



**OVERSTRAND MUNISIPALITEIT**  
**ERF 2861, WHALE COAST MALL,**  
**BERGSIGSTRAAT, SANDBAAI: AANSOEK OM**  
**VERGUNNINGSGEBRUIK, AFWYKING EN**  
**WYSIGING VAN DIE**  
**TERREINONWIKKELINGSPLAN: WARREN**  
**PETTERSON PLANNERS [nms WHALE COAST**  
**VILLAGE MALL (PTY) LTD, THE SANDBAAI**  
**DEVELOPMENT TRUST EN HCI-PROP C07**  
**(PTY) LTD]]**

Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) word hiermee kennis gegee van die volgende aansoek van toepassing op Erf 2861, Sandbaai (die eiendom) naamlik:

**Vergunningsgebruik**

Aansoek ingevolge Artikel 16(2)(o) van die Verordening ten einde 'n 20m hoë mono-tipe transmissietoring met 12 antennes en mikrogoelkottels daaraan geheg, asook 1 toerustinghouer op grondvlak, teenaan die winkelsentrum op die eiendom op te rig.

**Afwyking**

Aansoek om afwyking ingevolge Artikel 16(2)(b) van die Verordening om die hoogtebeperking vanaf 14m na 20m te oorskry ten einde die voorgestelde 20m hoë mono-tipe transmissietoring op die eiendom te akkommodeer.

**Wysiging van Terreinontwikkelingsplan**

Aansoek ingevolge Artikel 16(2)(l) van die Verordening om wysig van die Terreinontwikkelingsplan om die telekommunikasie-infrastruktuur op die eiendom 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.

Enige kommentaar moet skriftelik wees bogenoemde en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) voor of op **8 Julie 2022**, met u naam, adres en kontakbesonderhede, belang in die aansoek, asook die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. H Boshoff** by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

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

Munisipale Kennisgewing Nr. **58/2022**

**OVERSTRAND MUNICIPALITY**  
**ERF 2861, WHALE COAST MALL, BERGSIG**  
**STREET, SANDBAAI: APPLICATION FOR**  
**CONSENT USE, DEPARTURE AND**  
**AMENDMENT OF THE SITE DEVELOPMENT**  
**PLAN: WARREN PETTERSON PLANNERS [obo**  
**WHALE COAST VILLAGE MALL (PTY) LTD, THE**  
**SANDBAAI DEVELOPMENT TRUST AND HCI-**  
**PROP C07 (PTY) 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 (By-Law) of the following applications applicable to Erf 2861, Sandbaai (the property) namely:

**Consent Use**

Application in terms of Section 16(2)(o) of the By-Law to construct a 20m high mono-type transmission tower with 12 antennas and micro dishes attached to the tower, as well as 1 equipment container at ground level, against the mall on the property.

**Departure**

Application in terms of Section 16(2)(b) of the By-Law to exceed the height restriction from 14m to 20m to accommodate the proposed 20m high mono-type transmission tower on the property.

**Amendment of the Site Development Plan**

Application in terms of Section 16(2)(l) of the By-Law for the amendment of the Site Development Plan to accommodate the telecommunication infrastructure on the property.

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

Any comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **8 July 2022**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr. H Boshoff** at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

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

Municipal Notice No. **58/2022**

**UMASIPALA WASE-OVERSTRAND**  
**ISIZA 2861, WHALE COAST MALL, BERGSIG STREET,**  
**SANDBAAI: ISICELO SEMVUME YOSETYENZISO,**  
**SOPHAMBUKO NOKULUNGISWA**  
**KWESICWANGCISO SOPHUHLISO LWESIZA:**  
**WARREN PETTERSON PLANNERS [obo WHALE**  
**COAST VILLAGE MALL (PTY) LTD, THE SANDBAAI**  
**DEVELOPMENT TRUST AND HCI-PROP C07 (PTY)**  
**LTD]**

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho oYilwayo kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) sezi zicelo zilandelayo ezibhekiselele kwiSiza 2861, eSandbaai (ipropati) eyiyile:

**Imvume yoSetyenziso**

Isicelo ngokwemiqathango yeCandelo 16(2)(o) loMthetho kaMasipala sokwakha uphongoma lothungelwano olungumphakamo ongama-20m kunye neentonga zentsimbi zikamabonakude ezili-12 kunye nezitya ezincinane ezincanyatheliswe kuphongoma, ngokunjalo nesixhobo esi-1 sesikhongozelo kwinqanaba eliphantsi, esibekwe eludongeni kwipropati.

**Uphambuko**

Isicelo ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala sokugqitha kwisithintelo somphakamo ukususela kwi-14m ukuya kuma-20m umphakamo wophongoma lothungelwano oluhlobo olunye ukulungiselela uphongoma lothungelwano olungumphakamo ongama-20m olucetywayo kwipropati.

**Ukulungiswa kwesiCwangciso soPhuhliso lweSiza**

Isicelo ngokwemiqathango yeCandelo 16(2)(l) yoMthetho kaMasipala sokulungiswa kwesiCwangciso soPhuhliso lweSiza ukulungiselela isibonelelo sothungelwano ngocingo kwipropati.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure yesi-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kamasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngolu suku okanye ngaphambi komhla **8 kuJulayi 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuzisa into malunga nesi saziso ungafonela **Mnu. H Boshoff** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe..

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

Isaziso sikaMasipala esinguNombolo **58/2022**

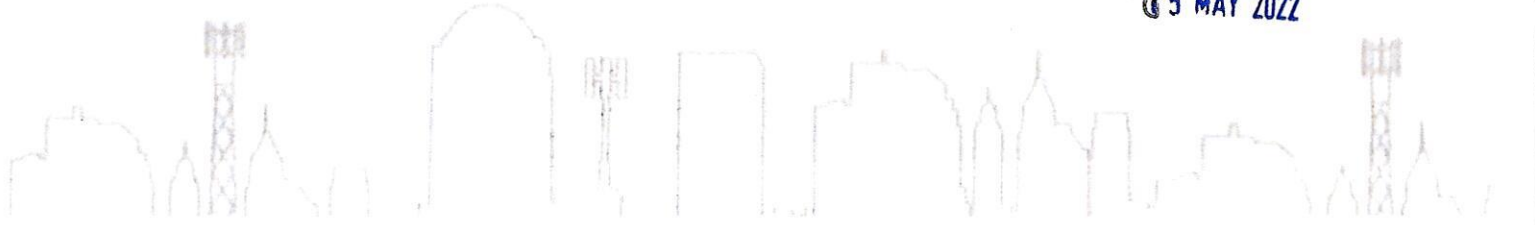


ERF 2861, WHALE COAST MALL

<b>PROPERTY DESCRIPTION:</b>	<b>ERF 2861, SANDBAAI</b>
<b>MUNICIPAL AREA:</b>	<b>OVERSTRAND MUNICIPALITY</b>
<b>APPLICATION:</b>	<b><u>LOCAL AUTHORITY CONSENT USE, AMENDMENT OF SITE DEVELOPMENT PLAN &amp; PERMANENT DEPARTURE APPLICATION TO PERMIT A TRANSMISSION APPARATUS</u></b>
<b>SITE NAME:</b>	<b>WHALE COAST MALL</b>



<b>APPLICANT:</b>	<b>WARREN PETTERSON PLANNING</b>
<b>ON BEHALF OF/ FOR</b>	<b>SBA TOWERS SOUTH AFRICA</b>
<b>OWNER:</b>	<b>WHALE COAST VILLAGE MALL (PTY) LTD, HCI-PROPC07 (PTY) LTD &amp; SANDBAAI DEVELOPMENT TRUST</b>
<b>DATE:</b>	<b>JANUARY 2022</b>



Overstrand Local Municipality  
Town Planning Department  
Hermanus  
Magnolia Street  
7200

28 January 2022  
(revised 5 May 2022)

Dear Sir/Madam

**LOCAL AUTHORITY CONSENT USE, AMENDMENT OF SITE DEVELOPMENT PLAN & PERMANENT DEPARTURE APPLICATION IN ORDER TO PERMIT A TRANSMISSION APPARATUS ON ERF 2861, SANDBAAI.**

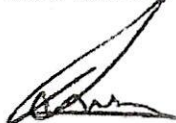
Kindly find attached in this application, the motivation and relevant documentation regarding a land use application in terms of the zoning scheme to allow for the establishment of a transmission apparatus on Erf 2861, Sandbaai.

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

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

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

Yours faithfully



**DIRKO LOOTS**  
**C/9207/2020**  
**WARREN PETERSON PLANNING**

05 MAY 2022

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## LIST OF DEFINITIONS AND ABBREVIATIONS

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

### DEFINITIONS:

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

Table 1 - Definitions

<b>PROPERTY:</b>	Erf 2861, Sandbaai (here after referred to as the application site)
<b>CLIENT:</b>	SBA Towers South Africa
<b>APPLICANT:</b>	Warren Petterson Planning
<b>OWNER:</b>	WHALE COAST VILLAGE MALL (PTY) LTD (Registration number: 2007/016680/07) HCI-PROPC07 (PTY) LTD (Registration number: 2014/036206/07) SANDBAAI DEVELOPMENT TRUST (Registration number: IT1447/96)
<b>CONSENT USE</b>	means the secondary use right that is permitted in terms of the provisions pertaining to a particular zone, only with the consent of the Council
<b>DEPARTURE</b>	means a permanent departure or a temporary departure (has the meaning assigned to it by Planning Law)
<b>RESTRICTIVE CONDITION</b>	means any condition registered against the title deed of land restricting the use, development or subdivision of land concerned, excluding servitudes creating real or personal rights
<b>SURVEYOR-GENERAL</b>	means the Surveyor-General as defined in the Land Survey Act

### ABBREVIATIONS:

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

Table 2 - Abbreviations

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

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## 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, 2015 for the purpose of erecting an 20mm TA.
- ✓ **Permanent Departure** from the development parameters in terms of section 16(2)(b) of the Overstrand Municipality By-law on Municipal Land Use Planning, 2015 for the purpose of the relaxation of the height restriction from 14m to 20m in order to allow for the proposed transmission apparatus.
- ✓ **Amendment of Site Development Plan** in terms of section 16(2)(l) of the Overstrand Municipal Planning By-Law, 2015 to include the proposed Transmission Apparatus as part of the plan.

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

Table 3 - Details of the Development Area

<b>TITLE DEED DESCRIPTION</b>	Erf 2861, Sandbaai, Overstrand Municipality, Division of Caledon, Province of the Western Cape
<b>TITLE DEED NUMBER</b>	T57474/2016
<b>PROPERTY SIZE (m<sup>2</sup>)</b>	10.4136 Ha
<b>CURRENT ZONING</b>	BUSINESS ZONE 1: GENERAL BUSINESS
<b>OWNER OF PROPERTY</b>	WHALE COAST VILLAGE MALL (PTY) LTD (Reg Nr: 2007/016680/07) HCI-PROPC07 (PTY) LTD (Reg Nr: 2014/036206/07) SANDBAAI DEVELOPMENT TRUST (Reg Nr: IT1447/96)

## SECTION B: DEVELOPMENT PROPOSAL

### B.1. APPLICATION SPECIFICATIONS

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

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### B.1.1 Development Concept

The application comprises the following proposed development parameters:

- ✓ A 20m Monopole or Tree Type Tower (Transmission apparatus),
- ✓ 12 x antennas attached to the Tower,
- ✓ Microwave dishes attached to the tower, and
- ✓ 1 x Equipment container with space for four service providers, which will be locked at all times.

