvume yosetyenziso

Isicelo ngokwemqathango yeCandelo 16(2)(o) loMthetho kaMasipala sokwakha uphongoma lothungelwano olungama-25m kwipropati engasentla.

Uphambuko

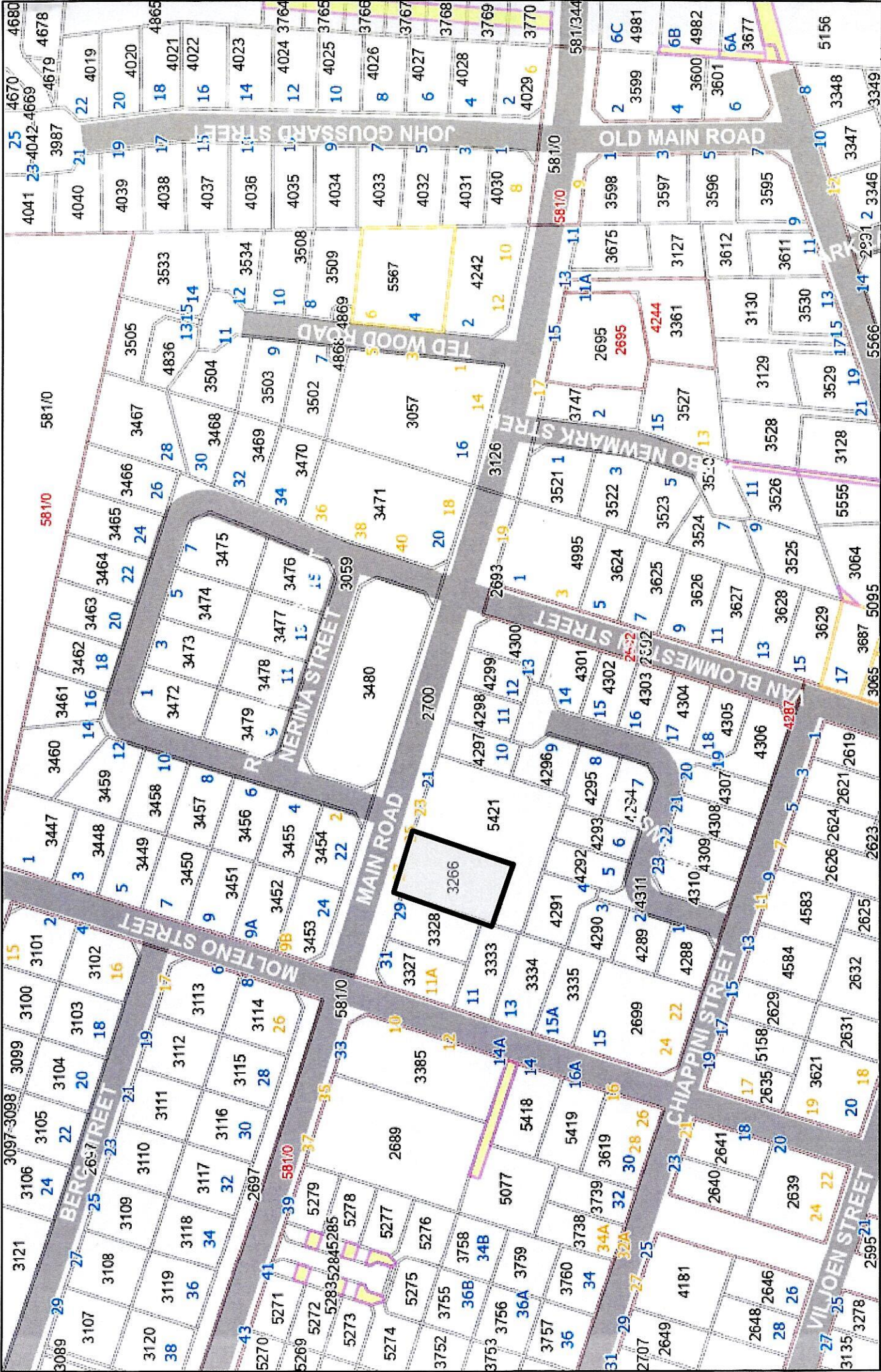
Isicelo ngokwemqathango yeCandelo 16(2)(b) soMthetho kaMasipala ukulungiselela ukugqitha kumphakamo othintelweyo osebenzayo we-8,5m ukulungiselela ulwakiwo lothungoma lonxibelelwano olungama-25m umphakamo, nokunyeniswa komda wesakhiwo esingasemva esiyi-3m ukuya kwi-0m ukulungiselela isixhobo sothungelwano.

Iinkcukacha eziphathelelene nesi sindululo ziyafumaneka ukuba zihlolwe kwiintsuku zaphakathi evekini, phakathi kwentsimbi ye-08:00 ukuya kweye-16:30 kwiSeba: loCwangciso lweDolophu 16 ePaterson Street, eHermanus.

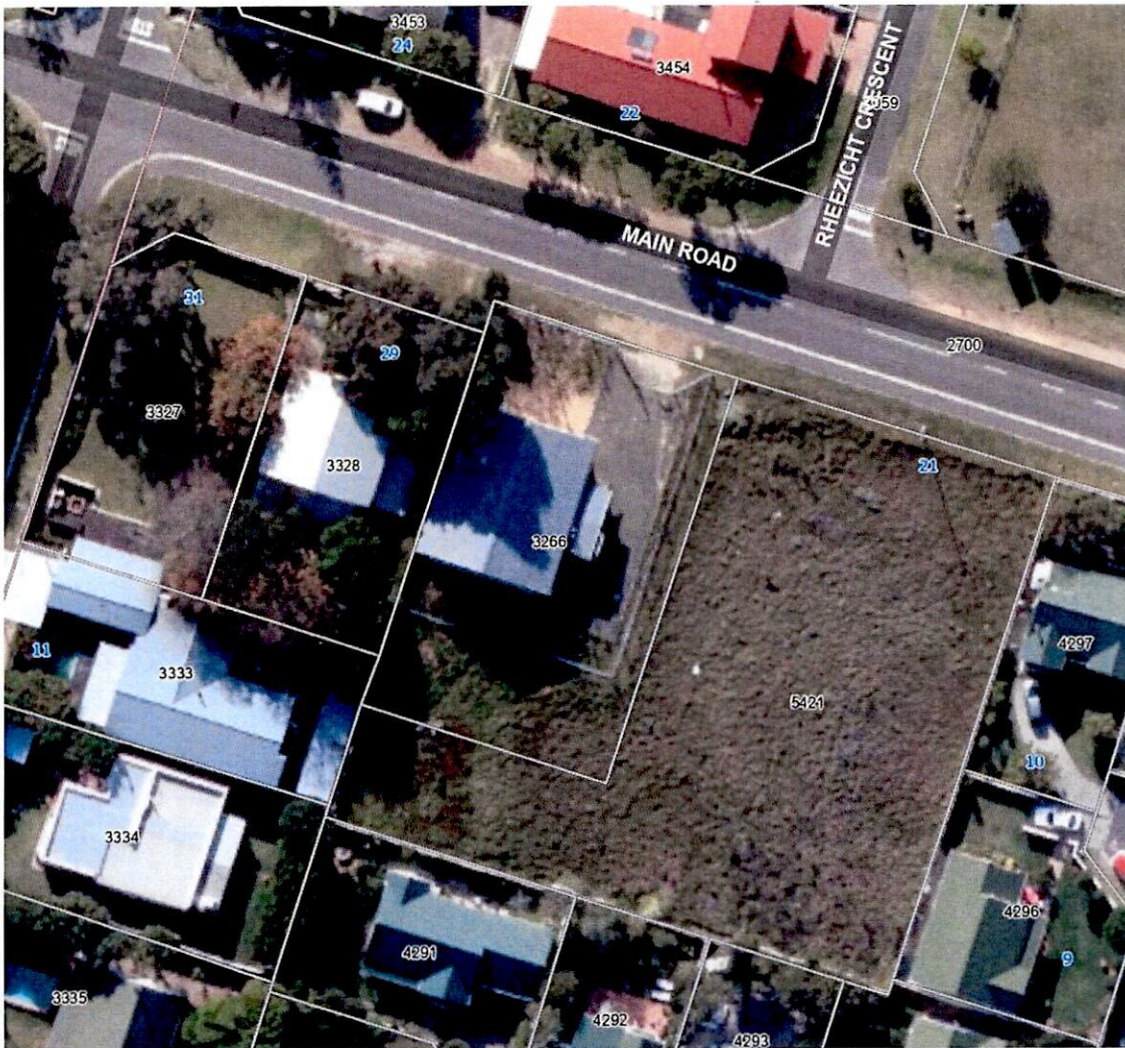
Naziphi na izimvo ezibhaliweyo mazingeniswe ngokuhambelana namaCandelo lama-51 nelama-52 oMthetho kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama- **8 uAprili 2022**, unike igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngomnxeba kungatsalelwa ku**Mcwangcisi weDolophu uMnu. H Olivier** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva kosuku lokuvalwa. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe lokuCwangciswa kweDolophu apho igosa likamasipala liza kumnceda ukuze ubhale izimvo zenu.

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

Inombolo yeSaziso sikaMasipala **18/2022**



| | |
|------------------------------|---|
| PROPERTY DESCRIPTION: | ERF 3266 (PORTION OF ERF 2700), ONRUSRIVIER |
| MUNICIPAL AREA: | OVERSTRAND MUNICIPALITY |
| APPLICATION: | <u>LOCAL AUTHORITY CONSENT USE AND PERMANENT DEPARTURE APPLICATION TO PERMIT A TRANSMISSION APPARATUS</u> |
| SITE NAME: | ONRUSRIVIER EXCHANGE |



| | |
|--------------------------|---------------------------|
| APPLICANT: | WARREN PETTERSON PLANNING |
| ON BEHALF OF/ FOR | GYRO PROPERTY GROUP |
| OWNER: | TELKOM SA SOC LTD |
| DATE: | AUGUST 2021 |

Overstrand Local Municipality
Town Planning Department
Hermanus
Magnolia Street
7200

30 August 2021

Dear Sir/Madam

**LOCAL AUTHORITY CONSENT USE AND PERMANENT DEPARTURE APPLICATION IN ORDER TO PERMIT
A TRANSMISSION APPARATUS ON ERF 3266 (PORTION OF ERF 2700), ONRUSTRIVIER.**

Kindly find attached in this application, the motivation and relevant documentation regarding consent use and permanent departure application in terms of the zoning scheme to allow for the establishment of a Transmission Apparatus on Erf 3266 (Portion of Erf 2700), Onrustrivier.

