MEETING OF THE MUNICIPAL PLANNING TRIBUNAL (MPT)

A G E N D A

DATE:	**26 NOVEMBER 2020**
VENUE:	**VIRTUAL**
TIME:	**10:00**

OVERSTRAND MUNICIPALITY

Office of the Chairperson: MPT
Civic Centre
HERMANUS
7200

4 November 2020

TO : THE MEMBERS OF THE MUNICIPAL PLANNING TRIBUNAL

CONVENING NOTICE : SESSION OF THE MUNICIPAL PLANNING TRIBUNAL (MPT)

NOTICE IS HEREBY GIVEN that, due to the Covid-19 lockdown, a meeting of the **Municipal Planning Tribunal (MPT)** will go into session by means of a virtual platform on **Thursday, 26 November 2020 at 10:00**, to consider the attached agenda.

S MüLLER
CHAIRPERSON : MUNICIPAL PLANNING TRIBUNAL

Distribution:

1. Mr S Müller (Chairperson)
2. Mr R Williams (Vice Chairperson)
3. Mr S Madikane (Member)
4. Ms D Arrison (Member)
5. Ms H Janser (Member)
6. Mr R Kuchar (Authorised Official)
7. Mr S van der Merwe (Senior Town Planner)
8. Ms H van der Stoep (Senior Town Planner)
9. Mr P Roux (Town Planner)
10. Mr H Olivier (Town Planner)
11. Secretariat

MUNICIPAL PLANNING TRIBUNAL
(MPT)

26 November 2020

I N D E X

AGENDA OF THE MUNICIPAL PLANNING TRIBUNAL: 26 NOVEMBER 2020

1. OPENING

2. APPLICATIONS FOR LEAVE OF ABSENCE

3. CONFIRMATION OF MINUTES

3.1 Minutes of a Municipal Planning Tribunal Meeting held on 29 October 2020

4. ITEMS FOR CONSIDERATION

4.1 ERF 1292, 34 KLEINE STREET, STANFORD: APPLICATION FOR DEPARTURE: MESSRS ATLAS TOWER (PTY) LTD ON BEHALF OF ADENCO CONSTRUCTION (PTY) LTD

Report attached.

4.2 ERF 12221, 5 KWAAIWATER ROAD, EASTCLIFF, HERMANUS: APPLICATION FOR DEPARTURE: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF THE OGWINI TRUST

Report attached.

4.3 ERF 4846, 15 ELEVENTH AVENUE, KLEINMOND, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR REZONING AND SUBDIVISION: MESSRS PLAN ACTIVE ON BEHALF OF MG HILTL

Report attached.

4.4 ERF 7073, 2 ASTER STREET, MOUNT PLEASANT, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: SO YUSAF

Report attached.

4.5 ERF 10347, 17 LONG STREET, NORTHCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS PLAN ACTIVE ON BEHALF OF ER SCHIMMER AND BU RIEDELSHEIMER

Report attached.

4.6 ERF 5580, 2 CORAL ROAD, BETTYS BAY, OVERSTRAND MUNICIPAL AREA: PROPOSED REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND CONSENT USE: MESSRS PLAN ACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF THE BOUWER TRUST

Report attached.

4.7 PORTION 229 OF FARM 575, BENGUELA COVE, OVERSTRAND MUNICIPAL AREA: AMENDMENT OF SITE DEVELOPMENT PLAN: MESSRS WRAP ON BEHALF OF BENGUELA COVE INVESTMENTS (PTY) LTD

Report attached.

4.8 PORTION 3 (DE GANG) OF FARM 575, AFDAKSRIVIER, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE AND CONSENT USE: MESSRS INTERACTIVE TOWN AND REGIONAL PLANNING ON BEHALF OF AFDAKSRIVIER (PTY) LTD

Report attached.

4.9 ERF 4725, 21 BERGHOF DRIVE, ONRUSTRIVER: APPLICATION FOR DETERMINATION OF ZONING: MESSRS WRAP ON BEHALF OF PH DE CHATTILON DE KOCK

Report attached.

4.10 ERF 1709, 7 HES SE GANG, VERMONT, OVERSTRAND MUNICIPAL AREA: PROPOSED DEPARTURE: MESSRS PLAN ACTIVE ON BEHALF OF THE PIET BRAND FAMILY TRUST

Report attached.

4.1
ERF 1292, 34 KLEINE STREET, STANFORD: APPLICATION FOR DEPARTURE: MESSRS ATLAS TOWER (PTY) LTD ON BEHALF OF ADENCO CONSTRUCTION (PTY) LTD

1292 SSS (4145)
P Roux (028) 313 8900 Hermanus Administration
14 September 2020

1. EXECUTIVE SUMMARY

An application for departure in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law), applicable to Erf 1292, Stanford which was originally received on 20 June 2019 from Messrs BJB Project Services CC, and delegated to Mesers Atlas Tower (Pty) Ltd on 09 July 2020, on behalf of Adenco Construction (Pty) Ltd in order to accommodate a proposed transmission tower on the property. The application entails the following:

- to relax the street building line from 5m to 0m;
- to relax the lateral building line from 2m to 0m;
- to exceed the applicable 12m height restriction to accommodate a proposed 21m monopole mast, and
- to exceed the applicable 2,1m height restriction to accommodate a 2,4m high fence.

A Locality Plan of the property concerned is attached as Annexure A. Motivation Report from the applicant in support of the proposal is attached as Annexure B and the Site Development Plan is attached as Annexure C.

2. DECISION AUTHORITY

Municipal Planning Tribunal

3. BACKGROUND / SITE HISTORY

Erf 1292, Stanford further named as the subject property, is zoned Industrial Zone 1: General Industry, measures 2,200m² and is located in the industrial area of Stanford, situated adjacent to the R43. The property is developed with light industrial buildings.

It should be noted that the consultant, BJB Project Services CC, ceased its operations in the Western Cape and the property owner appointed Atlas Towers to continue with the subject application.

4. SUMMARY OF APPLICANT'S MOTIVATION

Only the key points of the Motivation Report are summarised as follows (the detailed report is attached as Annexure B):

- The zoning of the subject property permits the development of a free standing base telecommunication station as a primary use. The parameters as set out in the Zoning Scheme, however restricts the development of the mast. Therefore,

- Further, application is made to depart from the lateral building lines due to the proposed placement of the tower which will be placed on the north-western corner of the property.
- Application is made in terms of Section 16(2)(b) of the By-Law for a departure to relax the following to accommodate a proposed transmission tower:
  - street building line from 5m to 0m;
  - lateral building line from 2m to 0m;
  - to exceed the applicable 12m height restriction to accommodate a proposed 21m monopole mast; and
  - to exceed the applicable 2,1m height restriction to accommodate a 2,4m high fence.
- There is a need for additional coverage in the Stanford Area to accommodate the growing population of cellular users of new wireless technology.
- The application comprises of the following parameters:
  - a 21m monopole mast;
  - a 2,4m high fence, and
  - the total ground area earmarked for the Freestanding Base Telecommunication Station (FSBTS) is 100m².
- Since the outset of cellular industry in the 90's the telecommunication industry has drastically evolved. With new technology in the type of network coverage which went from 2G to 4G LTE. The cellular connectivity has become an integral part of personal communication and the engagement of the businesses and also for security purposes.
- The traffic which a mast and tower can handle is affected by the number of users and the topography of an area if the tower becomes congested, then it affects all users which make use of the network including other mobile devices such as laptops, tablets, mobile phones personal computers, etc. Currently there isn't sufficient amount of masts to accommodate current and future users. Telecommunication masts only have a certain capacity to service per kilometre square. This contributes to the need for a cellular mast in the proposed area. The proposed mast will be shared between various service providers.
- The pure nature of cellular masts has the potential to cause a visual impact on the surrounding residents and character of the area. The subject property on which the mast will be located is within an industrial area which has industrial activities as a predominant use. Industrial areas are not known to be aesthetically pleasing, as the nature of the land use activities involve heavy and bulky material, noisy machinery, shiny zinc and steel material on properties and unpleasant odours. The proposal will not involve any air, noise and water pollution activities.
- The following mitigation measures can assist minimising the visual impact:
  - appropriate location on property in terms of foliage and other built structures;
  - all construction activities must be kept clustered on the site;
  - retain existing trees and shrubs;
  - avoid shiny materials, colours should be non-reflective and preferably dark including paving, and
  - Visual screening /camouflage with the land scape and cladding;
- The site is ideal due to the following:
  - facility sharing means that the need for other companies to erect cellular masts in the area will be reduced;
  - no natural vegetation will be disrupted as the erf is an existing development, and
  - the poor network coverage in the area will be improved.

- ❖ SA Civil Aviation Authority has provided recommendations which will be incorporated in the construction of the mast.
- ❖ Communication companies deliver an important service to the wider public and in terms of their licence with ICASA they have to meet certain standards to retain their licence of which one is to supply adequate network coverage to their customers.
- ❖ Access will be obtained from Kleine Street.
- ❖ The proposed application does not trigger any listed activities in terms of the National Environmental Management Act.
- ❖ The proposed application is motivated in terms of the SPLUMA and LUPA planning principles and the Overstrand's IDP.
- ❖ The Overstrand Municipal Wide Spatial Development Framework was approved by Council in October 2006. The telecommunication mast infrastructure is in line with the following policies within the document:

  "In order to maximise the opportunities for industrial development and growth within the Overstrand local industrial initiatives should focus on the production 1 process of products directly related to the sub-regional and local comparative advantage."

  - Policy 22.2: *The provision of bulk infrastructure and services to industrial area must be given the highest priority*.
  - Policy 22.5: *In order to maximise the comparative economic advantages and to create forward and backward economic linkages, industries should be clustered together in an existing node*.

  The Development of TMI has the potential to improve the economic potential of the Stanford area in the long term. The town of Stanford still lacks the infrastructure needed to maintain and help operate a settlement in terms of technological advancements and communication.

  - Industrial activity within the industrial area should be restricted to low intensity clean service industries.

- ❖ The proposed development will be low intensity development, as it massing will only take up 100m² of the property. The development will improve the signal strength of all network service providers in the serviceable area. Further Stanford is expected to undergo exponential growth and residential development in the near future.

5. ADMINISTRATIVE COMPLIANCE

Methods of advertising		Date published	Closing date for comments
Local newspaper	Yes	20 November 2019	24 January 2020
Notices	Yes	20 November 2019	24 January 2020
Ward councillor	Yes	20 November 2019	24 January 2020

Total objections	**One (1) letter of objection was received from JJ Troost** **One (1) comment was received from Dr JB Beukes**
Was public participation undertaken in accordance with Section 46 - 50 of the By-Law on Municipal Land Use Planning?	**Yes**
Was the application processed correctly?	**Yes**
Is the proposal consistent with the principles referred to in Chapter 2 of SPLUMA and Chapter VI of LUPA?	**Yes**

6. SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS

Name	Date received	Summary of comments
Fire Services	22/11/2019	No objection, advice on portable dry chemical powder fire extinguisher for installation.
Eskom	22/11/2019	No objection.
Department of Transport and Public Works	2/12/2019	No objection.
Telkom	6/12/2019	Annexure F.
Building Department	20/01/2020	No objection.
Engineering Services	23/01/2020	Annexure G.
Health	24/01/2020	This positioning of the towner should have no negative impact on human health or surrounding area.

7. SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

Stanford Heritage Committee has no objection against the 21m monopole subject to the following conditions:

- preference is given to a tree mast;
- the visual mitigations listed in Section 7.2.3 of the Application Report be implemented;
- that the proposed unsightly razor wire on top of the palisade fencing be substituted with a more aesthetically pleasing form of security, such as electrified wiring, the reason being that the R43 is an important connecting scenic-, whale- and shark route, and
- that any changes to the design of the mast and base station be submitted to the Stanford Heritage Committee for review and comment.

Two (2) letters were received from the adjacent property owners – An objection letter was received from JJ Troost on behalf JJT Investment (SRP) and the second letter was received from Dr Rinus Beukes. The first letter states that the writer objects to the placement of the telecommunication base station on Erf 1292. The second letter states that the writer does not object to the proposal.

Both letters raised the same concern which relates to the safety regarding the EME levels and the proximity of the tower to Erf 1293. Erf 1293 will be 30m from the tower which will approach the ICNIRP safety limits. The first letter also states that due to the safety concerns regarding EME levels, the property value and development potential will be affected and that the mast must rather be situated outside of the urban area.

Response from applicant is summarized below:

Compatibility with surrounding uses

The proposal is in line with the Overstrand SDF, 2006 as it strives to improve urban efficiency, and align planned growth with infrastructure. As a result, connectivity is enhanced.

In the current age there is a strong dependence on business services and information communication technology, the need for telecommunication infrastructure is increasing and the importance to ensure that all communities have enough access to the service.

Due to previous precedents set with applications already approved and accepted on various properties with similar characterising as well as surrounding related land-uses in the area, the proposed development is compatible with its surrounding land uses.

Health concerns

Most households have several mobile devices which require excellent service. Current research on telecommunication base stations has reached a point whereby scientists are satisfied that a base station does not pose any health risks.

The National Department of Health utilises the World Health Organization's (WHO) International Electromagnetic Fields Project as its primary source of information and guidance with regard to cellular towers and electromagnetic fields.

EMF exposure limit guidelines have been published by the Department of Health. Emissions from the base stations and antennas comply with the guidelines.

EMF exposure limit guidelines were endorsed by the Directorate: Radiation Control. The Directorate did surveys measurements and found that actual level of exposure from a base station is only fractions of the percentage of the ICNIRP guidelines.

