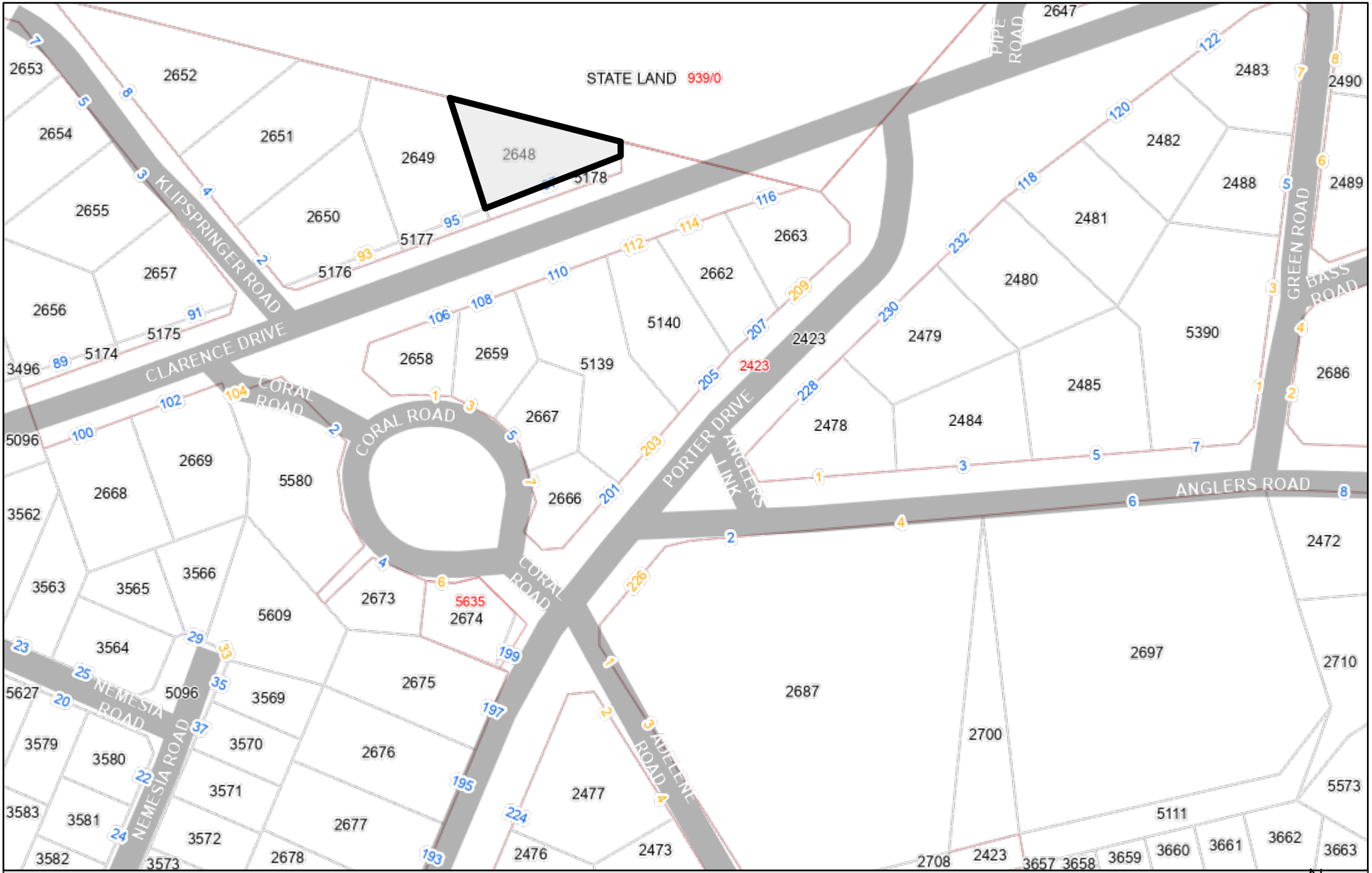
OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
ERF 2648, 97 CLARENCE DRIVE, BETTY'S BAY: APPLICATION FOR CONSENT USE: WARREN PETTERSON PLANNING ON BEHALF OF GYRO GROUP PROPERTIES FOR TELKOM SA LTD	**ERF 2648, CLARENCERYLAAN 97, BETTYSBAAI: AANSOEK OM VERGUNNINGSGEBRUIK: WARREN PETTERSON PLANNING NAMENS GYRO GROUP PROPERTIES VIR TELKOM SA LTD**	**ISIZA 2648, 97 CLARENCE DRIVE, BETTY'S BAY: ISICELO SOKUSETYENZISWA KWEMVUME: WARREN PETTERSON PLANNING EGAMENI LE- GYRO GROUP PROPERTIES FOR TELKOM SA LTD**
Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of an application received for a **consent use** in terms of Section 16(2)(o) of the By-Law to accommodate a transmission apparatus, with a height of 25m on the above property. Full details regarding the proposals above are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning, 16 Paterson Street, Hermanus and at the Betty's Bay Library, Clarence Drive, Betty's Bay. Any comments must be in writing and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **20 March 2025**, with your name, address, contact details, interest in the application and the reasons for comment. Telephonic inquiries can be made to the **Senior Town Planner, Mrs. H. van der Stoep** at 028-3138900. The Municipality may refuse to accept comments after the closing date. Any person who cannot read or write can visit the Town and Spatial Planning Department where they will be assisted by a municipal official in formulating their comments.	Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) van 'n aansoek ontvang vir 'n **vergunningsgebruik** ingevolge Artikel 16(2)(o) van die Verordening om 'n transmissieapparaat met 'n hoogte van 25m op bogenoemde eiendom te akkommodeer. Besonderhede aangaande die voorstel lê ter insae gedurende weeksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning te Patersonstraat 16, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai. Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **20 Maart 2025**, met u naam, adres, kontak besonderhede, belang in die aansoek en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Senior Stadsbeplanner, Me. H. van der Stoep** by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.	Isaziso sinikezelwe ngokwemiqathango yeCandelo 47 kunye 48 loMthetho kaMasipala oLungisiweyo woMasipala wase Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala,2020 (uMthetho kaMasipala) Sokuba isicelo sifunyenwe semvume **yokusetyenziswa** ngokweCandelo 16(2)(o) waloMthetho ukulungiselela unxibelelwano ngobude obungange 25mitha kule propati ingentla. Iinkcukacha eziphele leyo mayela nesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi ye08:00 neye16:30 kwiSebe: Izicwangciso zeDolophu nekucandwa kweNdawo, 16 Paterson Street, Hermanus nakwiThala leencwadi eBetty's Bay, Clarence Drive,Betty's Bay. Naziphina izimvo mazibhalwe zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi kwama-**20 uMatshi 2025**, zibe negama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingathunyelwa **kuMcwangcisi Omkhulu weDolophu, Nkskz. H. van der Stoep** kwa 028-3138900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angahambela kwiSebe Lezicwangciso zeDolophu neNdawo apho igosa likamasipala lizakumnceda afake izimvo zakhe ngokusemthethweni.

Dr DGI O'Neill
Municipal Manager / Munisipale Bestuurder / Umphathi Kamasipala
PO Box / Posbus / Ibhokisi yePosi 20 HERMANUS 7200

Notice No / Kennisgewing nr / Inombolo yesaziso: **25/2025**



OVERSTRAND MUNICIPALITY

Locality Map

Erf 2648 Betty's Bay

N

Date: 2024/07/25

PROPERTY DESCRIPTION:	**ERF 2648, BETTY'S BAY**
MUNICIPAL AREA:	**OVERSTRAND MUNICIPALITY**
APPLICATION:	**CONSENT USE APPLICATION TO PERMIT A TRANSMISSION APPARATUS**
SITE NAME:	**BETTY'S BAY EXCHANGE**

APPLICANT:	**WARREN PETTERSON PLANNING**
ON BEHALF OF/ FOR	**GYRO PROPERTIES (PTY) LTD**
OWNER:	**TELKOM S.A LTD**
DATE:	**JULY 2024 (Amended on the 9th of October)**

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

Gyro
GROUP

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Overstrand Local Municipality
Town Planning Department
33 5th Avenue
Kleinmond
7200

22 July 2024
(Amended on the 9th of October 2024)

Dear Sir/Madam

CONSENT USE APPLICATION TO PERMIT A TRANSMISSION APPARATUS, ON ERF 2648, BETTY'S BAY CLARENCE DRIVE.

Kindly find attached in this application, the motivation and relevant documentation regarding a consent use application to allow for the replacement of an existing transmission apparatus on Erf 2648, Betty's Bay

This proposal will continue to be greatly beneficial for the inhabitants of Betty's Bay– which includes local businesses, and residents – as well as surrounding communities and commuters. This benefit relates to the fact that an improvement will be experienced in terms of network provision and coverage. In its end, this will keep enhancing the level of health and safety (accessibility to emergency services e.g. ambulances, police, fire department etc.), social interaction (accessibility to social media e.g. Facebook, Instagram, Snapchat etc.) and economic efficiency (accessibility of businesses and individuals to faster, efficient and reliable internet and communication connectivity). Flawless connectivity ensures a seamless functioning urban environment, from a social and business perspective.

This transmission apparatus assists network operators (Vodacom, MTN, Telkom) with their emergency network rollout plans which is currently underway after the lockdown period. Cellular network operators have been experiencing high network congestion during peak and off-peak hours as a result of residents working from home and relying on network cellular services on a continuous basis.

As a result of the aftermath caused by Covid-19, and part of the Disaster Management Act, ICASA allowed network operators, such as Vodacom and MTN, an increase in network spectrum to address the issue of poor coverage.

This consent use application is submitted in order to replace the existing 10m lattice transmission apparatus with a 25m lattice transmission apparatus in order to accommodate the additional required telecommunication infrastructure from the network operators and provide the much needed coverage for the surrounding area of Betty's Bay. The existing network operates who currently utilise the existing mast requested to place additional antennas on the mast, it was found that the existing mast is not equipped to support any additional antennas on the existing mast and

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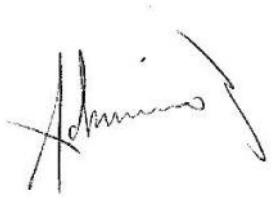
due to safety reasons caused by weather damage (corrosion damage) over the years, Gyro Group (affiliated with Telkom SA) was thus instructed to replace the existing lattice transmission.

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

Yours faithfully



Adriano Rodrigues
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LIST OF DEFINITIONS AND ABBREVIATIONS

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

DEFINITIONS:

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

Table 1 - Definitions

PROPERTY:	Erf 2648, Betty's Bay
CLIENT:	Gyro Properties (PTY) LTD
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 replacing the existing 10m Lattice Mast with a 25m Lattice mast. (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 2648 Betty's Bay, in the Municipality of Overstrand, Division of Caledon, Province of the Western Cape
TITLE DEED NUMBER	T15388/1943
PROPERTY SIZE (m²)	1511m²
CURRENT ZONING	Utility Zone 1: Utility Services
OWNER OF PROPERTY	Telkom SA LTD

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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 2648 Betty's Bay. The existing Transmission apparatus which needs to be replace, is situated adjacent Clarence Drive, which serves as the main distributor for Bettys Bay, and links with Kleinmond to the east and Pringle Bay to the west

Figure 1- Location of the Proposed Transmission apparatus replacement

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B.2. CURRENT LAND USE AND ZONING

Table 4 - Current land use and zoning

CURRENT LAND USE	The land is currently being utilised as a Telkom Exchange site which connects with the existing transmission apparatus use on the property
ZONING	Utility Zone 1: Utility Services

10.2 UTILITY ZONE: UTILITY SERVICES (UT)

Use of the property

10.2.1 The following use restrictions apply to property in this zone:

a) **Primary use** is: utility service.

b) **Consent uses** are: authority use, cemetery, crematorium, informal trading (subject to the provisions of Chapter 16.10), transmission apparatus (subject to the provisions of Chapter 16.10) and any other associated uses determined by the Municipality.

Development parameters

10.2.2 The following development parameters apply:

a) No structure shall be erected nor property used in this zone unless it is considered by the Municipality to be compatible or associated with the permitted or consent use.

b) The Municipality may require and approve a site development plan submitted in terms of 16.3 and/or an environmental management plan submitted in terms of 16.4.

c) The Municipality shall determine the development parameters that apply to this zone:

(i) when approving the zoning of any property to this zone;

(ii) when considering any site development plan or environmental management plan; or

(iii) prior to the approval of any building plan or engineering services plan.

Figure 2 – Overstrand Municipality Land Use Scheme, 2020 extract: Utility Zone 1

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B.3. SURROUNDING AREA

Betty's Bay is a small holiday town situated between Kleinmond to the east and Pringle Bay to the west. This town is situated only 100km from Cape Town which makes it the perfect destination for the people of Cape Town to spend a breakaway weekend away from the city. The other surrounding suburbs further to the east from the proposed transmission apparatus are Hermanus, Standford and Gansbaai.