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

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

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

Yours faithfully,



Corné Briedenhann
Candidate Planner (C/8710/2018)
WARREN PETTERSON PLANNING

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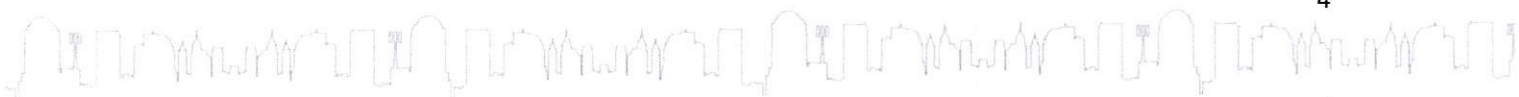


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LIST OF DEFINITIONS AND ABBREVIATIONS

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

DEFINITIONS:

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

Table 1 - Definitions

| | |
|------------------------------|--|
| PROPERTY: | Erf 3266 (Portion of Erf 2700), Onrustrivier |
| CLIENT: | Gyro Property Group |
| APPLICANT: | Warren Petterson Planning |
| OWNER: | Telkom SA SOC LTD |
| CONSENT USE | means the secondary use right that is permitted in terms of the provisions pertaining to a particular zone, only with the consent of the Council |
| DEPARTURE | means a permanent departure or a temporary departure (has the meaning assigned to it by Planning Law) |
| RESTRICTIVE CONDITION | means any condition registered against the title deed of land restricting the use, development or subdivision of land concerned, excluding servitudes creating real or personal rights |
| SURVEYOR-GENERAL | means the Surveyor-General as defined in the Land Survey Act |

ABBREVIATIONS:

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

Table 2 - Abbreviations

| | |
|-------------------|--|
| OZS | Overstrand Municipality Land Use Scheme, 2020 |
| SPLUMA | Spatial Planning and Land Use Management Act, 2013 |
| RBTS | Rooftop Base Telecommunication Station |
| TT | Transmission Apparatus |
| TI | Telecommunication Infrastructure |
| TOA | Top of Antenna |
| SG-DIAGRAM | Surveyor-General Diagram |
| SDF | Spatial Development Framework |
| IDP | Integrated Development Plan |

SECTION A: BACKGROUND

A.1. THE APPLICATION

Application is hereby made for the following:

- ✓ **Consent Use provided for in the zoning scheme** in terms of Section 16(2)(o) of the Overstrand Municipal Planning By-Law, 2020 for the purpose of erecting a 25m Transmission Apparatus.
- ✓ **Permanent Departure** in terms of Section 16(2)(b) of the Overstrand Municipal Planning By-Law, 2020 for the purpose of the relaxation of the height restrictions from 8.5m to 25m in order to allow for the abovementioned consent. **(Item 7.2.2(c))**
- ✓ **Permanent Departure** in terms of Section 16(2)(b) of the Overstrand Municipal Planning By-Law, 2020 for the purpose of the relaxation of the rear building line from 3m to 0m in order to allow for the abovementioned consent.

A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of the Development Area

| | |
|--------------------------------------|--|
| TITLE DEED DESCRIPTION | Erf 3266 (Portion of Erf 2700) Onrustrivier, situated in the Municipality of Onrustrivier, Administrative District Caledon, in extent 2 992 Square Meters, held by the Deed of Transfer No. 18740/76 |
| TITLE DEED NUMBER | T18740/76 |
| PROPERTY SIZE (m²) | 1026m ² |
| CURRENT ZONING | Business Zone 3: Local Business |
| OWNER OF PROPERTY | Telkom SA SOC LTD |

SECTION B: CONTEXTUAL INFORMANTS

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

B.1. LOCALITY

The property within the Overberg District is located on Erf 3266 (Portion of Erf 2700), Onrustrivier. It is further surrounded by other related erven and abuts onto Main Road which links with the R43 and connects with the greater area.



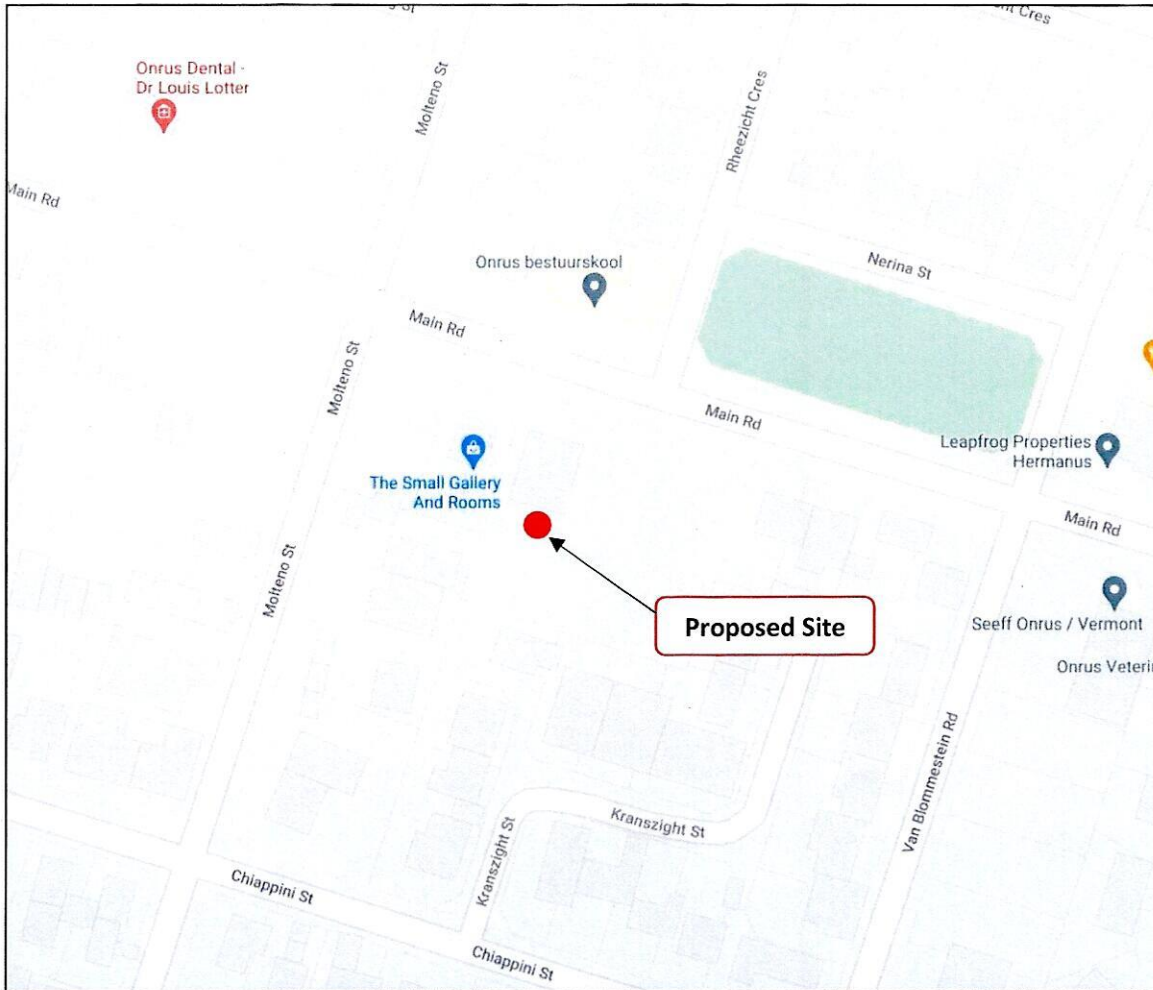


Figure 1 - Location of the Existing Transmission Apparatus on Erf 3266, Onrus

B.2. CURRENT LAND USE AND ZONING

Table 4 - Current land use and zoning

| | |
|-------------------------|--|
| CURRENT LAND USE | The land is currently utilised as a Telkom Exchange site which compliments and will connect with the proposed use of a Transmission Tower. |
| ZONING | Business Zone 3: Local Business |

B.3. SURROUNDING AREA

The proposed site is located on Erf 3266 Onrus which is accessible from the Main Road. An access gate to the existing Telkom Exchange already exists and this will form part of the proposal. The Main Road connects with the R43 (Provincial Route).

Suburbs/Towns near the property and within the surrounding area is Sandbaai which lies to the east and Vermont which lies towards the west.

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



Figure 2 - Surrounding Land Uses

SECTION C: DEVELOPMENT PROPOSAL

C.1. APPLICATION SPECIFICATIONS

Our client, Gyro Property Group, wishes to apply for consent use and permanent departure in terms of Section 16 (2)(o) of the Overstrand Municipal Planning By-Law, 2020 in order to erect a 25m Monopole Mast (Transmission Apparatus).

C.1.1 Development Concept

The application comprises the following proposed development parameters:

- ✓ A 25m Tree Mast
- ✓ 3 x 4 - sector antennas attached to the mast,
- ✓ Microwave dishes attached to the mast, and
- ✓ 4 x Equipment container, which will be locked at all times

The total area of the Transmission Tower will be 64m², which includes the mast base and proposed future equipment containers. The main purpose of the proposed Transmission Apparatus is to improve the network coverage in the area for Multiple Network Operators. This mast will be able to accommodate up to 4 users' equipment through means of co-location, meaning that a mast on this position will ensure that additional towers within close proximity will not be required in future. **There are currently no other existing sites in Onrus within a 500m radius.**

C.2. UTILITY SERVICES

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

Access to the proposed TT will be obtained from the existing entrance to the property found along the northern boundary of the property, situated adjacent to Main Road. Main Road connects to the R43 towards the east and Vermont Avenue towards the west.

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

C.3. ENVIRONMENTAL REGULATIONS

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

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

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

But excluding attachments to existing buildings and masts on rooftops.