WHO also conducted studies and found that no adverse health effects have been established as being caused by mobile phone use. The document which relates to the study done by WHO also states that …. *"the health of the general public is not being compromised by their exposure to the microwave emissions of cellular base stations. This also means that local and other authorities in considering the environmental impact of and any particular base station, do not need to and should*

not attempt, from a public health point of view, to set any restrictions with respect to the parameters such as distance to the mast, duration of exposure, height of the mast, etc."

Property devaluation

There is no evidence that to support the concern rose by the surrounding neighbours that the base station will negatively affect their property value. However, value will be added with improved coverage, virtual accessibility and safety in the area. The concerns are thus seen as speculative.

Response from town planner

Stanford Heritage Committee

The comment from the committee is positive towards the proposed development of a 21m high telecommunication mast, subject to certain conditions. From a town planning perspective all the conditions are agreed with; except one which is that preference is given towards for a tree mast instead of a monopole.

The site on which the transmission tower will be developed does not contain any trees or large foliage. Therefore the proposed mitigation measure, i.e. to disguise the mast as a tree, is not a site specific mitigation measure. The proposed tree mast will stand out as a single monolithic tree (mast) which does not blend with its surroundings, especially when observing it from the R43. The closest trees are situated approximately 52m from the subject property. Please refer to the images below. A monopole or lattice design is better suited with regards to the urban landscape and the contextual urban fabric.

Comment received from adjacent property owners

Compatibility with surrounding uses

No alternative sites were identified by the applicant. It is however evident that telecommunication masts and service provider equipment have limited range in which the service can be rendered. If the tower was to be located outside the urban area then additional towers will be required in order to allow for optimal coverage. This is not always desirable as it will cause over cluttering of the skyline.

Health concerns

The applicant's response is noted. The Municipality has no experts in the field to assist in commenting on the above concerns and rely on the South African Department of Health EMF exposure limit guidelines. It is further noted that in the motivation (on pg. 5) the applicant provided an illustration regarding the Occupational Safety Zone, this illustration indicates that the minimum safety zone is 5m. All habitable structures in the surrounding area adhere to the minimum safety zone, with the closest structure being approximately 15m from the proposed location. Firgure1 on page 5 of the motivation also illustrates that within 30m of the tower is the public safety zone (EME levels may be approaching ICNIRP public guidelines). It will be the responsibility of the developer and the South African Department of Health to ensure that the EME levels are in line with the guidelines, if the proposal is approved.

Property devaluation

It can to some extent be agreed with the commenters that transmission towers may have an impact on property values, however no proof was submitted to substantiate the objector's claims. The true impact will only be known after a property valuator conducted excessive studies.

8. SUMMARY OF APPLICANT'S REPLY TO COMMENTS

See Point 7 above.

9. MUNICIPAL ASSESSMENT OF COMMENTS

Please refer to previous section. It is noted that municipal and government departments where positive regarding the proposed application.

10. MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)

10.1 Background

N/A

10.2 (In)consistency with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The application is in line with the planning objectives applicable to this application.

The objectives relating to:

Spatial Justice
The application will not further perpetuate spatial injustices. It will be aimed to provide an equal opportunity to communication services for residents and business in the Stanford.

Spatial sustainability
The subject property is located within the urban edge, thus no urban sprawl will occur. The proposal will be a benefit to the sustainability of the following three facets: economic, social and environmental. No natural habitat is impacted upon and it will thus have no negative influence on the environment.

Efficiency
The proposed telecommunication infrastructure will be situated optimally in the area in terms of the existing town and its planned expansion.

Spatial resilience
The application will ensure that the existing resource, land is used to its maximum in an affordable manner and it is in line with the Overstrand Municipality's forward planning documents.

Good administration
The application followed the required planning procedures and a good public participation process has been followed.

10.3 (In)consistency with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014)

Same as Point 10.2 above.

10.4 (In)consistency with the IDP/Various levels of SDF's/Applicable Policies

The applicant motivated that the proposal aligns itself with the IDP due to telecommunication infrastructure being a benefit to tourism in the area and in turn also to the poor people in the area. Further, a network of telecommunication infrastructure can aid disaster management co-ordination.

The mitigation measures described, does not adequately address the impact of the proposed mast on the scenic links as contained in the SDF and Growth Management Strategy.

It should further be noted that the industrial area of Stanford is constrained by the type of industrial uses which may be developed and as per the Integrated Development Framework. The industrial area of Stanford is developed with low intensity services and clean light industries.

10.5 (In)consistency with guidelines prepared by the Provincial Minister

N/A

10.6 Impact on Municipal engineering services

The existing services are available and have been viewed positively by the Engineering Department.

10.7 Outcomes of investigations/applications i.t.o other legislation

N/A

10.8 Existing and proposed zoning comparisons and considerations

The Overstrand Zoning Scheme Regulations provide for telecommunication apparatus as a primary right on properties which are zoned Industrial Zone 1: General Industry, subject to compliance with the applicable development parameters. The proposed transmission tower will exceed the prescribed 12m height restriction with 9m which is regarded as a considerable encroachment of the height restriction. In addition of the departure of the height restriction, the applicant also seeks to encroach the 5m street building line and 2m side building line to allow for the free standing base station, and the 2,1m restriction applicable to boundary walls.

10.9 Additional Planning Motivation for Removal of Restrictive Condition

N/A

11. THE DESIRABILITY OF THE PROPOSAL

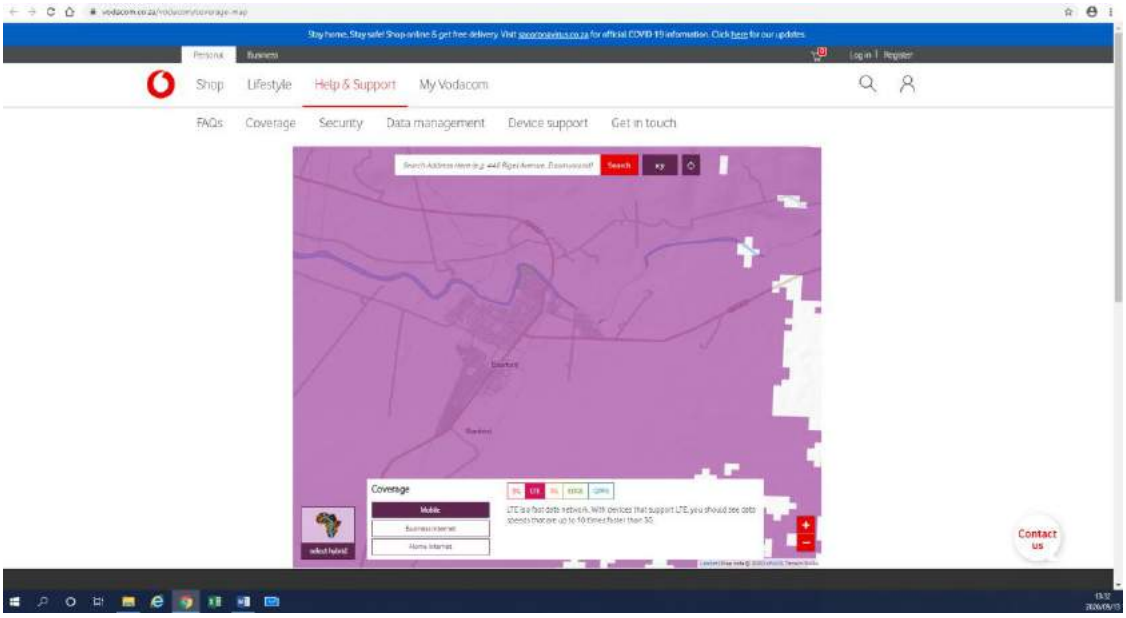
The subject property, Erf 1292, Stanford, is an Industrial Zone 1 property. The Industrial Zone 1 zoning allows for telecommunication installations as a primary right. However, the applicant seeks to apply for a departure of the height restriction from 12m to 21m in height. It should be noted that the subject property is situated in the first row of erven facing the R43. Therefore, any development which encroaches upon the specified height restriction will have a visual impact. The R43 is classified a major route and scenic drive as per the SDF. The proposal did not fully address this aspect as the proposed base station and monopole mast will be free standing on the property and facing directly on the R43. All dwellings facing the R43 and commuters making use of the R43 (entering and exiting the Stanford urban area) will have full view of the mast in the short distance and road users when entering Stanford from the southern side will have full view of the mast in the long distance. From within the Stanford Village itself the mast will be somewhat obscured however, from specific locations the mast will be visible where buildings and natural plant growth does not obscure a person's view. The applicant states in the motivation that the pure nature of cellular masts has the potential to cause a visual impact and that mitigation measures must be provided one of which is appropriate location on the property, however opinion is held that the current property does not allow for and have characteristics to aid in mitigating visual impact. Alternative sites could have been identified within the industrial area to mitigate the impact of the telecommunication mast and provide visual obstruction. No additional information was provided by the applicant to indicate why the subject property was chosen and why the specific site was identified bearing in mind the visual impact. Further it should be noted that on several occasions (including a pre-application meeting which took place on 2 May 2019, a telephone discussion and during the application when additional information was requested on 15 July 2019 and 23 August 2019) the location/desirability of the proposed site was questioned and it was advised that the applicant provide more detail regarding the decision to use the subject property versus other less visual intrusive erven in the industrial area of Stanford. Additional to the aforementioned a meeting was held with the consultant of BJB Projects on 05 September 2019 to discuss the requirements of the additional information.

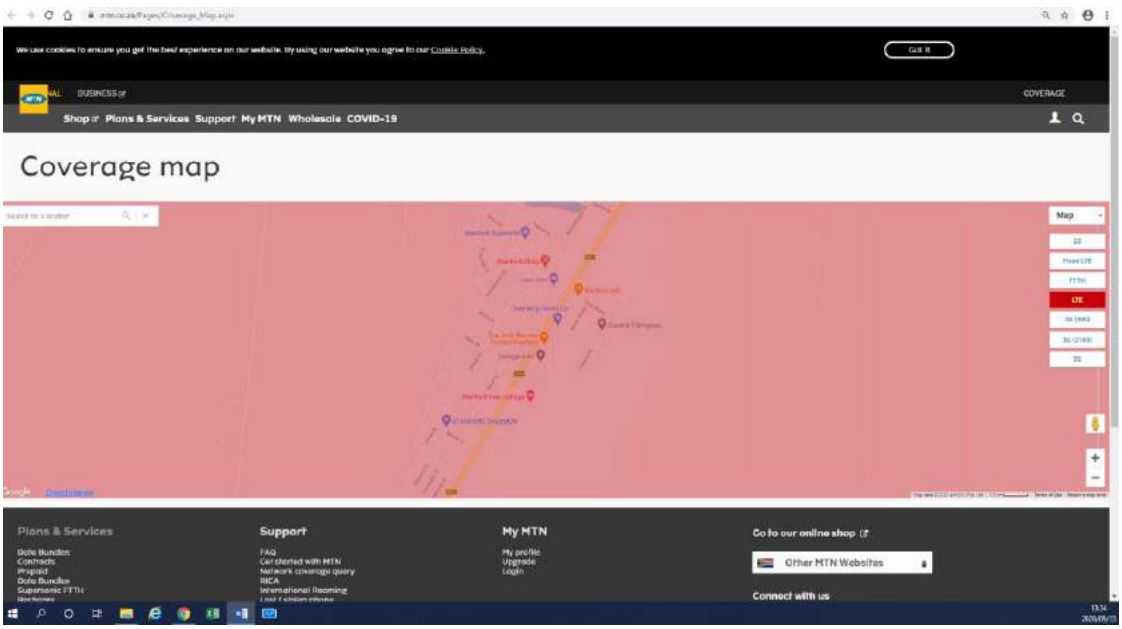
A further characteristic of the broader area is the established ±8m height of dwellings and the maximum height of 12m for industrial buildings, whilst no structures with a height of 21m occur in the industrial area. The topographical character of Stanford consists of an urban development in a valley with moderate slope towards the Klein River. Due to the specific topography the tower will be visible from far away and highly visible from close by.

Considering the aforementioned points, the opinion is held that the subject property is situated in an area where site specific mitigation measures must be implemented in order to lessen the visual impact on the commuters and the resident of Stanford.

The applicant's motivation provided coverage maps from the various service providers in order to aid his motivation by indicating that there is a shortage for the telecommunication service and that the specified height is required in order to deliver the required service for co-location. However the coverage maps provided by the applicant is not agreed with, when perusing the same coverage maps online and on

the various carriers' websites a different picture is shown indicating that there is 4G/LTE coverage for Stanford. Considering the abovementioned the applicant failed to demonstrate the need for the location of the proposed and the required height for the telecommunication mast.





Given the aforementioned the proposed departure for the height of the transmission apparatus is not desirable. Further, should the transmission apparatus not be approved then it stands to reason the proposed departure for the boundary wall height from 2,1m to 2,4m and the building line departures will also not be supported as it aims to secure the site for the transmission apparatus.

12. RECOMMENDATION

1. that the comments be noted;

2. that the applications submitted in terms of Section 16(2)(b) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 (By-Law) for a departure to accommodate a proposed transmission tower, which entails the following:

   - ❖ to the relax the street building line from 5m to 0m;
   - ❖ to relax the lateral building line from 2m to 0m;
   - ❖ to exceed the applicable 12m height restriction to accommodate a proposed 21m monopole mast, and
   - ❖ to exceed the applicable 2,1m height restriction to accommodate a 2,4m high fence.

   not be approved in terms of the provisions of Section 61 of the By-Law;

3. that the applicant and persons who commented be notified of their right of appeal in terms of Section 78 of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 with regard to the above decision.