The surrounding properties in the area are predominantly zoned as Residential Zone and Business Zone, south form the proposed transmission apparatus replacement. Other properties found in the surrounding area are zoned, Open Space Zones to the north (Nature reserve). As previously mentioned, Erf 2648 Betty's Bay was decided on as this property is owned by Telkom (affiliated with Gyro properties, which is my client). The property is zoned utility zone 1, which makes provision for a transmission apparatus as a consent use according to the Overstand Land Use Zoning Scheme 2020.

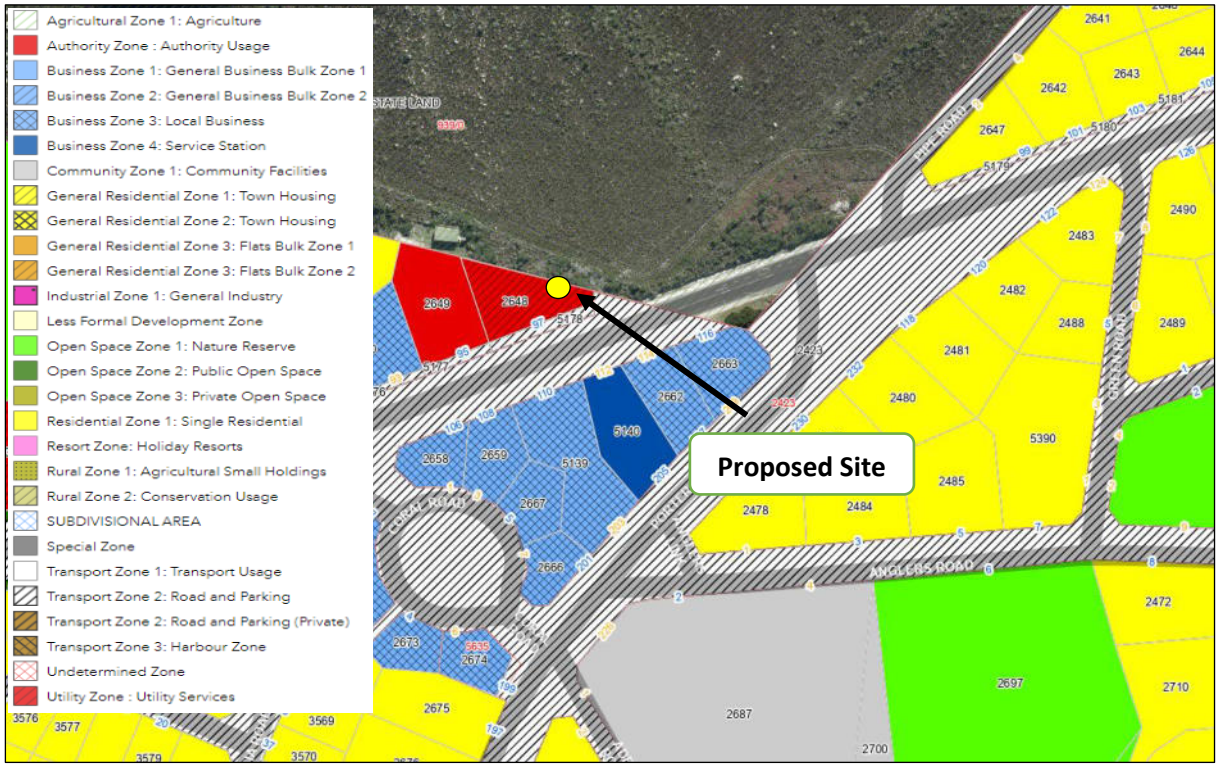

Figure 3- Zoning Map of Surrounding Properties in Betty's Bay

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SECTION C: DEVELOPMENT PROPOSAL

C.1. APPLICATION SPECIFICATIONS

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

C.1.1 Development Concept

The application comprises the following proposed development parameters:

- ✓ Replace the existing 10m Lattice Mast (Transmission apparatus) with a 25m Lattice Mast (Transmission apparatus)
- ✓ 3 x 4 - sector antennas attached to the mast,
- ✓ Microwave dishes attached to the mast, and
- ✓ 4 x Equipment outdoor cabinets which will be locked at all times

The main purpose of the proposed 25m Lattice mast (Transmission apparatus) is to replace the existing mast which will provide the existing network operators who is currently on the existing mast with additional space for additional telecommunication infrastructure to ensure that the surrounding area remains fully covered with advance LTE and 5G. It was found that the exiting mast is not equipped to support any additional telecommunication infrastructure on it and due to safety reasons caused by weather damage over the years, Gyro Group was instructed to replace the existing 10m high Lattice mast (Transmission apparatus) with a 25m Lattice Mast (Transmission apparatus). The new Transmission apparatus will therefore ensure that the TI is solid and will not be affected by the wind as the structure consist of wide openings which will not allow the wind to forcefully impact with the structure. This application is therefore to “improve” the network coverage in the area but also to ensure that the coverage will remain, meaning that a mast on this position will ensure that additional towers within proximity will not be required in the future.

C.1.2 Environmental Overlay Zone

According to the Overstrand Public Viewer, the proposed mast replacement is located within an Environmental Overlay Zone (Protected Area Buffer) (See Figure 4). This base station is intended to replace the existing 10m lattice mast. There will be no disturbance to the natural vegetation on the

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property. It should be noted that this property is currently used for utility services (Telkom Exchange), and this transmission apparatus will align with that use.

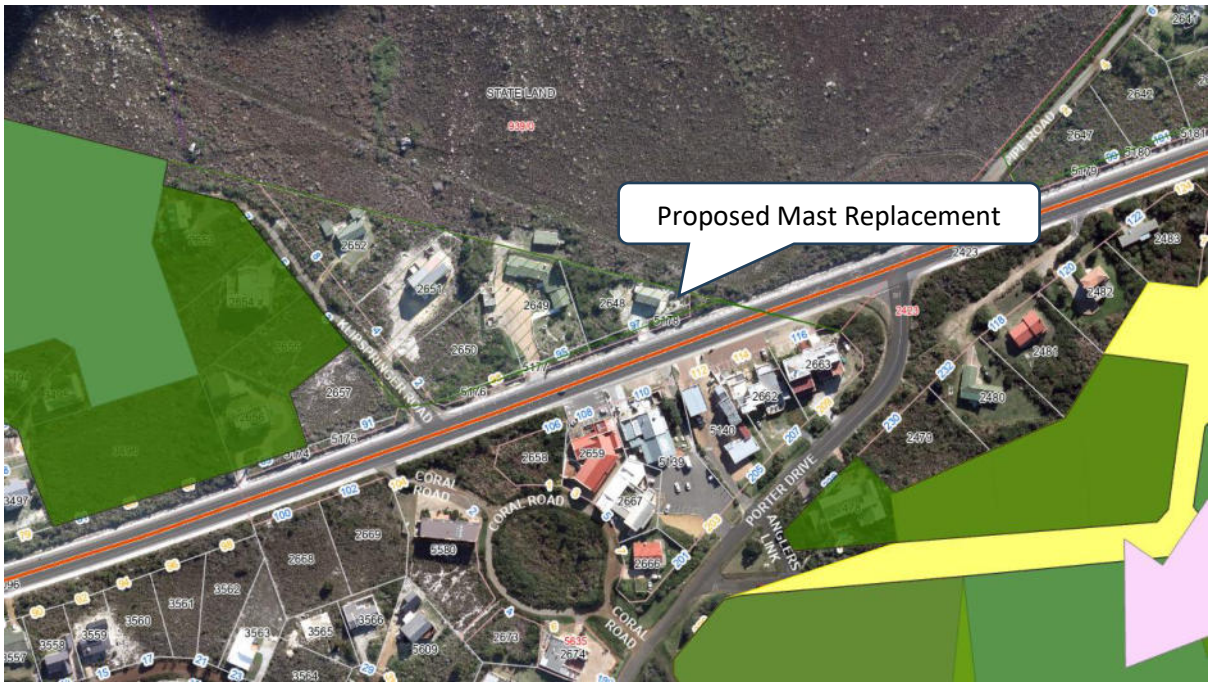

Figure 4 Overstrand Public Viewer: Environmental Overlay Zone

C.1.3 Heritage Protection Overlay Zone

Erf 2648 in Betty's Bay is located next to Clearance Drive. As previously mentioned, the property is zoned as Utility Zone 1 for utility service. According to the Overstrand Public Viewer, the property falls within the boundaries of a Local Heritage Protection Overlay and is classified as "3B" (see Figure 5).

We believe that, although the transmission apparatus replacement is situated within a Heritage Protection Overlay Zone, the property is currently used for utility services (Telkom Exchange), which aligns with the intended use.

An application for notification of intent to develop under Section 38(1) of the National Heritage Resource Act (NHRA) will be submitted to the Heritage Western Cape Department. The outcome of this application will be forwarded to the Overstrand Municipality once completed.

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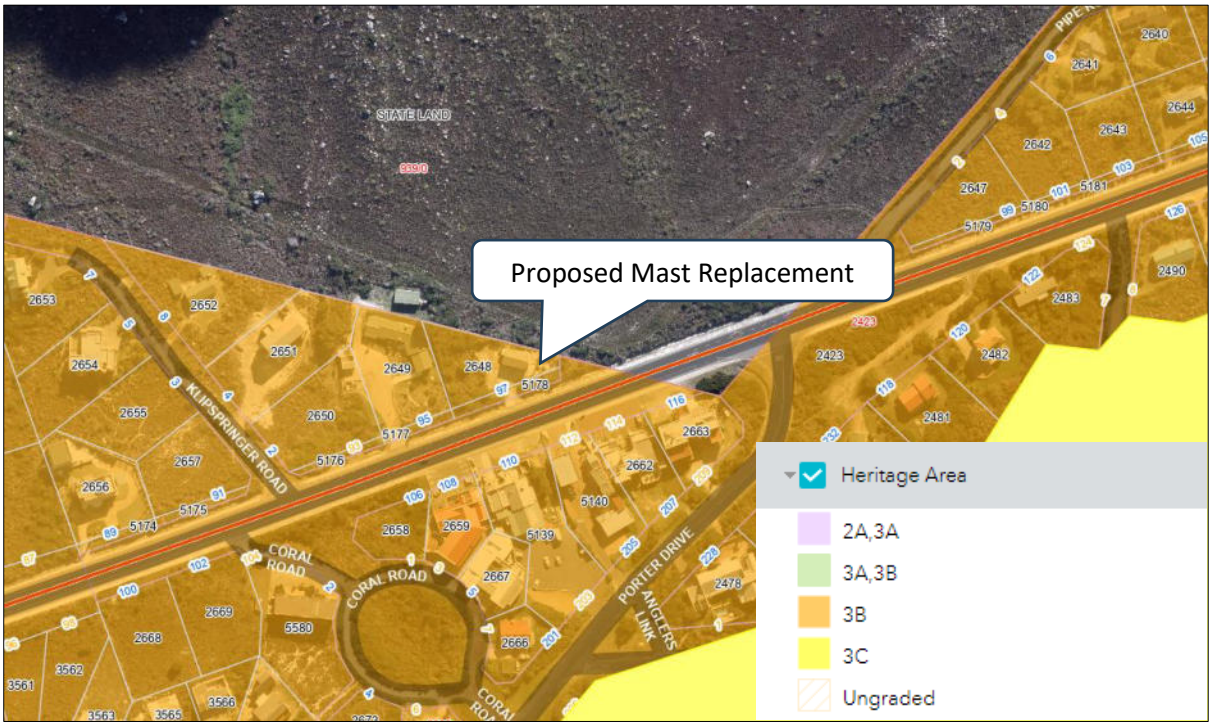

Figure 5 Overstrand Public Viewer: Heritage Protection Overlay Zone

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 will not be required for the proposed transmission apparatus replacement.

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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 02 October 2023, 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 02 October 2023, 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 existing 10m transmission apparatus with a 25m Lattice mast.

(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;

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A Visual Impact Assessment was conducted on the 12th July 2024 by Antoinette de Beer relating to the tower position of the proposed TA replacement on Erf 2648 Betty's Bay. The VIA stated that the visual impact will be moderate to low (Annexure J):

According to the Visual Impact Assessment:

> This Visual Impact Assessment (VIA) has been conducted as part of the application for local authority consent use for the proposed new 25m lattice mast to replace the existing 10m lattice mast on site. The site is located on Erf 2648, Betty's Bay, along the R44 / Clarence Drive.
>
> From a visual perspective the 20m lattice mast is the preferred alternative because:
> - this mast is visually lighter and more permeable than the monopole mast, and
> - although double the height of the existing mast it would become visible approximately when one enters the village / business node of Betty's Bay. It might have a negative impact on the residential area immediately adjacent to the business node, however the impact on the larger natural scenic landscape would be limited.
>
> The proposed 20m lattice mast is seen as moderately compatible with the receiving environment. The intensity or the degree to which the proposed development will impact views and scenic or cultural resources will be moderate-low. The duration of the impact upon its surroundings of the development is assessed as long term. The significance rating is assessed as moderate-low.

Figure 6 Extract from the Visual Impact Assessment

The motivation document will elaborate on why a 25m Lattice mast will be the only solution as the existing topography of Betty's Bay plays a vital role in the height of the propose mast.