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

In Western Cape:

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

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

Attached is the letter from DEA&DP and no environmental authorization is required as well as no listed activity of the EIA Regulations will not be triggered.

SECTION D: POLICY AND LEGISLATION

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

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

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

| | HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE? |
|--|--|
| <i>Principle 7a: Spatial Justice</i> | In a broader sense, spatial justice refers to an intentional incorporation of spatial (geographical) aspects. This refer to the fair and equally distributed services and enhanced accessibility of these services. The aim of this proposal is to provide excellent communication service to the inhabitants of an area. |
| <i>Principle 7b: Spatial Sustainability</i> | Spatial sustainability is an explicit concept which describe the relations between environmental, economic and socio-cultural facets related to a societal environment. Enhanced signal in an area will promote all three the dimensions of sustainability (economic, social and environmental facets). Economically, businesses in the area will benefit from enhanced connectivity. The social facet is addressed as more people will have access to emergency services (e.g. Healthcare, Police, Fire response etc.). The third dimension (Environmental facets) will be promoted as the sensible placement of telecommunication base stations and the possibility of co-location will limit the amount of base stations should there be sufficient signal in an area. |
| <i>Principle 7c: Spatial Efficiency</i> | Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. RBTS and TT 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. |
| <i>Principle 7d: Spatial Resilience</i> | Spatial resilience can be defined as the ability of a region to withstand possible arising shocks (e.g. economic crisis, social disruptions etc.). However, RBTS and TT will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment. |
| <i>Principle 7e: Good administration</i> | This installation will be lawful and reasonable, following an equal and fair public participation process in order to incorporate the views and opinions of all relevant parties. |

D.2. OTHER POLICIES AND LEGISLATION

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

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

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

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

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

D.2.2. Municipal Spatial Development Framework, 2020

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

The MSDF 2020 of the Overstrand Municipality also emphasises that population growth is taking place within the Municipal Area. Figure 2.2 on page 21 of MSDF 2020 shows that the population number increased in Onrus River between 2001 – 2011 (See Figure 3 below which shows figure 2.2 of MSDF). It is also indicated that Onrus River experienced a high population growth with a percentage change of 50.2% over the last 10 years (MSDF, 2020: 21)."

With an increase in population, there is a need to provide adequate coverage to consumers, especially taking into account that each consumer have on average 3-5 devices which could benefit from increased coverage. Please see Figure 5-7 below explaining cellular infrastructure.

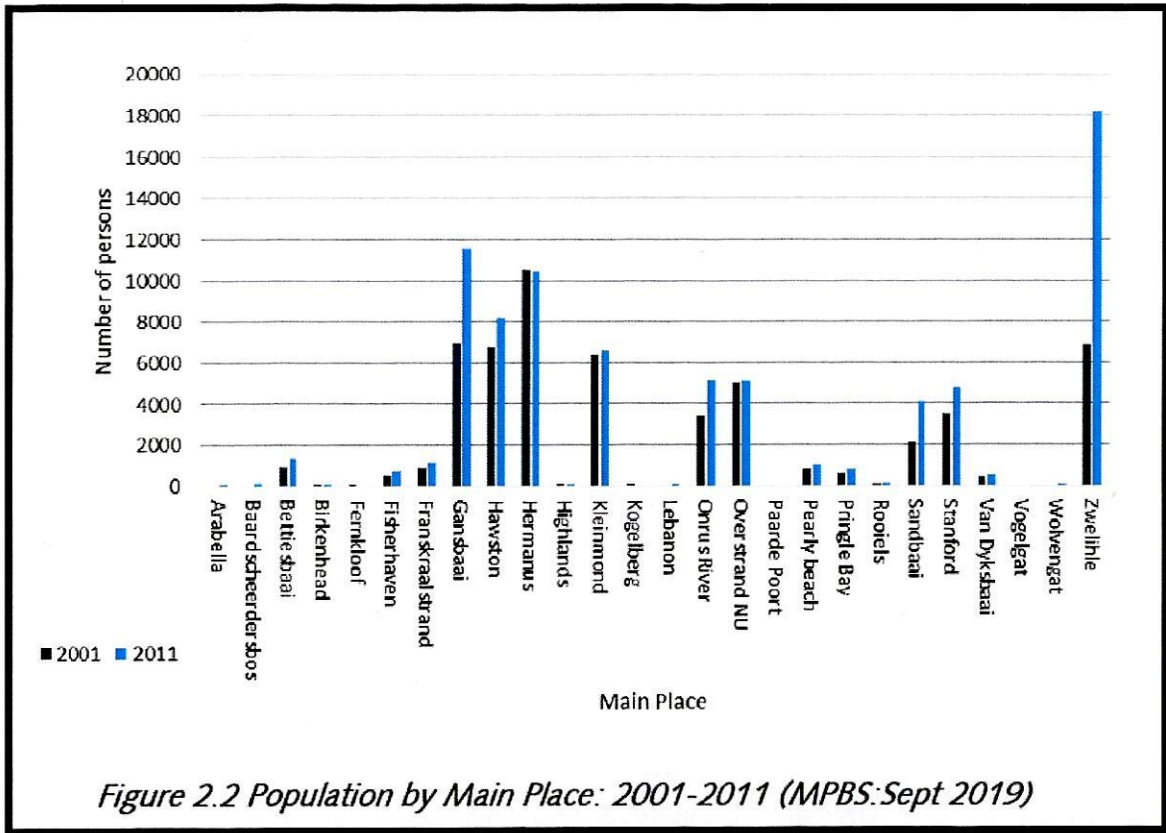


Figure 3 - Figure 2.2 on Page 21 of the MSDF, 2020

Cellular infrastructure also contribute to the economic growth within municipal area. This is seen on page 35 of MSDF 2020 where the Communication sector has achieved strong annual growth and contributing to the GVA in Overstrand. The above on economic growth can be emphasised that the proposed Transmission Apparatus which is situated within Onrus is surrounded by business zones and residential zones, therefore showing the importance that coverage must be provided to these zones. To emphasise the importance of the proposed Transmission Apparatus, one can refer to that many people are working from home during the Covid-19 pandemic, therefore the network capacity is more under pressure and this proposal will help alleviate this going forward.

SECTION E: DEVELOPMENT MOTIVATION

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

E.2.1. Need and Desirability

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

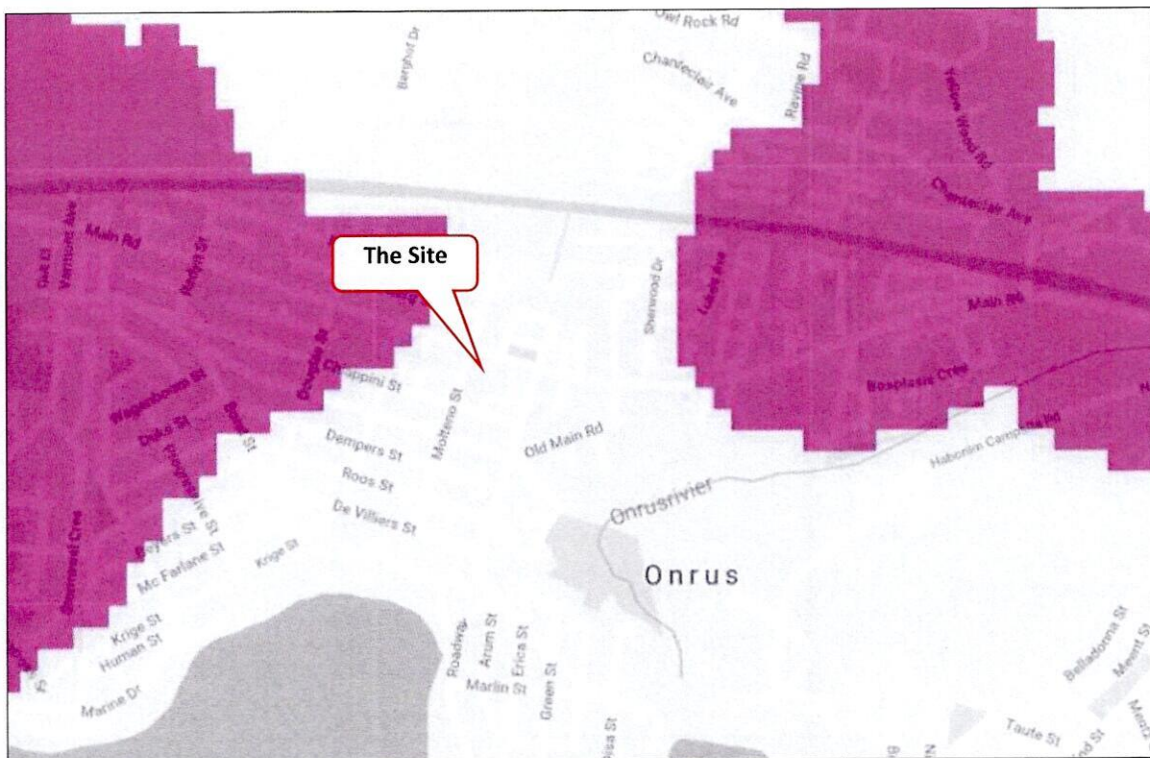


Figure 4 - Network Coverage Map – Fixed LTE

Figures 4 illustrate the current LTE coverage in Onrus. It should be noted that some areas have very limited LTE coverage. Therefore, a TT as proposed in this application will increase the amount of coverage in this area and make sure that coverage will meet the capacity which is demanded/needed.

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

The mix of land uses range from community, open space, residential to business use. The proposed TT will not interfere with the current use of the property and there are no negative impacts on the surrounding land uses and environment. No trees need to be removed to build the base station and no buildings with heritage value will be affected.

E.2.2. Choice of site

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

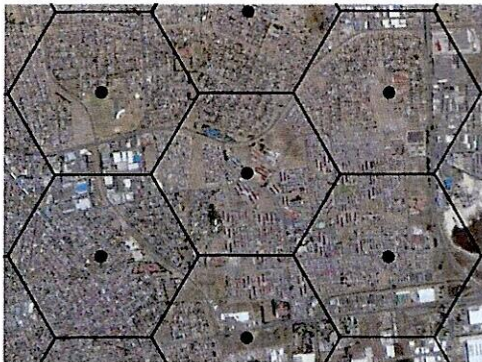


Figure 5 - Initial Coverage (Cell) provided by Telecommunications Base Stations

Figure 5 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).