13. REASONS FOR RECOMMENDATION

- ❖ The applicant failed to provide substantive evidence pertaining to the need to depart from the height restriction in order to develop the proposed telecommunication apparatus.
- ❖ The applicant alleges that there is insufficient network coverage in Stanford, whilst the network coverage maps on the websites of the various service providers indicate the contrary.
- ❖ The R43 is scenic links which joins Stanford to other tourist destinations, on which residents and tourist travel each day and the proposed 25m high telecommunication tower/mast disguised as a tree will have a visual impact on this routes. The proposed location of the said infrastructure is thus not acceptable.
- ❖ There are alternative locations which will provide better visual screening and integration with the urban fabric. The proposed location will cause the structure to be freestanding on a site which directly fronts the R43. The proposed site also does not provide and inherent visual screening.
- ❖ The applicant failed to provide alternative sites or to substantiate the reason why the current location is ideal and optimal versus other lessor visual sites in Stanford industrial.

14. Annexures

Annexure A:	Locality Plan
Annexure B:	Motivation Report
Annexure C:	Site Development Plan
Annexure D:	Comments received during the public participation process
Annexure E:	Applicant’s comment
Annexure F:	Comment: Telkom
Annexure G:	Engineering Services

SIGNATURES

AUTHOR:

Name: **P ROUX**

SACPLAN Reg No: **A/2246/2015**

Signature: _____

Date: _____

REGISTERED PLANNER

Name: **SW VAN DER MERWE**

SACPLAN Reg No: **A/1850/2014**

Signature: _____

Date: _____

ANNEXURE A 1/1

1. INTRODUCTION

Atlas Towers has identified the need for a cellular mast in the Stanford area, the industry is currently moving towards faster wireless internet and the proposed mast will ensure consistent connection speeds in line with this development trend. The proposed location improves the signal and internet reliability dramatically and avoids the excessive development of base telecommunication stations as the coverage of the proposed base telecommunication station minimally overlaps with the existing covered areas. The number of cell phone subscribers in the area town has increased resulting in a greater demand in signal strength (this information is based on independent research conducted by Internet Services Providers in South Africa). Atlas Towers intends to erect a 21 m monopole mast within a freestanding base telecommunication station on Erf 1292, Stanford (hereafter referred to as the "property").

To further the longevity of the development of this specific base telecommunication station Atlas Towers caters for cellular service providers such as Vodacom, MTN and Cell C and Telkom to place their equipment on the mast in order to prevent excessive development of telecommunication stations in areas. This is ideal for all relevant parties as it limits the development of additional telecommunication stations which could negatively impact the aesthetics of the area. This is in line with the Overstrand Municipality By-Law on Municipal Land Use Planning.

2. NATURE OF THIS APPLICATION

An application made in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015 & The Overstrand Zoning Scheme Regulations. An application in hereby made in terms of Section 16 (2) (b), for the street and common boundary line departures in order to develop a freestanding telecommunication base station with a 21m monopole mast on Erf 1292, Stanford.

2.1. PERMANENT DEPARTURE APPLICATIONS [IN ACCORDANCE WITH SECTION 16 (2) (b)]

Departures amongst others allow for the encroachment of a building line(s) and height restrictions of a structure. Erf 1292, Stanford which is zoned Industrial Zone 1 (IND 1) has a street boundary line restriction of 5.0m, a common boundary (side & rear) restriction of 2.0m and a height restriction of 12.0m for buildings only and roofed structures. The proposal does not include any buildings or any roofed structures, however due to the height factor of the proposed structure, we have been advised to apply for a height departure of the cellular tower. The mast will be placed towards the north western area of the property.

The following departures are hereby applied for:

1. Street boundary line, common boundary line, fence and height departures are hereby applied for, in order to relax the Overstrand Zoning Scheme regulations.
    a. Street Boundary Line: 0.0m in lieu of 5.0m
    b. Common Boundary Line (side & rear): 0.0m in lieu of 2.0m

c. Fence encroachment departure, in order to relax the Zoning Scheme restrictions. Departure Application will be for a fence enclosure of the structure to be sighted at a height of 2.4m in lieu of 2.1m.
d. Height departure relaxation from 12m in lieu of 21m in height.

3. LEGISLATIVE FRAMEWORK & POLICY FRAMEWORK

3.1. THE SPATIAL PLANNING LAND USE MANAGEMENT ACT 16 OF 2013.

The following overarching development principles that are contained in SPLUMA apply to the proposed development of a telecommunication base station.

- The principle of spatial justice;
- The principle of spatial sustainability;
- The principle of efficiency;
- The principle of spatial resilience; and
- The principle of good administration.

The development of the proposed Telecommunication Mast Infrastructure is consistent with the development principles of SPLUMA 16 of 2013. The Following motivation will prove that the proposals are in accordance with all the principles of SPLUMA as contained in Chapter 2 Section 7, sub-sections (a-e).

3.2. THE WESTERN CAPE LAND USE PLANNING ACT 2014.

The following overarching land use planning principles that are contained in LUPA apply to the proposed development of a telecommunication base station.

- The principle of spatial justice;
- The principle of spatial sustainability;
- The principle of efficiency;
- The principle of good administration;
- The principle of spatial resilience.

3.3. THE OVERSTRAND MUNICIPALITY BY-LAW ON MUNICIPAL LAND USE PLANNING 2015.

The following general criteria for considering applications are required to be met to satisfy the decision making authority of the local municipality. An application can only be refused if it fails to comply with the principles contained in Chapter VI; Section 66(1) (a-q) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015.

The development of the proposed Telecommunication Mast Infrastructure is consistent with the land use planning principles of LUPA of 2014. The following motivation will prove that the proposals are in accordance with all the principles of LUPA as contained in, Chapter 4 Section 49 and Chapter 6 Section 59; sub-sections (1-5) and Chapter VI; Section 66(1) (a-q) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015.

3.4. LOCAL POLICY FRAMEWORK

THE OVERSTRAND MUNICIPAL WIDE SPATIAL DEVELOPMENT FRAMEWORK 2006

The Overstrand Municipal Wide Spatial Development Framework was approved by Council in October 2006. This policy document motivates for the development of land uses that are inclusive in spatial form and guide future economic growth.

The following spatial policy directives & statements as contained in Volume II of the Development Strategy are in line with the proposed development of the Telecommunication Mast Infrastructure.

Industrial Development Policy:

"In order to maximise the opportunities for the industrial development and growth within the Overstrand local industrial initiatives should focus on the production / process of products directly related to the sub-regional and local comparative advantage".

- Policy 22.2: The Provision of bulk infrastructure and services to industrial areas must be given the highest priority.
- Policy 22.5: In order to maximise the comparative economic advantages and to create forward and backward economic linkages, industries should be clustered together in an existing industrial node.

The development of the TMI has a great potential to improve the economic potential of the Stanford area in the long term. The town of Stanford still lacks the infrastructure needed to maintain and help operate a settlement in terms of technological advancements and communication.

The Proposed TMI will increase the network in the area and its surrounds; this will enable the settlement to become a liveable and functional residential community.

Local Spatial Development Principles – Stanford Area:

Stanford is a historical rural village, which currently functions increasingly as a tourism destination and retirement town. One of the spatial development principles is to restrict industrial development to within the existing spaces and limits. Provision however will be allowed for service and clean light industrial activities.

- LPL 6: It is proposed that the existing area zoned for industrial activities should be restricted to low intensity service industries.

The proposed development will be a low intensity development, as its massing will only take up 100m² of the property. The development of the TMI will improve the signal strength of all network service providers in the serviceable range of the cellular tower.

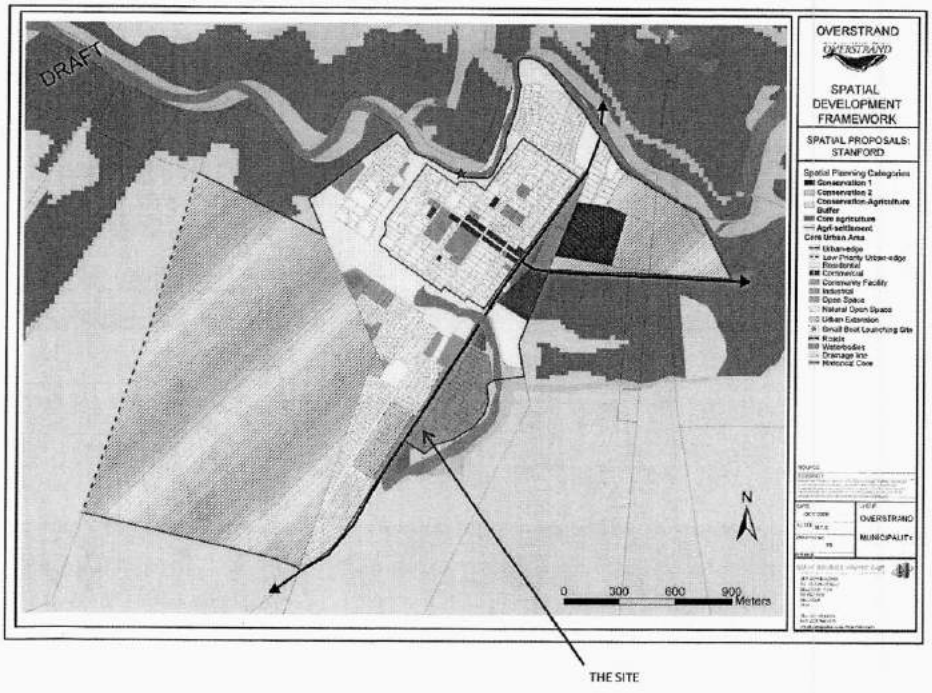
The Stanford is expected to undergo exponential growth and residential development in the near future as the current Overstand Spatial Development Framework is being revised and is outdated.

It is considered inaccurate to use such an old document to predict, manage and base land use development decisions for current and future developments using policy directives and strategies written 13 years ago. The area of Stanford is envisaged to extend its residential footprint towards the west of the application area as depicted on Plan 15 of the SDF (**see SDF extract below**) this means that the need for additional amenities & infrastructure will be needed to service this residential settlement area.

In the long term improved telecommunication services will benefit the local business owners and residents as new internet and mobile technologies develop.

The development of the proposed telecommunication base station will assist in improving the current network conditions of the Stanford area.

The provision of this new telecommunication mast infrastructure will help to reach the spatial strategies and objectives of the Overstrand Municipal Wide Spatial Development Framework. The proposal will assist in enabling Stanford to transform into a socially & technologically integrated town.



4. GENERAL INFORMATION

4.1 LOCATION

The proposed site is located on Erf 1292, Stanford (See **Annexure A – Aerial Photo**). The properties surrounding the nominal point were also considered. We kept the search as close as possible to the nominal point to allow for the best coverage without having to construct a surplus of cellular masts.

4.2 LOCAL AUTHORITY

The Property falls under the jurisdiction of the Overstrand Municipality.

4.3 DESCRIPTION OF SURROUNDING AREA

The property is situated in an area characterised by industrial land uses which are mainly distilleries, bulk storage facilities, a Sawmill, a honey processing factory and general automotive bodyworks. Towards the west of the property lies generally low density residential development with a number of inhabitants and vacant erven. The site falls within urban edge of Stanford.

4.4 OWNERSHIP

The registered owner of the property is Adenco Construction (PTY) LTD as per Title Deed Number: T04093/2008 (**Annexure B – Title Deed**). The appointed director (see **Annexure C – Power of Attorney**) has authorised BJB Project Services to lodge the necessary applications to the Overstrand Municipality to erect a 21m Monopole Mast and adjoining freestanding base telecommunication station on the property on behalf of Atlas Towers (Pty) Ltd.

4.5 SIZE OF THE PROPERTY

The Property measures approximately 2200m² or 0.22 Ha.

4.6 LOCATION ON PROPERTY

The placement of the proposed structure will be near the north eastern area of the property as depicted in the SDP (**Annexure E – SDP & Proposed Building Plans**). The coordinates of the freestanding telecommunication base station are; **34°26'57.85"S (Latitude) 19°27'10.74"E (Longitude).**

5. EXISTING ZONING

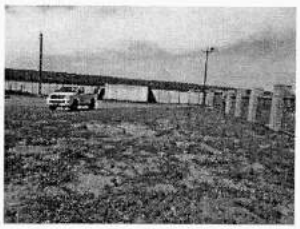
5.1 THE APPLICATION PROPERTY

The property is being used for a storage facility and is currently zoned Industrial Zone 1 (IND 1). According to the Overstrand Zoning Scheme Regulations 2013, this zoning caters for a freestanding base telecommunication station (**transmission tower**) as a primary use right, however due to the height factor and the location of the proposed cellular mast, we have been advised to apply for Council permission to develop a transmission tower.

The definition of **'A Transmission Tower'** as defined in the Overstrand Zoning Scheme Regulations 2013 is: Any support structure and associated infrastructure more than 3 m in height, that is used for the transmission and/or reception of electromagnetic waves; and includes telecommunication, cellular telecommunication, radio, television and satellite transmission.

5.2 SURROUNDING LAND USES

The surrounding land uses abutting the subject property north, south, east and west are mainly low density single residential dwelling, light industrial workshops and storage facilities and patches of vacant under developed land. The following pictures portray the situation of the subject property.

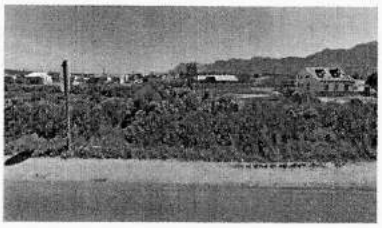


Current access to the property.

View towards to South Western Boundary.