The total area of the TA will be 14.4m<sup>2</sup>. The main purpose of the proposed transmission apparatus is to improve the network coverage (LTE services) for the various service providers (MTN, Vodacom, Cell C and Telkom Mobile). The transmission apparatus furthermore connects to the surrounding existing network, including Onrus, Zwelihle and Hermanus, which reduces poor signal areas when leaving the coverage radius of an existing transmission apparatus.

### B.1.2 Consent Use

A transmission apparatus is permitted as a consent use on a Business Zone 1 property. Accordingly, no rezoning is required in order to accommodate the proposed transmission apparatus. The use of the transmission apparatus will not interfere with the primary use of the property, being a shopping centre, as the area of the transmission apparatus only extends 14.4m<sup>2</sup> and will be located against the building.

### B.1.3 Height Restrictions

According to the Overstrand Municipality's zoning scheme, properties zoned as 'Business Zone 1', have a height restriction of 14.0m (4 storeys). A 20m tower is proposed in this application, thus a permanent departure is applied for in terms of Section 16(2)(b) to allow for the erection of a 20m tower. The height restriction will subsequently be relaxed from 14m to 20m for the purpose of erecting a 20m tower on the subject property.

### B.1.4 Amendment of Site Development Plan

A Site Development Plan was previously approved for the development of Erf 2861 Sandbaai. In order to accommodate the proposed transmission apparatus, we are required to amend the previously approved site development plan. The transmission apparatus extends 19.5m<sup>2</sup> in total and is proposed right next to the building.

## **B.2. UTILITY SERVICES**

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

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Access to the proposed TA will be obtained from the existing entrance to the property found along the southern boundary of the property, situated adjacent to Bergsig Street. Bergsig Street connects to the Main Road to the west and Skilpad Road to the east. Both of these roads connects to the R43.

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

### B.3. ENVIRONMENTAL REGULATIONS

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

## SECTION C: POLICY AND LEGISLATION

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

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

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

Please refer to sheet 2 of 6 of the drawings dated 2 March 2020, Revision 01.

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

Please refer to sheet 2 of 6 of the drawings dated 2 March 2020, Revision 01. Please also refer to Figures 14 to 25 indicating what the tower is expected to look like.

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

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

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

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

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

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

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

Please refer to the drawings dated 2 March 2020, Revision 01. Two possible positions have been identified on the property as well as two different tower types.

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

Please refer to Figures 6, 7, 9 and 10.

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

A Visual Impact Assessment was conducted in January 2019 by Enviro Works relating to the tower position as per our previous application that was submitted in February 2019. The VIA stated that the visual impact will be moderate to low (The VIA can be provided upon request):

The visual impact within the short distance zone will be moderate. From the short to long distance zone the impact will be low due to factors including the Visual Absorption Capacity of the area, limited observers within these zones, the built-up environment and the undulating topography of the area.

(i). Landscaping plan to accompany application, if required by the municipality,

and

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

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

## C.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.

### C.2.2. 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

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

#### D.2.3. Municipal Spatial Development Framework, 2020

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

The MSDF 2020 of the Overstrand Municipality also emphasises that population growth is taking place within the Municipal Area. Figure 2.2 on page 21 of MSDF 2020 shows that the population number increased in Sandbaai between 2001 – 2011 (See Figure 1 below which shows figure 2.2 of MSDF). It In fact, from 2001 to 2011 the population in Sandbaai has almost doubled and experienced a growth rate of 98% (MSDF, 2020: 21)."

According to Table 6 on page 48 of the Overstrand Municipality Integrated Development Plan 2021/22, the projected population for Sandbaai would be approximately 5531 people in 2020, which is almost 35% more than it was in 2011 at 4101 people.

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.

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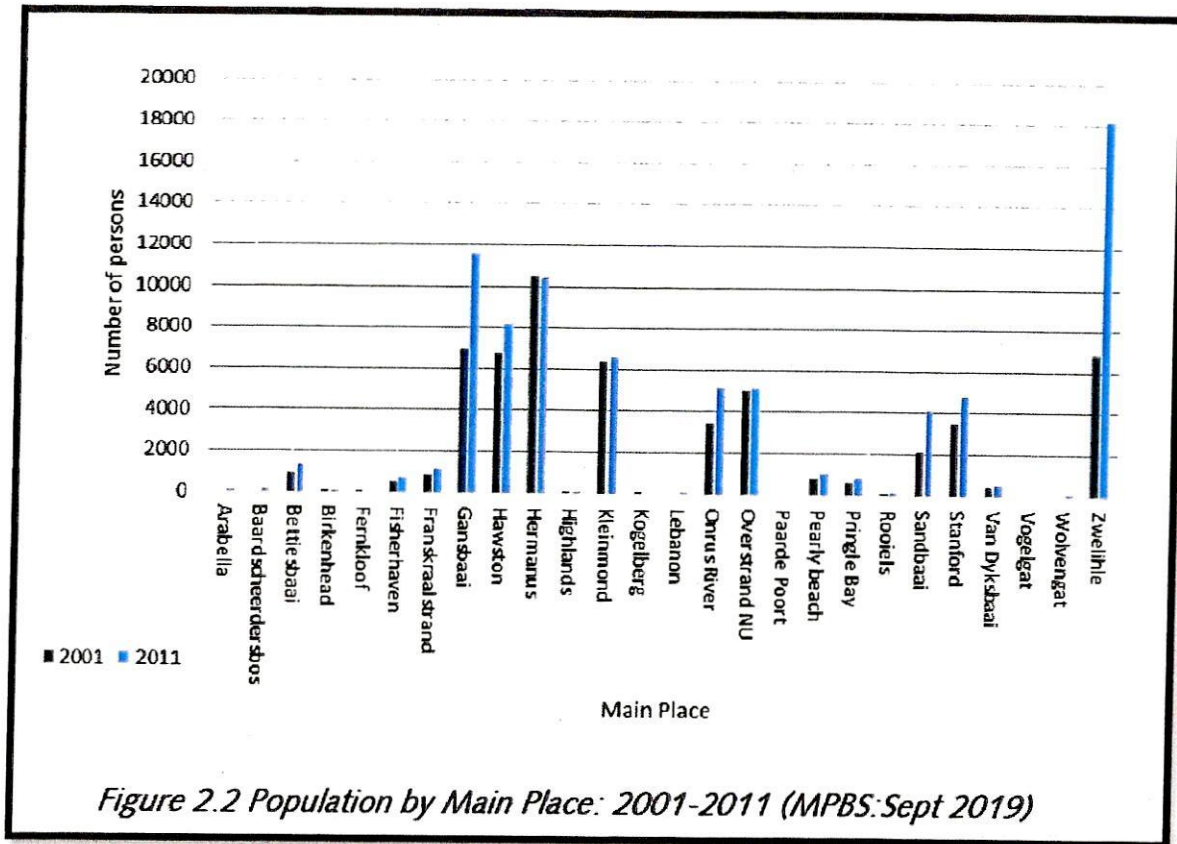


Figure 2.2 Population by Main Place: 2001-2011 (MPBS: Sept 2019)

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

Cellular infrastructure also contribute to the economic growth within municipal area. This is seen on page 35 of MSDF 2020 where the Communication sector has achieved strong annual growth and contributing to the GVA in Overstrand. The impact on economic growth can be emphasised that the proposed Transmission Apparatus which is situated within Sandbaai is surrounded by business, industrial 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 the amount of people that are working from home during the Covid-19 pandemic, therefore the network capacity is more under pressure that in the past and this proposal will help alleviate this going forward. It is important to note that many people also lost their day-to-day jobs and will continue working from home, therefore it is important to ensure that excellent coverage is enjoyed throughout the entire day.

## SECTION D: DEVELOPMENT MOTIVATION

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

### D.2.1. Need and Desirability

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

Please refer to Annexure J, which is a motivation letter from Vodacom indicating their support and need for additional infrastructure in the area. They specifically refer to the proposed transmission apparatus on Erf 2861 Sandbaai in this letter.

Figures 2-5 illustrate the current fixed LTE coverage in Sandbaai and the surrounding areas. It should be noted that these areas have very limited Fixed LTE coverage. Therefore, a TA as proposed in this application will increase the amount of coverage in this area.

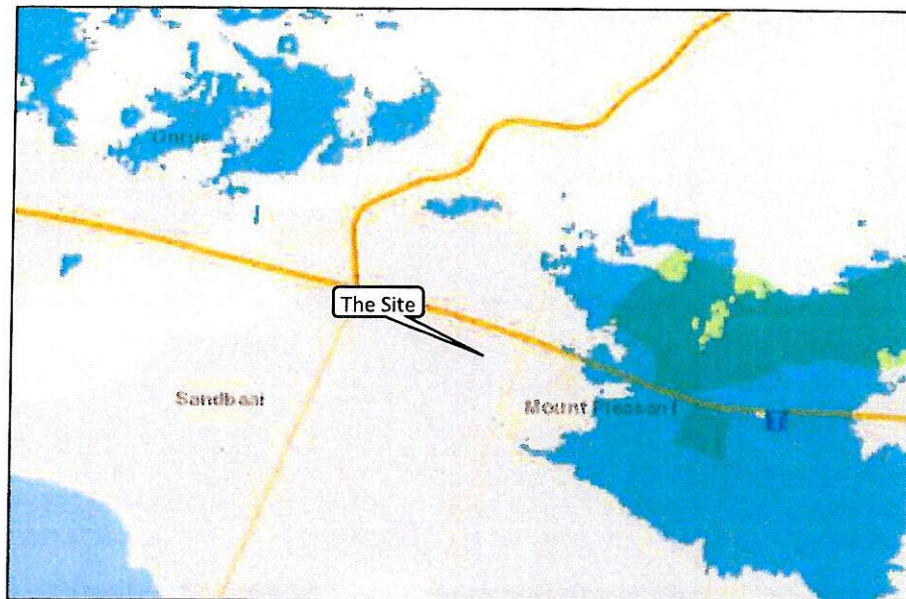


Figure 2 - Telkom Mobile network coverage map: LTE

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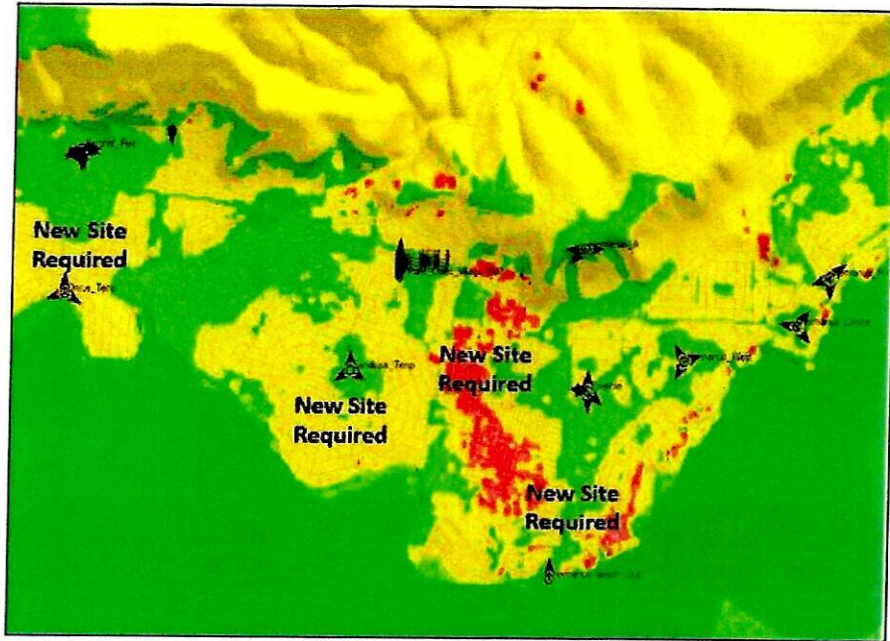