(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,

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no new urban development is proposed for Betty's Bay, 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 7 below which shows figure 2.2 of MSDF). With an increase in population, there is a need to provide adequate coverage to consumers.

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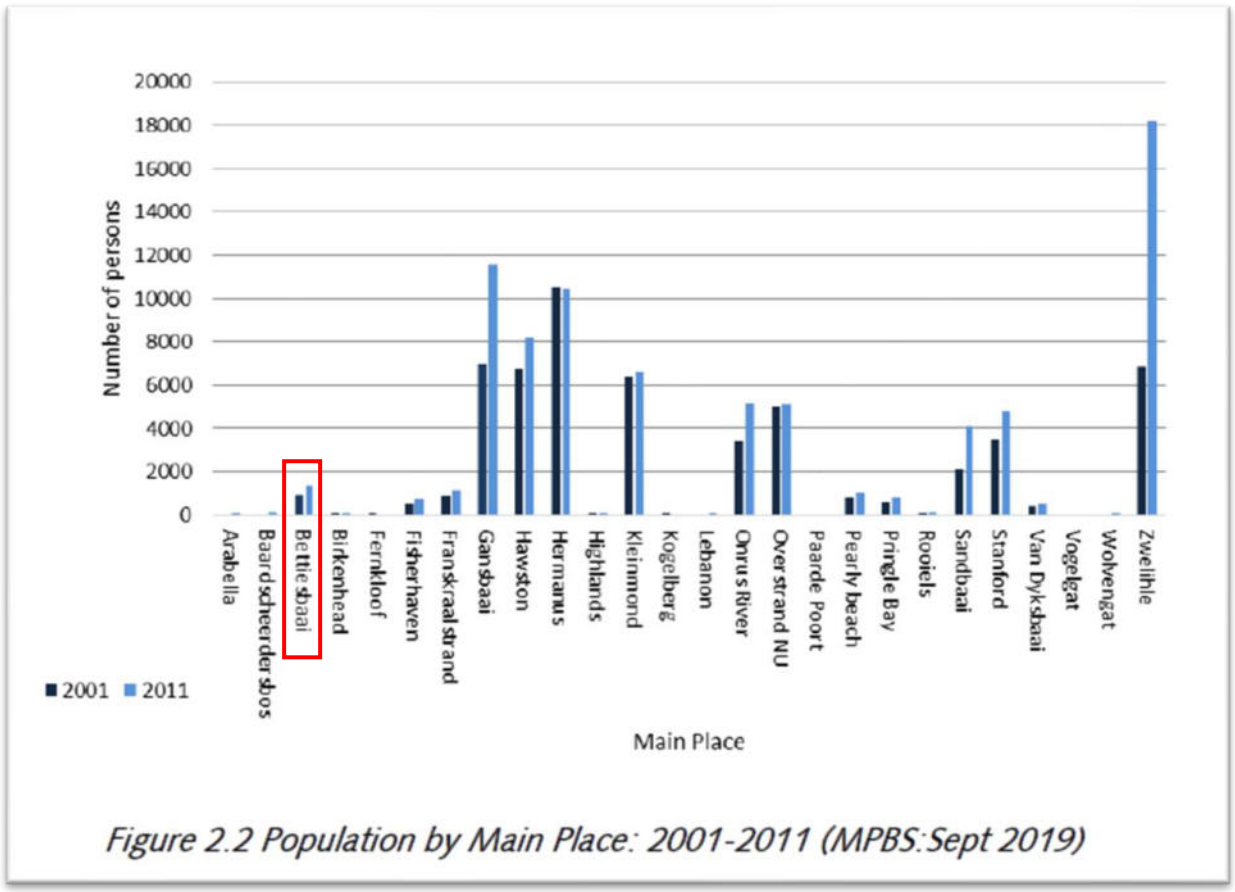

Figure 2.2 Population by Main Place: 2001-2011 (MPBS:Sept 2019)

Figure 7 – 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 business area of Betty's Bay surrounded by business zones and residential zones, therefore showing the importance that coverage must be provided to these zones.

With the above emphasis on the population growth in Betty's Bay, one can motivate the importance of the location and design of the proposed 25m TA replacement at Betty's Bay. The proposed 25m TA replacement location is situated between residential and business zones on a utility zone (existing Telkom substation). Location mostly plays a big role when proposing TA as the service provider like Vodacom and Telkom wants to provide coverage to many users. Vodacom already has equipment mounted on the existing 10m TA, but as previously mentioned in the motivation document the existing 10m lattice transmission apparatus needs to be replace with a 25m lattice transmission apparatus in order to accommodate the additional required telecommunication infrastructure from the network operators and provide the much needed coverage for the surrounding area of Betty's Bay.

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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 replacement 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.

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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 replacement 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 Betty's Bay, poor network coverage (related to both voice and data) is experienced.

It should be noted that Betty's Bay has experience a growth in population over the recent years as many people all over South Africa move to Betty's Bay, the beauty and peaceful surroundings of Betty's Bay makes it the perfect retirement coastal town, resulting in capacity constraints on the existing network coverage in Betty's Bay. Because of this reason, Telkom has approached our client and requested that the existing 10m Transmission Apparatus needs to be replace with a 25m Lattice Transmission Apparatus (Annexure I). The existing TA will not be able to carry the required additional telecommunication infrastructure to accommodate to the customer's needs because of existing structural damages caused by the weather (corrosion damage), currently Vodacom has only installed dishes on the existing transmission apparatus on Erf 2648 Betty's Bay (refer to figure 8).

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Figure 8 - Structural damage on the existing 10m Lattice Transmission Apparatus

This proposed 25m transmission apparatus replacement will provide the network operators (Vodacom, Telkom and MTN) the option to co-locate on the mast, and to install additional antennas, which will contribute to the alleviation of the capacity constrains currently experience in Betty's Bay. The new 25m TA will also assist with sharing the load of the existing transmission apparatus in an around Betty's Bay throughout the year.

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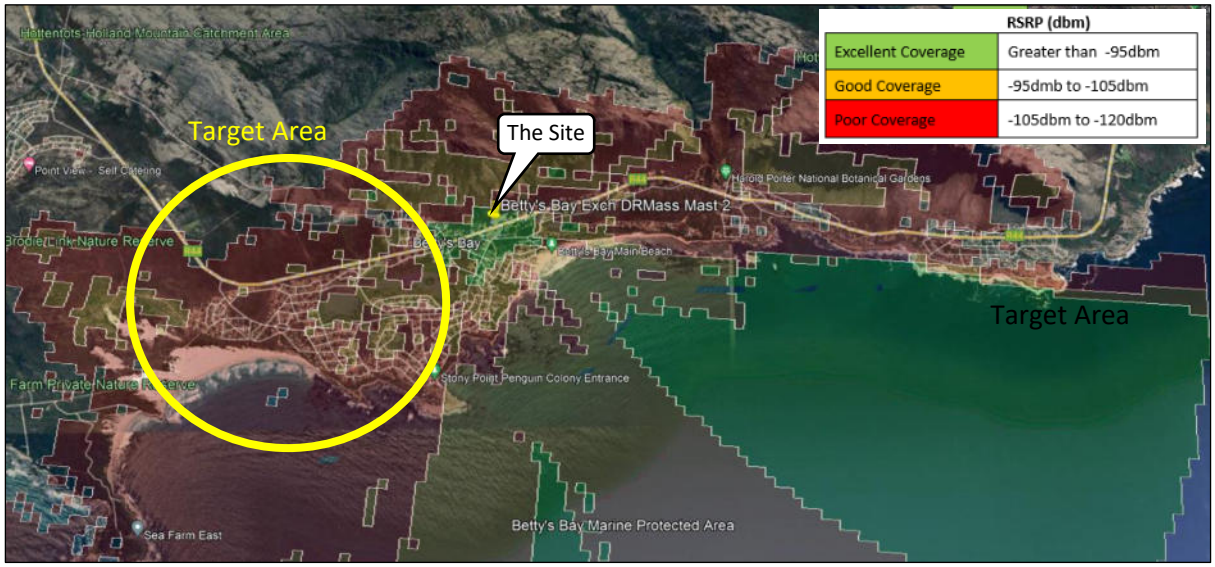

Figure 9 – Telkom After Coverage Prediction @15m at Erf 2684 Betty's Bay

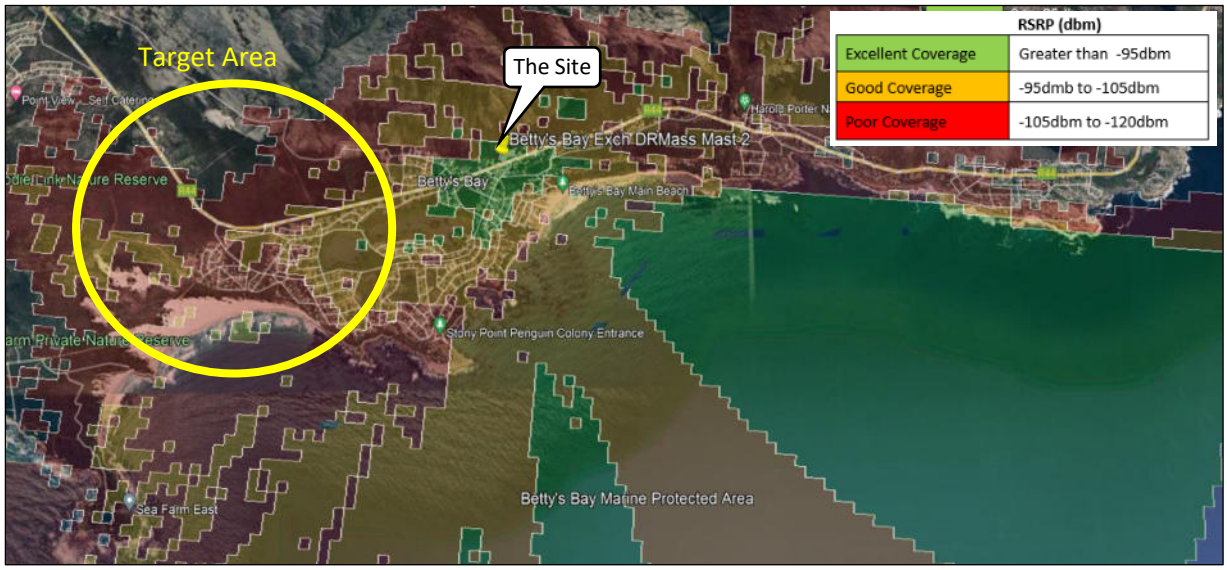

Figure 10 - Telkom After Coverage Prediction @15m at Erf 2684 Betty's Bay

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Figure 11- Vodacom 4G LTE Coverage in Betty's Bay