View towards to North.

View towards the East.



Contextual View towards the West (R43 Road).

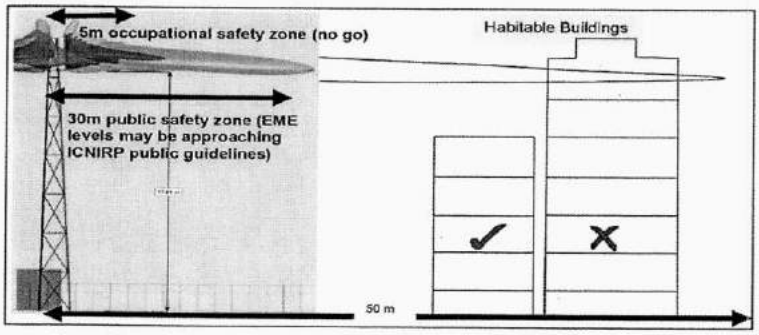
Contextual View towards the East (R43 Road).

5.3 DEVELOPMENT PROPOSALS

It is the intention of Atlas Towers to erect a 21m monopole mast and freestanding base station. A 'freestanding base telecommunication station' means a support structure on land or attached to the land and used to accommodate telecommunication infrastructure for the transmitting or receiving of electronic communication signals.

Freestanding masts installations are thousands of times below the international safety guidelines according to the ICNIRP public exposure guidelines.

It is illustrated in the images below that the 50m public safety zone area does not affect the surrounding residential erven, North West of the site. The antennae of the mast are situated well above the roof height and would therefore not expose people to any spaces of (0 - 20 meters) in front of the antennas. Precautionary measures will be taken when installations will take place. Installation and maintenance of the TMI will only require people to be within 5 to 10 meters, represented by the red and yellow circles. Occupational safety guidelines will be followed during the construction of the development (**See Figure_2**).



50m public safety zone (EME readings must be below ICNIRP public exposure guideline)

(Figure_1)

(Figure_2 – Aerial Map)

5.4 MAST & DESIGN

It is the intention of Atlas Towers to erect a 21m Monopole mast and a base station. The proposed structure will only take up 100m² of the property.

Access:

Access to the site will be taken from the eastern boundary of the property (Kleine Street). Note that access the fence enclosure will only be during construction and maintenance of the mast which will occur seldom (**See Annexure E – SDP & Building Plans**).

Mast Design:

There are mainly three types of available masts that can be developed in the telecommunications industry to effectively and efficiently provide a network service. They are namely a Lattice Mast, a Monopole Mast and a Tree Mast (which is a camouflaged monopole mast). The client (Atlas Towers) has mandated BJB Project Services cc to apply for land use approval for a Monopole Mast due to its suitability with regards to industrial land uses and the urban setting of the town.

The proposed telecommunication base station design plans have been attached with the application as **Annexure E – SDP & Building Plans**. The three design options outline the detailed design and structural specifications. From a planning perspective the most suitable mast design for the Stanford area is a monopole due to the character of the area.

The three design options are illustrated in the table below:

Mast Design:	Illustration:
Lattice Mast: Constructed with plain galvanised steel, this mast is perceived as transparent from street point-of-view. It can be painted any suitable muted colour or traditional red & white telecommunication tower colours. Plain galvanised silver best blends in with the sky and surrounding buildings/farm structures and landmarks.	
Monopole Mast: A monopole mast also blends easily with an urban & rural setting. Predominantly these towers are prevalent in urban settings where there are taller surrounding buildings. The mast can be painted a muted colour or plain galvanised silver which best blends with the sky line and surrounding building and landmarks.	
Tree Mast: A tree mast consist of the same specification of a monopole mast, the only difference is that it is disguised as a tree it soften the visual impact if the mast. Tree masts are predominantly favoured in urban settings where there is a vast amount if vegetation. The mast can be painted a muted colour of dark green and tree leaves attached to the sides of antennas and microwaves in order to camouflage the equipment.	

Council may request that the mast design be painted in a suitable colour and a mast design alternative suitable for the current setting and character of Stanford.

Height:

A 25m high mast is the most preferable height for the proposal as one of the objectives in the proposal is to maximise the amount of internet providers that can place their antennas on all masts developed by Atlas Towers, this is referred to as "co-location".

Co-location simultaneously improves the efficiency of all towers, as a 25m high tower is able to accommodate **three** to **four** Service Providers such as Vodacom, Cell C, MTN or Telkom. Telecommunication base stations that are a height of 15m are challenging as the amount of users is dramatically reduced; this increases the possibility of future base stations that could be developed in the immediate area to a shorter signal travelling distance.

The concept of co-location is ideal for all stakeholders as will limit the development of additional telecommunication base stations which could negatively impact the aesthetics and character of the area. A freestanding telecommunication base station with a 21m high Monopole mast reaching a height of 21m is therefore applied for.

Security & Access:

The proposed base station will be secured by 2.4m high palisade fencing with an access gate gained from the eastern boundary of the property. The size of the site will take up only 100m², the equipment within equipment units will be at locked at all times and will only be accessible authorised personnel during construction and maintenance periods as mentioned above. No structures will be disturbed or affected by the proposal. The above measures rule out any possibilities if any unauthorised citizens/public access to the equipment. The fence will serve to protect the equipment from being stolen or vandalised, furthermore similar security measures have been implemented in other installations across the industry and have proven to be very successful and effective.

6. INFRASTRUCTURE & ENGINEERING SERVICES

6.1 ENGINEERING SERVICES

- Sanitation: N/A
- Water: N/A
- Electricity: Electricity will be obtained from the (Municipal grid/ ESKOM) in the area.

6.2 FACILITY SHARING

Atlas Towers operates by the erection of cellular mast and providing space for service providers such as Vodacom, Cell C and MTN to place their equipment onto the tower. This will minimise the effect on the surrounding area by reducing the proliferation of cellular mast in the area.

6.3 SA CIVIL AVIATION AUTHORITY APPROVAL

The SA Civil Aviation Authority has been applied for and the recommendations of the SACAA will be incorporated in the construction of the mast. (**Annexure F – CAA Information**).

6.4 ALTERNATIVE SITES

There is a need for a telecommunication mast in the application area to cover the surrounding area. By erecting the proposed mast on an alternative location it would mean that 'Atlas Towers' Base Transceiver Stations (BTS) or (Cellular Towers) will not overlap sufficiently, therefore this will cause telephonic call 'drops' should a person using a cell phone travel out of the range of one BTS/ Cellular Tower. (**See Annexure G- Existing Masts Maps**)

The site is furthermore ideal due to the following:

- Facility Sharing means that the need for other companies to erect cellular masts in the area will be reduced;
- No natural vegetation will be disrupted as the Erf is an existing development;
- The poor network coverage in the area will be improved.

6.5 ENVIRONMENTAL CONSIDERATIONS

According to the National Environmental Management Act no. 107 of 2014 (NEMA): (Amendments to the Environmental Impact Assessment Regulations of 2014) lists a number of activities that may not commence without an environmental authorisation from the competent authority within that province. Appendix 1 (pp 74 – 80) specifically relates to the construction of masts or towers used for telecommunication broadcasting or radio transmission purposes. This application falls within an urban area/edge therefore does not trigger any listed activities in accordance with the mentioned legislation.

7. DESIRABILITY AND DECISION CRITERIA

7.1 CRITERIA FOR DECIDING AN APPLICATION

(1) According to Section 66 of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015. An application can only be refused if it fails to comply with the following requirements:

(a) the application submitted in terms of this By-law;

(b) the procedure followed in processing the application;

(c) the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding proposed land uses;

(d) the comments in response to the notice of the application and the comments received from organs of state and internal departments;

(e) the response by the applicant to the comments referred to in paragraph *(d)*;

(f) investigations carried out in terms of other laws which are relevant to the consideration of the application;

(g) a registered planner's written assessment in respect of any application in terms of the By-Law:

(h) the integrated development plan and Municipal Spatial Development Framework;

(i) the applicable Local Spatial Development Frameworks adopted by the Municipality;

(j) the applicable structure plans;

(k) the applicable policies of the Municipality that guide decision-making;

(l) the Provincial Spatial Development Framework;

(m) where applicable, the regional spatial development framework;

(n) the policies, principles, planning and development norms and criteria set by national and provincial government;

(o) the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act;

(p) the principles referred to in Chapter VI of the Land Use Planning Act; and

(q) the relevant provisions of the Zoning Scheme.

(2) A Municipality must approve a site development plan submitted to the Municipality for approval in terms of applicable development parameters or conditions of approval if the site development plans:

(a) is consistent with the development rules of the zoning;

(b) is consistent with the development rules of the overlay zone;

(c) complies with the conditions of approval; and

(d) complies with this By-law.

(3) When a site development plan is required in terms of development parameters or conditions of approval:

(a) the Municipality may not approve a building plan if the site development plan has not been approved; and

(b) the Municipality may not approve a building plan that is inconsistent with the approved site development plan.

7.2 DESIREABILITY & NEED

7.2.1 Need in general

Since the outset of the cellular industry in the early 90's the telecommunication industry has drastically evolved. With new technology not only in the handsets but the networks such as 2G, 3G, 4G LTE and advanced 4G LTE the platform has grown in its functionality. Also, where the initial high tariff rates limited access it has become more reasonable and is accessible to a much larger portion of the South African population.

It has become integral part of personal communication, from the engagement of businesses; it has also increased security as one can easily contact security or emergency services. Cellular phones and systems is one kind of technology which has definitely changed people lives in the past years giving them access to the internet. The cell phone coverage and capacity in the area surrounding the application property is currently not reliable and the problem will remain should the proposed mast not be erected.

7.2.2 Economic / population growth

The need for a mast is affected by the number of users and the topography of an area. The growth in the residential sector further results in an increase in not only cell phone users but also other technology reliant on the signal like tablets, laptops, personal computers, WIFI routers, modems and similar devices in a specific area. Currently, there aren't sufficient telecommunication masts in the area to accommodate existing and additional traffic on the network. Telecommunication masts can only reach a certain capacity to service per square kilometre. This contributes to the need for a cellular mast in the proposed area, it must be noted that telecommunication masts developed by Atlas Towers cater for facility sharing, meaning that all internet service providers will be able to place their antennas on the developed mast. This reduces the proliferation of telecommunication mast in a specific area **(See Annexure G- Existing Masts Maps)**

7.2.3 Visual Impact

The pure nature of Cellular masts has the potential to cause a visual impact on the surrounding residents and character of a specific area. It must be noted that the application site is located in an industrial area with industrial activities being the predominant land use. Industrial areas are not known to be aesthetically pleasing, as the nature of the land use activities involve heavy & bulky material, noisy machinery, shiny zinc and steel material on properties and unpleasant odours emitting from the factories. The proposal will not involve any air, noise, water pollution activities.

Therefore in order to minimize any potential visual impacts that might result from the proposed development the proposed mitigation measures follow:

Mitigation and remedial activity is feasible and if effectively applied could reduce the impact of the development on the aesthetic environment – recommendations to reduce the visual impacts include:

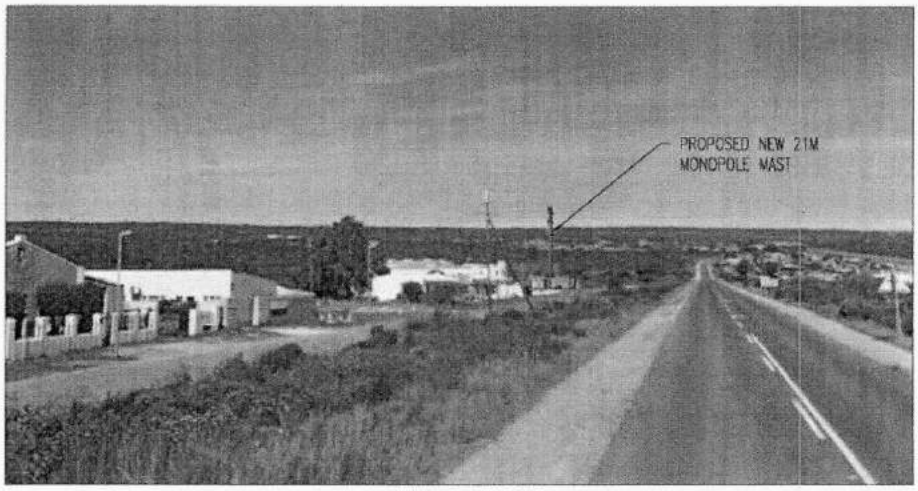
- Appropriate location on property in terms of foliage and other built structures;
- All construction activities should be kept clustered on site at all times;
- Retain as many existing trees as possible;
- Unnecessary removing of bush from areas, which will not be utilised, should be avoided;
- Lighting should be installed in such a manner so that it would limit the light pollution at night;
- Building material should be non-reflective and preferably be dark coloured (muted tones)
- An ecological approach to landscaping should be followed. Visual screening/camouflage of buildings should take place at landscaping measures such as the planting of shrubs and trees;
- Where paved (weatherproof) surfaces are required, darker coloured paving materials should be used, which complement the natural colours and textures of the soil and rock in the area. Light coloured materials shall be avoided.
- Cladding of the fence enclosure in order to conceal the equipment containers and the structure.

After consulting the Town & Regional Planners of Overstrand Municipality, we proposed to reduce the height of the proposal from 25m to 21m in order to reduce the visual impact that the mast would cause when viewed from the north and south of the R43 road. Reducing the height of the proposed cellular mast considerably shortens the appearance of the cellular mast when seen from 1 – 2Km away from the subject property on either sides. However it must be noted that reducing the height will reduce its efficiency as less network service providers will be able to place their antennas onto the tower, this may increase the probability of cellular masts that may be developed in the near future (See **Figure 3 & 4** below)

The current visual impact has been considerably been softened and reduced, this can be seen from the proposed elevation plans and superimposed images provided in (**Annexure E - Proposed SDP & Building Plans**).