Figure 3 - Vodacom network coverage map (Green: Good; Yellow: Poor; Red: Very Poor)



Figure 4 - MTN Coverage Map: Fixed LTE

05 MAY 2022

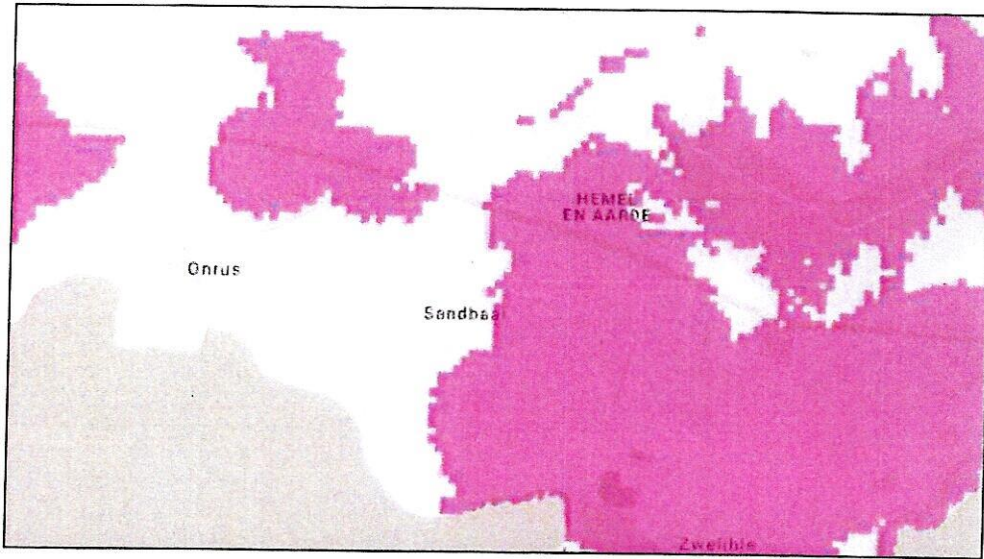


Figure 5 - Cell C Coverage Map: Fixed LTE

Figure 2, 4 and 5 are coverage maps that were extracted from the websites of the various service providers. It should be noted that the service providers somewhat exaggerates on content of these coverage maps as it is largely used for marketing purposes. From some of these maps it is however clear that there are large portions of the surrounding area that is not enjoying the benefits of LTE coverage.

Figure 3 was provided by Vodacom indicating where they are in need of improved coverage in the areas in close proximity to Sandbaai. It should be noted that most of these areas have poor to very poor coverage, which the proposed transmission apparatus on Erf 2861 Sandbaai will address. As per Table 5, Vodacom is already on the majority of the towers that exist in the surrounding area. Vodacom also has a temporary (movable) site at the Community Hall in Sandbaai, but this site does not provide the required coverage to the whole area. Vodacom's interest in collocating on the proposed tower on Erf 2861 Sandbaai clearly indicates that the coverage areas of the existing towers are not enough to address the ever increasing demand of cellular users.

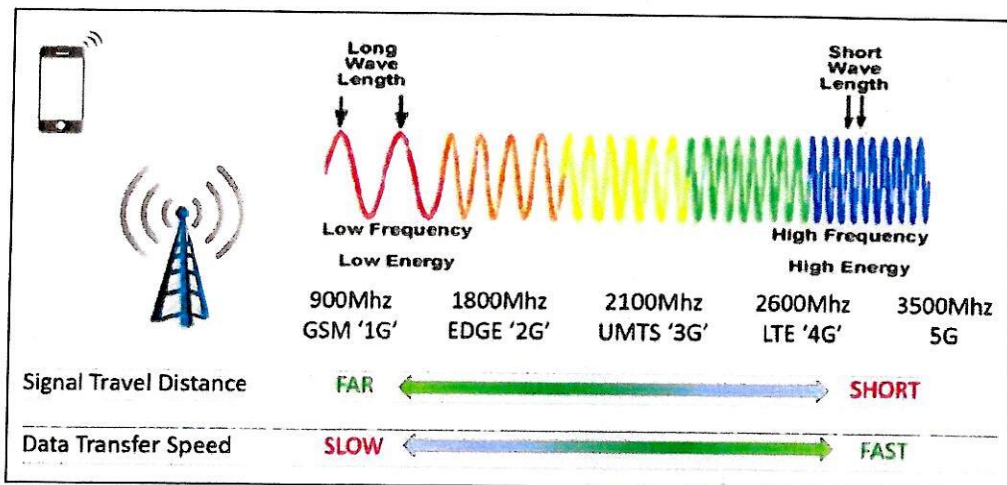


Figure 6 - Frequency and wave length

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

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

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

#### D.2.2. Choice of site

The site was chosen as it is deemed an excellent location to improve the coverage in Overstrand Municipality. To the west and south of the site is Sandbaai, which comprises of mainly residential units, to the north is Hemel en Aarde which is also mainly residential units, as well as the R43, which is used by a large number of commuters and tourists on a daily basis. To the east is Hermanus and to the southeast is Zwelihle, which is a densely developed residential area. Please refer to Figure 8, which is a land use plan of the surrounding area.

Figure 7 below indicates the zoning of the subject property, as well as the zonings of the surrounding properties. There are few businesses that are more focussed along the R43. There is an industrial area located to the east of the subject property, of which the majority have limited space available. A large number of these property owners were however approached in the past, but no lease agreement were ever concluded, mainly due to space constraints.

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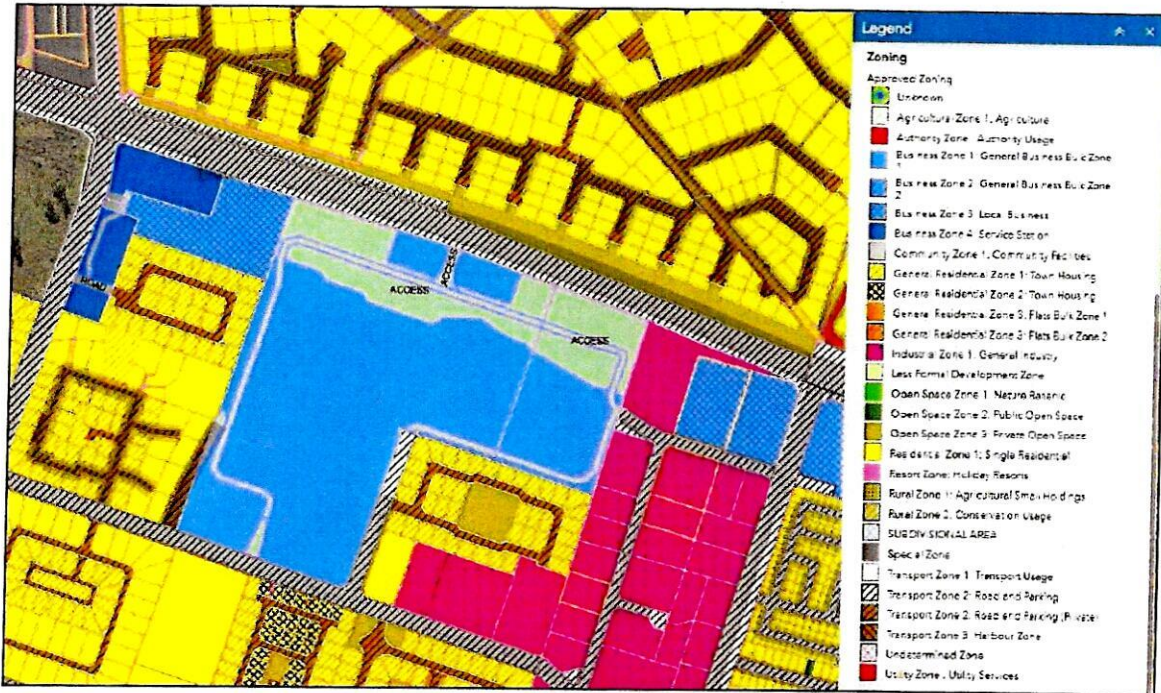


Figure 7 - Zoning map of surrounding area



Figure 8 - Land use map of surrounding area

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The location of site is furthermore located against the existing building, which will ensure that any perceived impacts on the surrounding area are minimal. Please refer to Figure 8, which indicates two possible positions for the proposed transmission apparatus, labelled Option A and Option B.

A land use application that was submitted in February 2019. The land use application was however still refused on 27 February 2020 by the Municipal Planning Tribunal. One of the reasons for refusal queried why the transmission apparatus cannot be positioned against or closer to the mall. Accordingly, two positions were identified against the mall, namely options A and B (please refer to the Revision 01 of the drawings, dated 2 March 2020 – sheet 2 of 6). The proposal along with these options were then presented at the Heritage and Aesthetics Committee on 16 July 2020. The Committee indicated that they are in support of Option A – please refer to Annexure H.

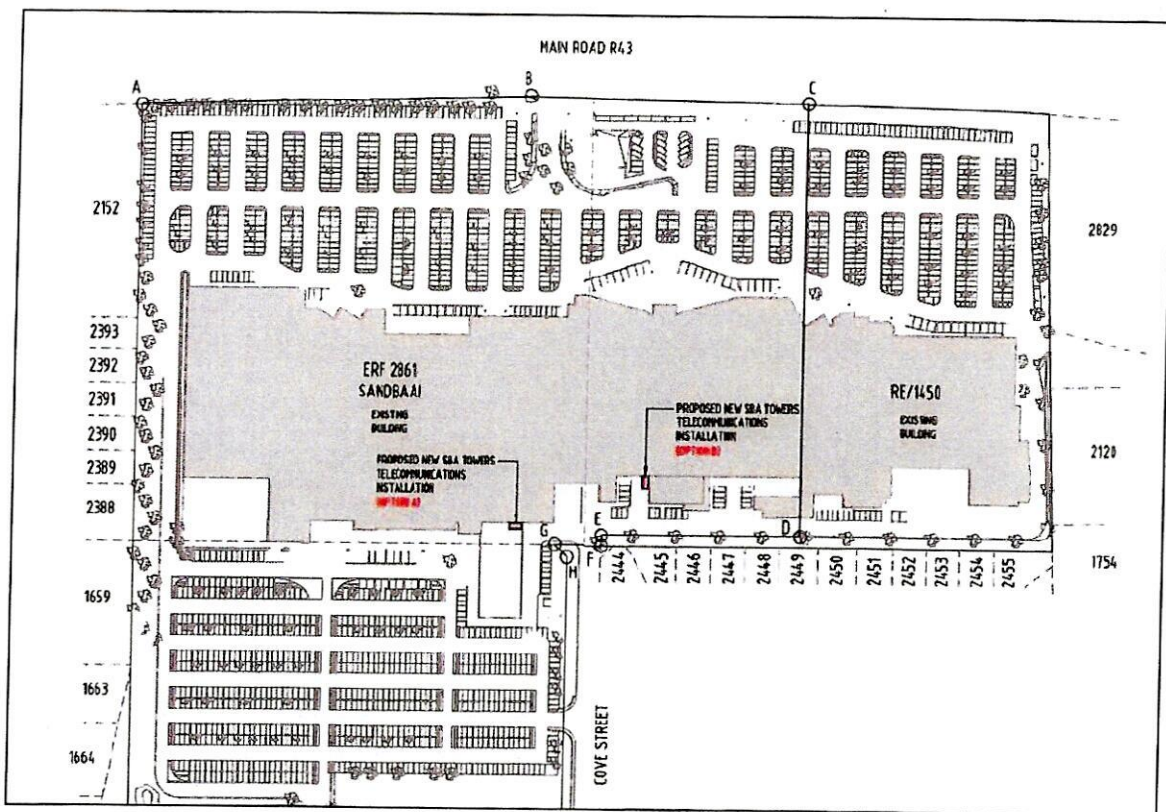


Figure 9 - Proposed location for the transmission apparatus

From Figures 9 and 10 it is clear that the subject area is not of heritage or environmental significance.