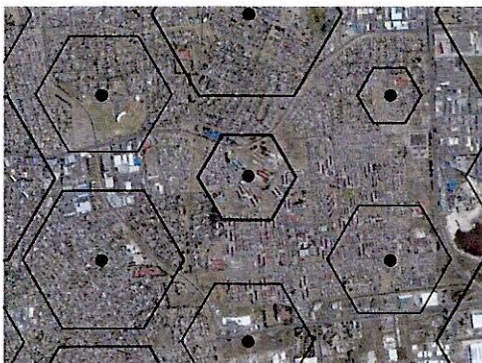
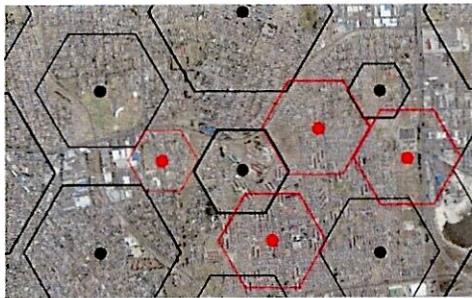


Figure 6 - Coverage decreases due to increase in network users - cell size decreases

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





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

Figure 7 - Additional telecommunication base stations required to fill the gaps

Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage (refer to Figure 6-7).

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

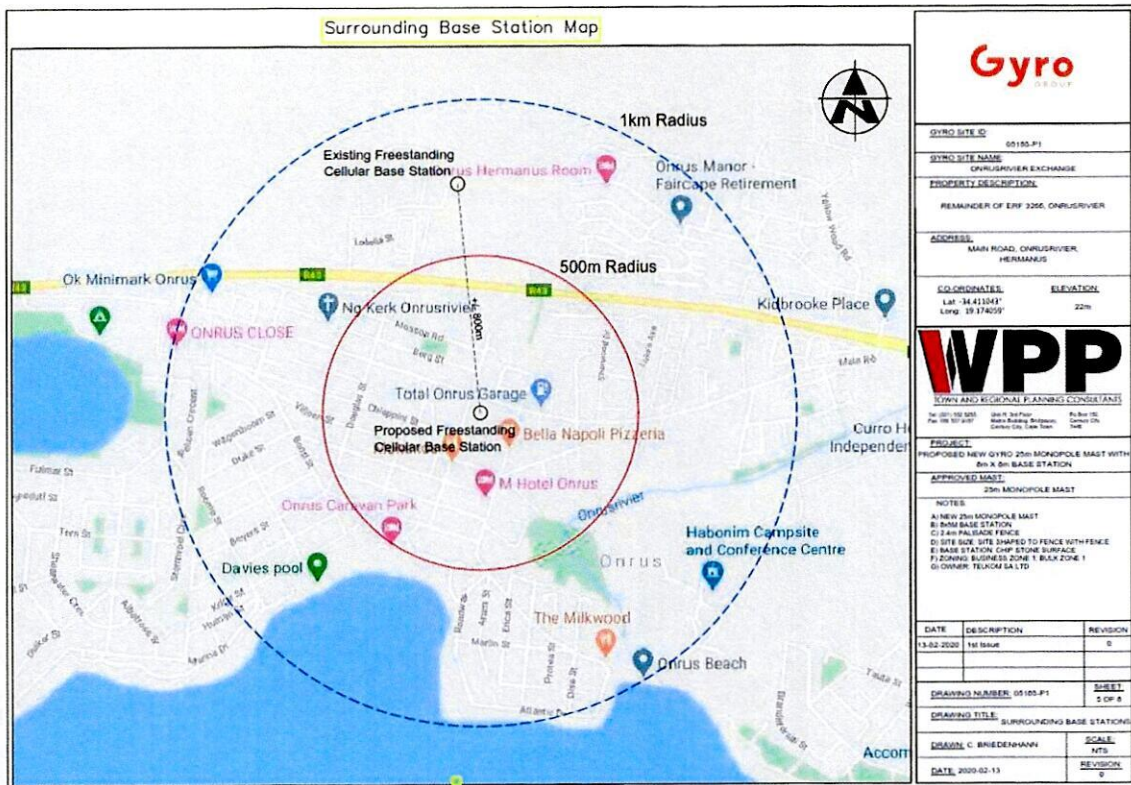


Figure 8 - 500m and 1km radius of the proposed site and surrounding base stations

Considering the information in Figure 8 the need for the proposed TT is clear. Existing TI are not sufficient to provide coverage as there are no other TT/TBS within 800m from the proposed site. Therefore the proposed TT will be necessary to provide coverage to the needed capacity.

Alternative sites were considered during the initial stages of the proposal but this option is deemed the most acceptable option in terms of visual impact and based on the requirements of the network providers, contractors and land owner. Please note, the landowner in this case is the same as the proposed owner of the TT. The proposed TT will contribute towards Telkom's functionality and operation in the area, hence the need for a TT on an existing Telkom Exchange site.

Alternative sites considered:

Option 1- Erf 3266 was considered as the optimal solution going forward. The site is within close proximity of Telkom's underground infrastructure and the property is zoned to be used for this purpose.

Option 2- Erf 5421 was also considered as it has the same zoning and property rights as per Erf 3266. This property is also owned by Telkom SA LTD and can be used for the TT should the local authority request this as an alternative solution.

Option 3- Erf 3480 is zoned for Public Open Space purposes. This property was considered but the visual impact upon this site might have a more severe visual impact and was thus considered "not feasible" upon the initial site survey process.



Figure 9 - Alternatives considered

E.2.3. Visual Impact

The proposed TT at the preferred position aims to reduce any negative visual impact. The proposed TT in figure 10 and drawings submitted with the motivation will be the best option in our view. The initial proposal was for a monopole mast, but following the Visual Impact Assessment completion, it was recommended that a tree mast design be considered going forward.

A lattice mast (figure 11) can still be proposed as a second option and a monopole mast as an additional solution and (figure 12) as a third option to consider. The lattice mast won't work in the sense that it will not be visually suitable to the surrounding area. The monopole mast option is a good solution as an alternative and can be further pursued on request of the municipality.

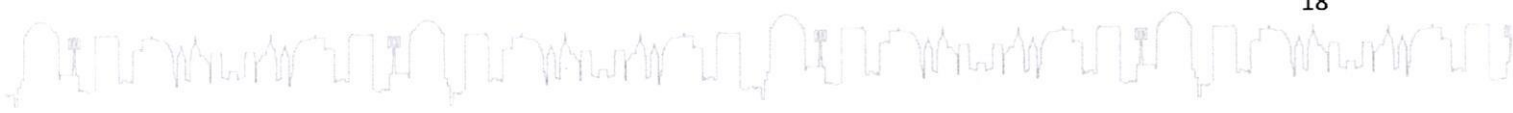




Figure 10 - Superimposition of Monopole Mast



Figure 11 - Superimposition of Lattice Mast





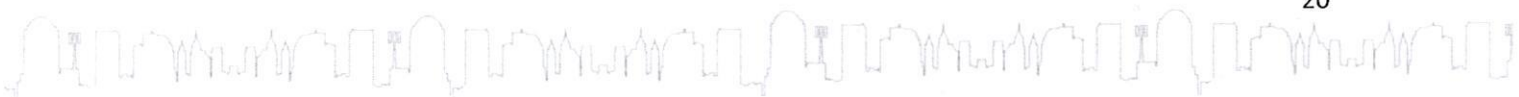
Figure 12 - Superimposition of Tree Mast

Based on Figure 10 – 12 above, showing three TT options on **Erf 3266 Onrus**, we are of the opinion that the monopole mast design will be the best as it is less visual and uses a small footprint.

E.2.5. Health concerns

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

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

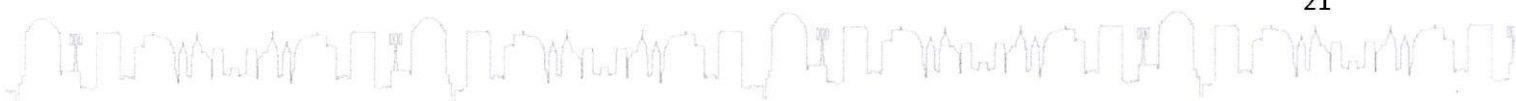


In a statement made by the Department of Health dated 8 September 2020 on the Health Effects of base stations states the following:

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

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

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



SECTION F: CONCLUSION

This consent and permanent departure use application in terms of the zoning scheme for a proposed TT on Erf 3266 Onrustrivier, will provide an essential and sort after service to the surrounding community, businesses and commuters. This application is in line with the current policy and legislation on a local level. Policy and legislation are mainly focused on the Spatial Planning and Land Use Management Act, 2013. Furthermore, this application is in compliance with the Integrated Development Plan (2017/18 – 2021/22), and Spatial Development Framework (MSDF), 2020.

This application is desirable and is therefore recommended that the application for the proposal be supported by the relevant authorities.

We would like to emphasise the positive contribution this base station will have on the immediate as well as the surrounding community and passing commuters:

- 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 fibre connectivity.
- *Please note:* The residents in the area are not the only ones being provided with these services. Visitors to the area, businesses and daily commuters will benefit by having access to improved communication facilities.
- 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. However, if the fibre connectivity of mobile service providers' is poor, then contacting emergency services becomes a difficult task.

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 fibre connectivity 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.

Please notify us should any additional information be required. We look forward to your positive consideration of this application.