NORTH FACING

(Figure_3 – Super Imposition North View)



SOUTH FACING

(Figure_4 – Super Imposition South View)

8. CONCLUSION

From the research done on this site the establishment of a freestanding base telecommunication station accompanied by a 21m Monopole mast will not pose a negative impact to the surrounding population, properties or the environment.

The advancement of technology in the 21st Century has proven to help and improve the quality of life of people across the board internationally. People have become dependent on technology, telecommunication and internet access. With such a high demand on social media and smart device and technological gadgets the service providers have been tasked to ensure that reliable internet signals are available at all times, across all geographic areas of South Africa.

Consideration should be given to the end-users of internet and voice networks, the local residents of Stanford are not the only ones that will make use of the proposed telecommunication base stations. Visitors and tourists that will visit and are currently visiting the area will benefit from the improved internet access where businesses will be able to set up their own WI-FI hotspot facilities using the Fixed 4G LTE coverage that will be installed.

Mobile data and voice communication has become an integral part of everyday life as the safety and security of all residents is very important, in times of emergencies such as house breaking, accidental fires, aggravated crimes, medical personal and the police need to respond quickly. However if the coverage of mobile service providers' is poor, contacting emergency services turns out to be problematic.

Finally we would like to emphasize that telecommunication companies deliver a very important infrastructure service to communities. In order to operate, telecommunication development companies are licenced by ICASA and have to meet certain standards according to service level agreements agreed upon. One of these standards is to supply sufficient network coverage to their demanding clients.

BJB Project Services kindly request Council to view this application favourably and request that it be approved, and include conditions of approval in the final assessment report, should it be necessary. The conditions provided will serve as guidelines for the development of the mast.

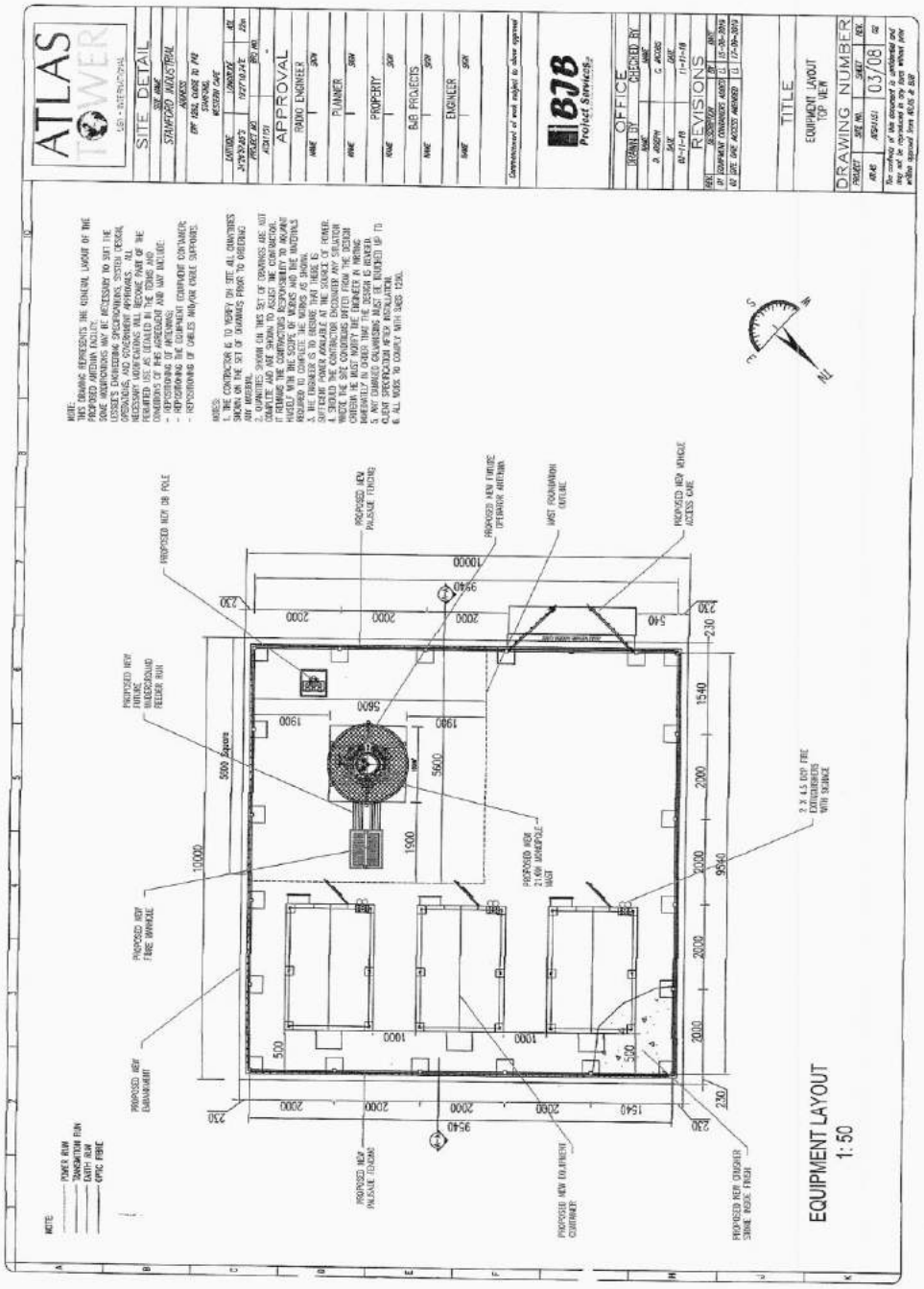
We therefore request that the application be approved for the following applications:

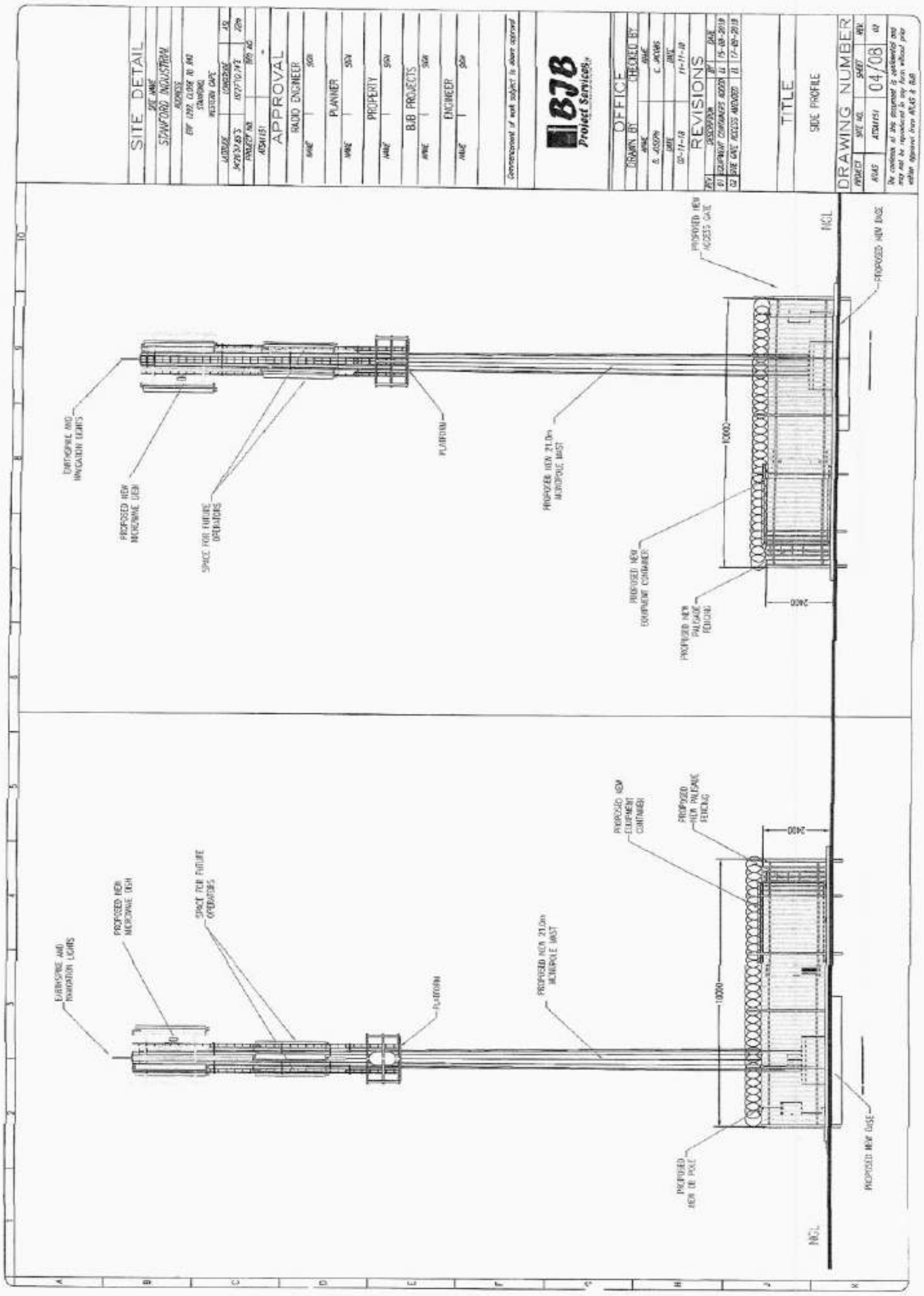
(i) *An application for departure approvals in terms of SECTION 16 (2) (b) of the Overstrand Municipality By-Law on Municipal Land Use Planning 2015 approval for:*

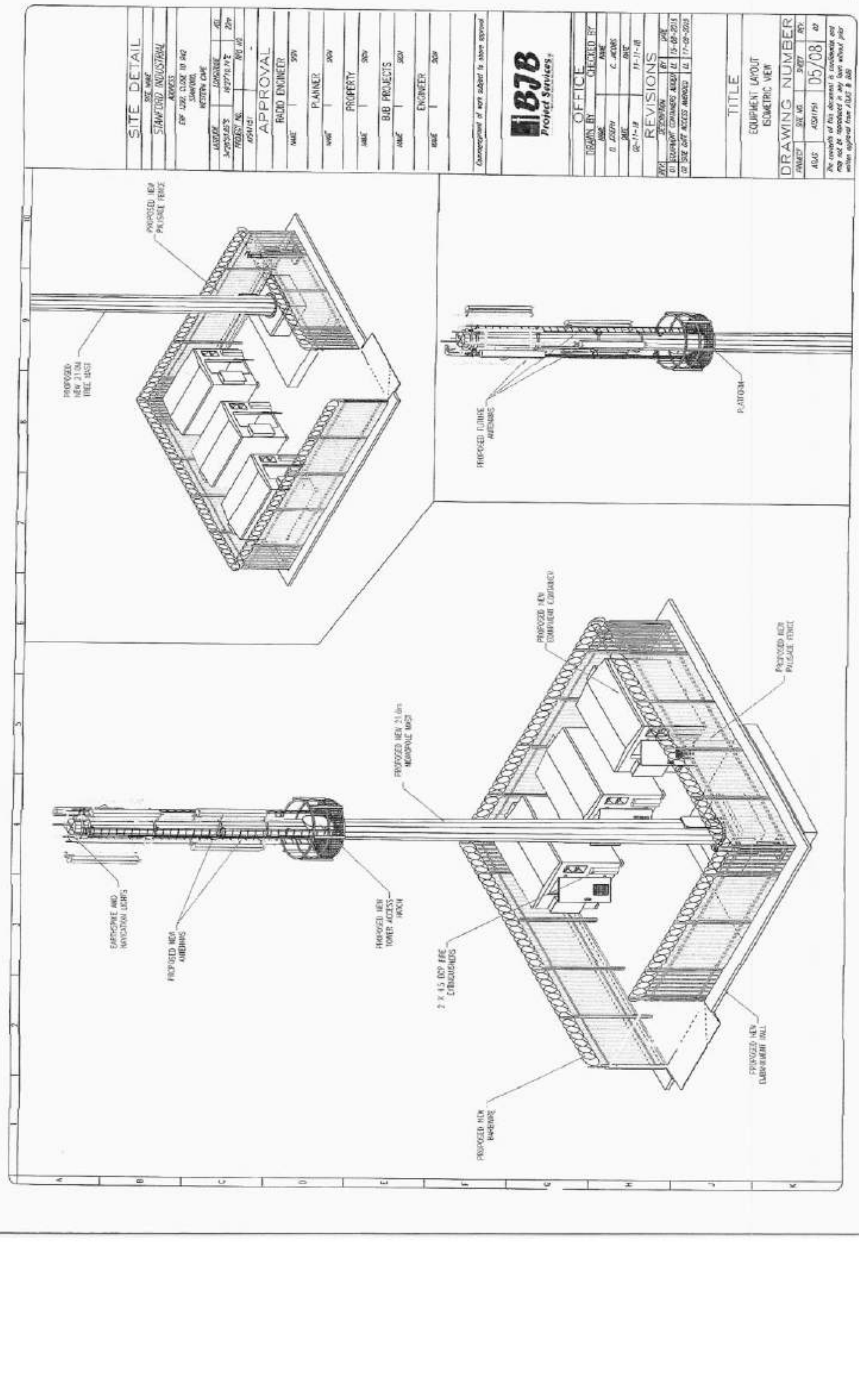
(ii) Applications for Street boundary line, common boundary line, fence and height departures in order to relax the Overstrand Zoning Scheme regulations.

a. Street Boundary Line: 0.0m in lieu of 5.0m
b. Common Boundary Line (side & rear): 0.0m in lieu of 2.0m
c. Fence encroachment departure, in order to relax the Zoning Scheme restrictions. Departure Application will be for a fence enclosure of the structure to be sighted at a height of 2.4m in lieu of 2.1m.
d. Height departure relaxation from 12m in lieu of 21m in height.