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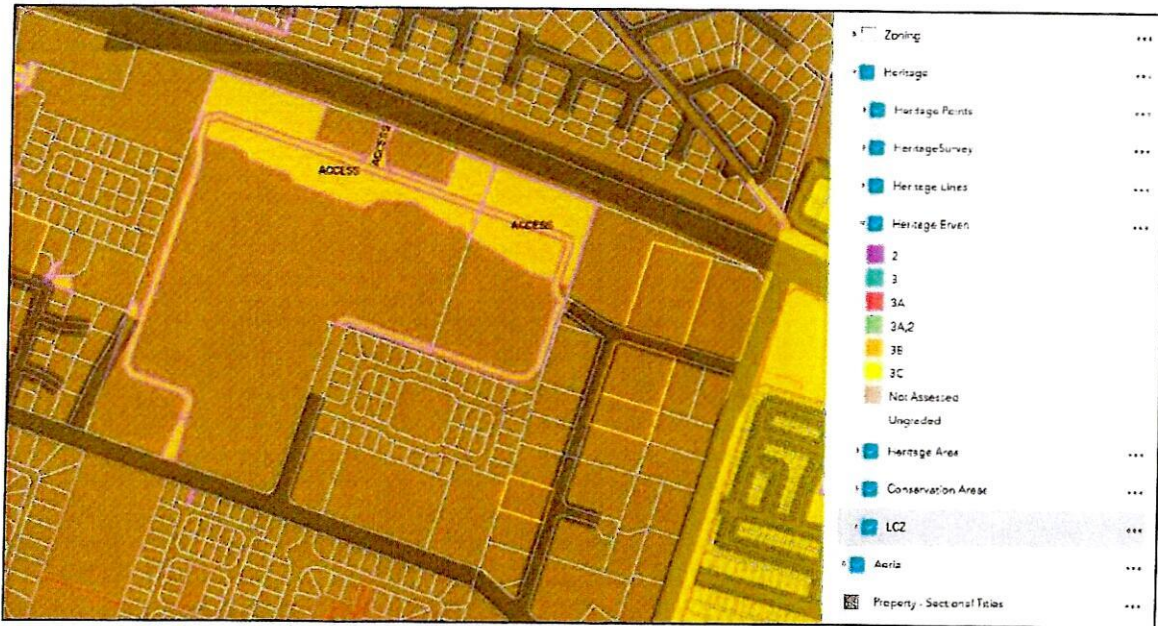


Figure 10 - Heritage Map

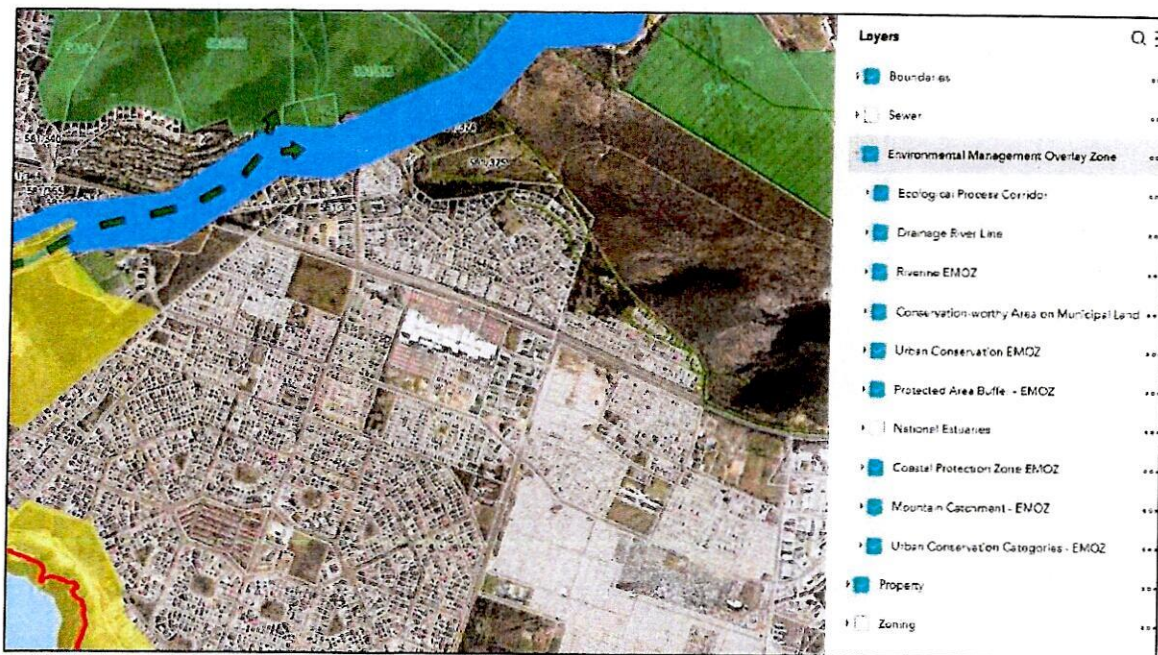


Figure 11 - Environmental Map

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

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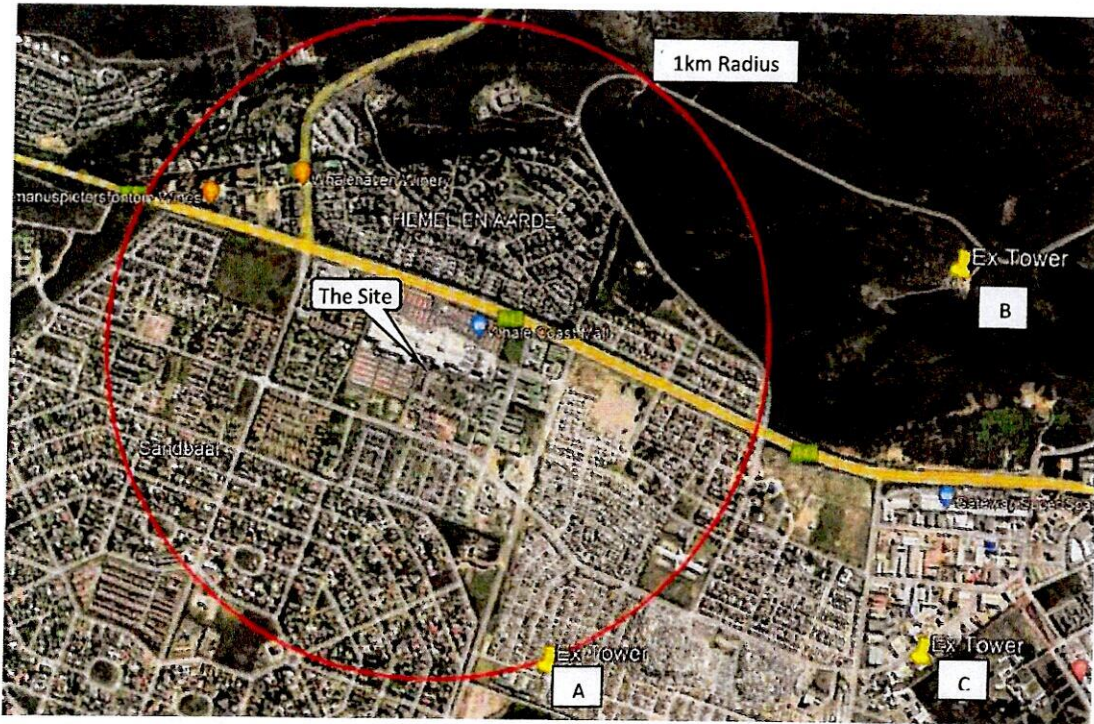


Figure 12 – 1km radius of the proposed site and surrounding transmission apparatus

Table 4 - Surrounding Transmission apparatus as alternatives

	Tower & Height	Site location	Distance	Lack of sufficiency
A	Monopole Tower, 25m	Sisulu Street	+/-1 045m	Failure to provide for the necessary coverage necessity due to distance away from proposed tower.
B	Lattice Tower, 25m	Steenbras Road	+/-1 765m	Failure to provide for the necessary coverage necessity due to distance away from proposed tower. Vodacom is already on this tower and confirmed interest in the proposed tower on Erf 2861 as well.
C	Lattice Tower, 25m & Monopole Tower, 25m	Rotary Way	+/-1 565m	Failure to provide for the necessary coverage necessity due to distance away from proposed tower. Vodacom is already on this tower and

				confirmed interest in the proposed tower on Erf 2861 as well.
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Considering the information in Figure 11 and Table 5 the need for the proposed TA is clear. Existing TA's are not sufficient to provide coverage as there are no TA's within a 1km radius - the closest TA is approximately 1 045m away from the proposed TA.

D.2.3. Alternative sites

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

Alternative sites considered in surrounding area (Please see Figure 13 on next page):

- Option 1- Multiple applications were refused on this property, which is centrally located in Sandbaai. This does however support the need for a transmission apparatus in the subject area.
- Option 2- Many owners in the industrial area were approached initially, but the majority of these properties have limited space, which was also the reason most property owners were not interested.
- Option 3- An application was submitted on behalf of Vodacom for a transmission apparatus on this property a few years ago. They did however confirm their interest in utilising the proposed tower on Erf 2861, Sandbaai.
- Option 4- The school has sufficient space to accommodate a tower, but the property is located too close to the existing towers on Erven 9720 & 5636 Hermanus.
- Option 5- This location can also work, but will have a much worse visual impact on the R43 than the proposed position on Erf 2861, Sandbaai, which is behind the shopping centre that hides a large portion of the tower.



Alternative positions were explored on Erf 2861, Sandbaai. Please refer to Figure 13.

- Option A– This position was presented at the Heritage and Aesthetics Committee on 16 July 2020 and was supported.
- Option B– This position was presented at the Heritage and Aesthetics Committee on 16 July 2020, but Option A was supported. This Option is however still viable if deemed more appropriate by Overstrand Municipality.
- Option C– This was the original position, which was not supported by Overstrand Municipality.



Figure 14 - Alternative positions explored on-site

### D.2.3. Visual Impact

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

A Visual Impact Assessment was conducted in January 2019 by Enviro Works relating to the tower position as per our previous application that was submitted in February 2019. The VIA stated that the visual impact will be moderate to low (The VIA can be provided upon request):

The visual impact within the short distance zone will be moderate. From the short to long distance zone the impact will be low due to factors including the Visual Absorption Capacity of the area, limited observers within these zones, the built-up environment and the undulating topography of the area.

