

MUNISIPALITEIT OVERSTRAND
ERF 2094, PEARLY BEACH:
AANSOEK OM
VERGUNNINGSGEBRUIK,
AFWYKING, WYSIGING VAN DIE
TERREINONTWIKKELINGSPLAN EN
GOEDKEURINGSVOORWAARDES:
MNRE WARREN PETERSON
PLANNING NAMENS PSP
EIENDOMME CC

Kennis word hiermee gee kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), van die volgende aansoeke van toepassing op Erf 2094, Pearly Beach (Vakansie-Oord), naamlik:

- ❖ **vergunninggebruik** ingevolge Artikel 16(2)(o) van die Verordening, om 'n 15m transmissie toring op die eiendom te akkommodeer;
- ❖ **afwyking** ingevolge Artikel 16(2)(b) van die Verordening, om die hoogtebeperking vanaf 12m na 15m te verslap, om die transmissie toring op die eiendom te akkommodeer; en
- ❖ **wysiging van die terreinontwikkelingsplan en goedkeuringsvoorwaardes** ingevolge Artikel 16(2)(l) van die Verordening, om die transmissie toring op die eiendom te akkommodeer.

Volle besonderhede rakende die voorstel hierbo is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentare moet skriftelik wees, u naam, adres, en kontakbesonderhede bevat, sowel as u belang in die aansoek en die redes vir kommentaar, welke kommentaar die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) moet bereik voor of op **Vrydag, 10 Mei 2024**. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Mnr SW van der Merwe** by 028 313 8900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persone wat nie kan lees of skryf nie kan bogenoemde toepaslike Munisipale Departement besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

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

Munisipale Kennisgewing Nr. 47/2024

OVERSTRAND MUNICIPALITY
ERF 2094, PEARLY BEACH:
APPLICATION FOR CONSENT USE,
DEPARTURE, AMENDMENT OF THE
SITE DEVELOPMENT PLAN AND
CONDITONS OF APPROVAL:
MESSRS WARREN PETERSON
PLANNING ON BEHALF OF PSP
EIENDOMME CC

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following applications applicable to Erf 2094, Pearly Beach (Holiday Resort), namely:

- ❖ **consent use** in terms of Section 16(2)(o) of the By-Law, to accommodate a 15m transmission tower on the property;
- ❖ **departure** in terms of Section 16(2)(b) of the By-Law, to relax the height restriction from 12m to 15m, to accommodate the transmission tower on the property; and
- ❖ **amendment of the site development plan and conditions of approval** in terms of Section 16(2)(l) of the By-law, to accommodate the transmission tower on the property.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai. Any comment must be in writing, quoting your name, address and contact details, as well as your interest in the application and the reasons for comment, which comment must reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **Friday, 10 May 2024**. Telephonic enquiries can be made to the **Senior Town Planner, Mr SW van der Merwe** at 0283138900. The Municipality may refuse to accept comments received after the closing date. Any persons who cannot read or write may visit the above appropriate Municipal Department where a Municipal official will assist them in formulating their comment.

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

Municipal Notice No. 47/2024

UMASIPALA WASOVERSTRAND
ISIZA 2094, PEARLY BEACH: ISICELO
SEMVUME YOKUSETYENZISWA,
UPHAMBUKO. UKULUNGISWA
KWESICWANGCISO SOPHUHLISO
KUNYE NEMIQATHANGO
YOLWAMKELO: MESSRS WARREN
PETERSON PLANNING EGAMENI
LE-PSP EIENDOMME CC

Isaziso sinikwe ngokwemiqathango yamaCandelo 47 nelama-48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), sezicelo ezilandelayo ezisebenza kwiSiza 2094, ePearly Beach (Holiday Resort), ezizezi:

- ❖ **invume yokusetyenziswa** ngokwemiqathango yeCandelo 16(2)(o) loMthetho kaMasipala, ukulungiselela ulwakhwiwo lophongoma lothungelwano kwipropati;
- ❖ **ukuphambuka** ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala, ukunyeniswa kwesithintelo somphakamo ukususela kwi-12m ukuya kwi-15m, ukulungiselela ulwakhwiwo lophongoma lothungelwano kwipropati;
- ❖ **ukulungiswa kwesicwangciso esamkelweyo sophuhliso lwendawo kunye nemiqathango yolwamkelo** ngokwemiqathango yeCandelo 16(2)(l) loMthetho kaMasipala, ukulungiselela ulwakhwiwo lophongoma lothungelwano olukwipropati.

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumana kwiintsuku zaphakathi evekini ukususela phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, 16 Paterson Street, eHermanus neThala leeNcwadi laseGansbaai, Main Road, eGansbaai. Naziphi na izimvo kufuneka zibhalwe phantsi, uchaze igama lakho, idilesi neenkukacha zohagamshekwano, ngokunjalo nomdla wakho kwesi sicelo nezizathu zakho zokuhlomla, ekufuneka zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi **kolwesiHlanu, 10 uMeyi 2024**. Imibuzo ngomnxeba kufuneka ithunyelwe **kuMchwangcisi weDolophu oPhezulu, uMnu SW van der Merwe** kule nombolo 0283138900. UMasipala angala ukwamkela izimvo ezifike emva kwexesha okuvala. Nabani na ongakwazi ukubhala nokufunda angaya kwiSebe likaMasipala apho igosa likaMasipala liza kumnceda ukuqulunqa izimvo zabo.

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

Isaziso sikaMasipala esinguNombolo 47/2024

LIST OF DEFINITIONS AND ABBREVIATIONS

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

DEFINITIONS:

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

Table 1 - Definitions

PROPERTY:	Erf 2094, Pearly Beach Holiday Resort
CLIENT:	Rich Rewards Leasing
APPLICANT:	Warren Petterson Planning
OWNER:	Overstrand Municipality
CONSENT USE	means the secondary use right that is permitted in terms of the provisions pertaining to a particular zone, only with the consent of the Council
DEPARTURE	means a permanent departure or a temporary departure (has the meaning assigned to it by Planning Law)
RESTRICTIVE CONDITION	means any condition registered against the title deed of land restricting the use, development or subdivision of land concerned, excluding servitudes creating real or personal rights
SURVEYOR-GENERAL	means the Surveyor-General as defined in the Land Survey Act

ABBREVIATIONS:

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

Table 2 - Abbreviations

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



SECTION A: BACKGROUND

A.1. THE APPLICATION

Application is hereby made for the following:

- ✓ **Consent Use** in terms of Section 16(2) (o) of the Overstrand Municipal Planning By-Law, 2020 for the purpose of erecting a 15m Transmission Apparatus on the previous approved site development plan (SDP) of Pearly Beach Holiday Resort (Subject to the provisions of Chapter 16.10.23 of the Overberg Zoning Scheme).
- ✓ **Permanent Departure** in terms of Section 16(2) (b) of the Overstrand Municipal Planning By-Law, 2020 for the purpose of the relaxation of the height restriction from 12m to 15m to allow for the proposed installation of a transmission apparatus.
- ✓ **Amendment of SDP Approval** in terms of Section 16(2) (h) of the Overstrand Municipal Planning By-Law, 2020 for the purpose of erecting a 15m Transmission Apparatus on the previous approved site development plan (SDP) of Pearly Beach Holiday Resort (Subject to the provisions of Chapter 16.10.23 of the Overberg Zoning Scheme).

A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of the Development Area

TITLE DEED DESCRIPTION	Erf 2094 (Portion of Erf 2604) Pearly Beach, in the Municipality of Overstrand, Division of Bredasdorp, Province of the Western Cape
TITLE DEED NUMBER	T56294/2008
PROPERTY SIZE (m²)	3330m ²
CURRENT ZONING	Industrial Zone 1 (Restricted to specific conditions set out in the previous approved SDP of Pearly Beach Holiday Resort)
OWNER OF PROPERTY	PSP EIENDOMME BK



SECTION B: CONTEXTUAL INFORMANTS

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

B.1. LOCALITY

The property within the Overstrand Municipality is located on Erf 2094 Pearly Beach Holiday Resort. Pearly Beach Main Road situated north of the property serves as the main distributor and links up with the R43



Figure 1- Location of the Proposed Transmission apparatus



B.2. CURRENT LAND USE AND ZONING

Table 4 - Current land use and zoning

CURRENT LAND USE	The land is currently utilised for storage purposes (Storage units) and a small piece of land is also being utilized for a temporary Transmission Apparatus during the Holiday season
ZONING	Industrial Zone 1: General Industrial (IND1) (Restricted to Warehouse/ Storage purposes only – related to Pearly Beach Resort

Erf	2094 GPB
Address	Pearly Beach Holiday Resort
Owner	PSP Elendomme
DEVELOPMENT PARAMETERS	
Zoning	Industrial Zone 1: General Industry (IND 1)
Primary use	Warehouse purposes only – related to Pearly Beach Resort
Consent uses (To be applied for to Council)	Abattoir, adult entertainment business, aquaculture, business premises, container site, crematorium, dwelling unit, informal trading, mining, noxious trade, place of assembly, place of entertainment, place of instruction, recreational facilities, restaurant, sale of alcoholic beverages, scrap yard. Industry, agricultural industry, builder's yard, care taker's accommodation, factory shop, funeral parlour, heavy vehicle service station, industrial café, motor repair garage, rooftop base station, service trade, service station, transmission tower, transport use, utility services, wholesale business, workshop.
Consent Uses Approved	None
Departure Approved	None
DEVELOPMENT PARAMETERS	
a) Floor Factor	The maximum floor factor on the land unit shall not exceed 2.
b) Coverage	The maximum coverage for all buildings on the land unit shall not exceed 75%.
c) Height	The maximum height of any building measured from the base level to the top of the structure is 12.0m, provided that where a structure of greater height is required for the industrial function of the property, the Municipality may grant approval for such greater height.
d) Building lines	(i) The street building line shall be 5.0m (ii) The side and rear building line shall be 0m. (iii) Where a land abuts a zone that is not an industry zone, the building lines of the particular zone, whichever is the greater, shall apply. (iv) Notwithstanding the above, the Municipality may stipulate greater building lines for the considerations of public health and safety, fire control and in order to enforce any law or right.