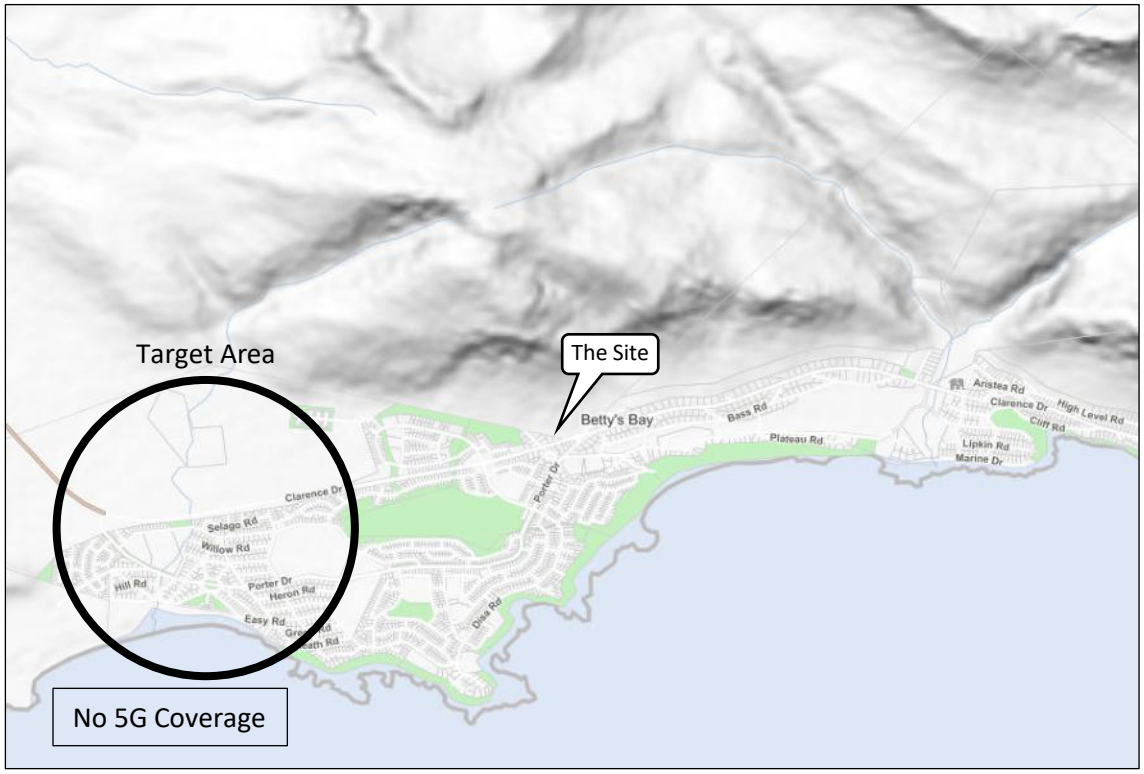

Figure 12 - No Vodacom 5G Coverage in Betty's Bay

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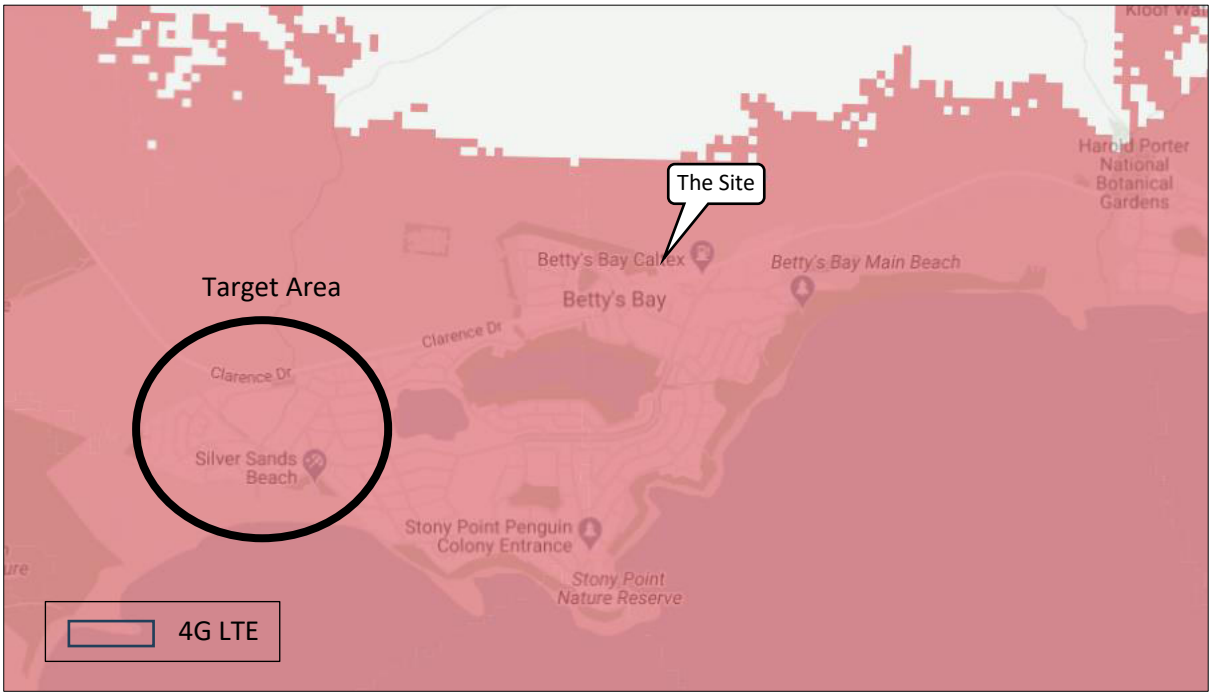

Figure 13- MTN 4G LTE Coverage in Betty's Bay

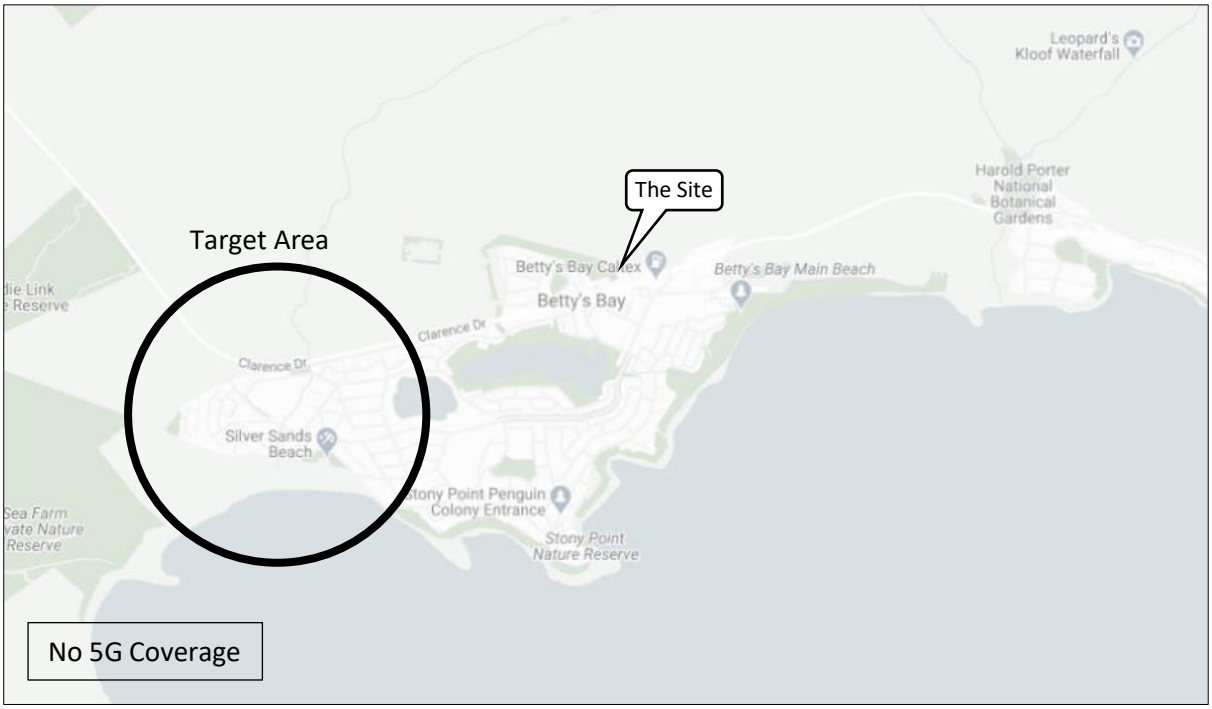

Figure 14 - No MTN 5G Coverage in Betty's Bay

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Figure 15 - Telkom Customers Complains

Figures 9 and 10 illustrate the coverage prediction for Telkom at the different height of the Transmission apparatus. As seen in these coverage plots, which was provided by the radio planners of Telkom, a 15m and 20m high mast will not be sufficient enough to provide the coverage to the target area.

To further understand the coverage plots which was provided by the Telkom radio planners, the following should be noted:

	RSRP (dbm)
Excellent Coverage	Greater than -95dbm
Good Coverage	-95dmb to -105dbm
Poor Coverage	-105dbm to -120dbm

RSRP - the Reference Signal Received Power is the power of the LTE Reference Signals spread over the full bandwidth and narrowband

dbm (displayed as negative value that is why the smaller negative value is improved coverage) - The power, expressed in decibel-milliwatts, of the reference signal received from the cell tower. The reference signal is not the same signal that carries your data, but is a special, extra signal, which is exclusively used for estimating the power of the data-carrying signals coming from the cell tower, which the modem and tower use to negotiate data rates. An antenna can help you recover some RSRP, resulting in faster speeds. As always, proper installation of the antenna and related equipment is of critical importance and can turn a poor service into an excellent one.

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Why the smaller value is the more improved coverage is because the values is as negative and moving closer to positive. To provide the necessary coverage for the Telkom customer complaint target area (as seen in figure 13), a 25m mast is required.

Figure 11 - 14 illustrates the current LTE/5G coverage for Vodacom and MTN in Betty's Bay. It should be noted that although full LTE network coverage for Vodacom and MTN is visible in Betty's Bay the denser population and new telecommunication technologies influences the capacity constraints in the area, which could have a negative impact on the network coverage. As illustrated in the previous coverage images, there are currently no 5G coverage for Vodacom and MTN in Bettys Bay, the proposed 25m TA replacement will enable Vodacom and MTN to co-locate on the TA and install all the required telecommunication infrastructure and new antennas, to provide better coverage (LTE Advance/ 5G) to the area of Betty's Bay.

South Africa is currently dealing with an electricity crisis and is experiencing loadshedding daily. This has a huge economic impact on the local businesses, as many are dependent on electricity to function. Dependency on communicative technology is becoming increasingly higher and business increasingly depend on coverage (for notifications of power outages, malfunctioning machinery/refrigeration etc because of power issues).

Furthermore, due to loadshedding many of the existing telecommunication base stations also go off, as the back-up batteries are not able to charge fully in between loadshedding. The battery life of the existing base stations is affected by the amount of surrounding base stations, as the more traffic going through one site, the greater the electricity usage. 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 proposed Transmission Apparatus helps with providing coverage during loadshedding as it helps distribute the load on base stations in the area.

Households without inverter or other back up power supply will be able to stay connected and communicate if the local TMI remains on air.

The network relief brought on by this Transmission Apparatus will aid local businesses and can unlock growth potential which will have a positive economic impact. Residents, businesses, and commuters have a more secure connection with day-to-day services, transport, emergency services and armed response which have a huge social impact on a functional living environment.

The land use in the area is primarily residential, middle to high-income housing. The proposed TA replacement will not interfere with the current use on the property and there are no negative impacts on the surrounding land uses and environment. No trees need to be removed to build the Transmission Apparatus and no buildings with heritage value will be affected.

The Transmission Apparatus does not have any impact on the external engineering services, on transport or traffic related items, or on the biophysical environment. Every possible measure has been taken to make the design as aesthetically pleasing as possible.

It is our submission that the replacement of the existing Transmission Apparatus does not have any detrimental impact on the surrounding properties and is providing an essential and well used service to the surrounding community.

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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:

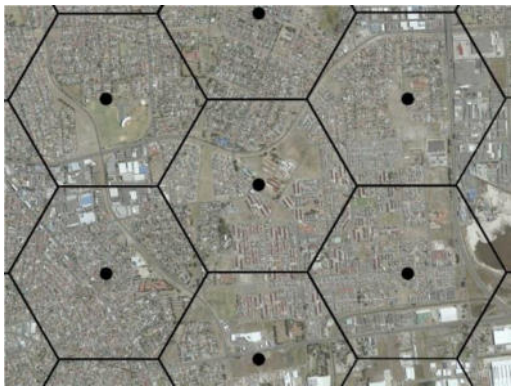

Figure 16 - Initial Coverage (Cell) provided by Telecommunication Base stations

Figure 14 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).

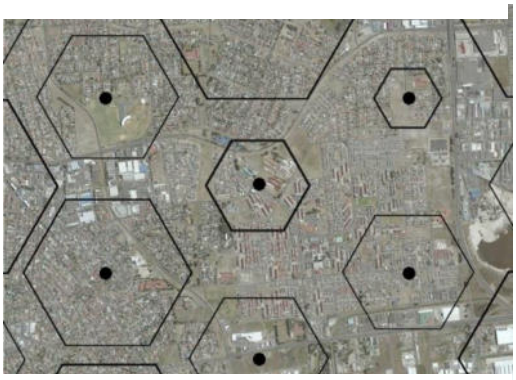

Figure 17 - Coverage Decreases due to increase in network users - Cell size decreases

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.

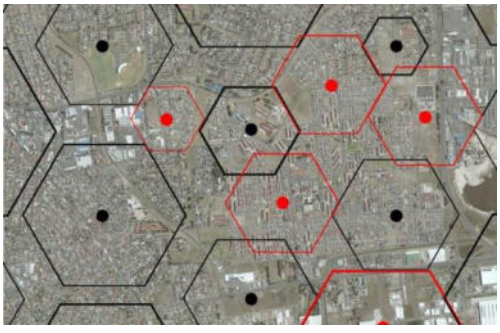

Figure 18 - Additional telecommunication base stations required to fill the gaps

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). 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.

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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 5– Surrounding Transmission towers/infrastructure as alternatives

	Mast and Height	**Site location**	**Distance**
A	Lattice mast, 25m (Next to the Cape Nature Office)	Dina Drive	+/-1900m

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.

The existing 10m Lattice Transmission Apparatus is not suitable to accommodate additional telecommunication infrastructure and the replacement of the existing mast to a 25m Lattice Transmission Apparatus will provide the existing network operators as well as the other network operators to add additional telecommunication infrastructure on the mast, in order to improve the network coverage in Betty's Bay.

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E.2.3. Visual Impact Assessment (VIA)

As stipulated in section 16.10.23 of the Overstrand Planning Zoning Scheme a Visual Impact Assessment (VIA) is one of the requirements which is needed for a Transmission Apparatus Land use application. A VIA has been conducted for the abovementioned consent use application, to replace the existing 10m Lattice mast with a 25m Lattice on Erf 2648 Betty's Bay.

The following superimpositions was included in the VIA to determine which TA structure (mast type and height) would be deemed as the most appropriate, according to the visual impact on the surrounding area of Betty's Bay.