The drawings includes two types of tower designs, namely a monopole and a tree tower. We are of the opinion that these two tower designs will have the least visual impact on the surrounding area. Please refer to Figures below. We are of the opinion that the monopole design will have the least impact on the surrounding area.

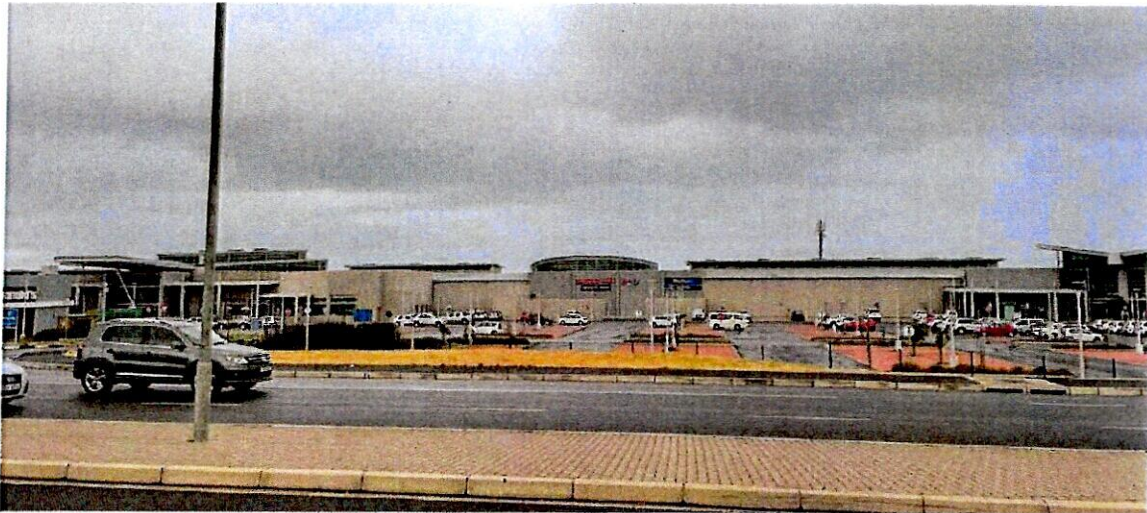


Figure 15 - Monopole tower viewed from the R43 (Option A)

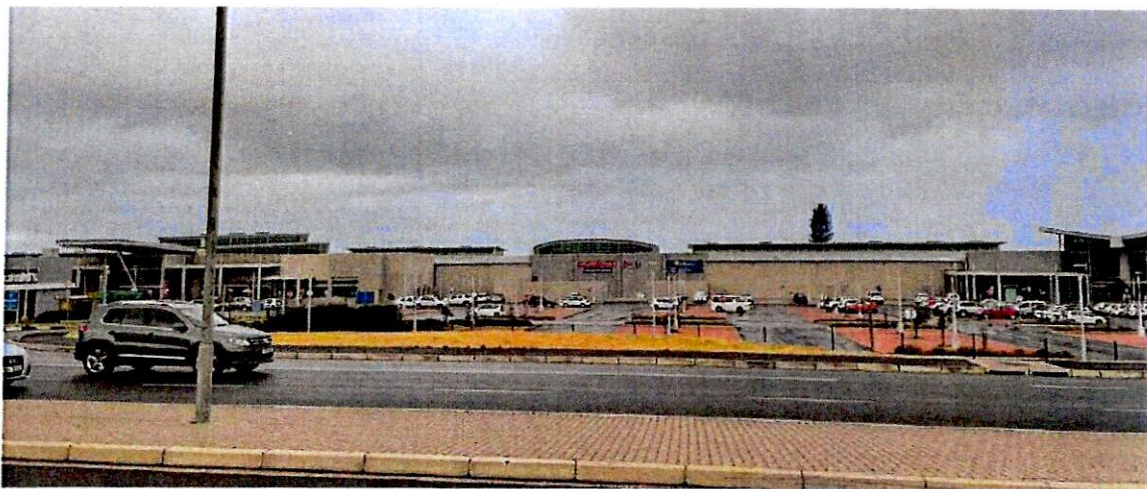


Figure 16 - Tree tower viewed from the R43 (Option A)



Figure 17 - Monopole tower viewed from Bergsig Street (Option A)

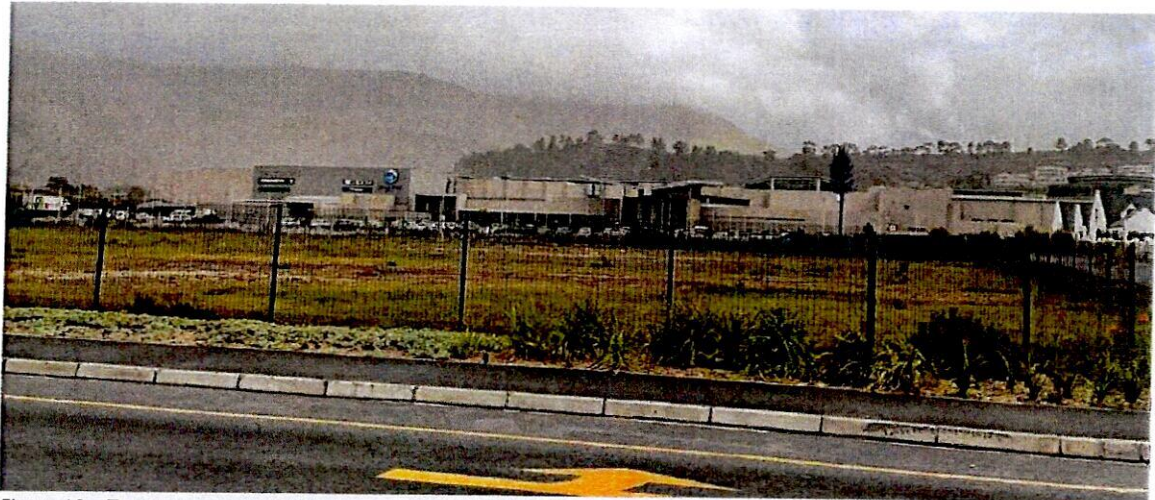


Figure 18 - Tree tower viewed from Bergsig Street (Option A)

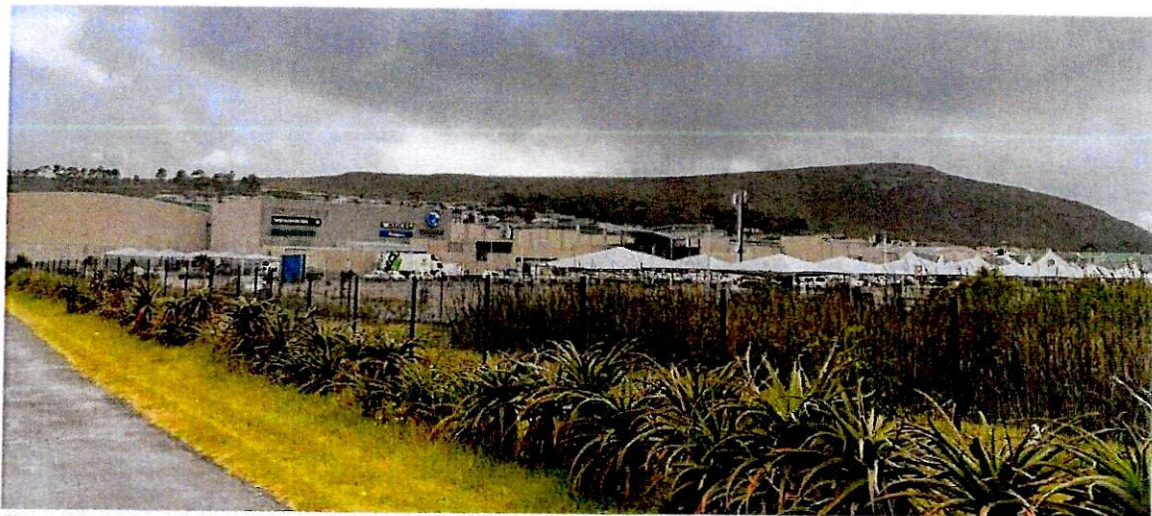


Figure 19 - Monopole tower viewed from Aloe Lane (Option A)

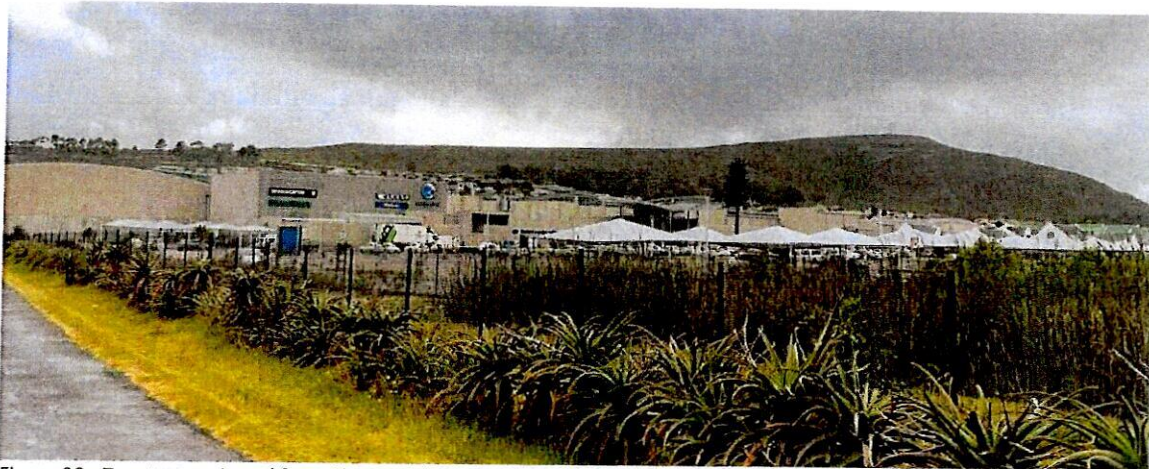


Figure 20 - Tree tower viewed from Aloe Lane (Option A)



Figure 21 - Monopole tower viewed from the R43 (Option B)

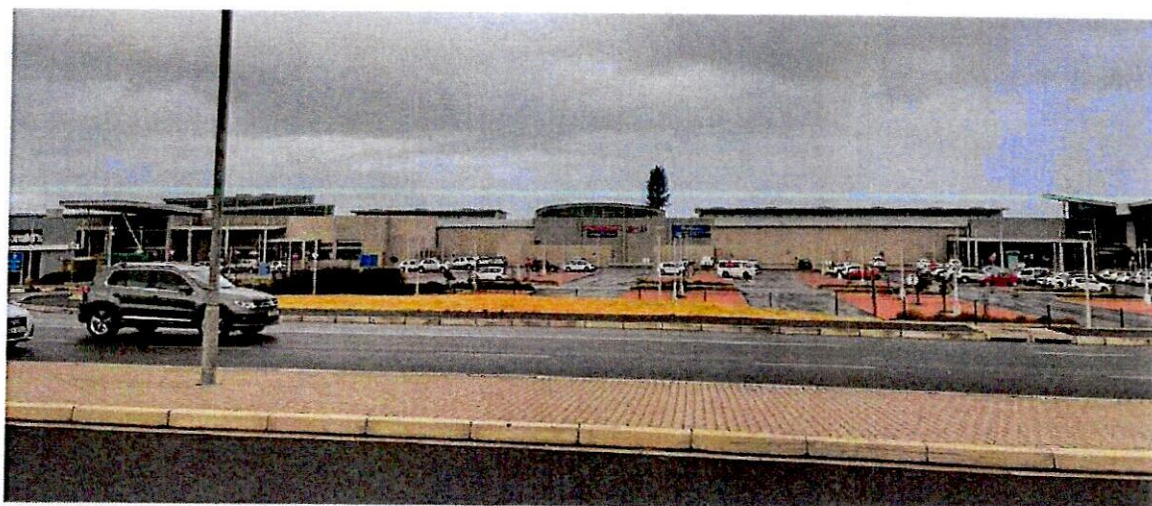


Figure 22 - Tree tower viewed from the R43 (Option B)