Yours faithfully,



.....
CORNE' BRIEDENHANN
C/8710/2018
WARREN PETTERSON PLANNING



GYRO SITE ID: 05185-P1

GYRO SITE NAME: ONRUSRIVIER EXCHANGE

PROPERTY DESCRIPTION: REMAINDER OF ERF 3286, ONRUSRIVIER

ADDRESS: MAIN ROAD, ONRUSRIVIER, HERMANUS

CO-ORDINATES: Lat: -34.411043° Long: 19.174059°

ELEVATION: 22m



TOWN AND REGIONAL PLANNING CONSULTANTS
 Unit H, 3rd Floor
 Main Building, Biggeway,
 Century City,
 Century City, Cape Town
 7446
 Tel: (021) 652 6295
 Fax: 086 637 9187

PROJECT: PROPOSED NEW GYRO 25m TREE MAST WITH 1.8m X 8m BASE STATION

APPROVED MAST: 25m TREE MAST

NOTES:

- A) NEW 25m TREE MAST
- B) 8x8m BASE STATION
- C) 2.1m PALISADE FENCE
- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- E) BASE STATION: CHIP STONE SURFACE
- F) ZONING: BUSINESS ZONE 3: LOCAL BUSINESS
- G) OWNER: TELKOM SA LTD

| DATE | DESCRIPTION | REVISION |
|------------|--------------------------|----------|
| 13-02-2020 | 1st Issue | 0 |
| 18-01-2022 | Rear Building Line Incl. | 1 |

DRAWING NUMBER: 05185-P1

DRAWING TITLE: LOCALITY MAP

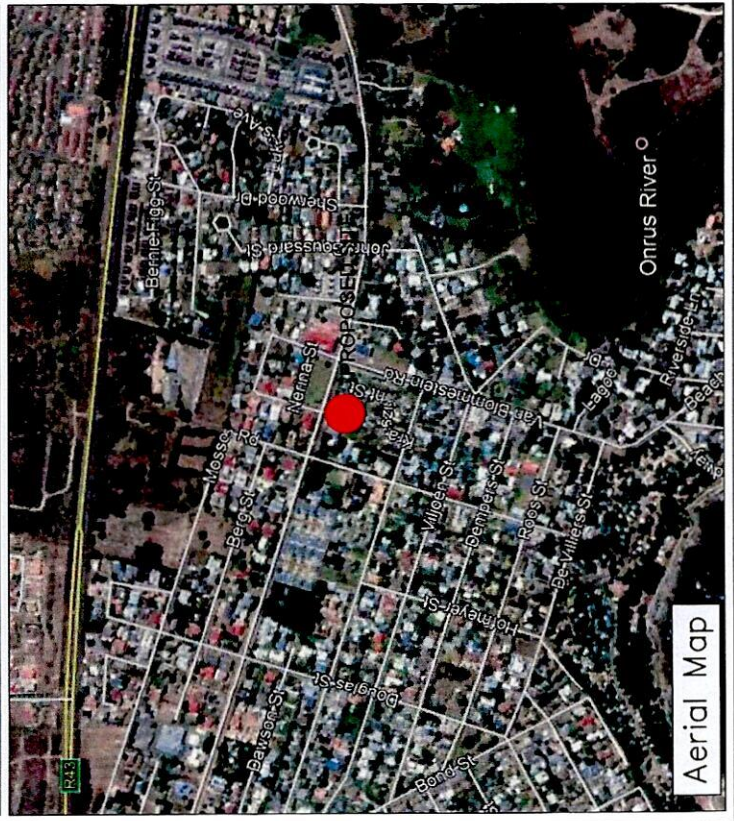
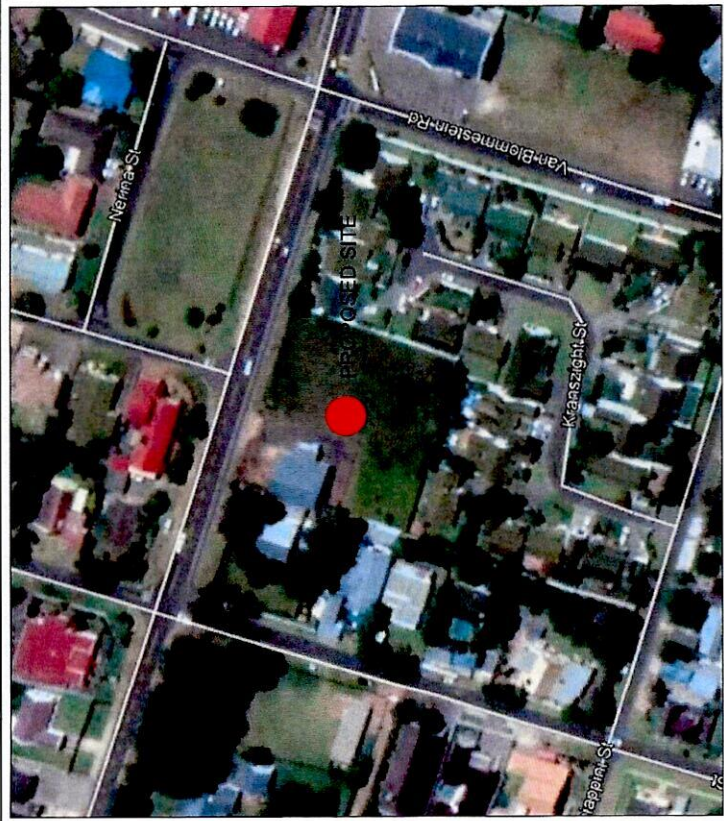
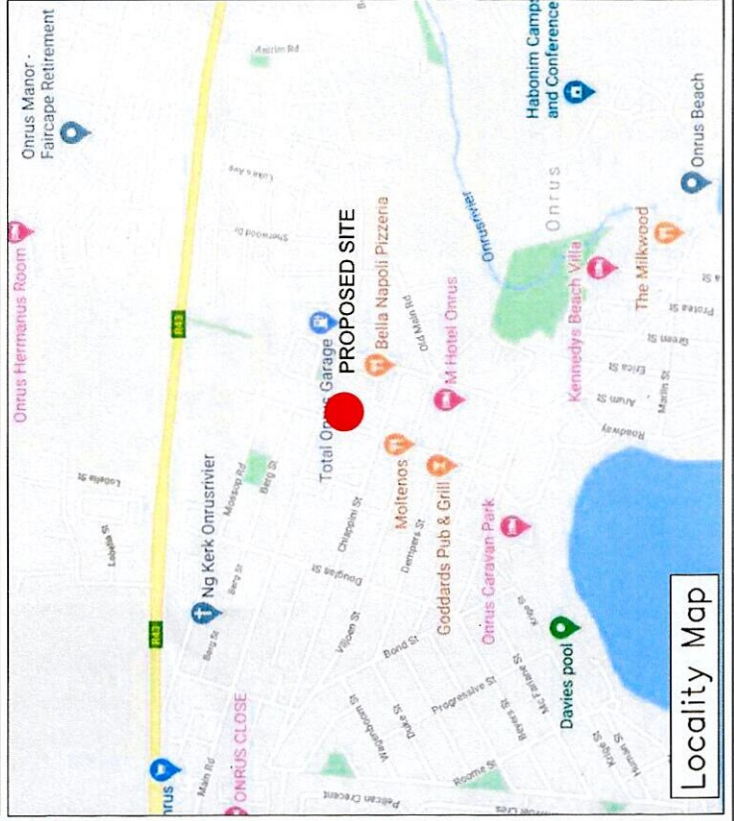
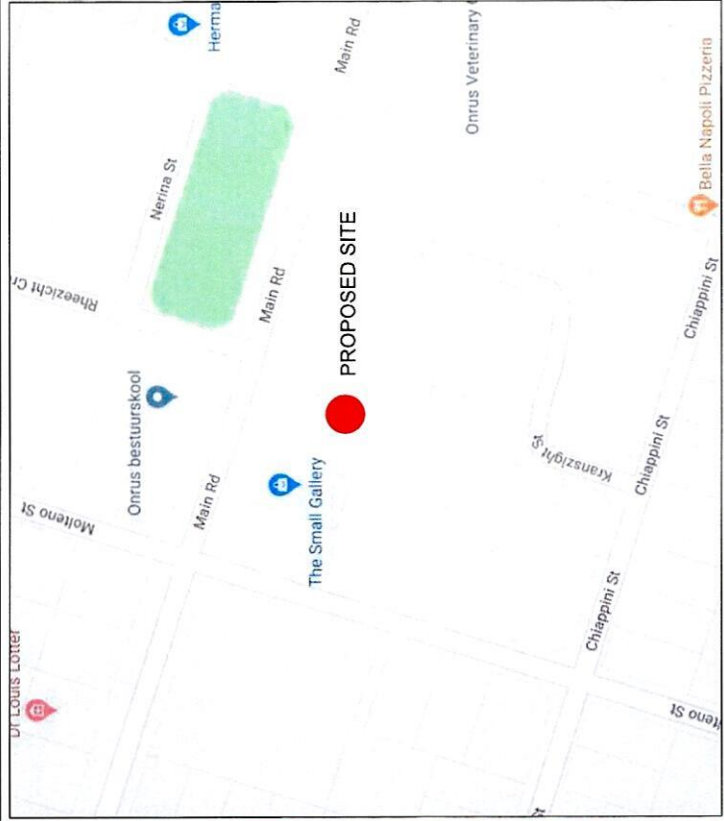
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SCALE: NTS