Figure 2 - Zoning Certificate extract of Erf 2094 Pearly Beach Holiday Resort



B.3. SURROUNDING AREA

Erf 2094 Pearly Beach Holiday Resort is situated near the greater area of Pearly Beach which is situated to the west of the proposed transmission apparatus. The other surrounding suburbs are Franskraal and Gansbaai further to the west of the proposed transmission apparatus.

The surrounding land uses in the area are predominantly zoned as Resort Zone: Holiday Resorts. Other land uses found in the surrounding area are Business Zone 3: Local Business situated south of Erf 2094 and Residential Zone 1: Single residential to the west of Erf 2094. Erf 2094 Pearly Beach was decided on as this property make provision for transmission apparatus as a primary use according to the Overstrand Land Use Zoning Scheme (Consent use according to the zoning certificate/ previous approved SDP of Pearly Beach holiday Resort)



Figure 3- Zoning Map of Surrounding Properties in Pearly Beach Holiday Resort



Proposed Site

SECTION C: DEVELOPMENT PROPOSAL

C.1. APPLICATION SPECIFICATIONS

Our client wishes to apply for consent use and permanent departure in terms of Section 16 (2)(o) and Section 16(2)(b) of the Overstrand Municipal Planning By-Law, 2020 to allow for the proposed transmission apparatus, described as follow.

C.1.1 Development Concept

The application comprises the following proposed development parameters:

- ✓ A 15m Lattice Mast (Transmission apparatus)
- ✓ 3 x 4 - sector antennas attached to the mast on H-Booms,
- ✓ Microwave dishes attached to the mast, and
- ✓ 4 x Equipment outdoor cabinets which will be locked at all times

The total area of the TA will be 64m². The main purpose of the proposed transmission apparatus is to improve the network coverage (3G, 4G and LTE services) for all the service providers (Vodacom, MTN, Telkom and RAIN).

C.1.2 Permanent Height Departure

According to the Zoning Certificate of Erf 2094 Pearly Beach Holiday Resort, the property consist of a height restriction of 12m:

"The maximum height of any building measured from the base level to the top of the structure is 12,0m."

A permanent departure is hereby made in terms Section 16(2) (b) of the Overstrand Municipal Planning By-Law, 2020 for the purpose of the relaxation of the height restriction from **12m to 15m** to allow for the proposed installation of a transmission apparatus on Erf 2094 Pearly Beach Holiday Resort

The proposed Transmission apparatus will not obstruct the existing utility services, landscaping etc.



C.1.3 Amendment of a Site Development Plan and conditions (condition 2.1.8) of the approval for Pearly Beach Resort

A Previous SDP application was approved for the Pearly Beach Resort. As mentioned in the zoning certificate for Erf 2094 Pearly Beach (Annexure H). This application entails an amendment of a site development plan and conditions of an existing approval – refer to condition 2.1.8 of the resort approval provided with the zoning certificate that restricts the use of the property to warehouse only.

An Amendment of SDP approval application in terms of Section 16(2) (h) of the Overstrand Municipal Planning By-Law, 2020 is hereby made for the purpose of including the new Transmission Apparatus use on the property.

C.2. UTILITY SERVICES

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

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

C.3. ENVIRONMENTAL REGULATIONS

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

SECTION D: POLICY AND LEGISLATION

D.1. OVERSTRAND MUNICIPALITY LAND USE SCHEME, 2020

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

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



Please refer to sheet 2 of the drawings dated 21 July 2020, Revision 0.

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

Please refer to sheet 2 and 4 of the drawings dated 21 July 2020, Revision 0. Please also refer to Figures 21 to 23 in this motivation document, indicating what the tower is expected to look like.

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

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

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

Please refer to Section E.2.1 of the motivation report, as well as Annexure I.

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

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

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

Please refer to Section E.2.2 of the motivation report. Alternative positions were not considered as this Landuse application is for replacing the temporary Freestanding Telecommunication Base station with a permanent structure.

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

Please refer to section B.3 and Figures 3 in the motivation report.

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

A Visual Impact Assessment was conducted on the 17th October by Antoinette de Beer relating to the tower position of the proposed TA on Erf 2094. The VIA stated that the visual impact will be moderate to low (Annexure J):

According to the Visual Impact Assessment:

any development will cause a visual change within the landscape; however, this proposed tower will replace a temporary tower that was erected and used over the festive season – although at an increased height, it will not cause an unfamiliar change. The visual impact significance rating is assessed as moderate-low and low if all mitigation measures are implemented.



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

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

D.2. OTHER POLICIES AND LEGISLATION

Other policies and legislative frameworks include: Integrated Development Plan (2023/24), and the Spatial Development Framework (SDF), 2020.

D.2.1. Five-Year Integrated Development Plan (2023/24)

The proposed development complies with the Integrated Development Plan (IDP) principles as set out in the Overstrand Municipal Spatial Development Framework 2023-2024. These principles are also echoed in the National Development Plan (NDP) and the Provincial Spatial Development Framework (PSDF). The core focus of the IDP principles and the OMSDF 2020, are to ensure the spatial transformation through the integration of communities. Spatial transformation in this sense is only possible through the development of denser and more inclusive neighbourhoods. Denser and more inclusive neighbourhoods are possible through the harness of advances in energy, water, transport, and **communication services** to improve resource efficiency. As mentioned in the IDP of Overstrand, no new urban development is proposed for Pearly Beach, but densification will be required in order to accommodate the housing need in the area (page 266 of the Overstrand IDP). *Therefore, this application is in-line with the IDP of Overstrand municipality.*

Telecommunications form a critical part of our everyday lives, what most people don't realise, is that it also plays a vital role in times of crisis. As stipulated in the Overstrand Municipality's IDP (2203/24), one of the key ICT focus areas is for the continues improvement of the Telephone infrastructure, especially on backup power for the remaining sites to ensure that these infrastructure remain active during loadshedding (page 116 of the Overstrand IDP). Fewer base stations in a specific area will cause the back-up batteries to run-out faster as more people depend on the network, causing radios to work harder and the battery-life to decrease. This Transmission tower helps with providing coverage during loadshedding as it helps distribute the load on base stations in the area.

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

D.2.2. Municipal Spatial Development Framework, 2020

This application is in line with the spatial development principles as set out in the Overstrand SDF, 2020, as it strives to improve urban efficiency, and align planned growth with infrastructure. As a



result, connectivity is enhanced on local, national and international level as stipulated in the SDF, 2020.

The MSDF 2020 of the Overstrand Municipality also emphasises that population growth is taking place within the Municipal Area. The MSDF 2020 shows that the population number increased in Pearly Beach between 2001 – 2011 (See Figure 4 below which shows figure 2.2 of MSDF). With an increase in population, there is a need to provide adequate coverage to consumers.

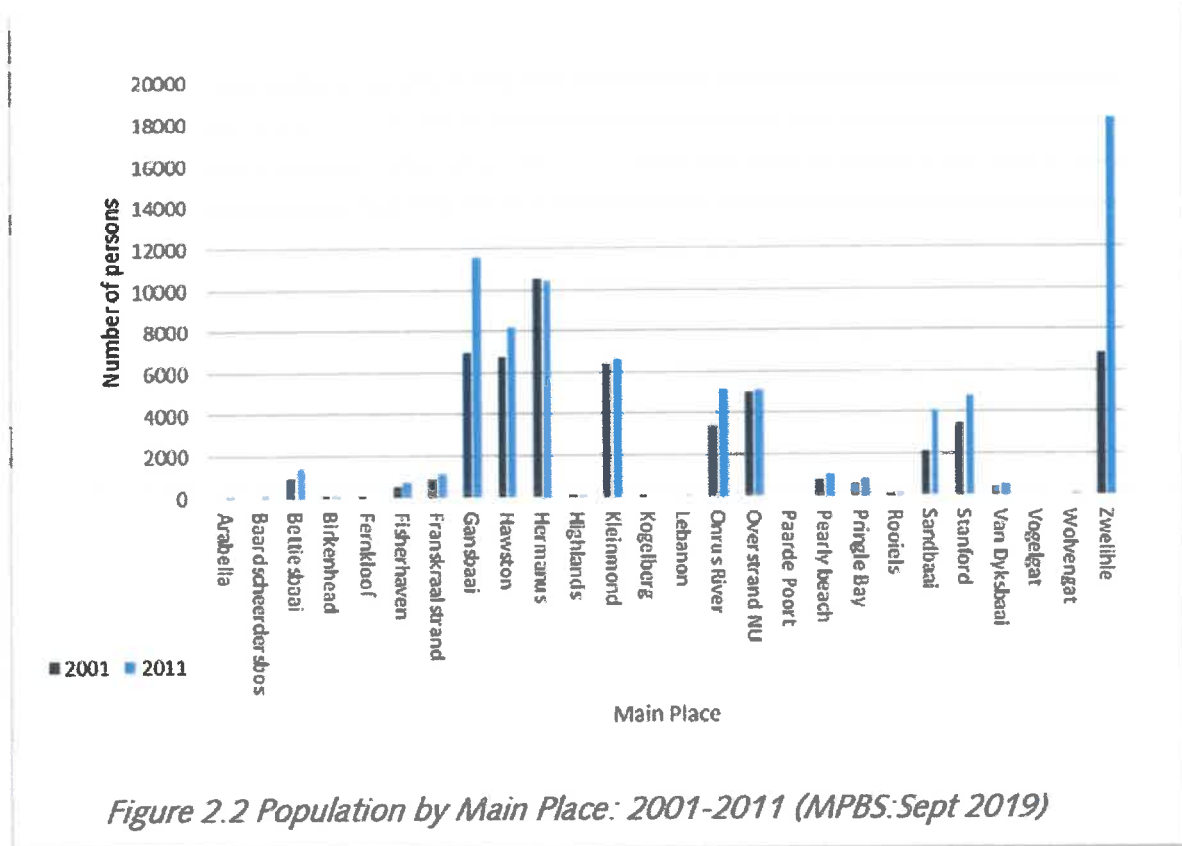


Figure 4 – Population by Main Places: 2001-2011

Cellular infrastructure also contributes to the economic growth within municipal area. This is seen on page 35 of MSDF 2020 where the Communication sector has achieved strong annual growth and contributing to the GVA in Overstrand. The above on economic growth can be emphasised that the proposed transmission apparatus is situated within an industrial zone in Pearly Beach surrounded by business zones and resort zones, therefore showing the importance that coverage must be provided to these zones.