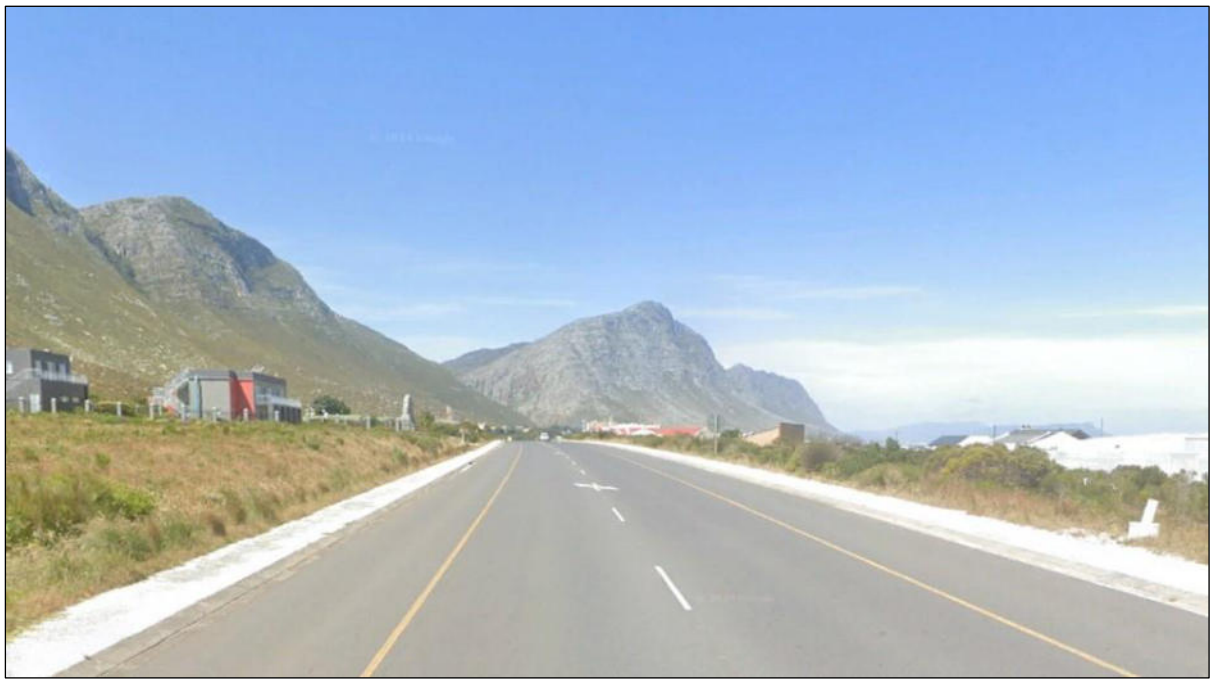

Figure 20 - Existing 10m Lattice mast looking west from the R44/Clearance Drive scenic route

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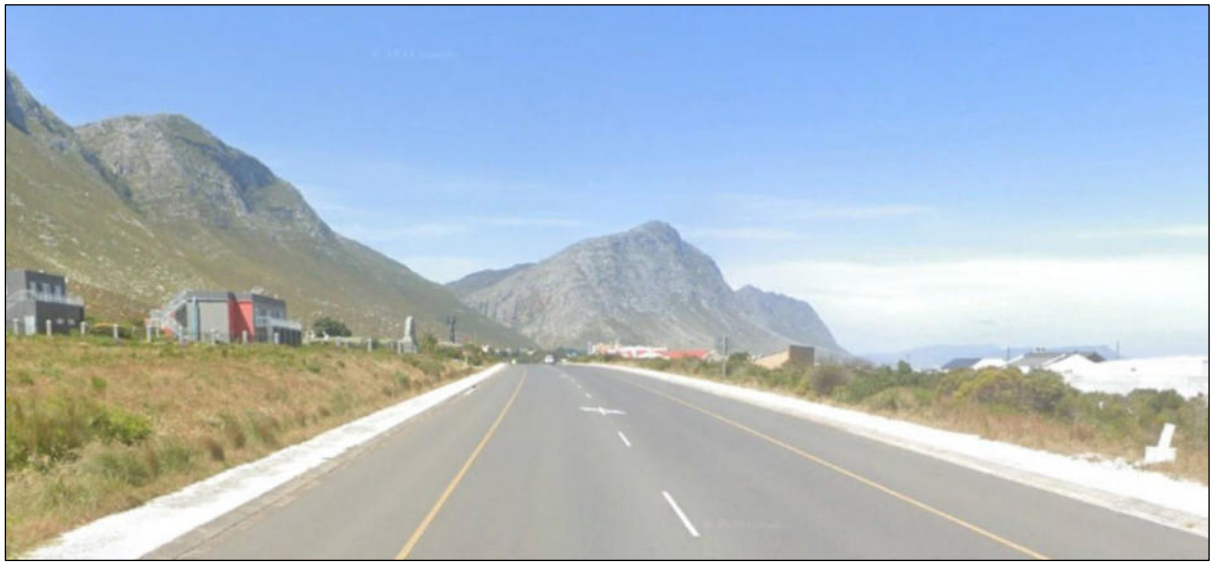

Figure 21 - Superimposition of proposed 15m Lattice mast replacement looking west from the R44/Clarence Drive scenic route

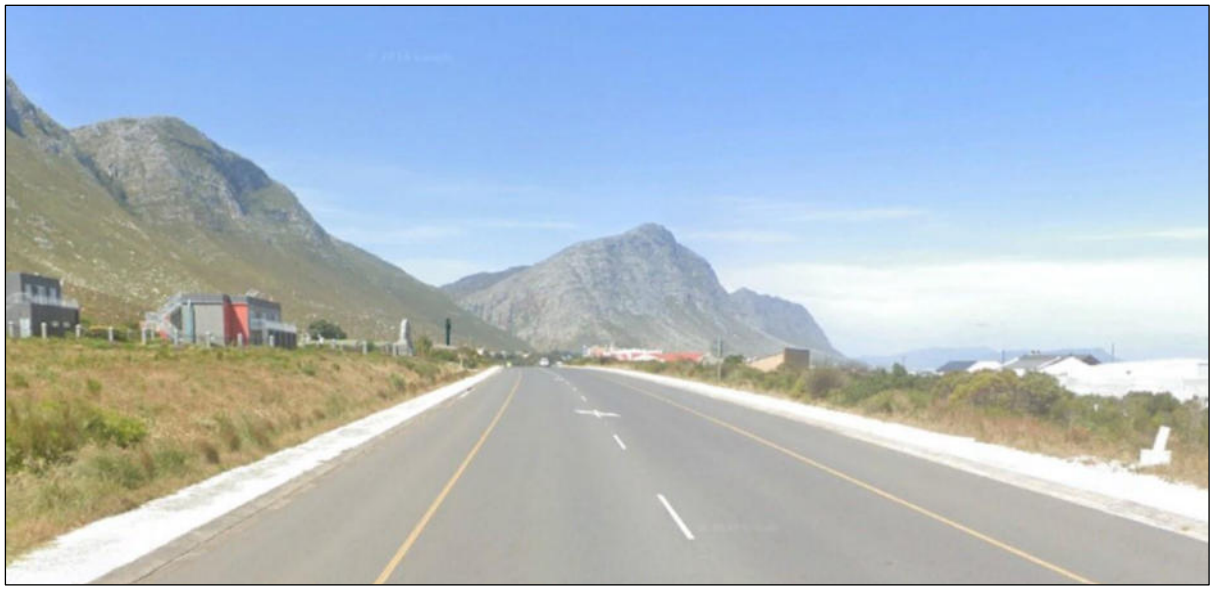

Figure 22 - Superimposition of proposed 15m Monopole mast replacement looking west from the R44/Clarence Drive scenic route

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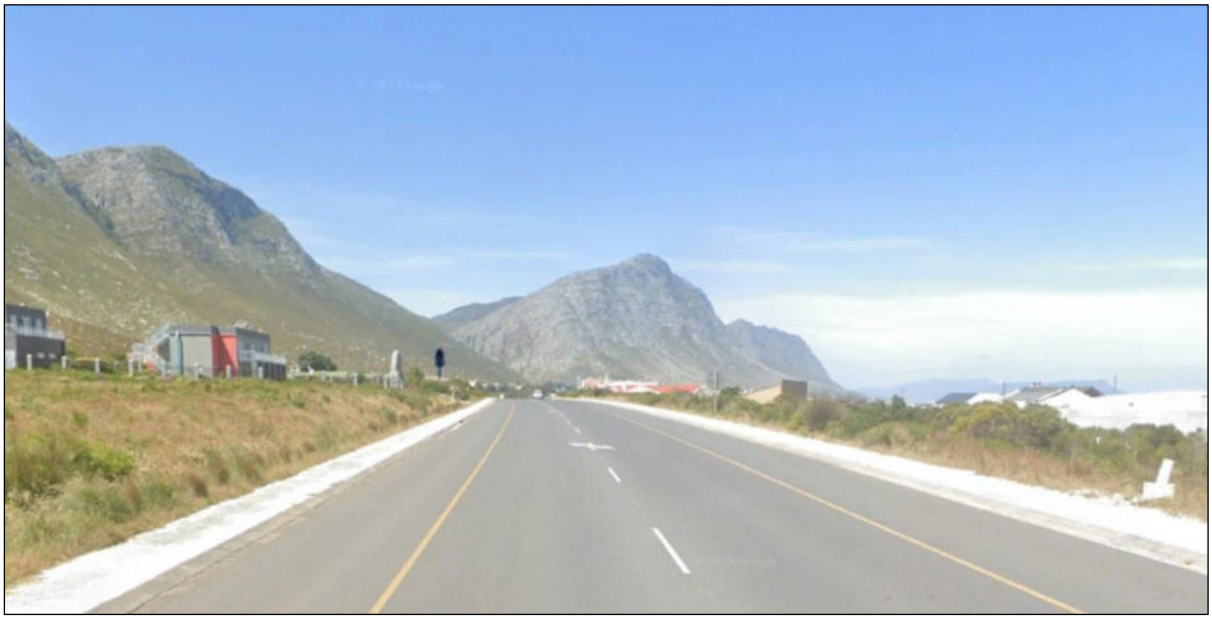

Figure 23 - Superimposition of proposed 15m Tree mast replacement looking west from the R44/Clarence Drive scenic route

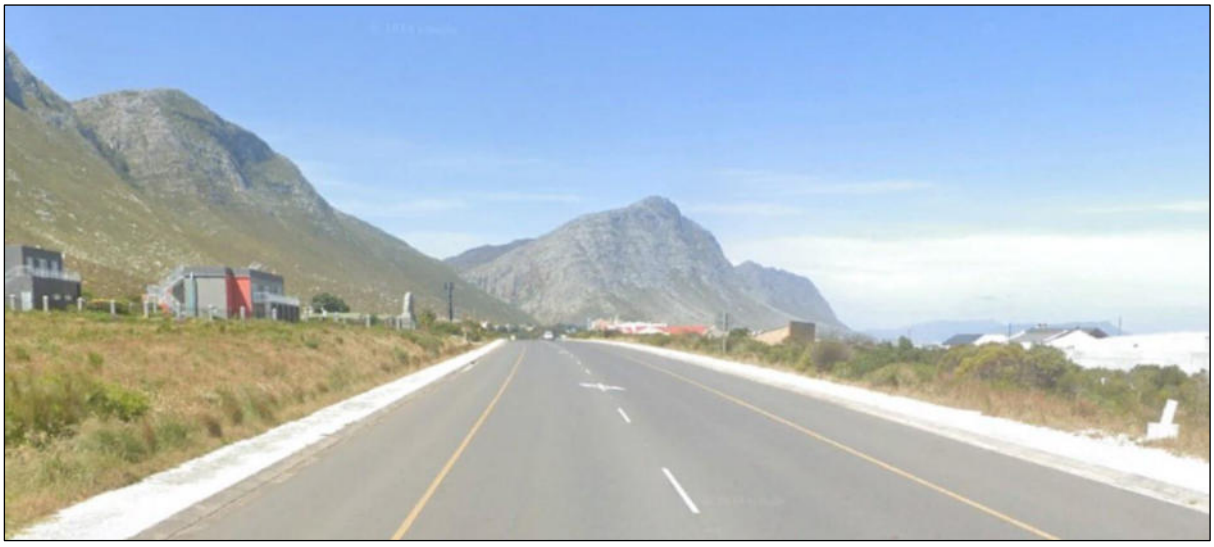

Figure 24 - Superimposition of proposed 20m Lattice mast replacement looking west from the R44/Clarence Drive scenic route