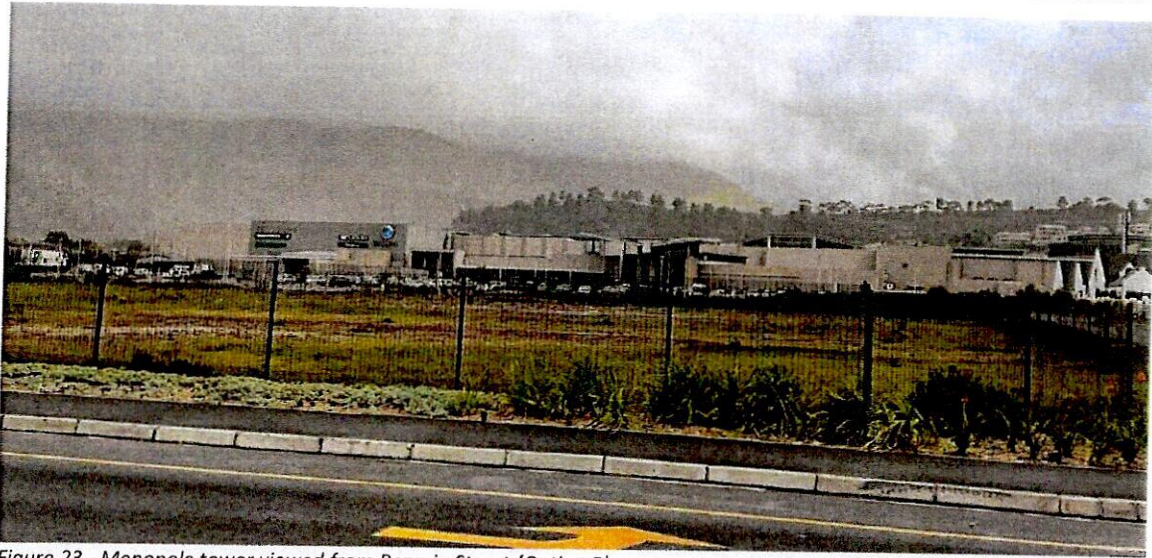


Figure 23 - Monopole tower viewed from Bergsig Street (Option B)



Figure 24 - Tree tower viewed from Bergsig Street (Option B)

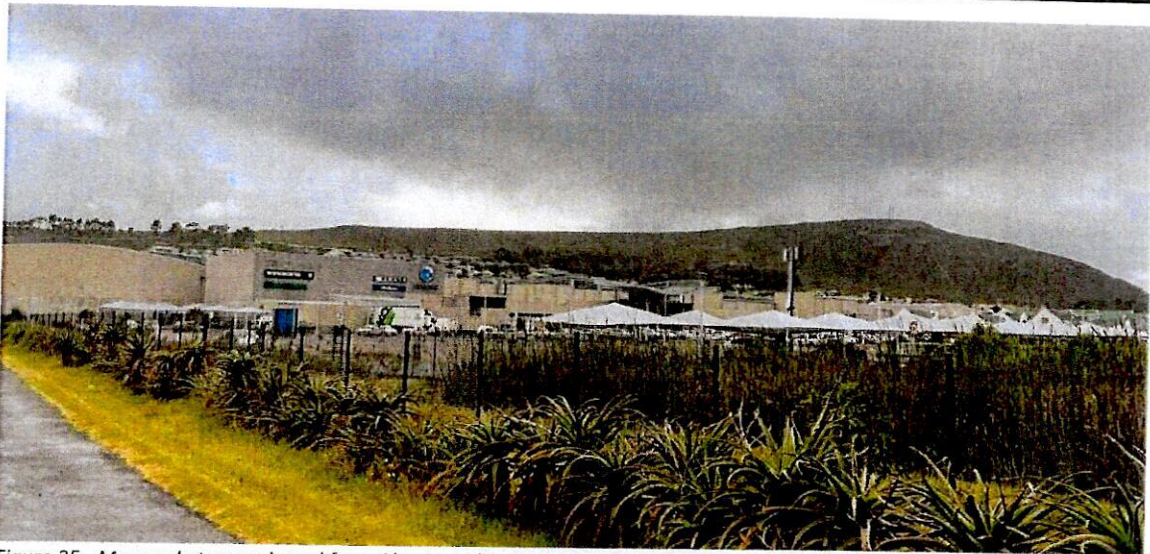


Figure 25 - Monopole tower viewed from Aloe Lane (Option B)

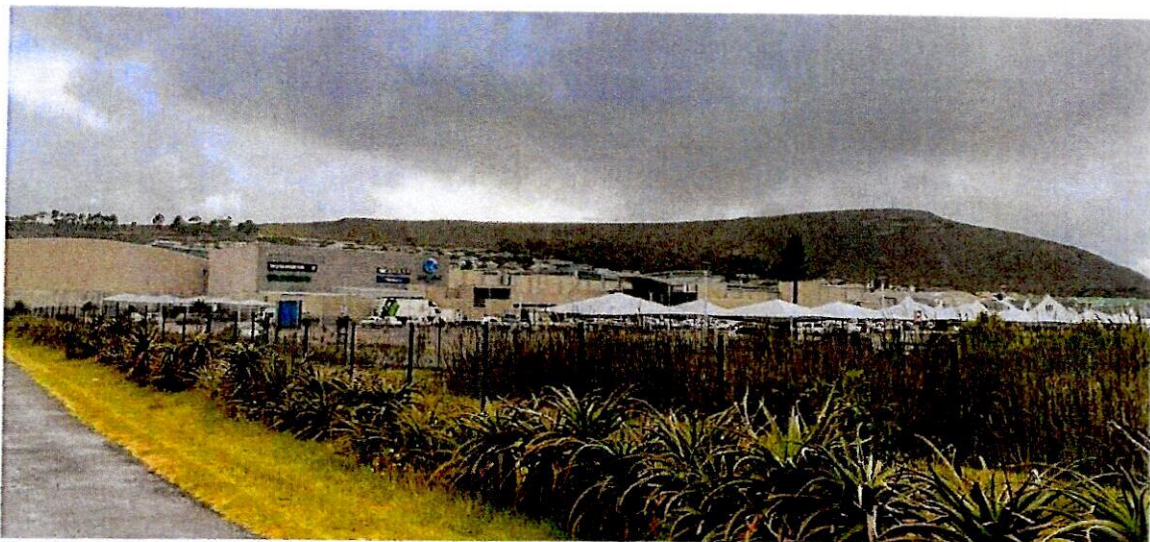


Figure 26 - Tree tower viewed from Aloe Lane (Option B)

## SECTION E: CONCLUSION

This consent use and permanent departure application in terms of the zoning scheme for a proposed TA on Erf 2861, Sandbaai, will provide an essential and sort after service to the surrounding community, businesses and commuters. This application is in line with the current policy and legislation on a local level. Policy and legislation are mainly focused on the Spatial Planning and Land Use Management Act, 2013. Furthermore, this application is in compliance with the Integrated Development Plan (2017/18 – 2021/22), and Spatial Development Framework (MSDF), 2006.

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

05 MAY 2022



Client: WHALE COAST MALL ATSA1085

Revision:	Date:	Drawn By:	Reason for Revision:
0	02/03/20	CR	ISSUED FOR PROPOSAL
01	23/03/20	CR	CONTAINER SOLUTION

Lats: 34°24'55.89"S Longs: 19°12'19.79"E

Region: WESTERN CAPE - 30m HASL

Site Description:  
ERF 2861, SANDBAAL  
COVE STREET, HERMANUS, SANDBAAL  
WESTERN CAPE