With the above emphasis on the population growth in Pearly Beach, one can motivate the importance of the location and design of the proposed 15m TA at Pearly Beach Holiday Resort. The proposed 15m TA location is situated between residential and business zones on an industrial zone. Location mostly



plays a big role when proposing TA as the service provider like Vodacom wants to provide coverage to many users. The current location of the proposed TA is on an Industrial zone as most of the surrounding zonings are resort/residential. There are also main factors which contribute to the chosen location for the proposed TA such as

- Safety distances
- Elevation
- Access
- Interested owners
- The right zoning which can accommodate the proposed TA according to the Overstrand Land Use Scheme and to promote the adequate coverage to the surrounding area.
- Making sure the proposed TA falls within no heritage/environmental overlay zones.

The proposed TA design also plays a big factor as it must fit in with the surrounding area, limiting visual impact. The lattice mast will be the best option as motivated below under visual impact.

The location and design of the proposed TA therefore corresponds with the MSDF 2020 as the Communication sector has achieved strong annual growth and contributing to the GVA in Overstrand.

D.2.3. State of the Nation Address by President Cyril Ramaphosa, 9 February 2023

During the annual State of the Nation Address, which was held at the Cape Town City Hall on the 9th of February (SONA 2023), the president mentioned in his speech to the public of South Africa, that The South African government will focus on migrating the remaining households to digital television signal and complete the switch-off of analogue transmission. According to the president, this will release valuable spectrum for the rollout of 5G mobile networks and will reduce the cost of data. These actions are a step in bringing South Africa closer to affordable, high-speed internet access for all.

To meet this vision, which was set out in the SONA speech, it is important for the government, to upgrade telecommunication technology in order maintain the capacity demand. This Transmission Tower is in line with this vision and is contributing to reaching the goal in providing affordable, high-speed internet access for every South Africa.

SECTION E: DEVELOPMENT MOTIVATION

This section is seen as the motivation of the application as it provides information with regards to the need and desirability, development parameters, site characteristics, visual impact, health and safety and alternative candidates relating to this specific application. The TA should be supported based on the following grounds:



E.2.1. Need and Desirability

In a modern-day society, the dependency on communicative technology becomes increasingly higher. This is due to the society's utilisation of more mobile devices and more than one device per household which mainly relies on internet connectivity (e.g. smartphones, portable computers, tablets/iPads etc.). These devices are used for multiple purposes including socialisation, business related uses and accessibility to important emergency services. Due to factors including densification, urbanisation and influx of seasonal guests especially over festive seasons and holidays, in a tourist attractive place like the Pearly Beach, poor network coverage (related to both voice and data) is experienced.

During the Holiday season, a large influx of tourist/ visitors resides at Pearly Beach, resulting in capacity constraints on the existing network coverage in Pearly Beach. Because of this reason, Vodacom has approached our client and requested a permanent Transmission Apparatus (Annexure I). To accommodate to the customer's needs, Vodacom has previously installed a temporary transmission apparatus on Erf 2094 Pearly Beach Holiday Resort to accommodate to the capacity constraints. However, a lot of the existing Holiday Resorts in Pearly Beach Holiday Resort is currently being occupied by permanent residents resulting in a demand for better coverage in the area as the capacity constraints is not only experienced in the holiday season anymore, but throughout the year (outside the festive season) as well. This proposed 15m transmission apparatus will provide the much needed network coverage in Pearly Beach Holiday Resort, and will also assist with sharing the load of the existing transmission apparatus at Erf 421 Pearly beach (Telkom Exchange) throughout the year.