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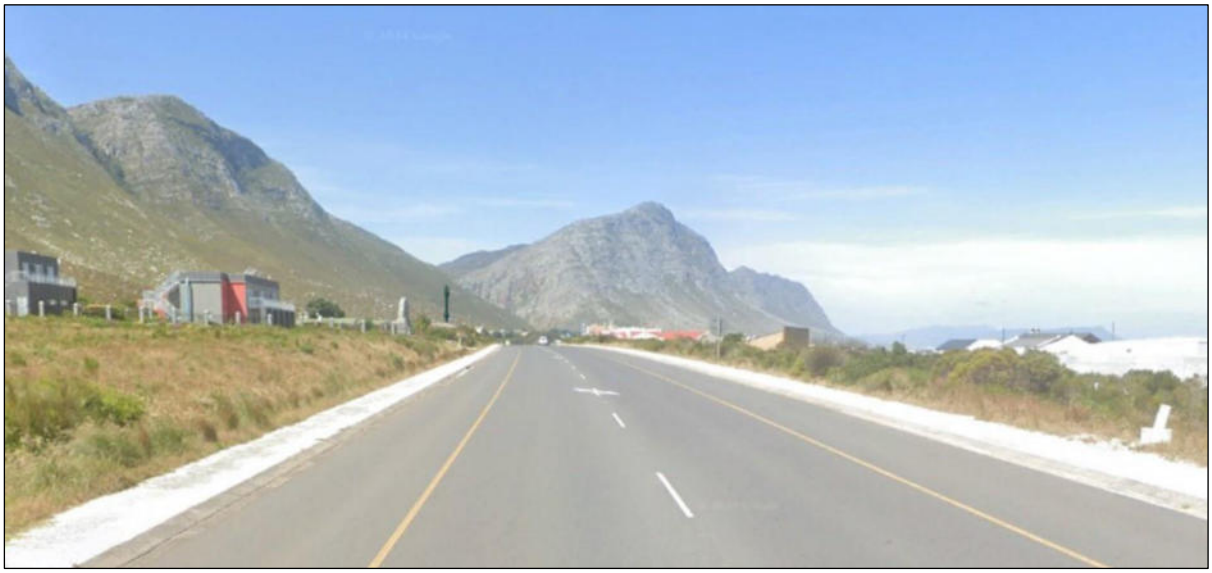

Figure 25 - Superimposition of proposed 20m Monopole mast replacement looking west from the R44/Clarence Drive scenic route

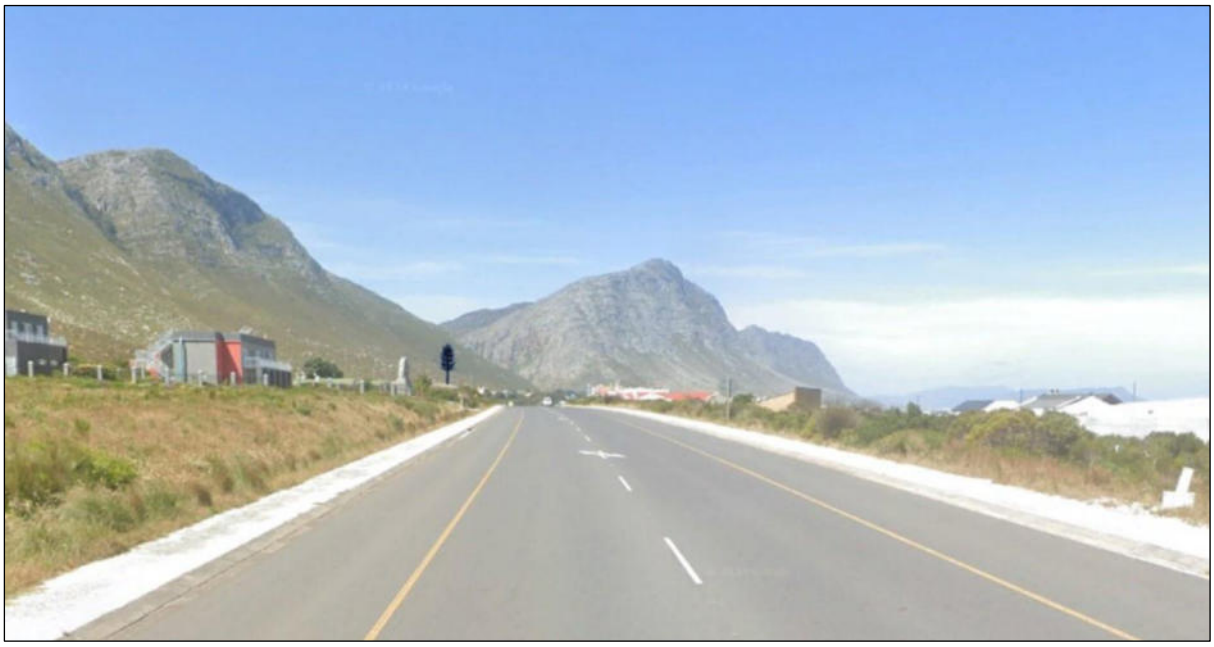

Figure 26 - Superimposition of proposed 20m Tree mast replacement looking west from the R44/Clarence Drive scenic route

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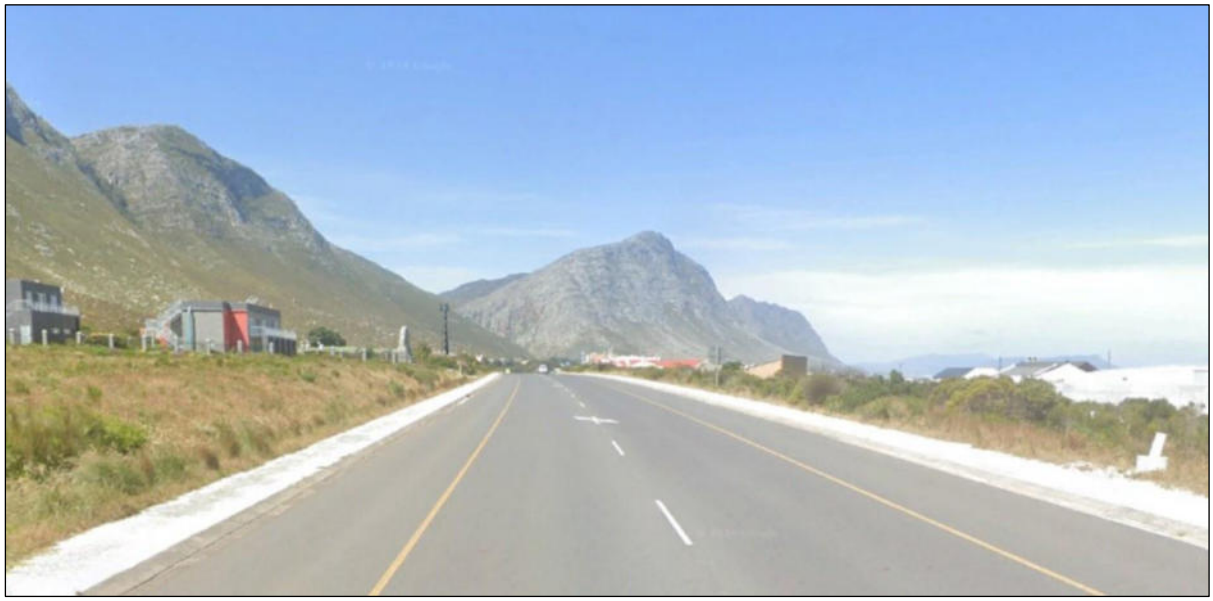

Figure 27 - Superimposition of proposed 25m Lattice mast replacement looking west from the R44/Clarence Drive scenic route

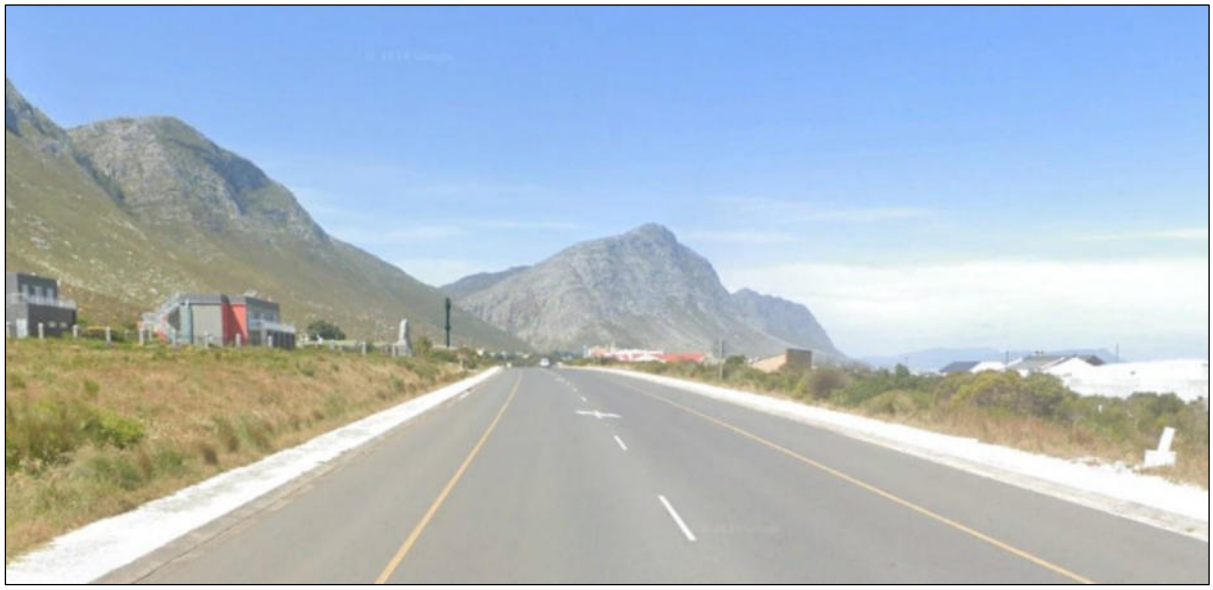

Figure 28 - Superimposition of proposed 25m Monopole mast replacement looking west from the R44/Clarence Drive scenic route

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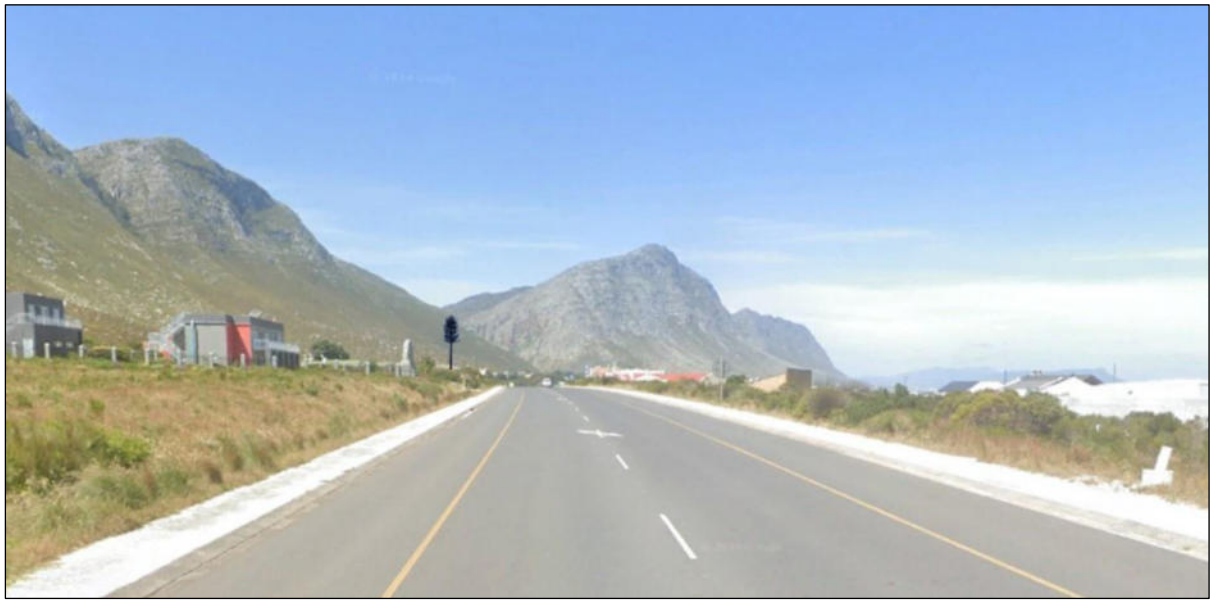

Figure 29 - Superimposition of proposed 25m Tree mast replacement looking west from the R44/Clarence Drive scenic route

According to the VIA repot from a visual perspective the 20m lattice mast is the preferred alternative because:

- *this mast is visually lighter and more permeable than the monopole mast, and*
- *although double the height of the existing mast it would become visible approximately when one enters the village / business ode of Betty's Bay. It might have a negative impact on the residential area immediate adjacent to the business node, however on the lrger natural scenic landscape would be limited.*

Any development will cause a visual change within the landscape. The visual impact significance ratting assessed as ***moderate-low and low*** *if all mitigation measures are implemented.*

Taking into consideration the information from the VIA report and the need and desirability explained in this motivation document, unfortunately a 20m Lattice mast, will not be efficient enough to provide the much needed coverage in Betty's Bay.

As previously mentioned, the coverage plots provided by the radio planners of Telkom illustrated that a 15m and 20m high mast will not be sufficient to provide coverage to the target area (customer complaint area) in Betty's Bay due to the natural topography of the region.

However, the other mitigation measures which was proposed in the VIA report can be included in the proposed mast replacement application if required from the municipality.

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.

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SECTION F: CONCLUSION

This consent use application for the replacement of the existing transmission apparatus on Erf 2648, Betty's Bay, 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 Overstrand Municipal Spatial Development Framework, 2020.

