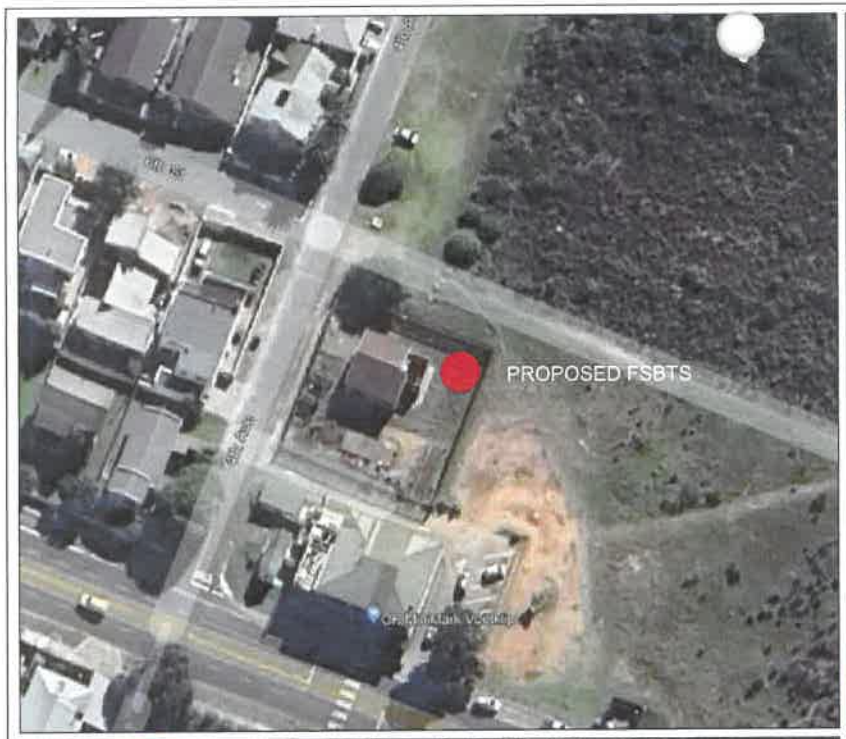
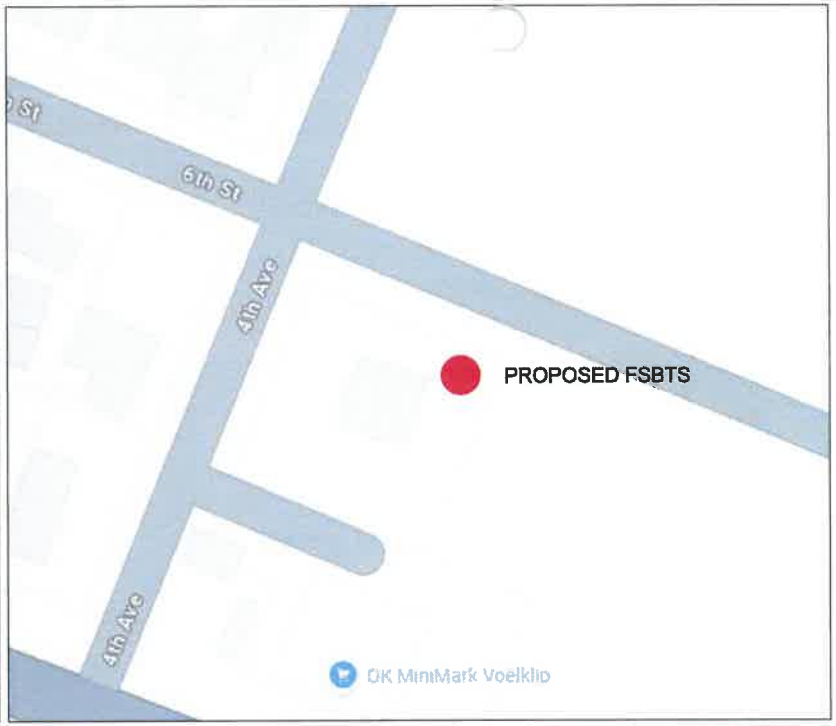
OVERSTRAND MUNICIPALITY	OVERSTRAND MUNISIPALITEIT	UMASIPALA WASE-OVERSTRAND
ERF 6679, 76 SEVENTH STREET, VOËLKLIP, HERMANUS: APPLICATION FOR CONSENT USE AND DEPARTURE: MESSRS WARREN PETTERSON PLANNING ON BEHALF OF GYRO PROPERTIES (PTY) LTD ON BEHALF OF TELKOM (SA) LTD	**ERF 6679, SEWENDESTRAAT 76, VOËLKLIP, HERMANUS: AANSOEK OM VERGUNNINGSGEBRUIK EN AFWYKING: MNRE WARREN PETTERSON PLANNING NAMENS GYRO EIENDOMME (EDMS) BPK NAMENS TELKOM (SA) BPK**	**ISIZA 6679, 76 SEVENTH STREET, E-VOéLKLIP, HERMANUS: ISICELO SOKUSETYENZISWA KWEMVUME KWAKUNYE NESICELO SOPHAMBUKO: OO-MNUMZANA U WARREN PETTERSON PLANNING EGAMENI LE- GYRO PROPERTIES (PTY) LTD EGAMENI LIKA-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 the following applications applicable to Erf 6679, Hermanus (the property), namely: **Consent use** Application in terms of Section 16(2)(o) of the By-Law, to accommodate a telecommunication apparatus of 25m in height on the property. **Departure** Application in terms of Section 16(2)(b) of the By-Law in order to: • relax the northern building line from 3m to 0m and the eastern building line from 3m to 0m, to accommodate a telecommunication apparatus on the property; and • relax the permissible height restriction from 8.5m to 25m to a accommodate the telecommunication apparatus on the property. Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **Friday, 22 November 2024**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Town Planner, Mr. P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.	Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) van die volgende aansoeke van toepassing op Erf 6679, Hermanus (die eiendom), naamlik: **Vergunningsgebruik** Aansoek ingevolge Artikel 16(2)(o) van die Verordening, om 'n telekommunikasie apparatus van 25m hoog op die eiendom te akkommodeer. **Afwyking** Aansoek ingevolge Artikel 16(2)(b) van die Verordening ten einde die: • noordelike boulyn vanaf 3m na 0m en die oostelike boulyn vanaf 3m na 0m te verslap, om 'n telekommunikasie apparatus op die eiendom te akkommodeer; en • die toelaatbare hoogtebeperking vanaf 8.5m na 25m te verslap om die telekommunikasie apparatus op die eiendom te akkommodeer. Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op **Vrydag, 22 November 2024**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Stadsbeplanner, Mnr. P Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.	Kukhutshwa isaziso ngokumayela neCandelo 47 neCandelo 48 loMthetho Otshintshiweyo woMasipalawaseOverstrand ongokuSetyenziswa Nokucetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), kwezi zicelo zilandelayo zisebenza kwiSiza-6679, e-Hermanus (ipropati), ezizezi: **Imvume yosetyenziso** Isicelo ngokumayela neCandelo 16(2)(o) loMthetho kaMasipala ukulungiselela indawo yokuhlalisa izixhobo zonxibelelwano ngefowuni ezima-25m ubuke kwipropati. **Uphambuko** Ukusetyenziswa ngokweCandelo le-16(2)(b) loMthetho kaMasipala ukuze: • ukunyenyisa komda wesakhiwo osemantla ukusuka kwii-mitha eziyi-3m ukuya kwii-mitha eziyi-0m kunye nomda wesakhiwo osempuma ukusuka kwii-mitha eziyi-3m ukuya kwii-mitha eziyi-0m, ukulungiselela izixhobo zonxibelelwano kwipropati; kwaye • ukunyenyisa umphakamo ovumelekileyo osisithintelo ukusuka kwii-mitha eziyi-8.5m ukuya kwii-mitha eziyi-25m ukulungiselela izixhobo zonxibelelwano ngefowuni kwipropati. Iinkcukacha ezihambelana nesi siphakamiso ziyafumaneka kwiintsuku zaphakathi evekini ukuze zihlolwe phakathi kwentsimbi ye-08:00 ne- 16:30 kwiSebe: Izicwangciso ngeDolophu kwa16 Paterson Street, e-Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zeSolotya lama-51 nelama-52 loMthethwana kaMasipala ochazwe ngentla (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za ngomhla okanye ngaphambi **koLwesihlanu, 22 EyeNkanga 2024** uchaze igama lakho, idilesi, neenkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngefowuni ingabuzwa **kuMcwangcisi weDolophu, uMnu. P Roux kwa-** 028-313 8900. UMasipala angala ukwamkela izimvo emva kokuvala. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe leziCwangciso zeDolophu acele igosa limncede ukufaka uluvo lwakhe ngokusemthethweni.