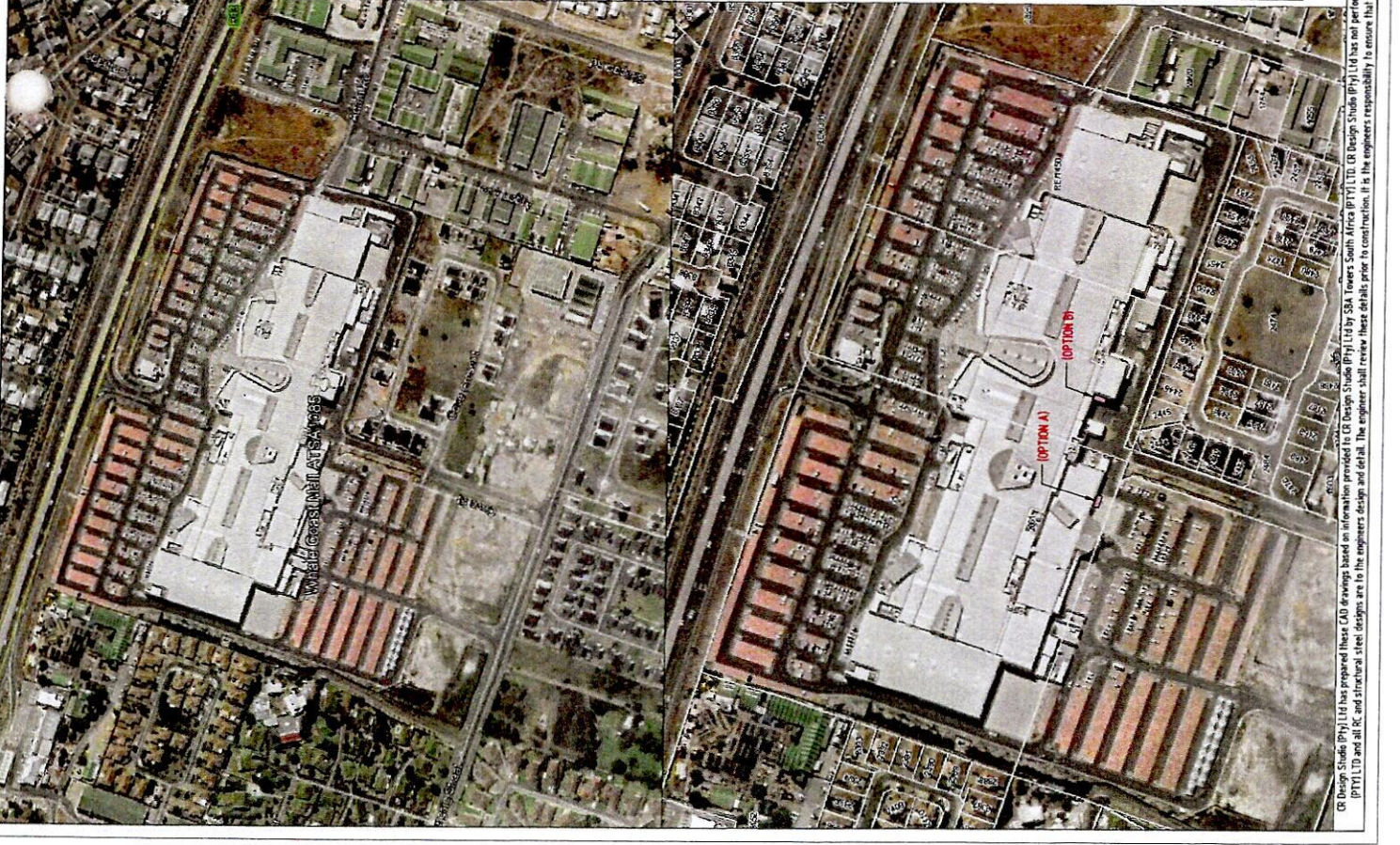
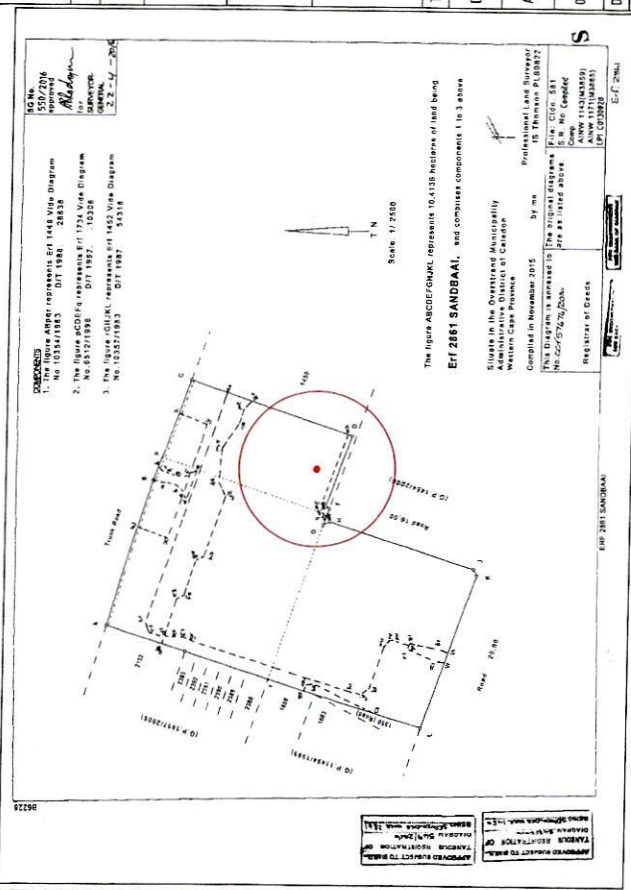
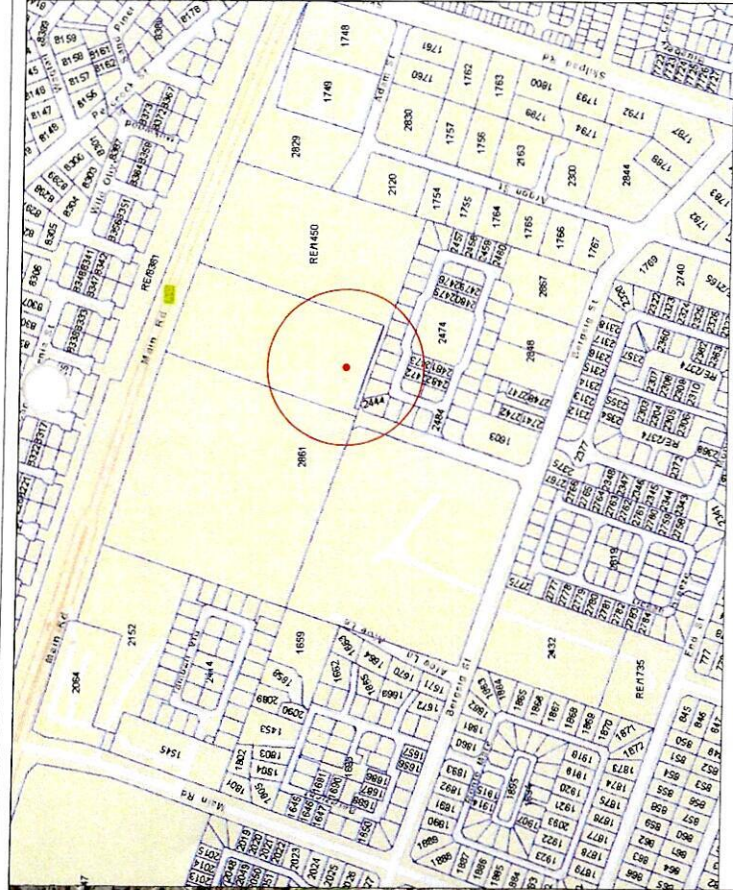
Project:  
PROPOSED NEW SBA TOWERS  
TELECOMMUNICATIONS  
CONTAINER INSTALLATION



CAD Drawing Services

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Atlas Rep:			
Owner:			

Scale: NTS  
Drawing Reference:  
SITE LOCALITY  
A3 SHEET 1 OF 6  
CRDS2088 REV: 01



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Client:



Site Name & Number:

WHALE COAST MALL ATSA1085

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01	23/02/20	C.R.	CONTAINER SOLUTION

Lat: 34°24'55.89"S Long: 19°12'19.79"E

Region: WESTERN CAPE - 30m HASL

Site Description: ERF 2861, SANDBAAL COVE STREET, HERMANUS, SANDBAAL WESTERN CAPE

Project: PROPOSED NEW SBA TOWERS TELECOMMUNICATIONS CONTAINER INSTALLATION



CAD Drawing Services

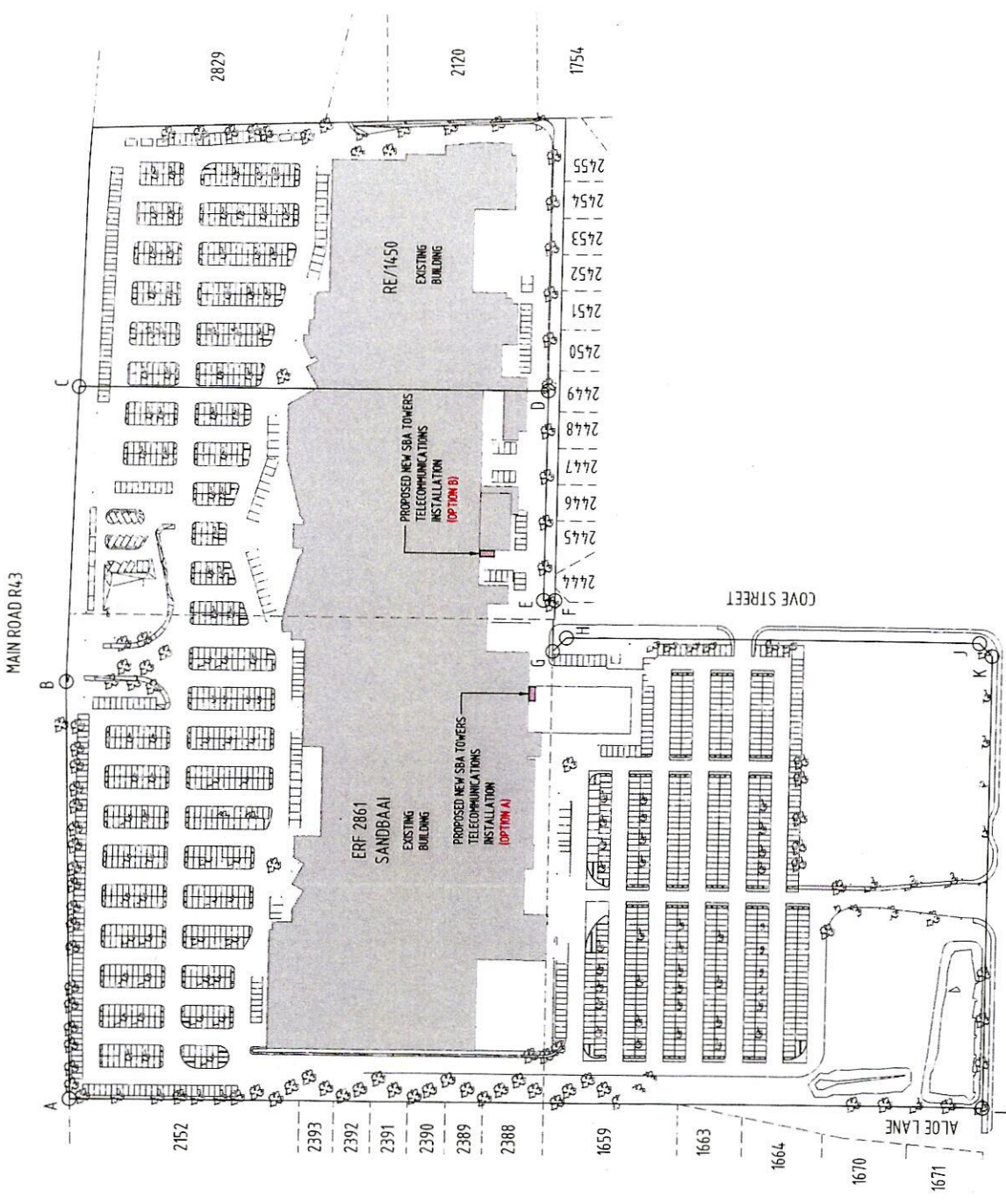
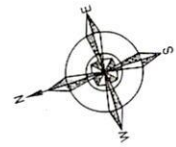
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Owner:			

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Drawing Reference:

SITE DEV PLAN  
A3 SHEET 2 OF 6  
REV: 01  
CRDS2088



SITE DEVELOPMENT PLAN  
SCALE 1:2000

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Client: WHALE COAST MALL ATSA1085

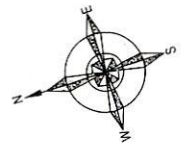
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01	23/03/20	CR	CONTAINER SOLUTION

Lats: 34°24'55.89"S Longs: 19°12'19.79"E  
 Region: WESTERN CAPE - 30m HASL  
 Site Description: ERF 2861, SANDBAAI COVE STREET, HERMANUS, SANDBAAI WESTERN CAPE  
 Project: PROPOSED NEW SBA TOWERS TELECOMMUNICATIONS CONTAINER INSTALLATION