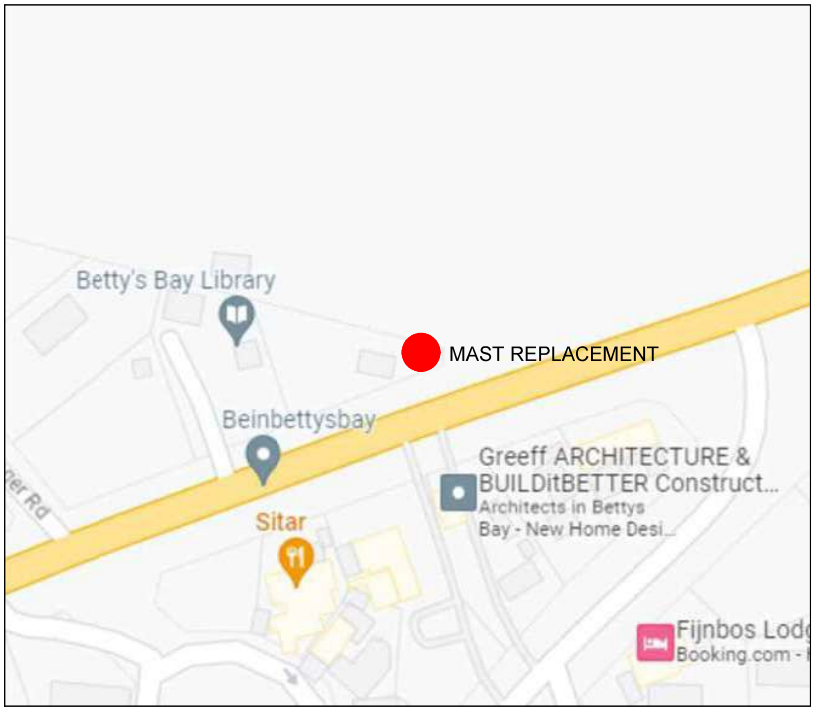
We would like to emphasise the positive contribution this transmission tower will have on the immediate as well as the surrounding community and passing commuters:

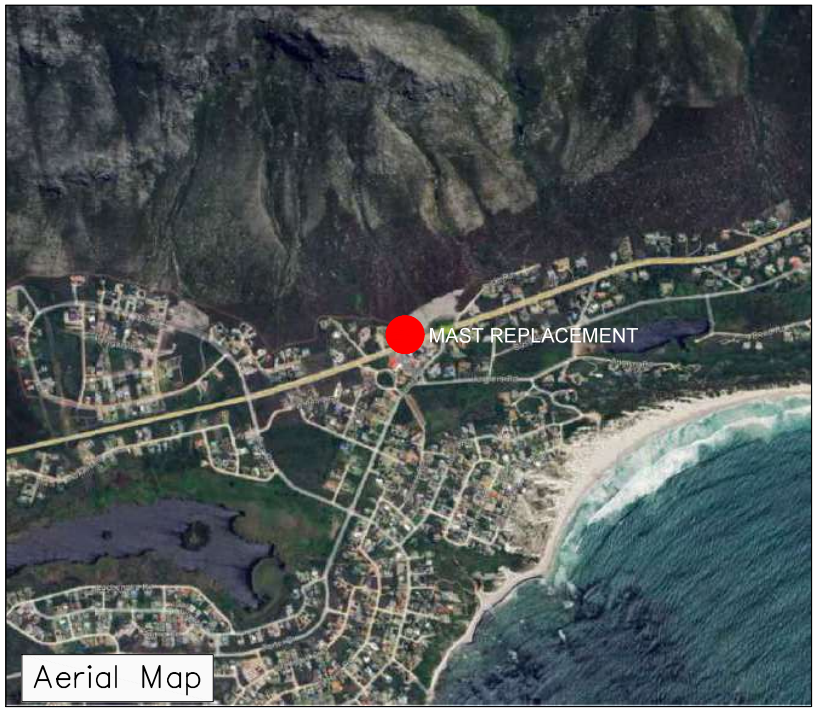
- Most households in the surrounding area depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.). With such a high demand for their products, it follows that service providers are responsible for supplying a high level 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.

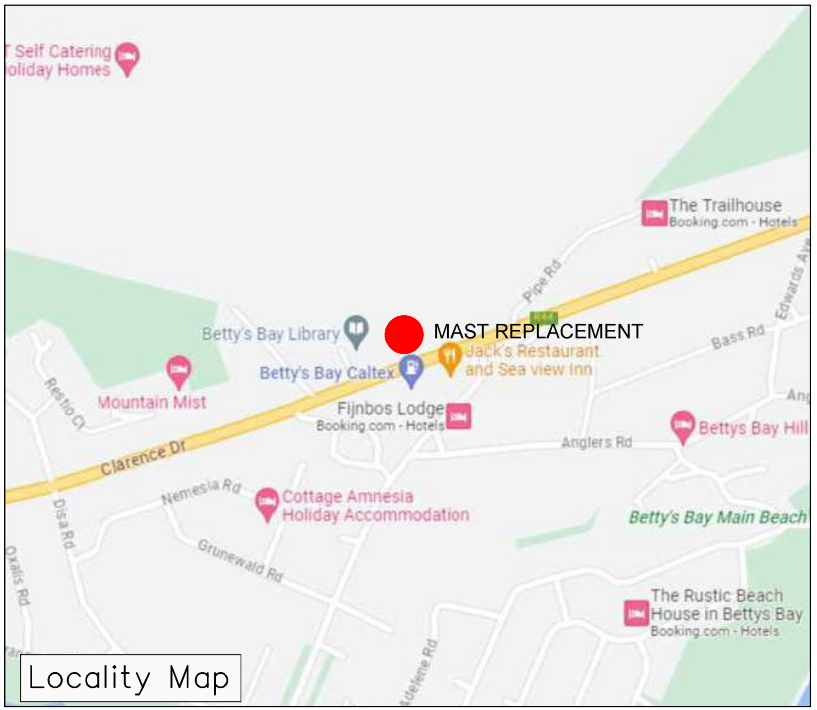
We trust that this application will meet your requirements and will receive your positive consideration.

Aerial Map





Aerial Map



Locality Map

Gyro GROUP

GYRO SITE ID:
05430-03

GYRO SITE NAME:
BETTY'S BAY EXCHANGE CELLULAR MAST

PROPERTY DESCRIPTION:
ERF 2648, BETTY'S BAY

ADDRESS:
CLARENCE DRIVE (R44), BETTY'S BAY

CO-ORDINATES:
Lat: -34.355981°
Long: 18.899022°

ELEVATION:
30m

VPP
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Tel: (021) 552 5255
Fax: 086 537 9187
Unit H, 3rd Floor
Matrix Building, Bridgeway,
Century City, Cape Town
Po Box 152,
Century City,
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PROJECT:
PROPOSED NEW GYRO 25m LATTICE MAST REPLACEMENT

APPROVED MAST:
25m LATTICE MAST REPLACEMENT

NOTES:
A) NEW 25m LATTICE MAST
B) NEW MAST REPLACING THE EXISTING 10m LATTICE MAST
C) CUSTOM BASE STATION
C) ZONING: UTILITY ZONE
D) OWNER: TELKOM S A LTD

DATE	DESCRIPTION	REVISION
02-10-2023	1st Issue	0

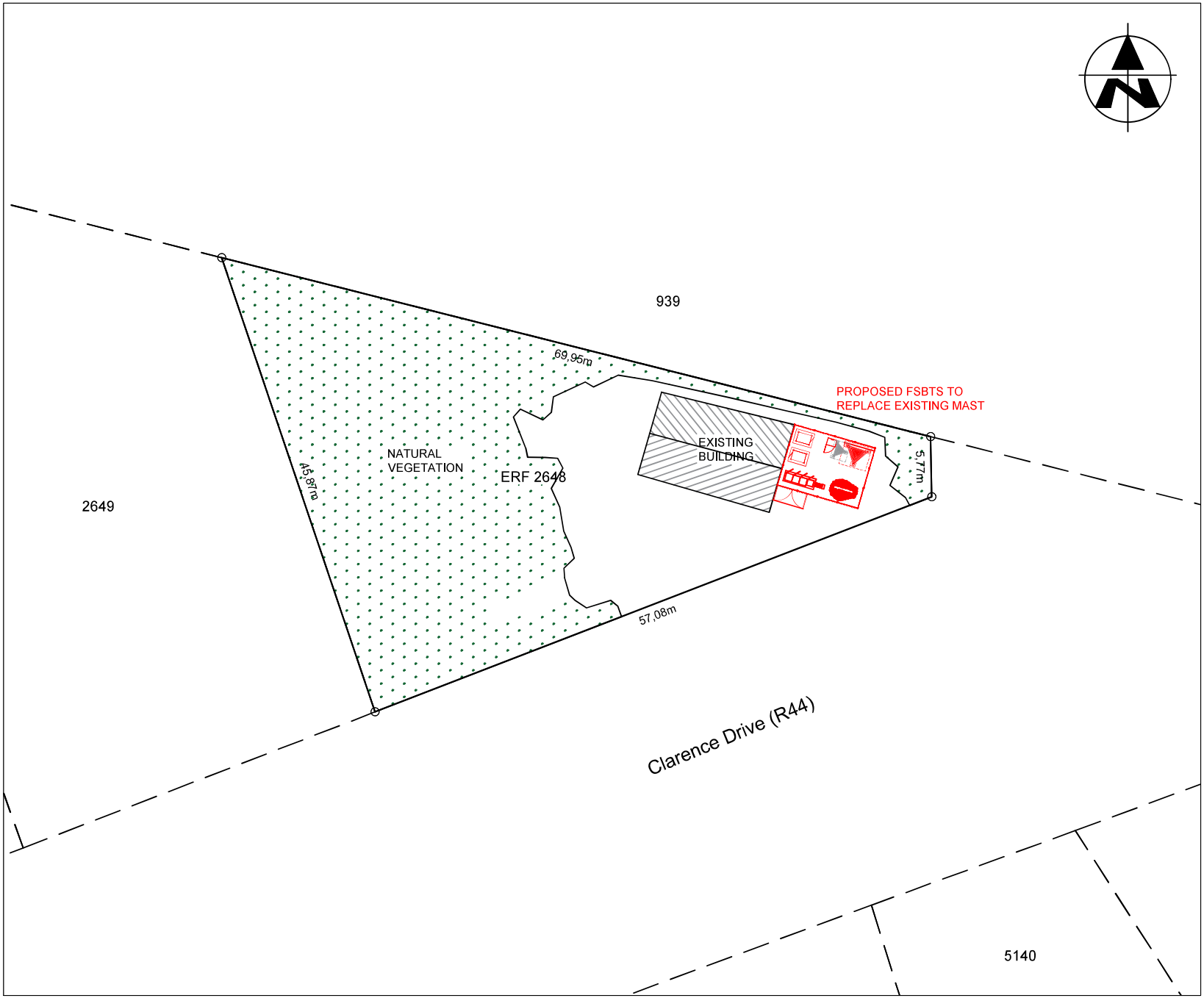
DRAWING NUMBER: 05430-03
SHEET: 1 OF 5

DRAWING TITLE: LOCALITY MAP

DRAWN: A.RODRIGUES
SCALE: NTS

DATE: 2023-10-02
REVISION: 0

Site Plan



Gyro group

GYRO SITE ID:
05430-03

GYRO SITE NAME:
BETTY'S BAY EXCHANGE CELLULAR MAST

PROPERTY DESCRIPTION:
ERF 2648, BETTY'S BAY

ADDRESS:
CLARENCE DRIVE (R44), BETTY'S BAY

CO-ORDINATES:
Lat: -34.355981°
Long: 18.899022°

ELEVATION:
30m

VPP
TOWN AND REGIONAL PLANNING CONSULTANTS
Tel: (021) 552 5255
Fax: 086 537 9187
Unit H, 3rd Floor
Matrix Building, Bridgeway,
Century City, Cape Town
Po Box 152,
Century City,
7446

PROJECT:
PROPOSED NEW GYRO 25m LATTICE MAST REPLACEMENT

APPROVED MAST:
25m LATTICE MAST REPLACEMENT

NOTES:
A) NEW 25m LATTICE MAST
B) NEW MAST REPLACING THE EXISTING 10m LATTICE MAST
C) CUSTOM BASE STATION
C) ZONING: UTILITY ZONE
D) OWNER: TELKOM S A LTD