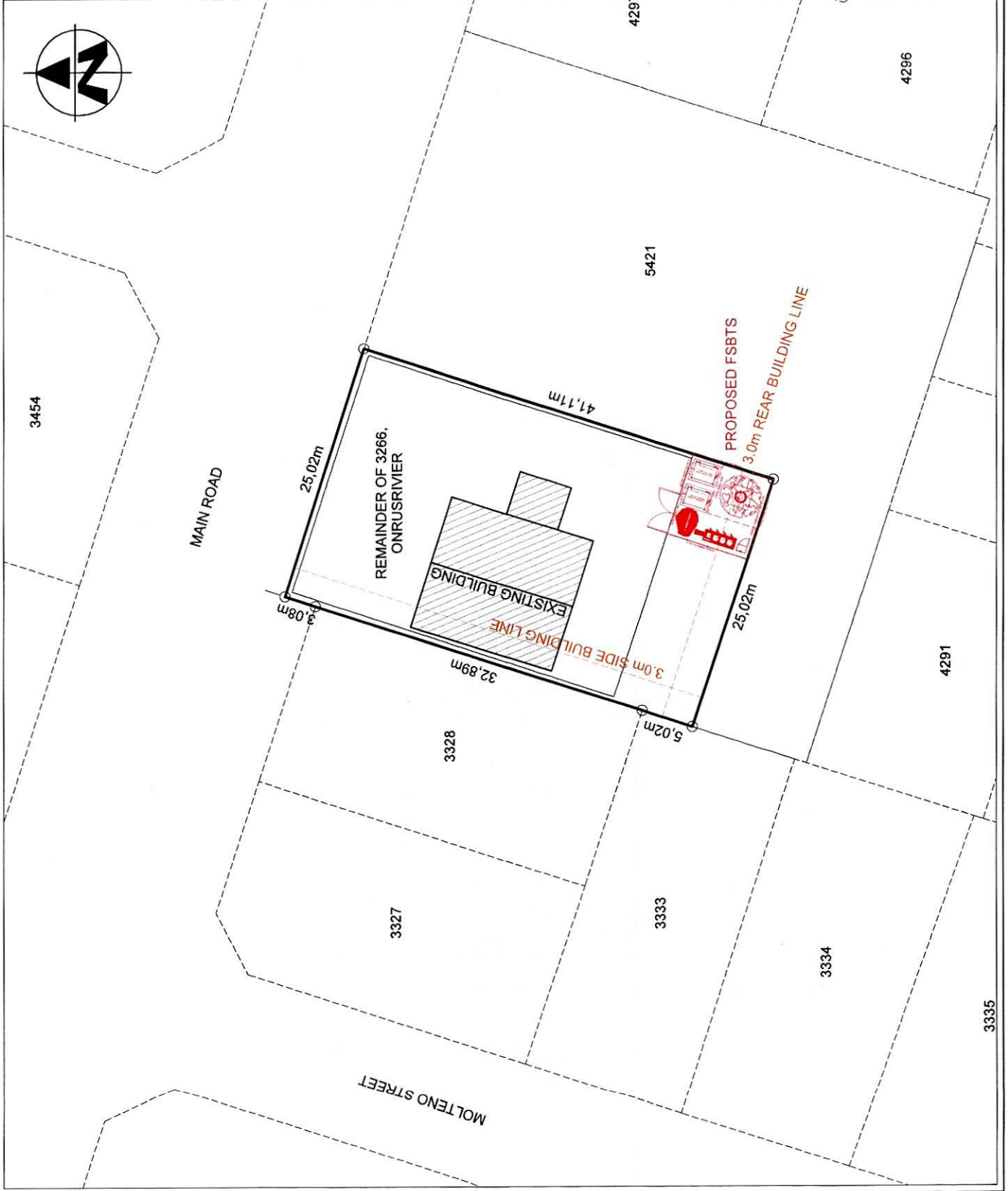
DATE: 2022-01-18

SHEET: 1 OF 8

REVISION: 1



Site Plan



GYRO SITE ID: 05185-P1

GYRO SITE NAME: ONRUSRVIER EXCHANGE

PROPERTY DESCRIPTION:

REMAINDER OF ERF 3286, ONRUSRVIER

ADDRESS: MAIN ROAD, ONRUSRVIER, HERMANIUS

CO-ORDINATES:
 Lat: -34.411043°
 Long: 19.174059°

ELEVATION:
 22m



TOWN AND REGIONAL PLANNING CONSULTANTS
 Unit H, 3rd Floor
 Main Building, Bridgeway,
 Century City,
 Tel: (021) 552 5255
 Fax: 086 537 9187
 Century City, Cape Town 7446

PROJECT:
 PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION

APPROVED MAST:
 25m TREE MAST

- NOTES:**
- A) NEW 25m TREE MAST
 - B) 8x8m BASE STATION
 - C) 2.1m PALISADE FENCE
 - D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
 - E) BASE STATION: CHIP STONE SURFACE
 - F) ZONING: BUSINESS ZONE 3: LOCAL BUSINESS
 - G) OWNER: TELKOM SA LTD

| DATE | DESCRIPTION | REVISION |
|------------|--------------------------|----------|
| 13-02-2020 | 1st Issue | 0 |
| 18-01-2022 | Rear Building Line Incl. | 1 |

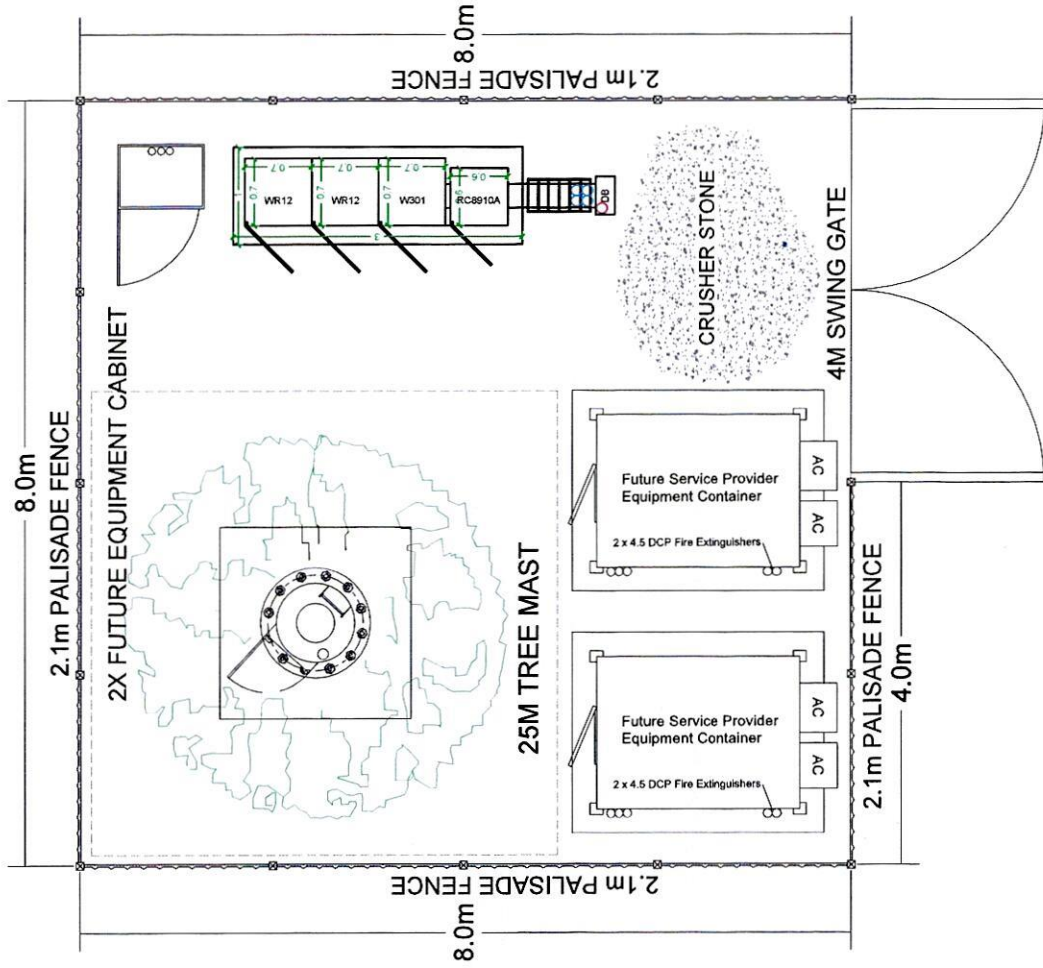
DRAWING NUMBER: 05185-P1
SHEET: 2 OF 8


DRAWING TITLE: SITE PLAN

DRAWN: C. BRIEDENHANN
SCALE: 1:500

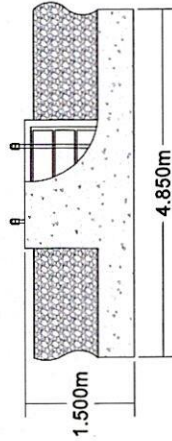
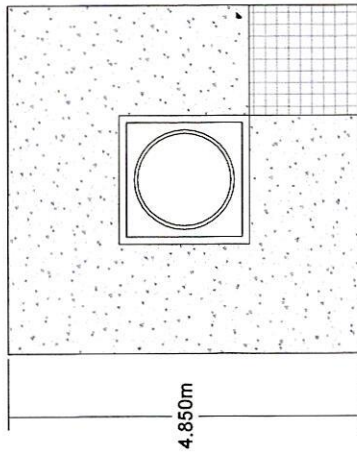
DATE: 2022-01-18
REVISION: 1

Top View



| | | |
|---|---|----------------------|
| GYRO SITE ID: | 05185-P1 | |
| GYRO SITE NAME: | ONRUSRIVIER EXCHANGE | |
| PROPERTY DESCRIPTION: | REMAINDER OF ERF 3286, ONRUSRIVIER | |
| ADDRESS: | MAIN ROAD, ONRUSRIVIER, HERMANUS | |
| CO-ORDINATES: | ELEVATION: Lat: -34.411043° Long: 19.174059° 22m | |
|  | | |
| TOWN AND REGIONAL PLANNING CONSULTANTS Unit H, 3rd Floor Po Box 152, Mark Building, Bridgeway, Century City, Cape Town Tel: (021) 592 5295 Fax: 086 537 9187 | | |
| PROJECT: | PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION | |
| APPROVED MAST: | 25m TREE MAST | |
| NOTES: | A) NEW 25m TREE MAST B) 8x8m BASE STATION C) 2.1m PALISADE FENCE D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE E) BASE STATION: CHIP STONE SURFACE F) ZONING: BUSINESS ZONE 3: LOCAL BUSINESS G) OWNER: TELKOM SA LTD | |
| DATE | DESCRIPTION | REVISION |
| 13-02-2020 | 1st Issue | 0 |
| 18-01-2022 | Rear Building Line Incl. | 1 |
| DRAWING NUMBER: 05185-P1 | | SHEET: 3 OF 8 |
| DRAWING TITLE: TOP VIEW | | |
| DRAWN: C. BRIEDENHANN | SCALE: 1:75 | |
| DATE: 2022-01-18 | REVISION: | 1 |