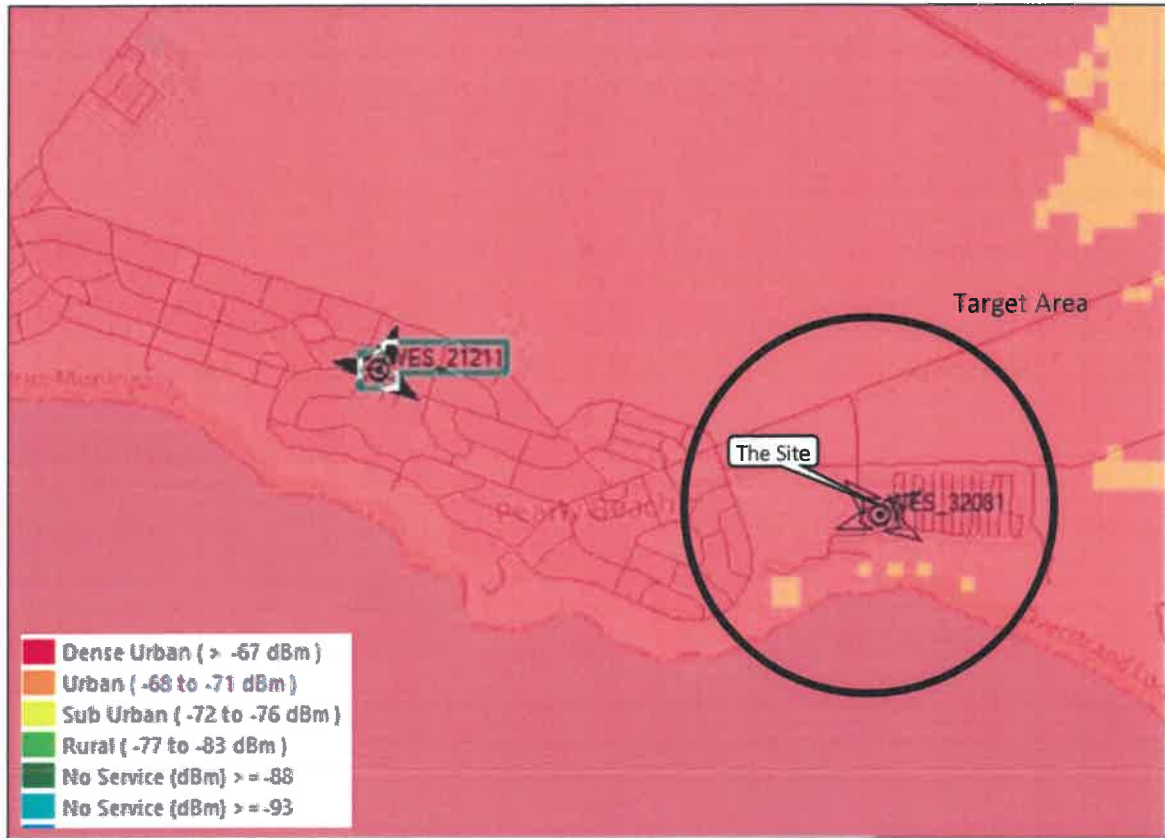


Figure 5 - Vodacom Coverage with the Temporary Site at Erf 2904 Pearly Beach

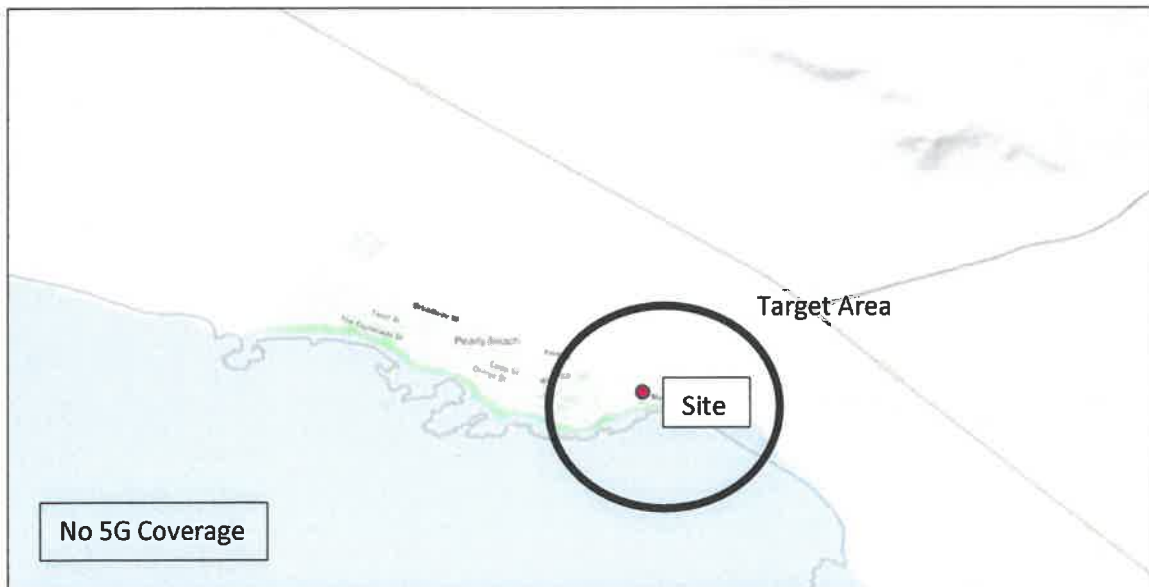


Figure 6 - No Vodacom 5G Coverage in Pearly Beach



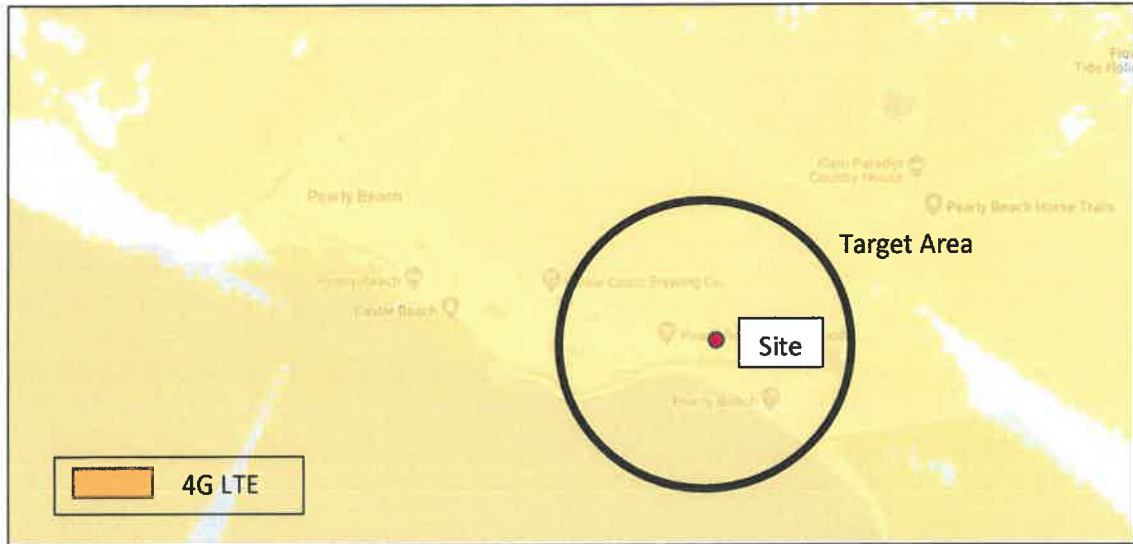


Figure 7- Mtn 4G LTE Coverage in Pearly Beach



Figure 8 - No MTN 5G Coverage in Pearly Beach



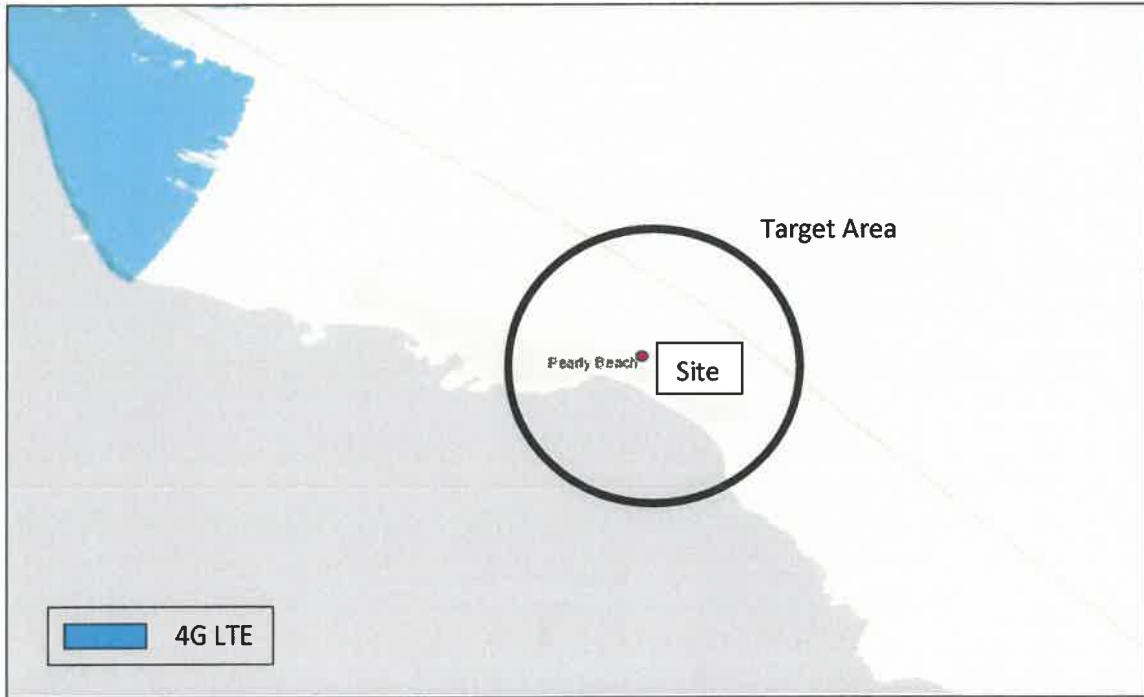


Figure 9- No 4G LTE Telkom coverage

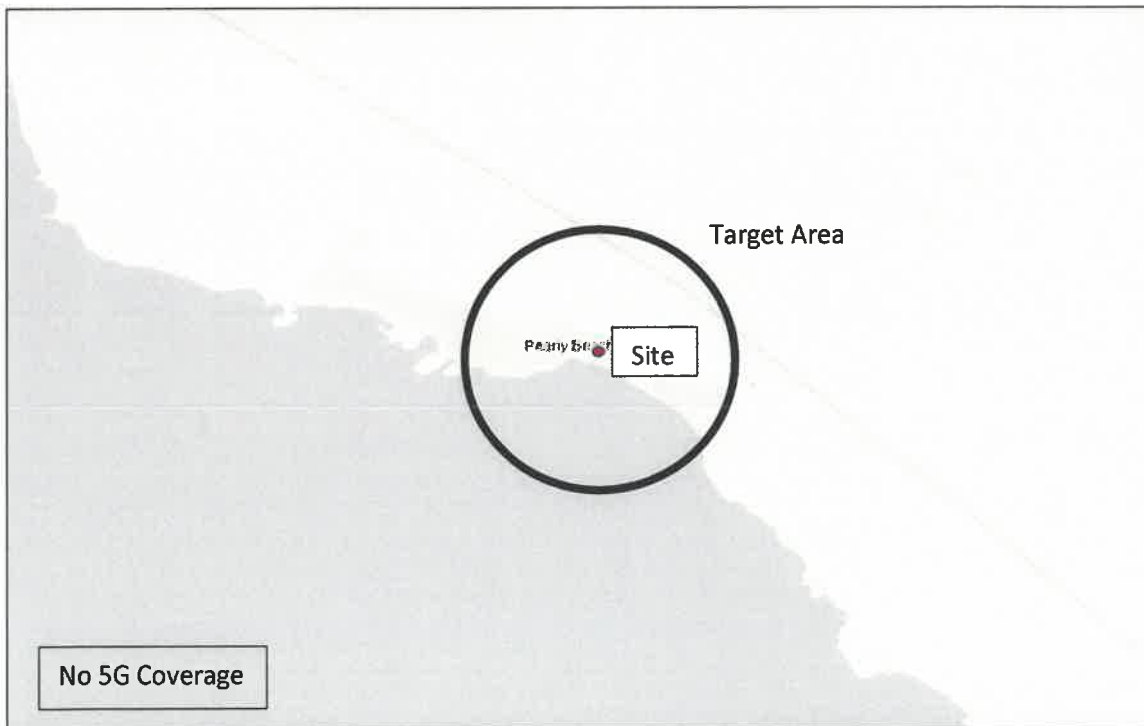


Figure 10 - No 5G Telkom Coverage



Figures 4 illustrate the current coverage plot for Vodacom with the Temporary site at Pearly Beach Holiday Resort. The Radio planners of Vodacom confirmed that although the coverage is full in Pearly Beach the additional mast will help with the capacity constraint in the area (Annexure I). It was also confirmed by the radio planners of Vodacom that the coverage plots without the temporary site won't make a difference in the coverage plot maps, as this site is needed for capacity more than it's needed for coverage. seen in Figure 6-10, this additional mast will not only benefit Vodacom in the near future, but this will also assist the other network operators to co-locate on this mast as there is currently no 5G coverage for Vodacom, MTN and Telkom.

Data Traffic (all technologies)

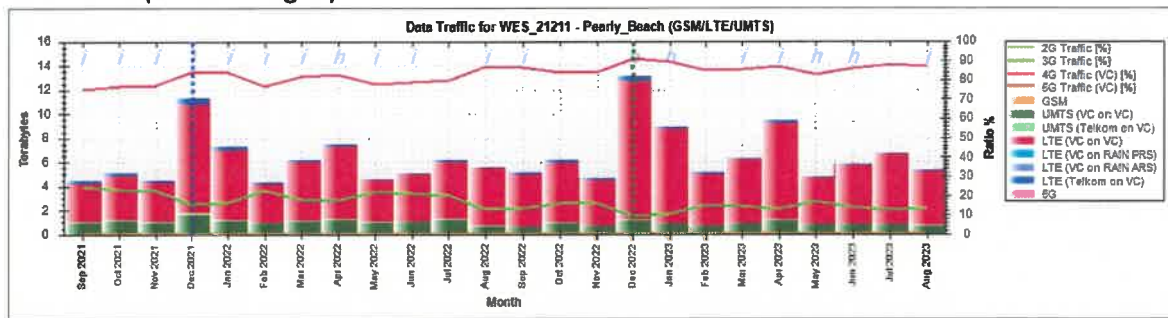


Figure 11 - Vodacom Data Traffic (all technologies) at the Existing Mast at Pearly Beach (Sep 2021-Aug 2023)

Voice Traffic on Pearly Beach (LTE)

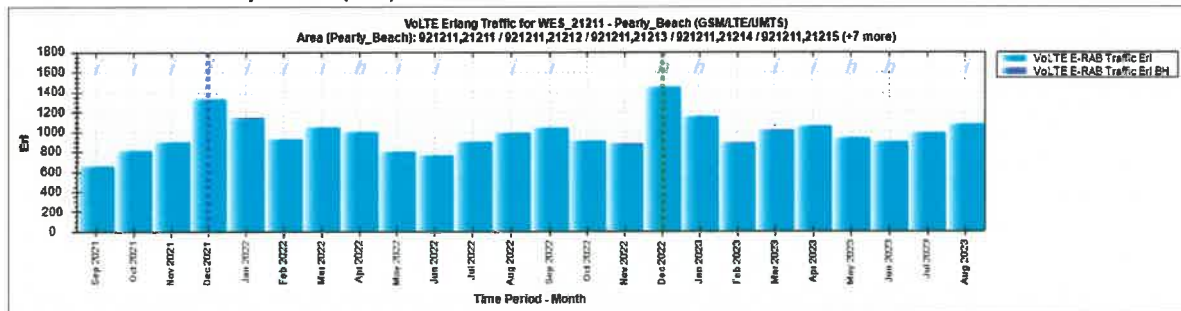


Figure 12 - Vodacom Voice Traffic data at the Existing Mast at Pearly Beach (Sep 2021-Aug 2023)



Voice Traffic on Pearly Beach Temp (LTE)