DATE	DESCRIPTION	REVISION
02-10-2023	1st Issue	0

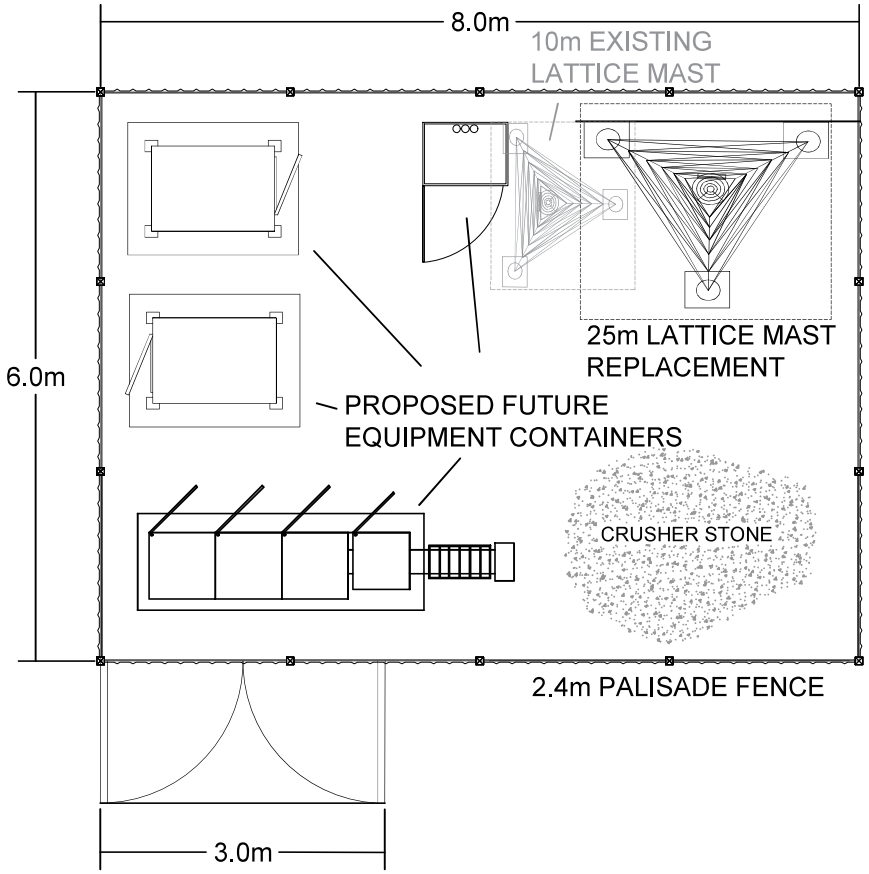
DRAWING NUMBER: 05430-03
SHEET: 2 OF 5

DRAWING TITLE: SITE PLAN

DRAWN: A.RODRIGUES
SCALE: 1:500

DATE: 2023-10-02
REVISION: 0

Top View



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DATE	DESCRIPTION	REVISION
02-10-2023	1st Issue	0

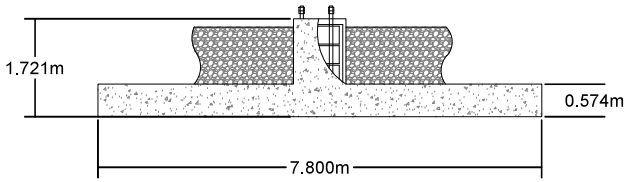
DRAWING NUMBER: 05430-03
SHEET: 3 OF 5

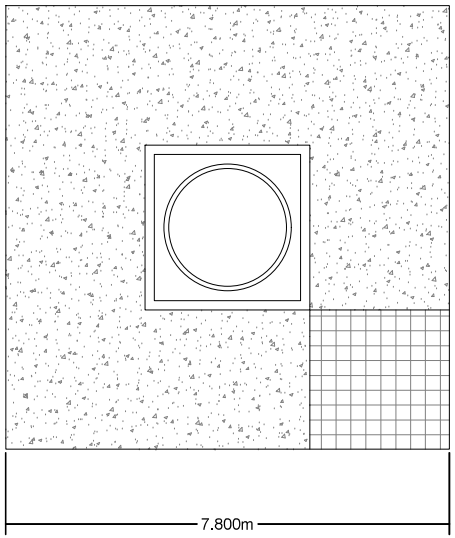
DRAWING TITLE: TOP VIEW

DRAWN: A.RODRIGUES
SCALE: 1:75

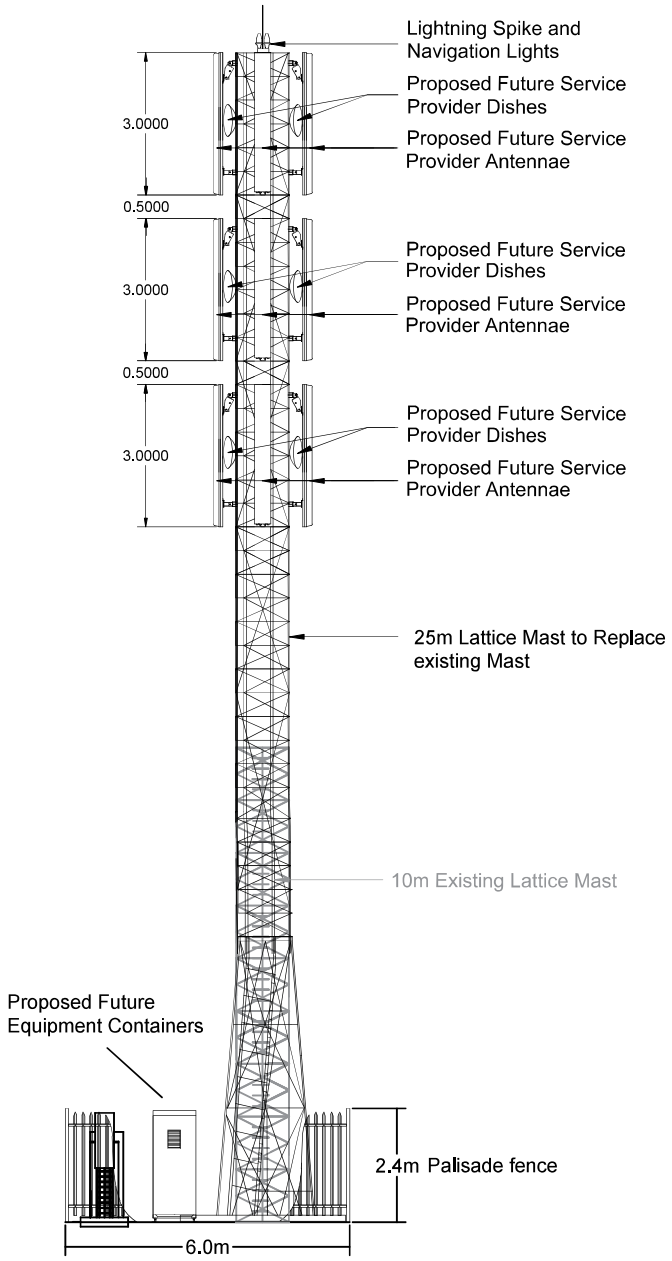
DATE: 2023-10-02
REVISION: 0

Elevation





25m LATTICE
MAST FOUNDATION
SCALE 1:125



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DATE	DESCRIPTION	REVISION
02-10-2023	1st Issue	0

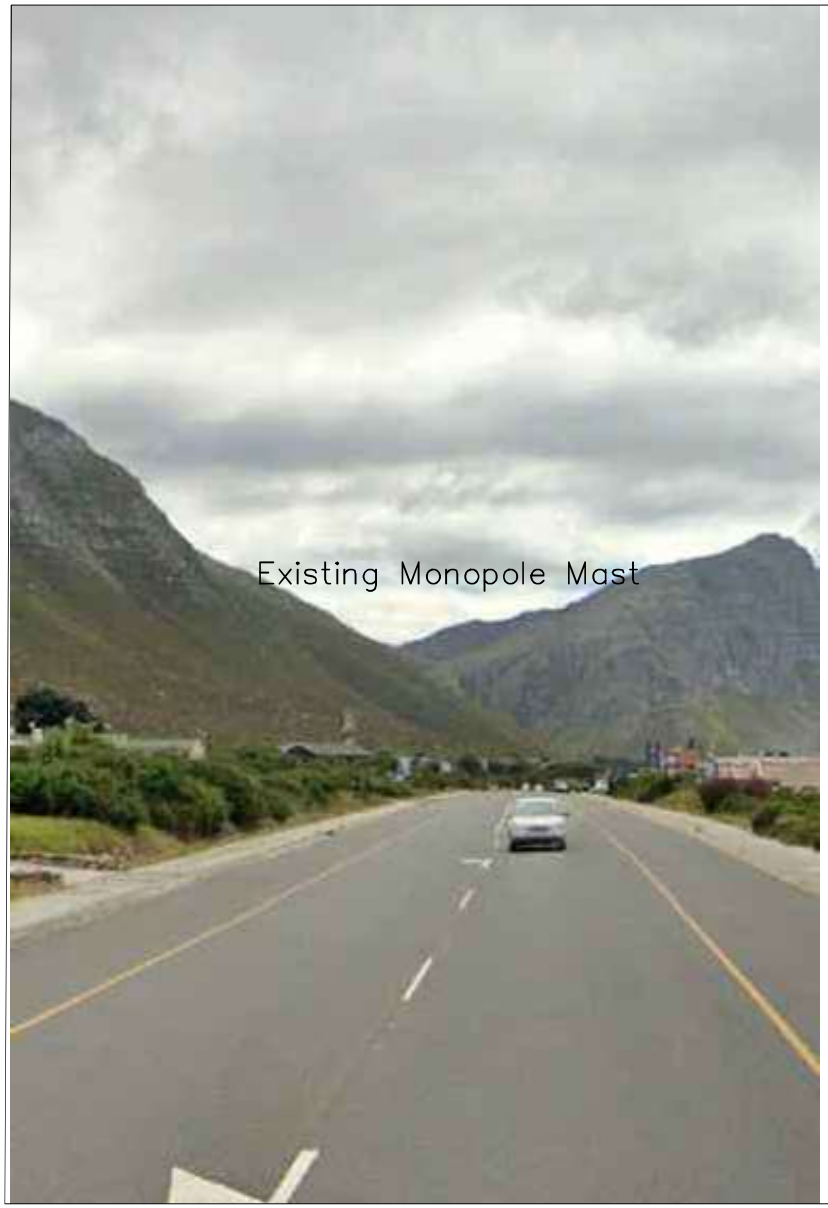
DRAWING NUMBER: 05430-03
SHEET: 4 OF 5

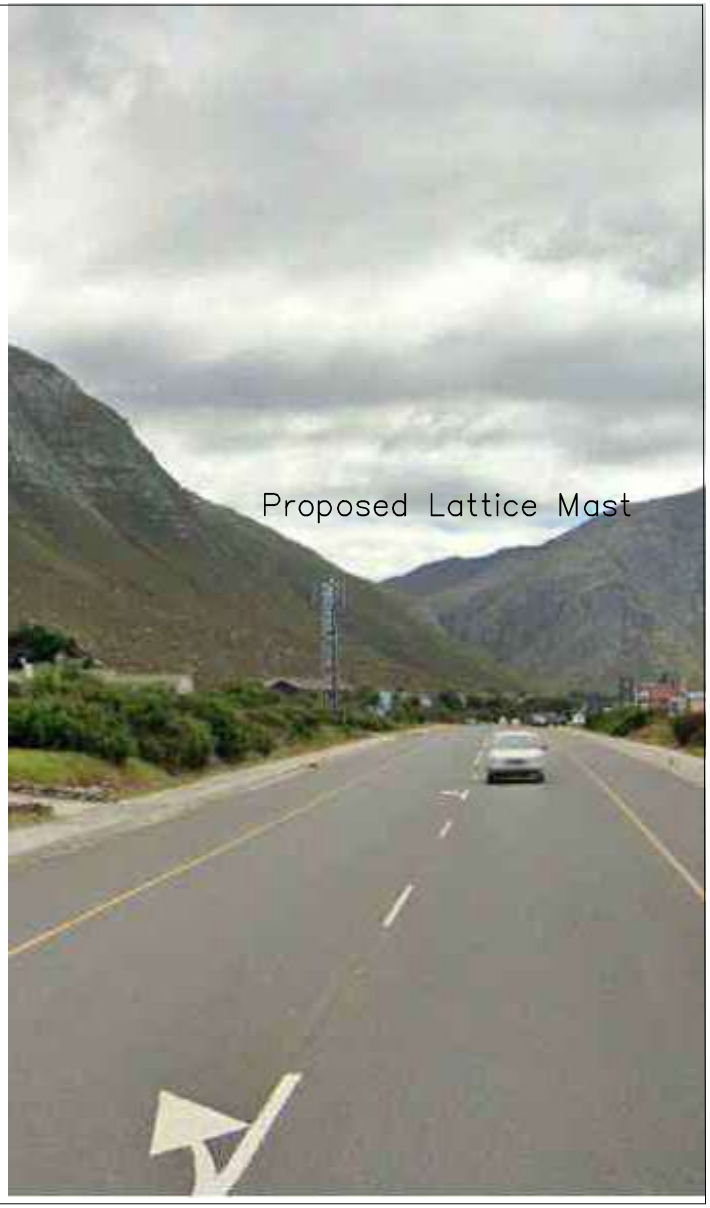
DRAWING TITLE: ELEVATION

DRAWN: A.RODRIGUES
SCALE: NTS

DATE: 2023-10-02
REVISION: 0

Artist Impression





Superimposition of Proposed 25 m Lattice Mast to replace existing Lattice Mast
(As Viewed from Clarence Drive (R44))

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DATE	DESCRIPTION	REVISION
02-10-2023	1st Issue	0

DRAWING NUMBER: 05430-03
SHEET: 5 OF 5

DRAWING TITLE: ARTIST IMPRESSION

DRAWN: A.RODRIGUES
SCALE: NTS

DATE: 2023-10-02
REVISION: 0