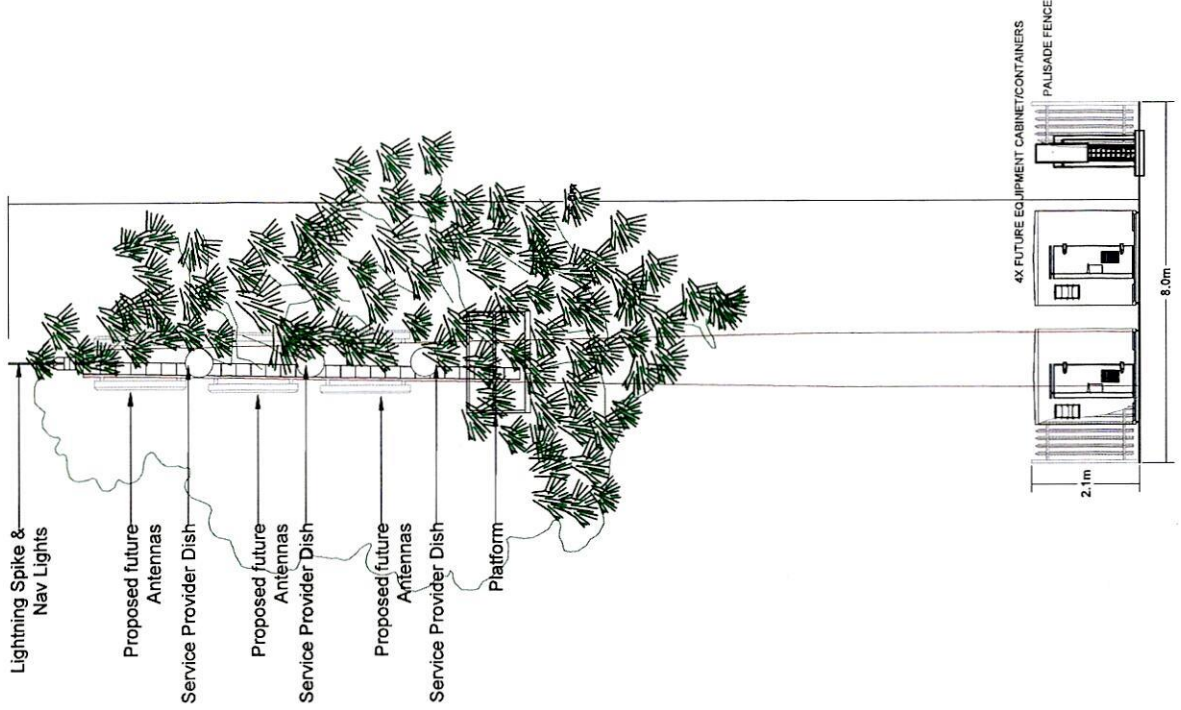
Elevation




25m TREE
MAST FOUNDATION
SCALE 1:100

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

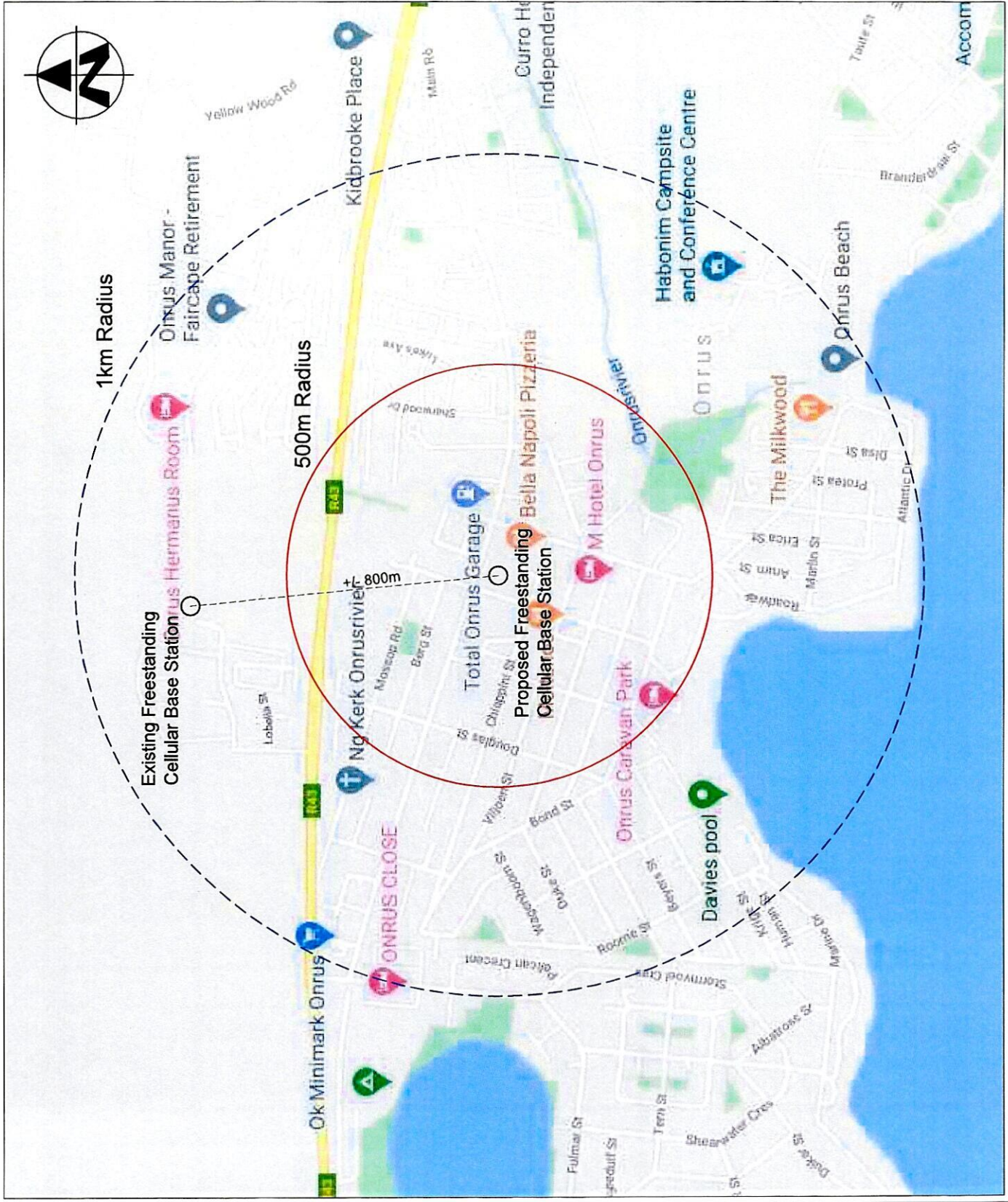
This application will comply with the COCT, Telecommunication Mast Infrastructure Policy, as approved in April 2015.




| | | |
|---|---|----------------------|
| GYRO SITE ID: | 05185-P1 | |
| GYRO SITE NAME: | ONRUSRIVIER EXCHANGE | |
| PROPERTY DESCRIPTION: | REMAINDER OF ERF 3286, ONRUSRIVIER | |
| ADDRESS: | MAIN ROAD, ONRUSRIVIER, HERMANUS | |
| CO-ORDINATES: | Lat: -34.411043° Long: 19.174059° | |
| ELEVATION: | 22m | |
|  | | |
| TOWN AND REGIONAL PLANNING CONSULTANTS Unit H, 3rd Floor, Po Box 152, Main Building, Bridgeway, Century City, Cape Town Tel: (021) 952 5295 Fax: 086 537 9187 | | |
| PROJECT: | PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION | |
| APPROVED MAST: | 25m TREE MAST | |
| NOTES: | A) NEW 25m TREE MAST B) 8x8m BASE STATION C) 2.1m PALISADE FENCE D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE E) BASE STATION: CHIP STONE SURFACE F) ZONING: BUSINESS ZONE 3: LOCAL BUSINESS G) OWNER: TELKOM SA LTD | |
| DATE | DESCRIPTION | REVISION |
| 13-02-2020 | 1st Issue | 0 |
| 18-01-2022 | Rear Building Line Incl. | 1 |
| DRAWING NUMBER: 05185-P1 | | SHEET: 4 OF 8 |
| DRAWING TITLE: ELEVATION | | |
| DRAWN: C. BRIEDENHANN | | SCALE: NTS |
| DATE: 2022-01-18 | | REVISION: 1 |