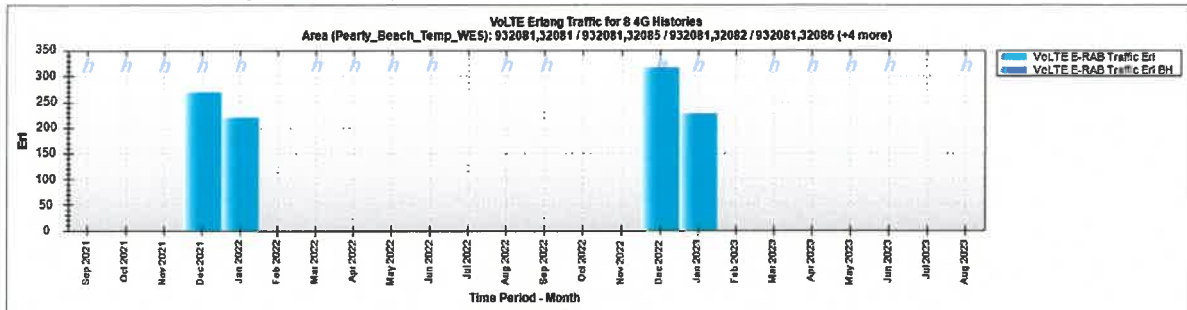


Figure 13 - Vodacom Voice Traffic data at the Pearly Beach Temporary site (Sep 2021-Aug 2023)

Data Traffic on Pearly Beach (LTE)

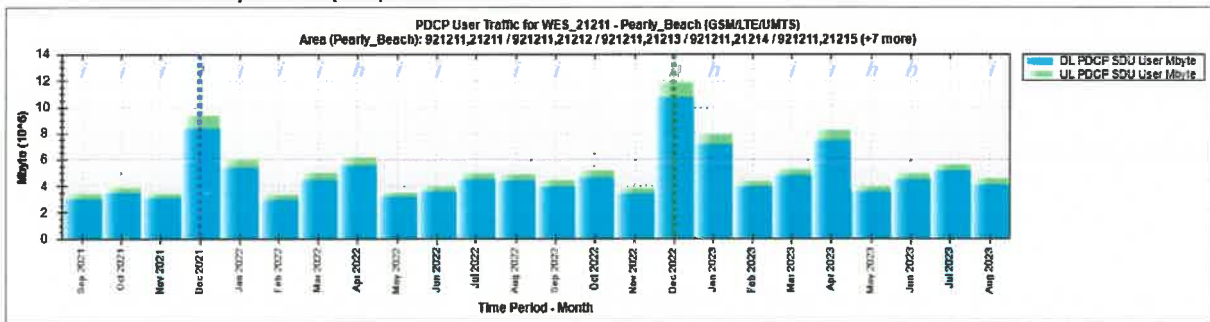


Figure 14 - Vodacom Data Traffic at the Existing mast at Pearly Beach (Sep 2021-2023)

Data Traffic on Pearly Beach Temp (LTE)

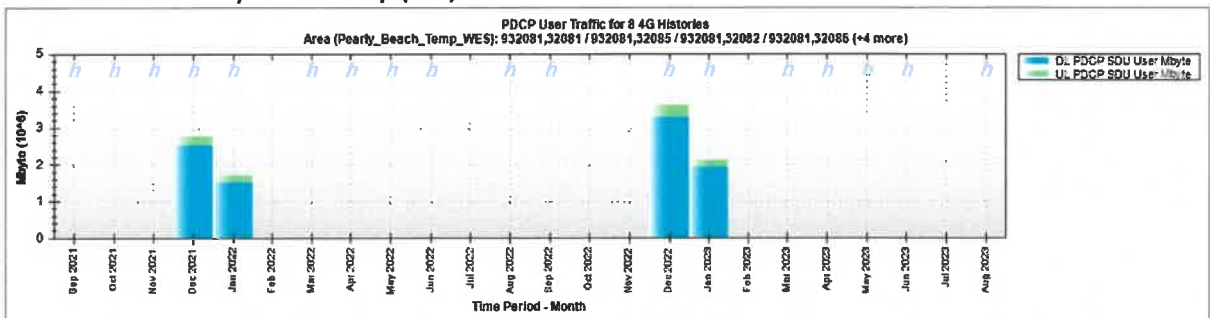


Figure 15 - Vodacom Data Traffic at the Pearly Beach Temporary site (Sep 2021-Aug 2023)

To emphasise the importance of this mast Vodacom also provide the Voice Traffic - and Data Traffic Tables of the Existing Mast at Pearly Beach as well as the temp site at Pearly Beach Holiday Resort. As illustrated in figure 11 – 15 the need for the additional mast is critically to assist with the capacity constraints in Pearly Beach.



Figure 11 illustrates the data traffic (all technologies) for the existing TA at Pearly Beach between the period of September 2021 and August 2023. It should be noted that a lot of Terabyte data has been drawn from this mast, especially during the festive seasons. It was recorded that during the month of December 2021, 11 terabytes went through this mast, and during the month of December 2022, 13 terabytes went through the mast. This existing TA will not have been able to carry the load of the traffic during these months if the temporary site was not installed at the Pearly Beach resort. Figure 12 illustrates the Voice Traffic data at the Existing Mast at Pearly Beach (Sep 2021-Aug 2023). There is a clear spike in the voice traffic data during the December holiday seasons of 2021 and 2022, the existing TA at Pearly Beach experienced 1300 Erl and 1500 Erl respectively during these years (December 2021 and December 2022). The temporary TA at Pearly Beach Resort was installed during the December 2021 / January 2022 holiday season and Figure 13 clearly illustrates the voice traffic which went through this TA. During the December 2021/January 2022 holiday season, 275 Erl and 230 Erl was recorded, illustrating the capacity constrains in the area, and how this temporary TA assisted the existing TA in the area of Pearly Beach. The same can be seen for the Data Traffic in Pearly Beach during the period of September 2021 – August 2023. Figure 14 illustrates the amount of data traffic which was recorded at the existing TA in Pearly Beach. The spike during the December/ January holiday for 2021 and 2022 is clearly visible, as 9,9 and 12 Megabytes was recorded in the December months of 2021 and 2022 respectively. The temporary site at the Pearly Beach resort assisted the existing TA as the following data, 2.9/1.9 Megabytes (Dec/Jan 2021) and 3.8/2.1 Megabytes (Dec/Jan 2022) was recorded during the December/January holidays. It is evident that the Voice and Datta Traffic in the area of Pearly Beach has gone up, clearly indicating that the existing TA will not be able to carry the capacity in Pearly Beach, not only in the holiday seasons but throughout the years to come.

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

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

E.2.2. Choice of site

As an increase in the number of users occurs, the area, which is covered by the existing network decreases, leading to poorer network coverage. Figures 16-18 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area. Cellular infrastructure explained:



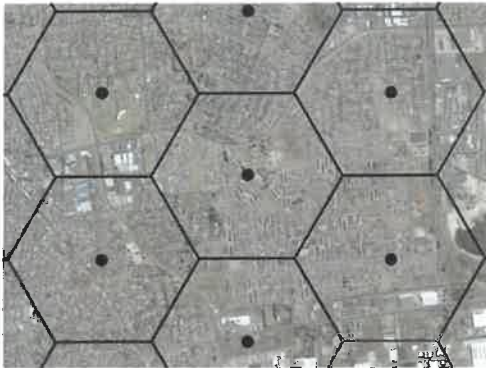


Figure 16 - Initial Coverage (Cell) provided by Telecommunications Base Stations

Figure 16 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).

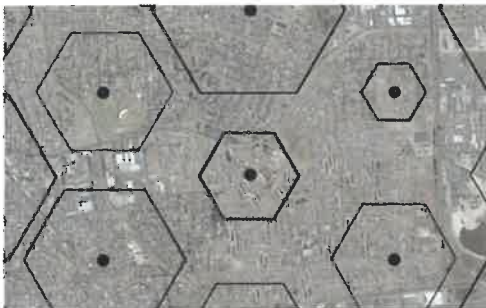


Figure 17 - Coverage decreases due to increase in network users - cell size decreases

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

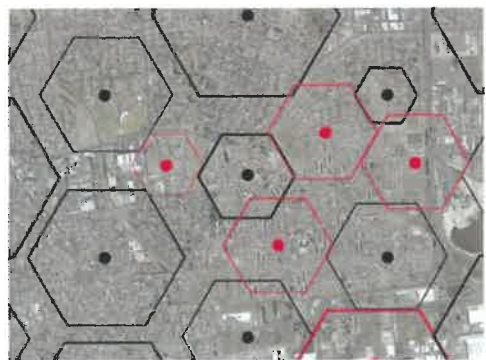


Figure 18 - Additional telecommunication base stations required to fill the gaps

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

Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage (refer to Figure 16-18). If a need for coverage/ capacity does not exist in a specific area, no company would invest capital to build a telecommunication transmission tower in the said area.

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





Figure 19 - 500m and 1km radius of the proposed site and surrounding base stations

Table 6 – Surrounding Transmission towers/infrastructure as alternatives

	Mast and Height	Site location	Distance
A	Lattice mast, 25m (Next to the Telkom Exchange Station)	Arcadia Street	+/-1750m

Considering the information in Figure 19 and Table 6 the need for the proposed TA is clear. Existing TI is not sufficient to provide coverage and assist with the capacity constrains as there are no other TA/TBS within the 500m and 1km radius.

To accommodate to the customer’s needs, Vodacom has previously installed a temporary transmission apparatus on Erf 2094 Pearly Beach Holiday Resort to accommodate to the capacity constraints. This consent use, permanent height departure and amendment of previous approved SDP application is to replace the temporary transmission apparatus with a permanent structure to ensure that the Pearly Beach Holiday Resort receive the much needed coverage to accommodate to the current capacity constraint throughout the year and not just over the holiday season.