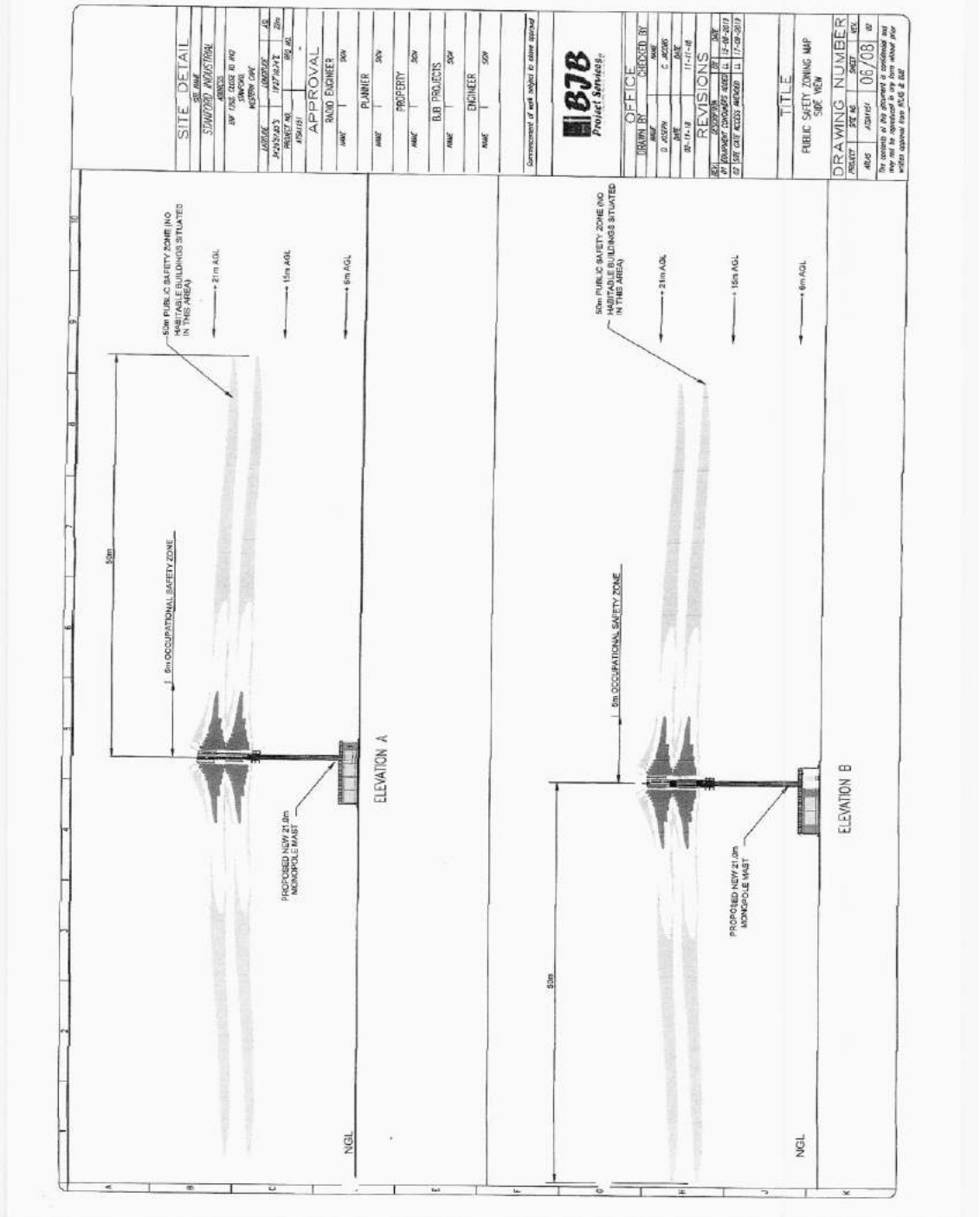
ANNEXURE C 1/6

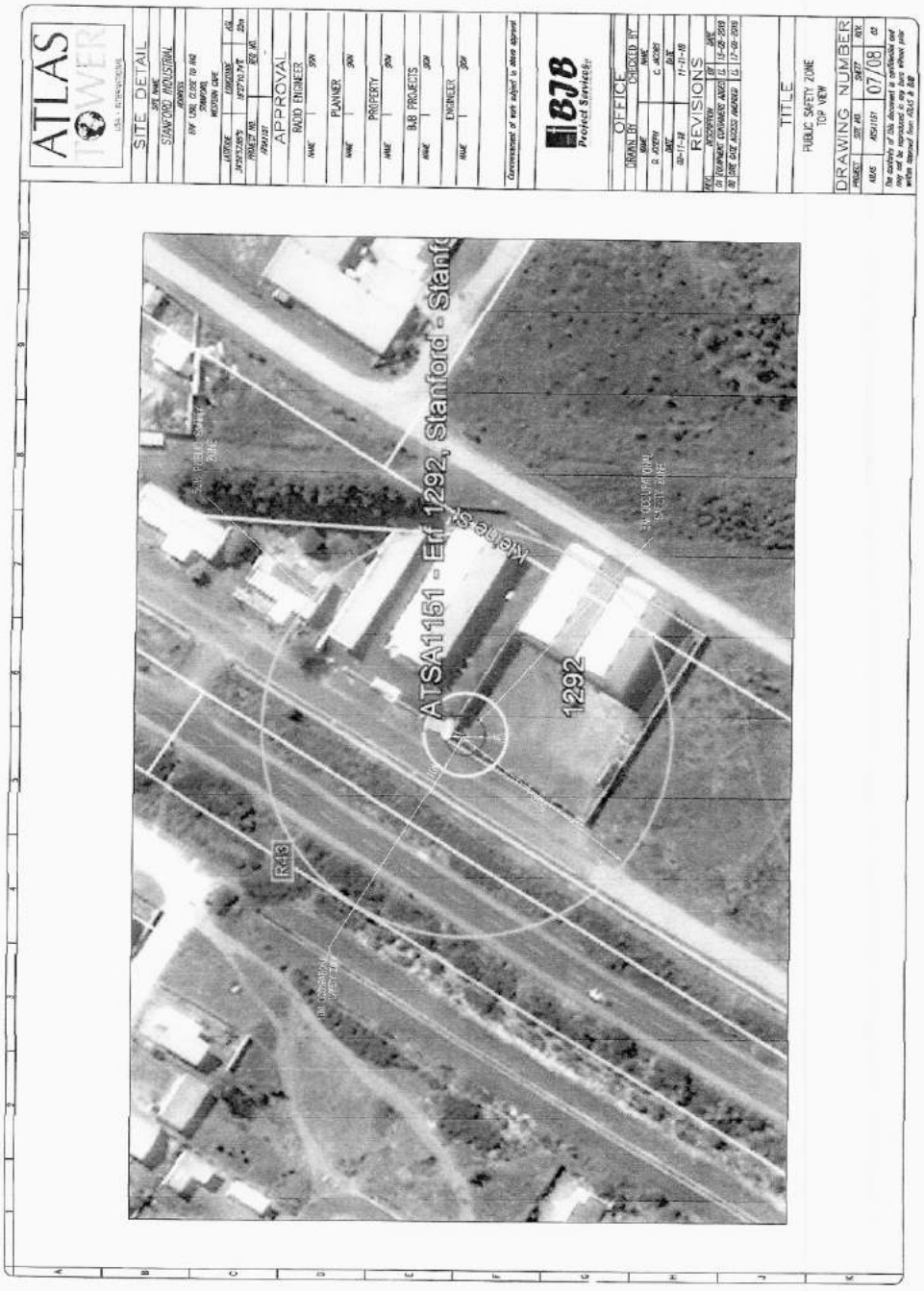



SITE DETAIL
STANFORD INDUSTRIAL
APPROVAL
RADIO ENGINEER
PLANNER
PROPERTY
BJB PROJECTS
ENGINEER
BJB Project Services
OFFICE
REVISIONS
TITLE
SIDE PROFILE
DRAWING NUMBER
04/08
EARTHSPIRE AND NAVIGATION LIGHTS
PROPOSED NEW MICROWAVE DISH
SPACE FOR FUTURE OPERATORS
PLATFORM
PROPOSED NEW 21.0m MONOPOLE MAST
PROPOSED NEW EQUIPMENT CONTAINER
PROPOSED NEW PALISADE FENCING
PROPOSED NEW ACCESS GATE
PROPOSED NEW BASE
PROPOSED NEW DB POLE
10000
2400
NGL

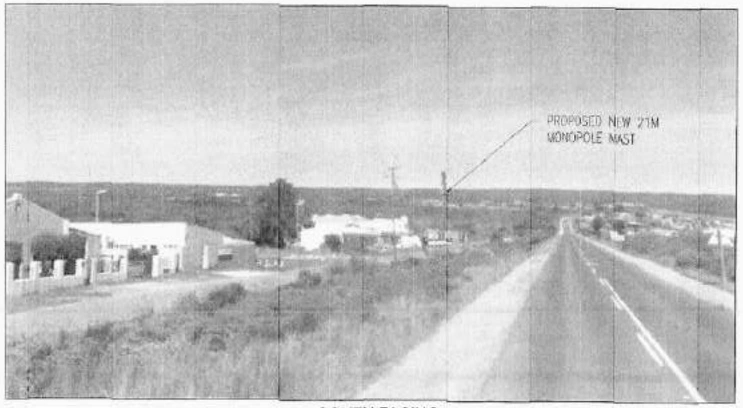


SITE DETAIL
STANFORD INDUSTRIAL
APPROVAL
RADIO ENGINEER
PLANNER
PROPERTY
BJB PROJECTS
ENGINEER
BJB Project Services
OFFICE
DRAWN BY
CHECKED BY
REVISIONS
TITLE
EQUIPMENT LAYOUT
ISOMETRIC VIEW
DRAWING NUMBER
05/08
PROPOSED NEW PALISADE FENCE
PROPOSED FUTURE ANTENNAS
PLATFORM
EARTHSPIKE AND NAVIGATION LIGHTS
PROPOSED NEW ANTENNAS
PROPOSED NEW TOWER ACCESS HOOK
PROPOSED NEW EQUIPMENT CONTAINER
PROPOSED NEW BARBWIRE
PROPOSED NEW PALISADE FENCE


SITE DETAIL
STANDARD INDUSTRIAL
APPROVAL
RADIO ENGINEER
PLANNER
PROPERTY
B.B. PROJECTS
ENGINEER
B7B Project Services
OFFICE
CHECKED BY
REVISIONS
TITLE
PUBLIC SAFETY ZONING MAP SIDE VIEW
DRAWING NUMBER
06/08
50m PUBLIC SAFETY ZONE (NO HABITABLE BUILDINGS SITUATED IN THIS AREA)
6m OCCUPATIONAL SAFETY ZONE
21m AGL
15m AGL
6m AGL
PROPOSED NEW 21.0m MONOPOLE MAST
NGL
ELEVATION A
ELEVATION B


ATLAS TOWER
SITE DETAIL
STANFORD INDUSTRIAL
APPROVAL
BJB Project Services
OFFICE
REVISIONS
TITLE
PUBLIC SAFETY ZONE
TOP VIEW
DRAWING NUMBER
07/08
ATSA1151 - Erf 1292, Stanford - Stanf
1292
R43

NORTH FACING



SOUTH FACING

ATLAS TOWER

USA • INTERNATIONAL

SITE DETAIL

SITE NAME		
STANFORD INDUSTRIAL		
ADDRESS		
ERF 1292, CLOSE TO R43 STANFORD, WESTERN CAPE		
LATITUDE	LONGITUDE	AGL
34°26'57.86"S	19°27'10.74"E	22m
PROJECT NO.		RFQ NO.
ATSA1151		-

APPROVAL

RADIO ENGINEER	
NAME	SIGN
PLANNER	
NAME	SIGN
PROPERTY	
NAME	SIGN
BJB PROJECTS	
NAME	SIGN
ENGINEER	
NAME	SIGN

Commencement of work subject to above approval

BJB Project Services

OFFICE

DRAWN BY	CHECKED BY
NAME	NAME
D. JOSEPH	C. JACOBS
DATE	DATE
02-11-18	11-11-18

REVISIONS

REV.	DESCRIPTION	BY	DATE
01	EQUIPMENT CONTAINERS ADDED	IL	15-08-2019
02	SITE GATE ACCESS AMENDED	IL	17-08-2019

TITLE

SUPERIMPOSED IMAGE

DRAWING NUMBER

PROJECT	SITE NO.	SHEET	REV.
ATLAS	ATSA1151	08/08	02

Req.
ANNEXURE D 1/4

OVERSTRAND MUNISIPALITEIT
30 JAN 2020
OVERSTRAND MUNICIPALITY

TP- N. Ihcart
(S. vd Merwe)

THE JJT INVESTMENT TRUST

Fax: 0866-142712
Cell: 072-3459057

38 Caledon Street
Stanford
South Africa

P. O. Box 28
Stanford 7210
South Africa

FILE NO: GF 1292 ✓
Stanford
SCAN NO:
STF 1292
COLLABORATOR NO:
1378825

21 January 2019

Municipal Manager
Overstrand Municipality
PO Box 20
Hermanus
7200

REGISTERED MAIL

Dear Sir

LETTER OF OBJECTION

ERF 1292, 34 KLEINE STREET, STANFORD: APPLICATION FOR DEPARTURE: BJB PROJECT SERVICES cc (obo ADENCO CONSTRUCTION (PTY) LTD)

We are the registered owners of erf 1293 which is directly adjacent to erf 1292 to which the abovementioned application applies. We object to the proposed freestanding telecommunication base station and monopole mast being sited on erf 1292 because it will have a negative effect on the population of the industrial area and the value and development potential of our erf 1293.