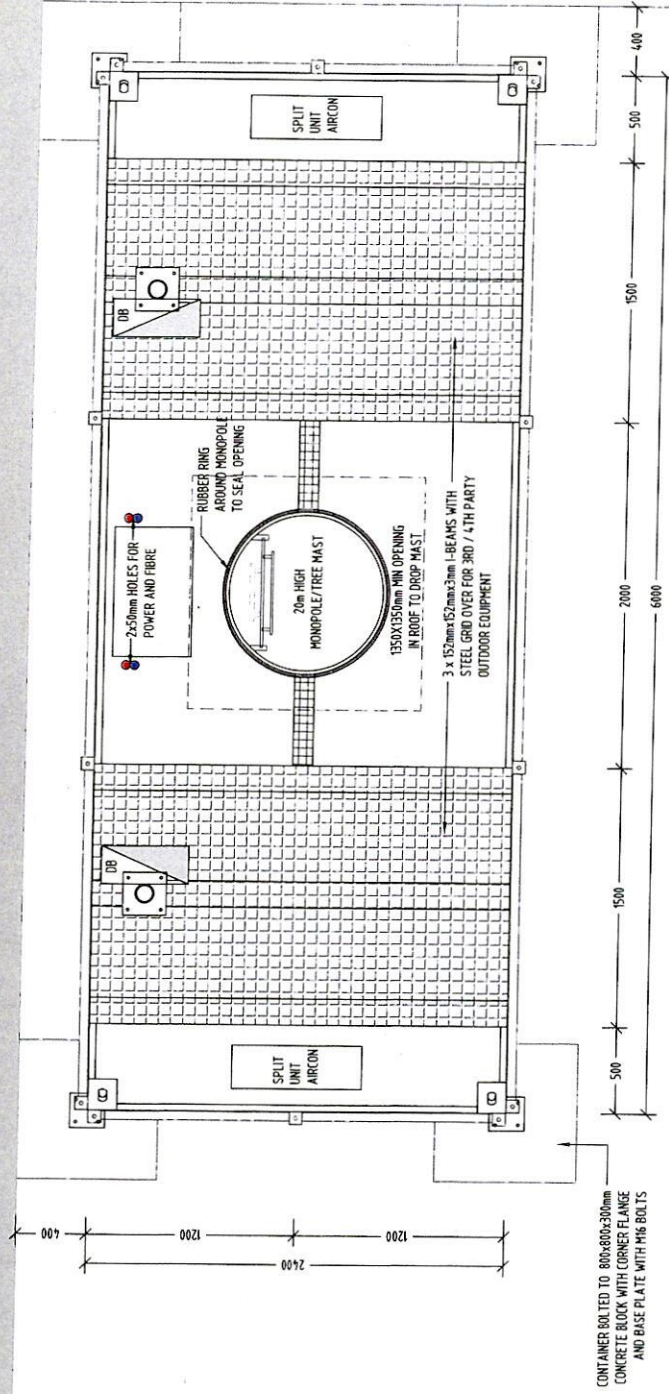


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Atlas Reg:			
Owner:			

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 Drawing Reference: OPTION A PLAN REV. CRDS2088 01  
 A3 SHEET 3 OF 6



EXISTING BUILDING



CONTAINER 800 TED TO 800x800x300mm CONCRETE BLOCK WITH CORNER FLANGE AND BASE PLATE WITH M16 BOLTS

OPTION A PLAN  
 SCALE 1:30

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Client:



Site Name & Number:

WHALE COAST MALL ATSA1085

Revisions	Date	Drawn By	Reason for Revision
0	02/03/20	CR	ISSUED FOR PROPOSAL
01	23/03/20	CR	CONTAINER SOLUTION

Lats: 34° 24' 55.89" S Longs: 19° 12' 19.79" E

Region: WESTERN CAPE - 30m HASL

Site Description: ERF 2861, SANDBAALI COVE STREET, HERMANUS, SANDBAALI WESTERN CAPE

Project: PROPOSED NEW SBA TOWERS TELECOMMUNICATIONS CONTAINER INSTALLATION



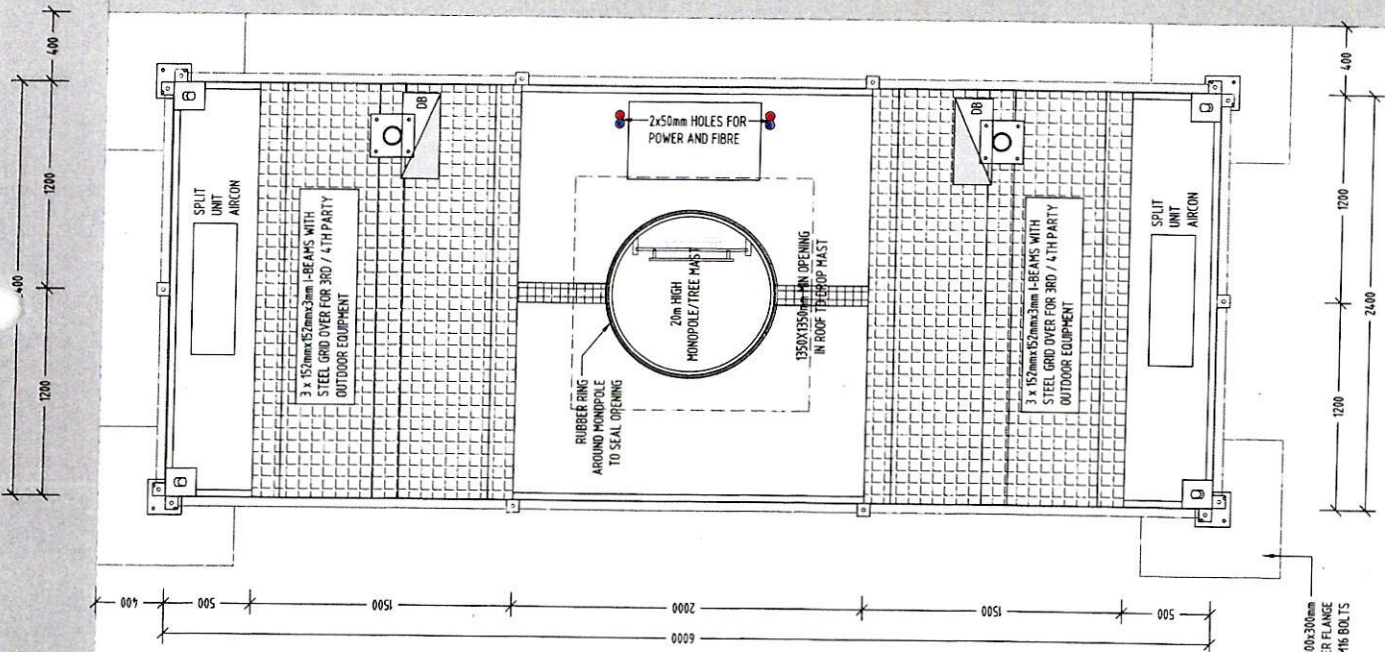
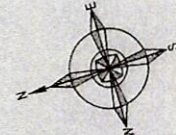
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Alias Rep			
Owner			

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Scale: 1:200

Drawing Reference: CRD52088 REV 01

OPTION B PLAN A3 SHEET 4 OF 6



CONTAINER BOLTED TO 800-800x300mm CONCRETE BLOCK WITH CORNER FLANGE AND BASE PLATE WITH M16 BOLTS

OPTION B PLAN SCALE 1:30

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Client:



Site Name & Number:

WHALE COAST MALL ATSA1085

Revision	Date	Drawn By	Reason for Revision
0	02/03/20	CR	ISSUED FOR PROPOSAL
01	23/03/20	CR	CONTAINER SOLUTION

Lats: 34°24'55.89"S Longs: 19°12'19.79"E

Region: WESTERN CAPE - 30m HASL

Site Description: ERF 2861 - SANDBAAI COVE STREET, HERMANUS, SANDBAAI WESTERN CAPE

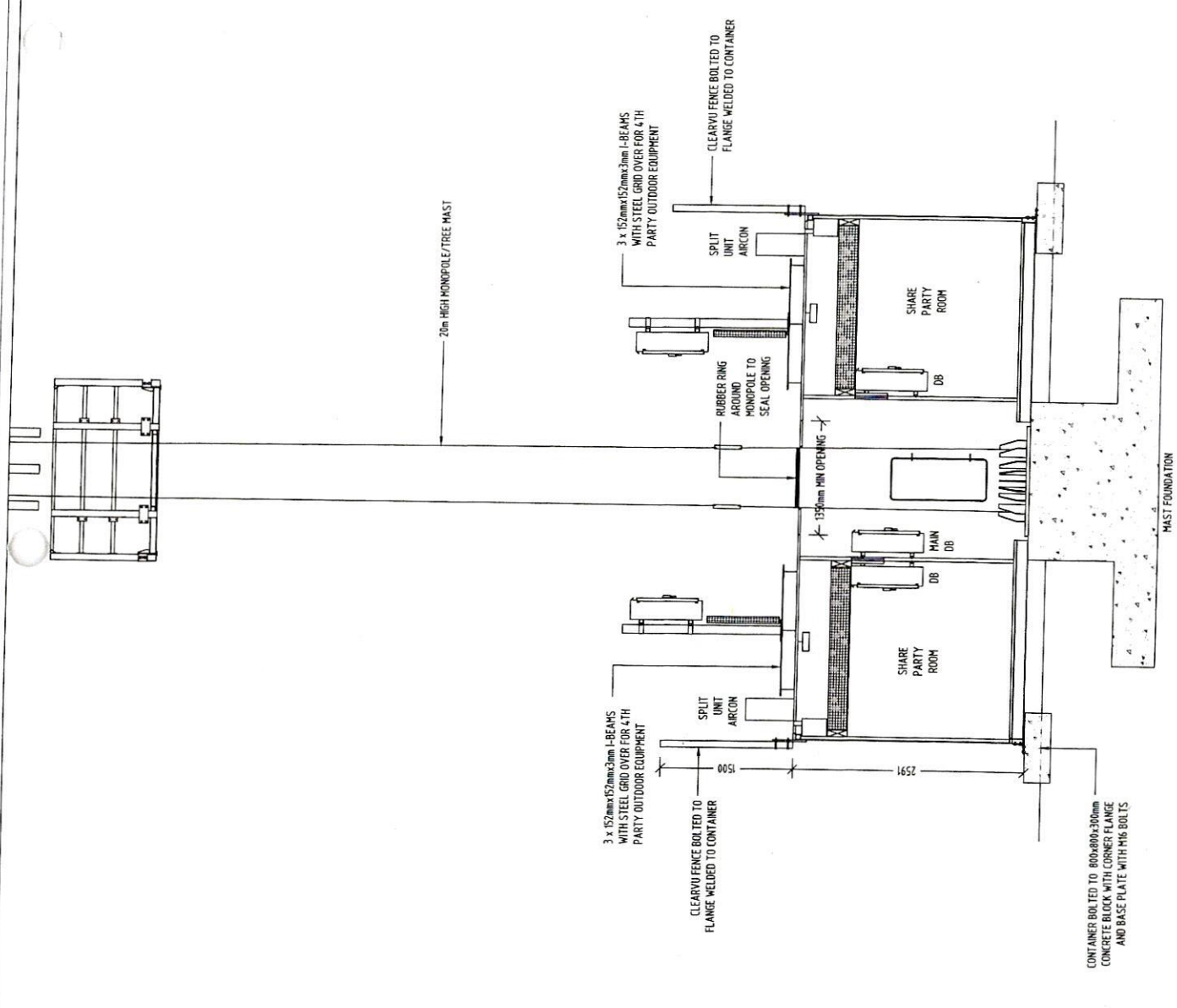
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Owner:			

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Drawing Reference: SECTION A3 SHEET 5 OF 6 REV: CRDS2088 '01



SECTIONAL ELEVATION SCALE 1:100

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Client: \_\_\_\_\_

Site Name & Number: WHALE COAST MALL ATSA1085

Revision	Date	Drawn By	Reason for Revision
0	02/03/20	C R	ISSUED FOR PROPOSAL
01	23/03/20	C R	CONTAINER SOLUTION

Lats: 34° 24' 55.89" S Longs: 19° 12' 19.79" E

Region: WESTERN CAPE - 30m HASL

Site Description: ERF 2861, SANDBAALI COVE STREET, HERMANUS, SANDBAALI WESTERN CAPE

Project: PROPOSED NEW SBA TOWERS TELECOMMUNICATIONS CONTAINER INSTALLATION

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ELEVATION			REV: 01
A3 SHEET 6 OF 6			CROSS2088



ELEVATION  
SCALE 1:100

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