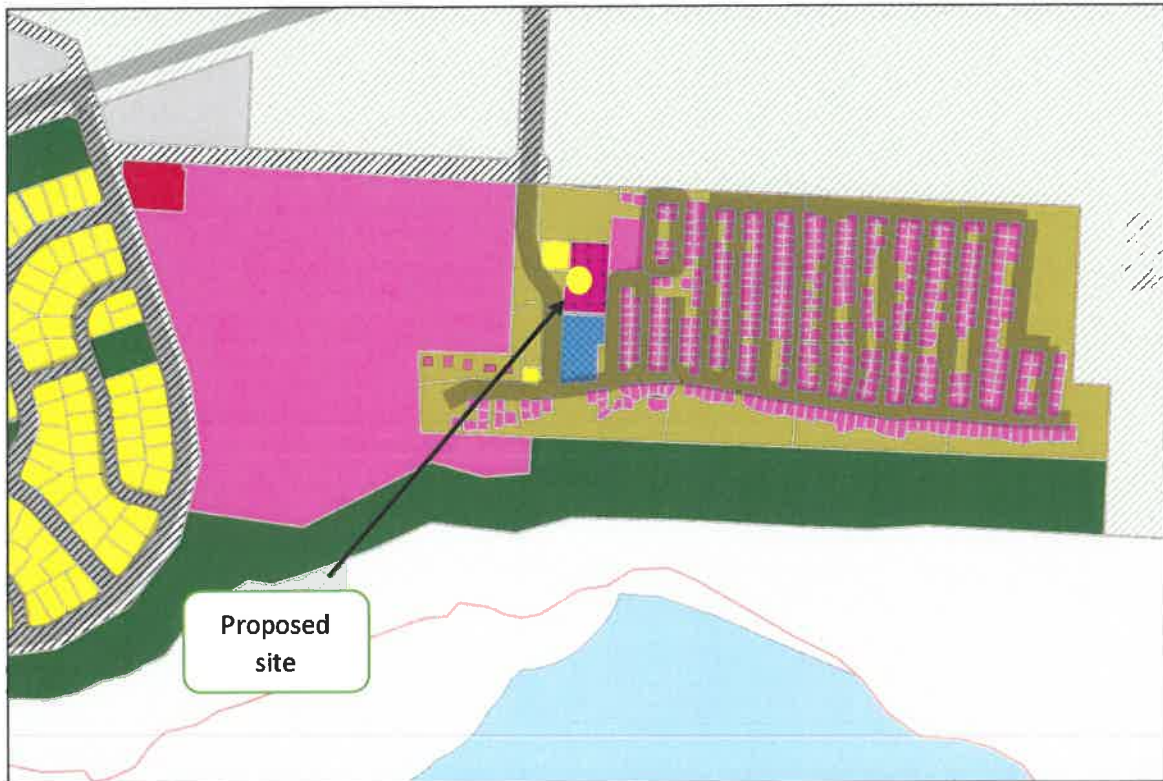


Figure 20 - Zonings of the surrounding properties within a 1km radius

As seen in figure 20, the zonings of the surrounding properties within the 1km radius are zoned Resort Zone: Holiday Resort, making it difficult to propose the Transmission tower on alternative properties. Vodacom previously approached the owner of Erf 2094 Pearly Beach to erect the temporary transmission apparatus as this location is the most optimal location considering the surrounding bases stations and the surrounding properties in Pearly Beach. Alternative positions were not considered in this application.

E.2.3. Visual Impact

As stipulated in section 16.10.23 of the Overstrand Planning Zoning Scheme a Visual Impact Assessment (VIA) needed to be prepared by a suitably qualified professional. We have appointed a Visual Specialist to conduct the VIA application (see Annexure J). This section elaborates on the possible alternative mast infrastructures.





Figure 21 - Superimposition of the Proposed 15m Lattice Mast



Figure 22 - Superimposition of a 15m Tree Mast





Figure 23 - Superimposition of a 15m Monopole Mast

Based on figure 21 – 23 above, showing the three mast designs on Erf 2094 Pearly Beach, we are of the opinion that the Latices mast design will be the best as it is less visual and is compatible with the zoning of the erf which is Industrial zone 1.



E.2.5. Health concerns

There has been increasing public concern about health risks associated with cellular communication, please see attached Health letter in Annexure G.

SECTION F: CONCLUSION

This consent, permanent (height) departure and amendment of previously approved SDP application in terms of the the Overstrand Municipal Planning By-Law, 2020 for a proposed TA on Erf 2094 Pearly Beach, will provide an essential and sort after service to the surrounding community, businesses, and commuters. This application is in line with the current policy and legislation on a local level. Policy and legislation are mainly focused on the Spatial Planning and Land Use Management Act, 2013. Furthermore, this application is in compliance with the Five-Year Integrated Development Plan (2023/24), and Municipal Spatial Development Framework, 2020.

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

- Most households in the surrounding area depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.). With such a high demand for their products, it follows that service providers are responsible for supplying a high level of network coverage.
- Please note that the residents in the area are not the only ones being provided with these services. Visitors to the area, businesses and daily commuters will benefit by having access to improved communication facilities.
- Mobile communication has become an important safety and security element in modern society. In an emergency, such as housebreaking, medical alert or fire, a member of a household can quickly and easily contact the emergency services for help. However, if the coverage of mobile service providers' is poor, then contacting emergency services becomes a difficult task.

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

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



Adriano Rodrigues

To: Ruan Chipps; Mbulelo Lizwe, Vodacom; Craig Barnes, Vodacom; Vuyo Nwebani, Vodacom; Fazloen Armadien, Vodacom; Zinhle Matsane, Vodacom
Cc: Bryan Jaftha, Vodacom (External)
Subject: RE: Pearly Beach Resort and Strandkloof

From: Mbulelo Lizwe, Vodacom <Mbulelo.Lizwe@vodacom.co.za>
Sent: Friday, September 15, 2023 12:20 PM
To: Ruan Chipps <ruan@wpplanning.co.za>; Craig Barnes, Vodacom <Craig.Barnes@vodacom.co.za>; Vuyo Nwebani, Vodacom <vuyo.nwebani@vodacom.co.za>; Fazloen Armadien, Vodacom <Fazloen.Armadien@vodacom.co.za>; Zinhle Matsane, Vodacom <Zinhle.Matsane@vodacom.co.za>
Cc: Bryan Jaftha, Vodacom (External) <Bryan.Jaftha@vcontractor.co.za>
Subject: RE: Pearly Beach Resort and Strandkloof

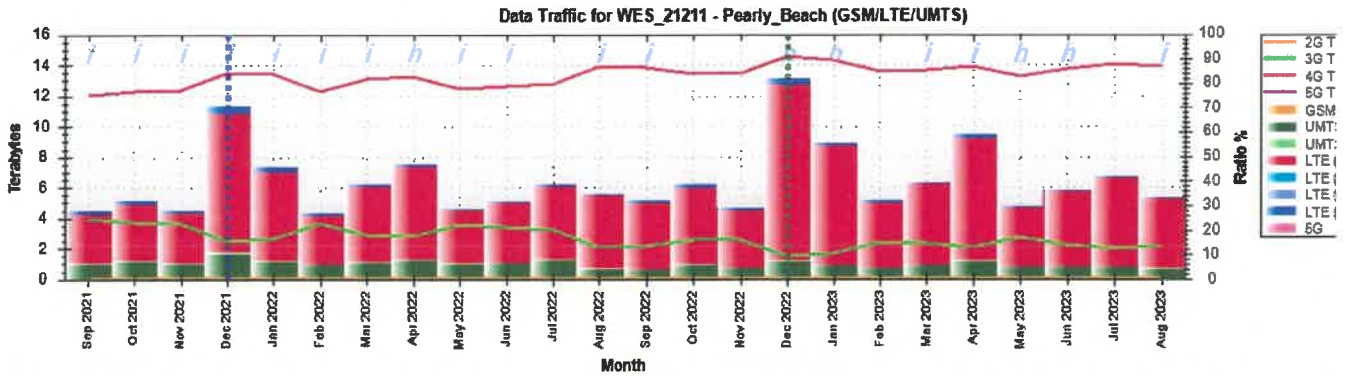
Hi Ruan

Wrt Pearly_Beach, coverage plots won't help us because we need the site for capacity more than we need it for coverage. Below is an example of coverage plot from the existing Pearly Beach site and traffic from Pearly Beach and Pearly Beach Temp during Dec holiday.

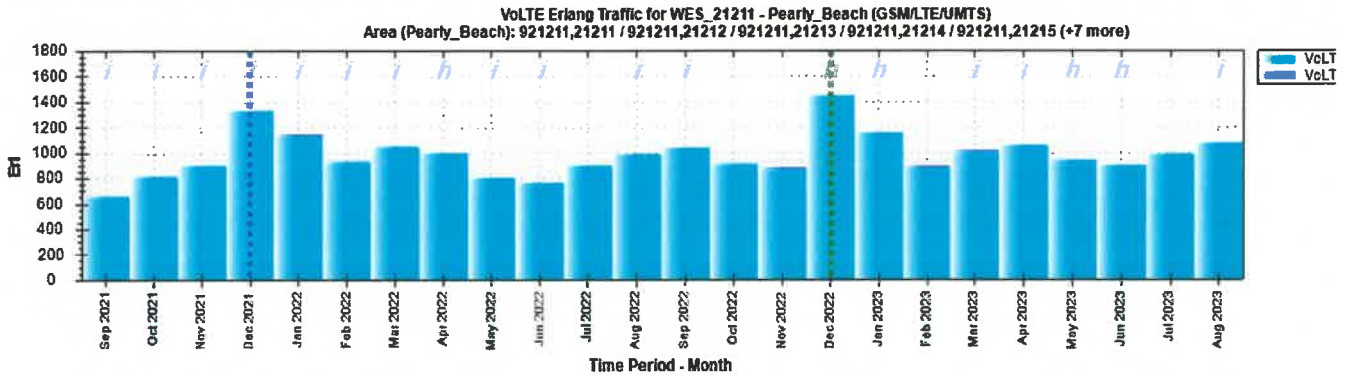


- Dense Urban (> -67 dBm)
- Urban (-68 to -71 dBm)
- Sub Urban (-72 to -76 dBm)
- Rural (-77 to -83 dBm)
- No Service (dBm) >= -88
- No Service (dBm) >= -93