We do not object to the aesthetic of a single monopole mast (painted in a muted colour) whether 21 or 25m tall and recognize that these telecommunication base stations and masts are needed for effective telecommunications.

What we do object to, is for these telecommunication base stations and masts to be sited within the urban area. We do not believe they are actually safe from an EME level perspective. More specifically the general public does not perceive the EME levels to be safe. The consequence of this is that, should there be a base station and mast on erf 1292 the value of erf 1293 and it's development potential, will be severely compromised compared to if there is not. The same would apply to any other industrial erf adjacent to such a base station and mast.

From a safety perspective there is no difference between people living and going about their lives in a residential area and people working in, or visiting the industrial area. They should all be protected and safe. In this case the 30m radius zone where EME levels will approach ICNIRP safety limits reaches right up to the erf 1293 boundary; and the 50m radius public safety zone overlaps erf 1293 significantly. We do not want to run any risk from high levels of EME.

The base station and mast should be sited well outside the urban area, like for example in this case, on the higher ground next to the municipal reservoirs (reservoir area) beyond the industrial area, so that the EME levels in the urban area are not a danger or even a perceived danger to people. Such a location would also better address the SPLUMA and LUMA planning principles and revised future development aims as it remains in close proximity to Stanford and is on higher ground, but outside the urban edge. We accept that a mast is needed. The industrial area or other urban space is not a suitable position for it. The "reservoir area" is, as it could accommodate a taller mast or more than one mast, allowing for both future expansion and competition.

We note that the proposed installation and quoted ICNIRP EME safety standards apply to 2G, 3G, 4G LTE and 4G LTE advanced platforms only (ref. paragraph 1 of point 7.2.1). This means that any equipment catering for 5G and other advanced platforms to which these ICNIRP EME safety standards do not apply should be specifically excluded from any approval.

In light of the above we ask:

1. that the proposed telecommunications base station and monopole mast not be allowed to be built on erf 1292 at all.
2. that 5G and other coverage and telecommunication equipment and systems to which the quoted ICNIRP EME safety standards do not specifically apply, be excluded from any approval.
3. that you take into account as a point of principle that these facilities should not be built in urban areas at all.

We trust that sound judgement will be applied and look forward to your response. Please call the undersigned if clarification is needed.

Yours faithfully

JJ Troost
Trustee
for The JJT Investment Trust
Cell: 072 345 9057

Alida Conradie - Aansoek ID : 3175/2019 (Transmissietoring)

OVERSTRAND MUNISIPALITEIT
20 DEC 2019
OVERSTRAND MUNICIPALITY

From: "Dr Rinus Beukes" <j.b.beukes@absamail.co.za>
To: <aconradie@overstrand.gov.za>
Date: 2019/12/18 07:54 AM
Subject: Aansoek ID : 3175/2019 (Transmissietoring)
Cc: "'Zelda van Wijk'" <fhvanwijk@mweb.co.za>

TP- D. Thoat
(S. Uddmand).

Geagte Mnr Conradie

Ek het in wese nie 'n probleem met die voorgestelde toring op erf 1292 Stanford nie, maar moet uitklaring kry aangaande moontlike bestralings effekte vanaf die toring.

Ek is die eienaar van Storage4all (erf 1238). Volgens die plan gaan die toring minder as 30 meter vanaf ons kantoorarea geplaas word. Daar is konstant publiek asook 24 uur per dag personeel in die gebou wat op eerste vloer, ongeveer 3-4 meter hoog en minder as 30 meter vanaf die toring gaan wees.

Ek hoor graag.

Groete
Rinus

FILE NO: Gr 1292
Stanford
SCAN NO:
STF 1292
COLLABORATOR NO:
1368441

Dr JB Beukes
B.Ch.D., M.B.Ch.B., M.Ch.D., MBA (Stell.)
Oral and Maxillofacial Surgeon
Advanced Surgical Centre
4 Summer Hill Drive
Somerset West
South Africa
Tel : +27 21 852 0545
Cell : +27 827795313

20 DEC 2019

4/4

TP-A Theart (Oyld Merwe)

STANFORD CONSERVATION

PO Box 539 STANFORD 7210 stanfordheritage@gmail.com 028 341 0164
www.stanfordconservation.co.za

2nd December, 2019

Overstrand Municipality
16 Patterson Street
Hermanus
7210

Email: aconradie@overstrand.gov.za

Attention: The Municipal Manager

Erf 1292, 34 Kleine Street, Stanford – application for departure and erection of cellular mast

Dear Sirs,

The Stanford Heritage Committee has no objection to the 21m monopole cellular mast on the proposed site in the Stanford industrial area, with the following conditions:

1. Our preference is for a Tree Mast;
2. That the visual mitigations listed in Section 7.2.3 of the application report be implemented;
3. That the proposed unsightly razor wire on top of the palisade fencing be substituted with a more aesthetically pleasing form of security, such as electrified wiring, the reason being that the R43 is an important connecting scenic route, whale route and shark route;
4. That any changes to the design of the mast and base station be submitted to Stanford Heritage Committee for review and comment.

Yours truly,

E. Hochfelden
Stanford Heritage Committee

FILE NO: EL 1292-Stanford
SCAN NO: STF 1292
COLLABORATOR NO: 1364034

ANNEXURE E 1/9

OVERSTRAND MUNISIPALITEIT
11 FEB 2020
OVERSTRAND MUNICIPALITY

ATLAS TOWER

USA | AFRICA

North Office:
1226 Francis Baard
Capitol Junction
Hatfield, Pretoria
Tel: 012 362 0869

South Office:
100 Cecilia Street
Cecilia Square Building
Southern Road
Tel: 021 870 1302 / 1368 / 1366

East Office:
Unit 7, 4 The Crescent
Westway Office Park
Westville, Durban
Tel: 031 207 1277

TP - D. Ahead
(S. vd Mari

February 2020

Ref: 1292 SSN

Attention: Alida/ P Roux
Overstrand: Town planning/ Stadsbeplanning
PO Box 20
Hermanus
7200

FILE NO:	Stf 1292 Stanford
SCAN NO:	STF 1292
COLLABORATOR NO:	1382452

To whom it may concern

PROPOSED APPLICATION FOR DEPARTURE: RESPONSES ON COMMENTS AND OBJECTIONS, ERF 1292 STANFORD, 34 KLEINE STREET.

We thank you for your prompt response regarding the application, below please find responses on comments and objections received.

1. SUPPORT FROM SURROUNDING COMMUNITY:

a) Positive support was received from various internal departments as well as the surrounding community.
b) The Overstrand spatial development framework encourages:
That necessary infrastructure should be provided to allow Stanford to grow to its full potential. This application is in line with the spatial development principles as set out in the Overstrand SDF, 2006, 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, 2006.

In an age where a strong emphasis and dependence on business services and information communication technology exists, the need for telecommunication infrastructure is increasing and the importance to ensure that all communities have enough access to telecommunication services. Investment in telecommunication networks not only facilitates economic trade in good by bringing together buyers and sellers but more importantly, promoting trade in services upon which modern economies are built.

The proposed telecommunication station is required to ensure that the local area, which is a growing economic environment, has enough access to telecommunication services and networks. This application is in line with

11 FEB 2020

ATLAS TOWER
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Cecilia Square Building
Southern Paarl
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East Office:
Unit 7, 4 The Crescent
Westway Office Park
Westville, Durban
Tel: 031 207 4277

the Overstrand spatial development framework as it strives to improve urban efficiency and align planned growth with infrastructure.

Compatibility with surrounding uses:

Due to previous precedents set with applications already approved and accepted on various properties with similar characterising as well as surrounding related land-uses in the area the proposed development is compatible with its surrounding land uses.

2. HEALTH CONCERNS:

Most households have several mobile devices, all of which are used regularly and all of whom demand excellent services. Current research on telecommunications base stations has reached a point whereby scientists are satisfied that the base stations do not pose any health threat.

The National Department of Health (NDoH) is the legally mandated national authority for the regulation of public exposure to radiation and related matters. The (NDoH) has been utilizing the World Health Organization's (WHO) International Electromagnetic Fields (EMF) Project as its primary source of information and guidance with respect to the health effects of cellular towers (also referred to as cellular base stations) and electromagnetic fields.

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

The Directorate: Radiation Control is the section within the NDoH responsible for regulating non-ionizing radiation. In a letter dated 14 June 2010, this Directorate endorsed the exposure guidelines published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP), based on the official endorsement of the WHO in this regard. The Directorate found that measurement surveys conducted in South Africa and around the world have shown that the actual levels of public exposure, as a result of base station

ATLAS TOWER
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Westway Office Park
Westville, Durban
Tel: 031 207 4777

emissions, are invariably only fractions of a percentage of the ICNIRP guidelines, even in instances where members of the public have been really concerned about their exposure to these emissions.

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

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

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

"The Department is therefore satisfied that the health of the general public is not being compromised by their exposure to the microwave emissions of cellular base stations. This also means that local and other authorities, in considering the environmental impact of any particular base station, do not need to and should not attempt, from a public health point of view, to set any restrictions with respect to parameters such as distance to the mast, duration of exposure, height of the mast, etc."

All operators who establishes on the proposed cellular tower will be strictly monitored by the NDoH, the ICNIRP and the Independent Communications Authority of South Africa (ICASA) and are accountable to them directly for any deviations from the regulated use of antenna.

3. PROPERTY DEVALUATION:

With regards to the comments received that the proposed base station will have a negative impact on property values on the surrounding properties. There is no evidence to support the concern raised by the surrounding neighbors suggesting that freestanding base stations reduce the values of properties in any given area.

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East Office:
Unit 7, 4 The Crescent
Westville Office Park
Westville, Durban
Tel: 031 207 4177

If anything, value will be added to properties due to the improved coverage, virtual accessibility and safety in the area. The negative affect a freestanding base station may have on property values in the surrounding area is seen as speculative.

We believe that the mast will contribute to the socio- economic environment, as adequate mobile coverage will allow for businesses and residents to have access to faster, efficient and reliable coverage within the given area. Adequate mobile coverage will therefor benefit the surrounding properties rather than having a negative impact.

This subject has been debated for years and at present no confirmed evidence exists that properties situated in close proximity of a base station would result in the decrease of property value. There are various residential properties situated in close proximity of affluent areas such as Durbanville, Constantia and Camps Bay where property value has not decreased as stated by the objectors.

4. HERITAGE DEPARTMENT

We accept the conditions received by the heritage branch.

With reference to the conditions received:

- **MAST DESIGN:** we propose to amend the 21m monopole mast to a 21m tree mast design in order to ensure that the design be in fitting with the amenities of the surrounding area.
- **RAZOR WIRE:** we will remove the razor wire from the palisade fence.

Should the relevant department within council require additional landscaping surrounding the mast we would be willing and forthcoming to the proposal.

Please note that the erection of a freestanding base station on Erf 1292 Stanford is a *primary right* on the said property. The proposed erection of a freestanding base telecommunication station will not alter the proposed land use and will be fitting with the surrounding industrial area.

ATLAS TOWER
USA | AFRICA

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Southern Paarl
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East Office:
Unit 7, 4 The Crescent
Westonia Office Park
Westville, Durban
Tel: 031 207 4277

5. SITE SELECTION:

As the number of users increase in the area, the existing network decreases, leading to poorer network coverage creating a need for more telecommunication infrastructure.

Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage *(refer to Figure 1)*. If a need for coverage does not exist in a specific area, no company would invest capital to build a telecommunication base station in the said area. The fact that there are only one telecommunication base station in the surrounding area, creates the need for coverage in the area. The Existing telecommunication base station are not sufficient to provide coverage for the entire Stanford as it is approximately 1 185m away from the proposed telecommunication station on Erf 1292 Stanford.

Please also note as per comment received regarding the public safety zone, the 50m public exclusion zone cannot be taken into consideration, as current legislation within the Overstrand Municipality does not make provision for recommendations with regards to the subject matter.

FIG 1: Existing mast within 1km Radius

ATLAS TOWER

USA | AFRICA

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Ocean Square Building
Southern Paarl
Tel: 021 870 1302 / 1303 / 1566

East Office:
Unit 7, 4 The Crescent
Westway Office Park
Westville, Durban
Tel: 031 207 4277

6. Conclusion

The application for a departure application to allow a freestanding base telecommunications station on the concerned property will not have a negative impact on the surrounding uses, heritage, the environment of health and safety. As supported by various policies and legislation it is clear that the proposal will have a positive economic and social impact ensuring that the surrounding community benefits from optimal and effective voice and data coverage.

It is clear that the proposed application meets the applicable desirability criteria and precedents set and it is therefore recommended that the application be supported by the relevant authorities.

We trust the above response addresses your concerns. Please do not hesitate to contact me should you have any additional queries.