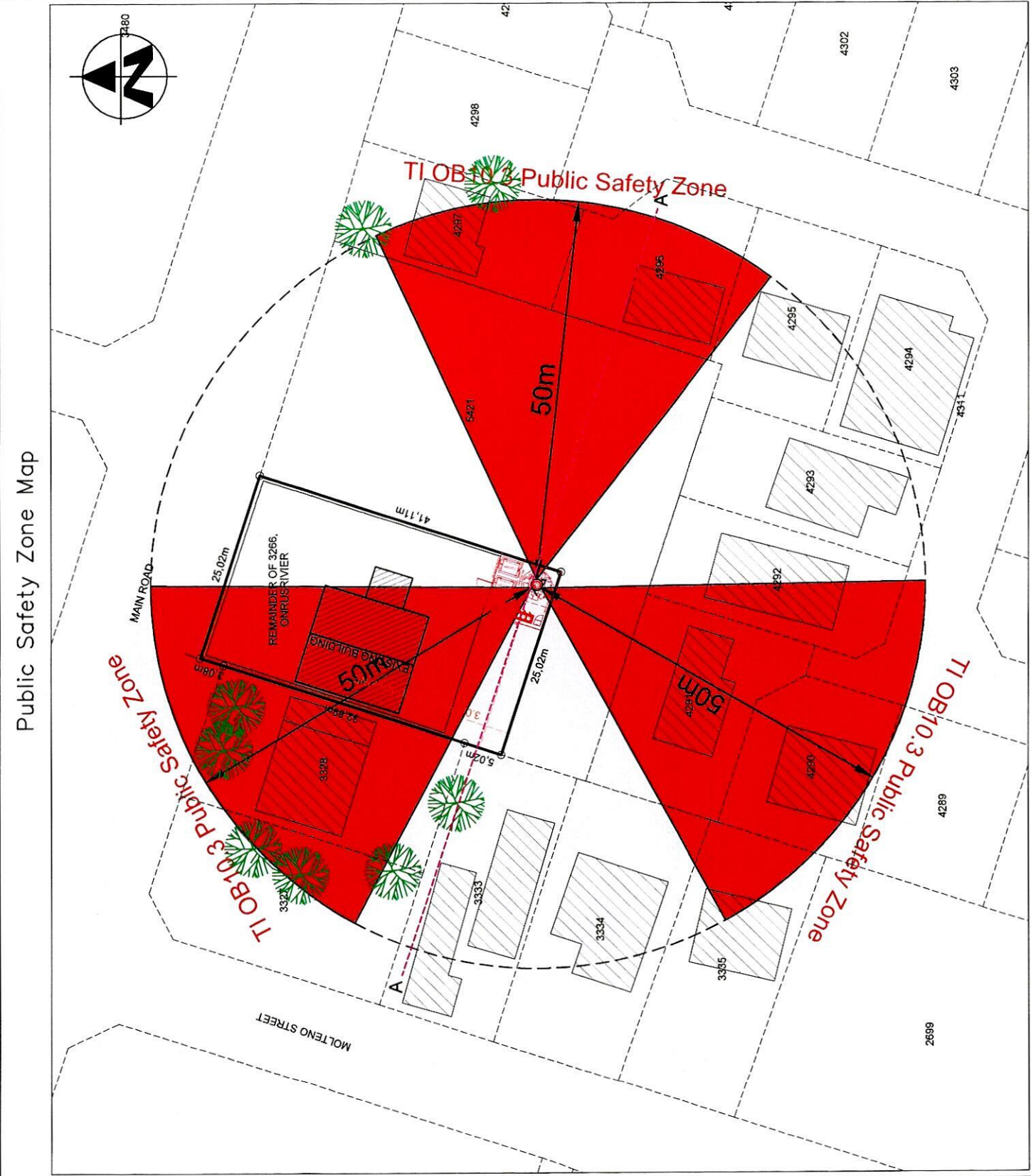
Surrounding Base Station Map



| | | |
|--|---|----------------------|
| GYRO SITE ID: | 05185-P1 | |
| GYRO SITE NAME: | ONRUSRIVIER EXCHANGE | |
| PROPERTY DESCRIPTION: | REMAINDER OF ERF 3286, ONRUSRIVIER | |
| ADDRESS: | MAIN ROAD, ONRUSRIVIER, HERMANUS | |
| CO-ORDINATES: | ELEVATION: Lat: -34.411043° Long: 19.174059° 22m | |
|  | | |
| TOWN AND REGIONAL PLANNING CONSULTANTS Unit H, 3rd Floor Main Building, Bldgway, Century City, Cape Town Tel: (021) 552 5255 Fax: 086 537 9187 | | |
| PROJECT: | PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION | |
| APPROVED MAST: | 25m TREE MAST | |
| NOTES: | A) NEW 25m TREE MAST B) 8x8m BASE STATION C) 2.1m PALISADE FENCE D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE E) BASE STATION: CHIP STONE SURFACE F) ZONING: BUSINESS ZONE 3; LOCAL BUSINESS G) OWNER: TELKOM SA LTD | |
| DATE | DESCRIPTION | REVISION |
| 13-02-2020 | 1st Issue | 0 |
| 18-01-2022 | Rear Building Line Incl. | 1 |
| DRAWING NUMBER: 05185-P1 | | SHEET: 5 OF 8 |
| DRAWING TITLE: SURROUNDING BASE STATIONS | | |
| DRAWN: C. BRIEDENHANN | SCALE: NTS | |
| DATE: 2022-01-18 | REVISION: 1 | |



| | | |
|--|---|----------------------|
| GYRO SITE ID: | 05185-P1 | |
| GYRO SITE NAME: | ONRUSRIEVER EXCHANGE | |
| PROPERTY DESCRIPTION: | REMAINDER OF ERF 3286, ONRUSRIEVER | |
| ADDRESS: | MAIN ROAD, ONRUSRIEVER, HERMANUS | |
| CO-ORDINATES: | ELEVATION: 22m Lat: -34.411043° Long: 19.174059° | |
|  | | |
| TOWN AND REGIONAL PLANNING CONSULTANTS Unit H, 3rd Floor Maite Building, Bridgeway, Century City, Cape Town Tel: (021) 592 5295 Fax: 086 537 9187 | | |
| PROJECT: | PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION | |
| APPROVED MAST: | 25m TREE MAST | |
| NOTES: | A) NEW 25m TREE MAST B) 8x8m BASE STATION C) 2.1m PALISADE FENCE D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE E) BASE STATION: CHIP STONE SURFACE F) ZONING: BUSINESS ZONE 3: LOCAL BUSINESS G) OWNER: TELKOM SA LTD | |
| DATE | DESCRIPTION | REVISION |
| 13-02-2020 | 1st Issue | 0 |
| 18-01-2022 | Rear Building Line Incl. | 1 |
| DRAWING NUMBER: 05185-P1 | | SHEET: 6 OF 8 |
| DRAWING TITLE: PUBLIC SAFETY ZONE MAP | | |
| DRAWN: C. BRIEDENHANN | SCALE: NTS | |
| DATE: 2022-01-18 | REVISION: 1 | |



Public Safety Zone Elevation



GYRO SITE ID: 05185-P1

GYRO SITE NAME: ONRUSRIVIER EXCHANGE

PROPERTY DESCRIPTION: REMAINDER OF ERF 3286, ONRUSRIVIER

ADDRESS: MAIN ROAD, ONRUSRIVIER, HERMANIUS

CO-ORDINATES: Lat: -34.411043° Long: 19.474059°

ELEVATION: 22m

PROJECT: PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION

APPROVED MAST: 25m TREE MAST

NOTES:
 A) NEW 25m TREE MAST
 B) 8x8m BASE STATION
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 G) OWNER: TELKOM SA LTD

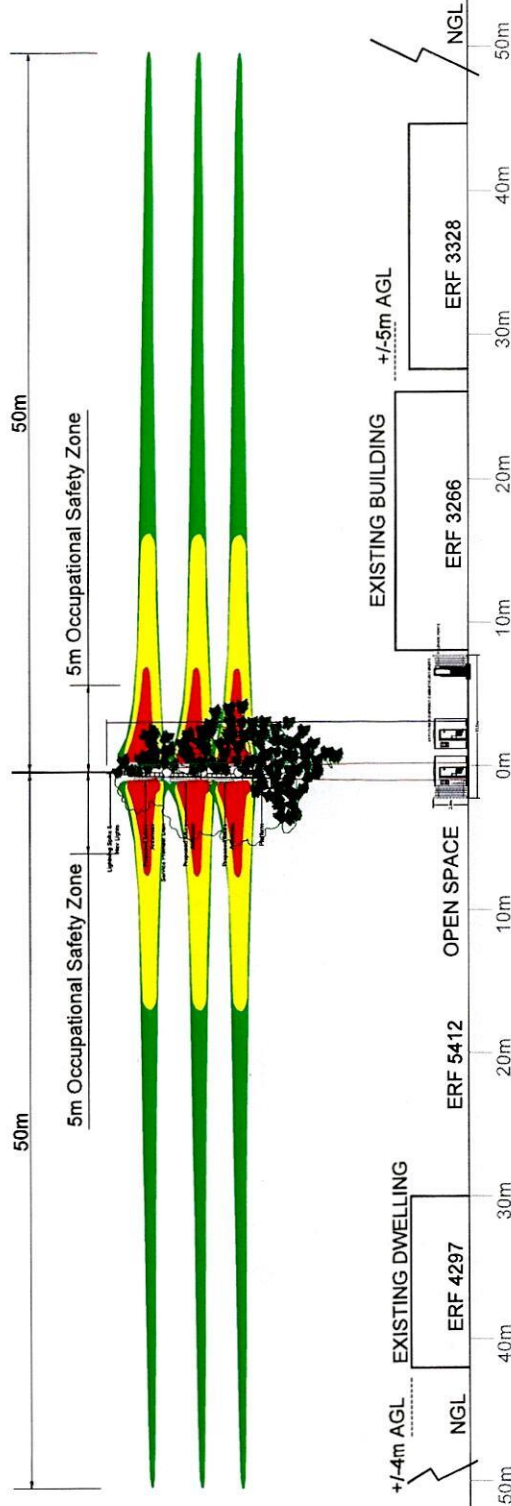
| DATE | DESCRIPTION | REVISION |
|------------|--------------------------|----------|
| 13-02-2020 | 1st Issue | 0 |
| 18-01-2022 | Rear Building Line Incl. | 1 |

DRAWING NUMBER: 05185-P1
SHEET: 7 OF 8

DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION

DRAWN: C. BRIEDENHANN
SCALE: NTS

DATE: 2022-01-18
REVISION: 1



PUBLIC SAFETY ZONE EASTERN ELEVATION (A-A)

Artist Impression



Superimposition of Proposed 25 m Tree Mast (As Viewed from Main Road)



GYRO SITE ID: 05185-P1

GYRO SITE NAME: ONRUSRIVIER EXCHANGE

PROPERTY DESCRIPTION: REMAINDER OF ERF 3266, ONRUSRIVIER

ADDRESS: MAIN ROAD, ONRUSRIVIER, HERMANUS

CO-ORDINATES: **ELEVATION:**
 Lat: -34.411043° 22m
 Long: 19.174059°



TOWN AND REGIONAL PLANNING CONSULTANTS
 Unit 8, 3rd Floor, Po Box 152,
 Main Building, Bridgeway, Century City,
 Century City, Cape Town
 Tel: (021) 552 5265
 Fax: 066 557 9197

PROJECT: PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION

APPROVED MAST: 25m TREE MAST

- NOTES:**
- A) NEW 25m TREE MAST
 - B) 8x8M BASE STATION
 - C) 2.1m PALISADE FENCE
 - D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
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| DATE | DESCRIPTION | REVISION |
|------------|--------------------------|----------|
| 13-02-2020 | 1st Issue | 0 |
| 18-01-2022 | Rear Building Line Incl. | 1 |

DRAWING NUMBER: 05185-P1
SHEET: 8 OF 8

DRAWING TITLE: ARTIST IMPRESSION

DRAWN: C. BRIEDENHANN
SCALE: NTS

DATE: 2022-01-18
REVISION: 1