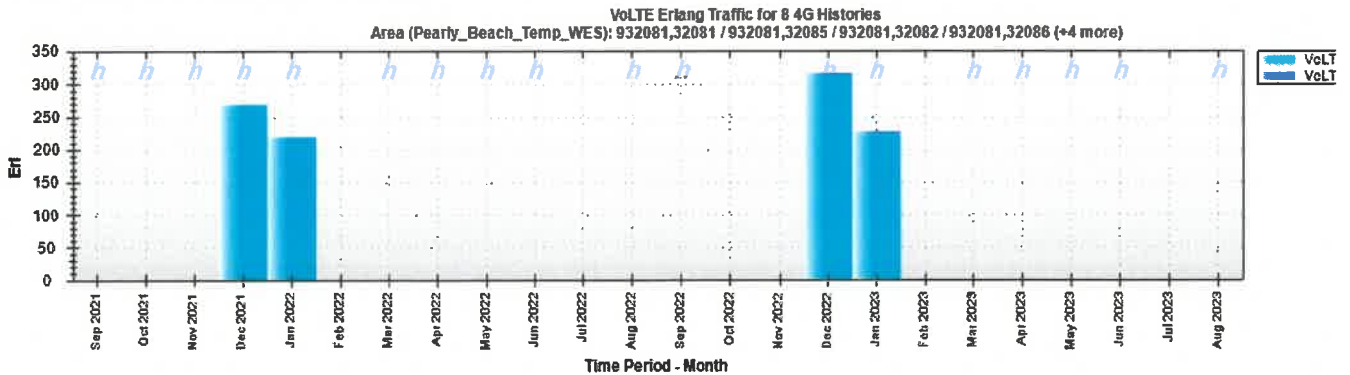
Data Traffic (all technologies)



Voice Traffic on Pearly Beach (LTE)

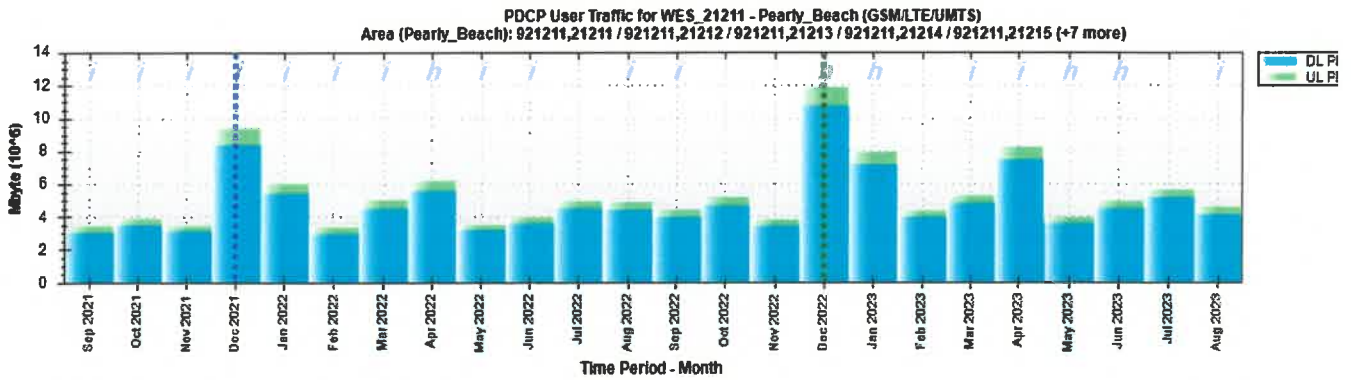


Voice Traffic on Pearly Beach Temp (LTE)

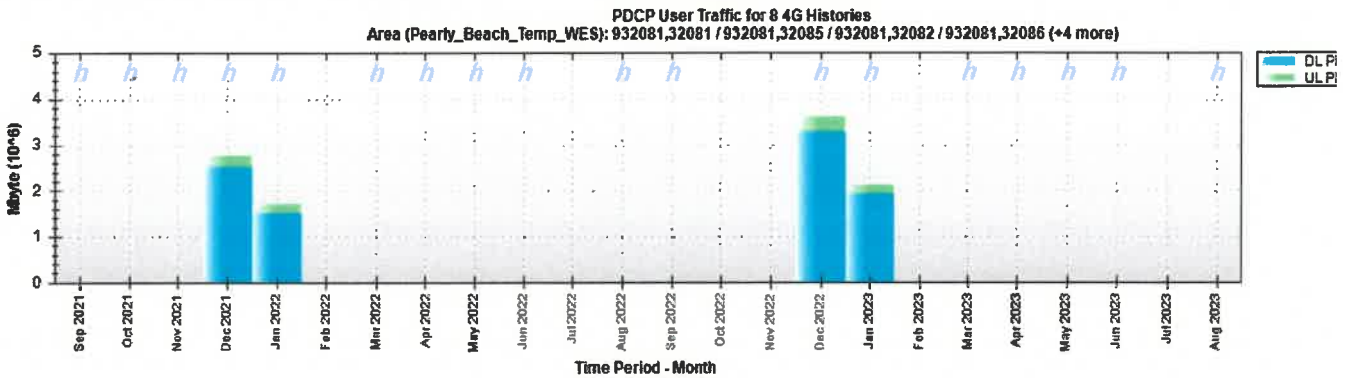


Data Traffic on Pearly Beach (LTE)





Data Traffic on Pearly Beach Temp (LTE)



Mbulelo Lizwe
Western Cape Regional Operations

Mbulelo.lizwe@vodacom
Century City, Cape Town
vodacom.co.za
Further Together



C2 General

From: Ruan Chipps <ruan@wpplanning.co.za>
Sent: Friday, 15 September 2023 10:50
To: Craig Barnes, Vodacom <Craig.Barnes@vodacom.co.za>; Mbulelo Lizwe, Vodacom <Mbulelo.Lizwe@vodacom.co.za>; Vuyo Nwebani, Vodacom <vuyo.nwebani@vodacom.co.za>; Fazloen Armadien, Vodacom <Fazloen.Armadien@vodacom.co.za>
Subject: RE: Pearly Beach Resort and Strandkloof

This is an external email. Do you know who has sent it? Can you be sure that any links and attachments contained within it are safe? If in any doubt, use the Report Message button in your Outlook client to report this mail.

Good morning, Craig, and team





TOWN AND REGIONAL PLANNING CONSULTANTS

RRL SITE ID:

STSW213

RRL SITE NAME:

PEARLY BEACH RESORT

PROPERTY DESCRIPTION:

ERF 2094, PEARLY BEACH

ADDRESS:

MELKHOUT STREET, PEARLY BEACH,

CO-ORDINATES:

Lat: -34.667675°
Long: 19.514664°

ELEVATION:

6m



TOWN AND REGIONAL PLANNING CONSULTANTS

Unit H, 3rd Floor
Mentmore Building,
Century City, Cape Town.
Po Box 152,
Century City,
7446

PROJECT:

PROPOSED NEW RRL 15m LATTICE MAST WITH 9m X 8m BASE STATION

APPROVED MAST:

15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) 9m X 8m BASE STATION
- C) 2.4m PALISADE FENCE
- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- E) BASE STATION: CHIP STONE SURFACE
- F) ZONING: INDUSTRIAL ZONE 1

DATE	DESCRIPTION	REVISION
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24-01-2024	2nd Issue	1

DRAWING NUMBER: STSW213

SHEET:
1 OF 4

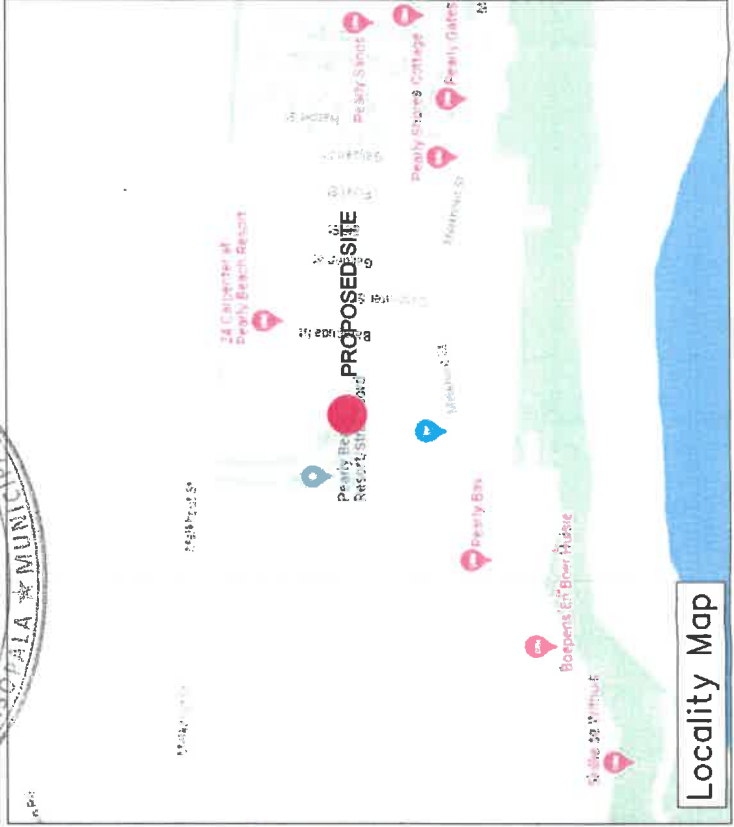
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DRAWN: A.RODRIGUES

SCALE:
NTS

DATE: 2024-01-24

REVISION:
0



Site Plan



2093

41,96m



ABALONE STREET

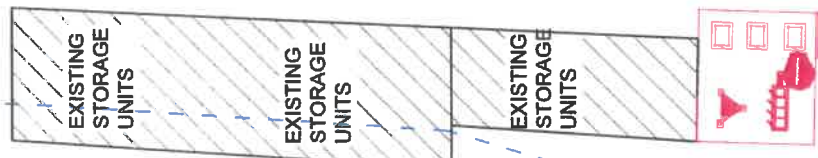
2141

2140

2139

2120

2094



PROPOSED FSBTS



20,89m

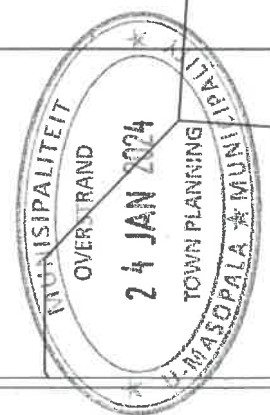
23,44m

46,61m

EXISTING STREET

2095

31,74m



RRL SITE ID: STSW213
RRL SITE NAME: PEARLY BEACH RESORT
PROPERTY DESCRIPTION:
 ERF 2094, PEARLY BEACH
ADDRESS: MELKHOUT STREET, PEARLY BEACH,
CO-ORDINATES: ELEVATION: 6m
 Lat: -34.667675°
 Long: 19.514664°



Unit H, 3rd Floor
 1000 Westdene,
 Century City, Cape Town
 Po Box 182,
 Century City,
 7440
 Tel: (021) 552 3239
 Fax: (021) 537 9107