Yours Faithfully

Atlas Towers

Department of Health

Directorate: Radiation Control
Private Bag X62
BELLVILLE
7535

☎: 021 957 7483
Fax: 021 946 1589
E-mail: DuToiL@health.gov.za

Enquiries: LL du Toit
Date: 23 June 2015

To whom it may concern

HEALTH EFFECTS OF CELLULAR BASE STATIONS AND HANDSETS

The Directorate: Radiation Control is the section within the National Department of Health that is responsible, from the viewpoint of human health, for regulating electronic products producing **non-ionising** electromagnetic fields (EMF), i.e. where the frequency of such EMF is less than 300 GHz. In carrying out this responsibility, the Directorate has been utilising the World Health Organization's (WHO) International EMF Project (www.who.int/peh-emf/en/) as its primary source of information and guidance with respect to the health effects of EMF. The International EMF Project was established by the WHO in 1996 to (i) assess the scientific evidence for possible adverse health effects of non-ionising electromagnetic fields on an on-going basis, (ii) initiate and coordinate new research in this regard, and (iii) compile health risk assessments for different parts of the electromagnetic spectrum. The Department of Health has been a member of the International Advisory Committee of the International EMF Project since 1998.

In June 2005 the International EMF Project hosted a workshop that was specifically aimed at considering the possible health consequences of the emissions from cellular base stations and wireless networks. The findings of this workshop were summarised in a 2-page Fact Sheet (http://www.who.int/peh-emf/publications/facts/fs304/en/). The following extract from this Fact Sheet is still considered by the WHO as a summary of the findings to date, i.e. ***"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."***

Another WHO Fact Sheet was published in June 2011 and reviewed in October 2014, i.e. *Electromagnetic fields and public health: mobile phones*. This Fact Sheet can be found at http://www.who.int/mediacentre/factsheets/fs193/en/) and the conclusion is stated as follows:

"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."

The WHO recommends utilising internationally recognised exposure guidelines such as those published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and reconfirmed in 2009 for the frequency range 100 kHz – 300 GHz (i.e. including all the frequencies employed by the cellular industry). The Department of Health likewise recommends the use of these ICNIRP guidelines to protect people against the known adverse health effects of EMF.

The numerous measurement surveys, which have been conducted around the world and in South Africa, have shown that the actual levels of public exposure as a result of base station emissions invariably are only a fraction of the ICNIRP guidelines, even in instances where members of the public have been really concerned about their exposure to these emissions. At present there is no confirmed scientific evidence that points to any health hazard associated with the very low levels of exposure that the general public would typically experience in the vicinity of a cellular base station. The Department is therefore satisfied that the health of the general public is not being compromised by their exposure to the microwave emissions of cellular base stations. This also means that local and other authorities, in considering the environmental impact of any particular base station, do not need to and should not attempt, from a public health point of view, to set any restrictions with respect to parameters such as distance to the mast, duration of exposure, height of the mast, etc.

The Department of Health is obviously not able to make any pronouncements about the specific levels of EMF that a member of the public would experience at any particular base station site when it is in operation. However, generally-speaking unless a person would climb to the top of a mast (or other structure supporting an antenna) and position him/herself not more than a few meters away right in front of the active antenna, such a person would have no real possibility of being exposed to even anywhere near the afore-mentioned ICNIRP guideline limits. Since these base stations are typically cordoned off by means of things such as barbed wire fencing and locked gates/doors in order to protect the sensitive and expensive technology, getting to a mast and actually climbing it despite the afore-mentioned security measures would certainly not be considered responsible behaviour. Even then the only real threat to the health of the person would be falling at any height from the structure in question. Based on the results of numerous global and local surveys, the experience has been that the exposure to base station EMF at ground level is typically in the range of between 0.001 – 1.0 % of the afore-mentioned ICNIRP guideline limits. Against this background of available data, there would be no scientific grounds to support any allegation

that adverse health effects might be suffered by a responsible member of the public due to the EMF emitted by a base station.

Although the Department of Health currently neither prescribes nor enforces any compulsory exposure limits for electromagnetic fields, the Department does advise all concerned (whether they be a government department, the industry or the public) that voluntary compliance with the afore-mentioned ICNIRP exposure guidelines is the recommended and science-based way to deal with any situation involving human exposure to the non-ionising electromagnetic fields emitted by cellular base stations and handsets.

Yours sincerely,

LL du Toit
DEPUTY DIRECTOR: RADIATION CONTROL

ANNEXURE F 1/4

OVERSTRAND MUNISIPALITEIT
06 DEC 2019
OVERSTRAND MUNICIPALITY

TP - A Theart
(S Vld Merwe)

open serve

Division of Telkom SA SOC Ltd

10 Jan Smuts Drive
Pinelands
7404

Candice Spammer
Tel: 021 414 5582
Fax: 086 480 0617
Email: spammec1@telkom.co.za

Our Ref.: WWIP_WSFD4317_19
Your Ref.: 1292 SSN 3175

6 December 2019

FILE NO: EL 1292-Stanford
SCAN NO: STF 1292
COLLABORATOR NO: 1364725

Attention: S Muller

Overstrand Municipality
HERMANUS

PLANT AFFECTED – COPPER:

APPLICATION FOR DEPARTURE: ERF 1292, 34 KLEINE STREET, STANFORD

With reference to your application received **20 November 2019.**

As important cables and other infrastructure are affected, please contact our representative Frederik Swart **at** 028 514 1199 / 081 363 7815 / FrederikS@openserve.co.za **48 hours prior to commencement of construction work.**

I hereby inform you that OpenServe approves the proposed work indicated on your drawing in principle. This approval is valid for **12 MONTHS ONLY**, after which reapplication must be made if the work has not been completed.

Any changes or deviations from the original planning during or prior to construction must immediately be communicated to this office.

Approval is granted, subject to the following conditions.

As per sketch attached, OpenServe infrastructure **WILL BE AFFECTED**, consequently the conditions below and on the attached legend will apply.

- 6 DEC 2019

Telecommunication services position is shown as accurately as possible but should be regarded as approximate only.

Should alterations or relocation of existing infrastructure be required, such work will be done at the request and cost of the applicant.

Please notify this office within 21 working days from this letter of acceptance and if any alternative proposal is available or if a recoverable work should commence.

It would be appreciated if this office can be notified within 30 days of completion of the construction work. Confirmation is required on completion of construction as per agreed requirements.

Should OpenServe infrastructure be damaged while work is undertaken, kindly contact our representative immediately.

Yours faithfully

For Selwyn Bowers
Operations Manager
Wayleave Management: Western Region

open serve

This wayleave, Reference Number WWIP_WSFD4317_19 is valid for 12 months from date here of and is subject to the following conditions:

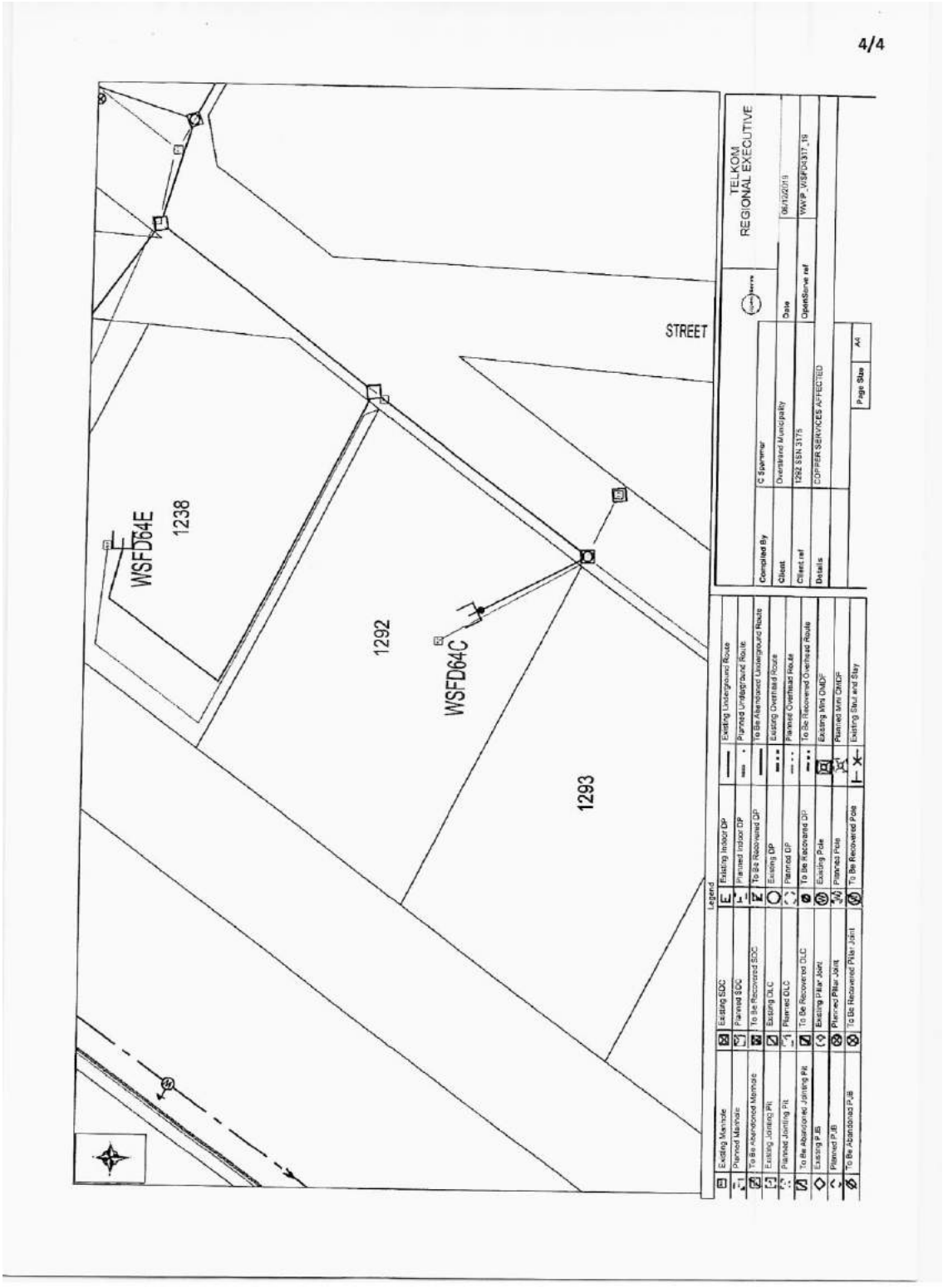
1. No mechanical plant or vibrator type compactors may be used within three metres of any Open Serve plant (I.E. any Telecommunication equipment above or below ground level).
2. The position of our plant affected by the proposal is indicated as approximate and *Frederik Swart* at telephone number ***081 363 7815*** and email adress *FrederikS@openserve.co.za* must be contacted at least 48 hours prior to commencement of the work, upon which the actual location of Open Serve Plant will be indicated on site.
3. A written request must be submitted to Open Serve for consideration should the applicant require our plant to be relocated. The cost of such relocation will be recoverable from the applicant.
4. It is the responsibility of the applicant to verify the existance of the indicated plant and to notify Open Serve immediately should the applicant locate any Open Serve plant which is not indicated on the plans.
5. Should the applicant expose any Open Serve plant, the safeguard thereof will be the applicant's full responsibilty.
6. Failing to comply with the above conditions or any special conditions addendum hereto will be regarded as gross negligence and the applicant will be held responisible for the damage or loss as a result thereof.

Date: 06 December 2019

By: C. Spammer

For Wayleave Management
Western Cape

Legend	
1. Underground Pipe	
2. Underground Cable	
3. Manhole	
4. Street Distributio Cabinet (SDC)	
5. Jointing Pit / AJB	
6. Jointing Pillar (PJ)	
7. Pipe Junction Box (B/S)	
8. Robot Control	
9. Pole	
10. Stay	
11. Strut	
12. Aerial Cable (A/C)	


STREET
WSFD64E
1238
1292
WSFD64C
1293
Legend
Existing Manhole
Planned Manhole
To Be Abandoned Manhole
Existing Jointing Pit
Planned Jointing Pit
To Be Abandoned Jointing Pit
Existing PJB
Planned PJB
To Be Abandoned PJB
Existing SDC
Planned SDC
To Be Recovered SDC
Existing DLC
Planned DLC
To Be Recovered DLC
Existing Pillar Joint
Planned Pillar Joint
To Be Recovered Pillar Joint
Existing Indoor DP
Planned Indoor DP
To Be Recovered DP
Existing DP
Planned DP
To Be Recovered DP
Existing Pole
Planned Pole
To Be Recovered Pole
Existing Underground Route
Planned Underground Route
To Be Abandoned Underground Route
Existing Overhead Route
Planned Overhead Route
To Be Recovered Overhead Route
Existing MINI CMDF
Planned MINI CMDF
Existing Strut end Stay
TELKOM
REGIONAL EXECUTIVE
Compiled By
C Spanner
Client
Overstrand Municipality
Date
06/12/2019
Client ref
1292 SSN 3175
OpenServe ref
WWP_WSFD0317_19
Details
COPPER SERVICES AFFECTED
Page Size
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ANNEXURE G 1/1

COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR: APPLICATION FOR DEPARTURE: ERF 1292, STANFORD (3175/2019)

Electricity	:	In order
Water	:	In order
Sewer	:	In order
Stormwater	:	In order
Roads and traffic	:	In order

Conditions:

1. that only the existing water and sewerage connections will be available to the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;

2. that only the existing 60 Amp three phase electricity connection will be available for the development, no additional capacity can be supplied;

3. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;

4. that any additional and / or extended vehicle entrances will be for the developer's account;

5. that stormwater be allowed to discharge through Erf 1292, Stanford, unobstructed;

6. that no on-street parking be allowed.

A.P. R Cloete
DENNIS HENDRIKS
SENIOR MANAGER:
ENGINEERING SERVICES

23/01/2020
DATE