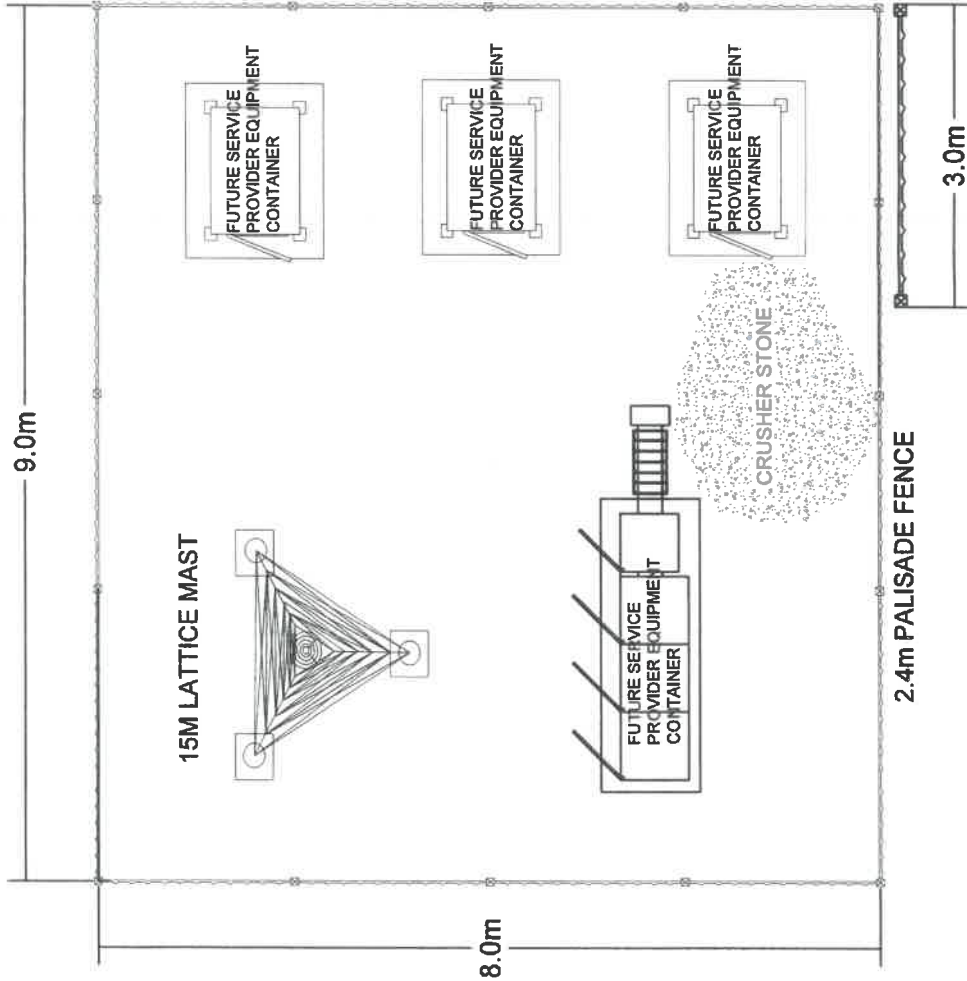
PROJECT: PROPOSED NEW RRL 15m LATTICE MAST WITH 9m X 8m BASE STATION
APPROVED MAST: 15m LATTICE MAST

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 G) ZONING: INDUSTRIAL ZONE 1

DATE	DESCRIPTION	REVISION
21-07-2023	1st Issue	0
24-01-2024	2nd Issue	1

DRAWING NUMBER: STSW213
SHEET: 2 OF 4
DRAWING TITLE: SITE PLAN
DRAWN: A.RODRIGUES
SCALE: 1:500
DATE: 2024-01-24
REVISION: 0

Top View



RRL SITE ID: STSW213

RRL SITE NAME: PEARLY BEACH RESORT

PROPERTY DESCRIPTION:

ERF 2084, PEARLY BEACH

ADDRESS: MELKHOUT STREET, PEARLY BEACH,

CO-ORDINATES: ELEVATION: 8m
Lat: -34.667675°
Long: 19.514664°



Unit: H, 3rd Floor
Mentz Building, Bredaeweg,
Century City,
Tel: (021) 552 5255
Fax: 086 537 9187
P.O. Box: 132,
Century City,
7446

PROJECT: PROPOSED NEW RRL 15m LATTICE MAST WITH 9m X 8m BASE STATION

APPROVED MAST: 15m LATTICE MAST

NOTES:

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- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- E) BASE STATION: CHIP STONE SURFACE
- F) ZONING: INDUSTRIAL ZONE 1

DATE	DESCRIPTION	REVISION
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24-01-2024	2nd Issue	1

DRAWING NUMBER: STSW213

SHEET: 3 OF 4

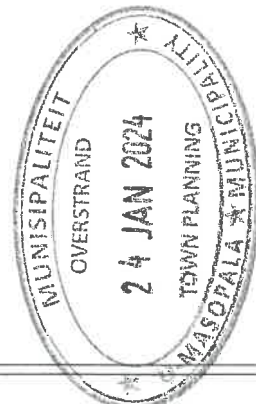
DRAWING TITLE: TOP VIEW

DRAWN: A. RODRIGUES

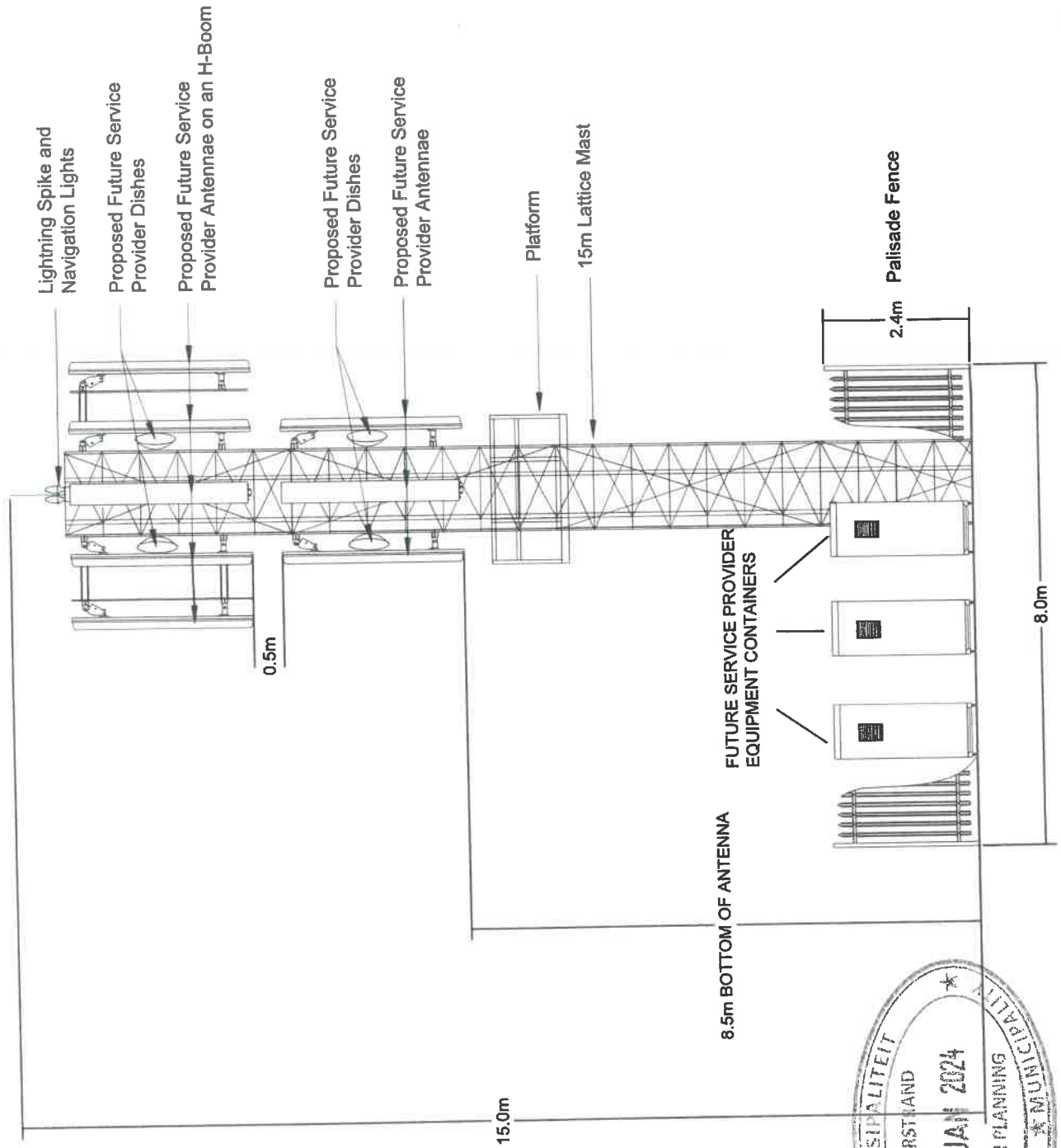
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DATE: 2024-01-24

REVISION: 0



Elevation



TOWN AND REGIONAL PLANNING CONSULTANTS

RRL SITE ID: STSW213

RRL SITE NAME: PEARLY BEACH RESORT

PROPERTY DESCRIPTION:

ERF 2094, PEARLY BEACH

ADDRESS: MELKHOUT STREET, PEARLY BEACH,

CO-ORDINATES: Lat: -34.667675° Long: 19.514664° ELEVATION: 6m



TOWN AND REGIONAL PLANNING CONSULTANTS

Unit: H, 3rd Floor, Matrix Building, Bridgeway, Century City, 7460
Tel: (021) 532 5255 Fax: 088 537 9167
P.O. Box 192, Century City, 7460

PROJECT: PROPOSED NEW RRL 15m LATTICE MAST WITH 9m X 8m BASE STATION

APPROVED MAST: 15m LATTICE MAST

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DATE	DESCRIPTION	REVISION
21-07-2023	1st Issue	0
24-01-2024	2nd Issue	1

DRAWING NUMBER: STSW213 SHEET: 4 OF 4

DRAWING TITLE: ELEVATION

DRAWN: A. RODRIGUES SCALE: 1:100

DATE: 2024-01-24 REVISION: 0