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

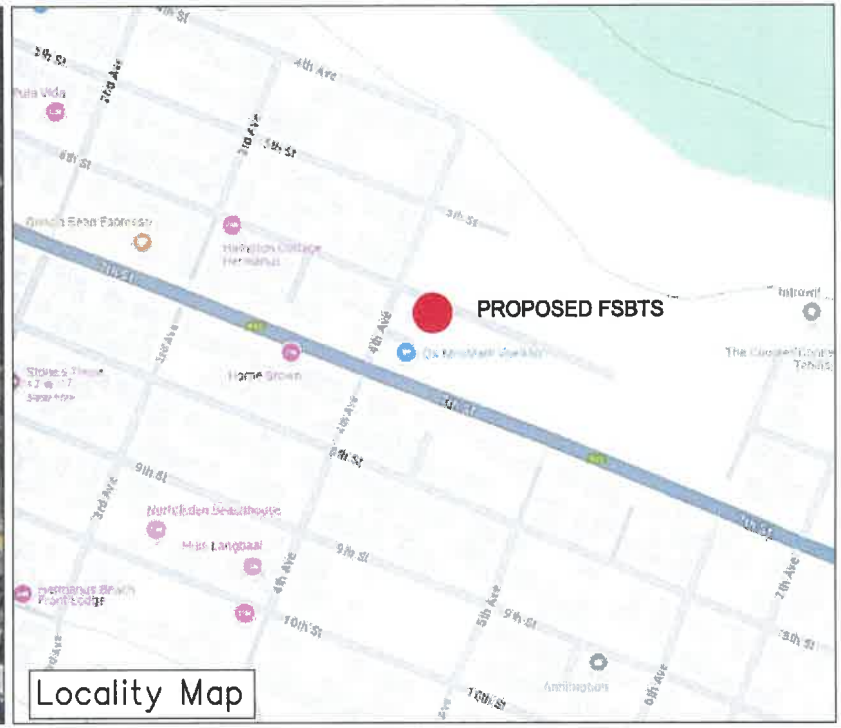
Notice No / Kennisgewing nr / Inombolo yesaziso: ***158/2024***



Aerial Map



Locality Map



Gyro

GYRO SITE ID:
05220-01

GYRO SITE NAME:
VOELKLIP EXCHANGE

PROPERTY DESCRIPTION:
ERF 6679, HERMANUS

ADDRESS:
4TH AVENUE, VOELKLIP, HERMANUS

CO-ORDINATES:
Lat: -34.405623°
Long: 19.278331°

ELEVATION:
29m

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS
Tel: (021) 552 5255
Fax: 086 697 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 AND CUSTOM BASE STATION

APPROVED MAST:
25m LATTICE MAST

NOTES:
A) NEW 25m LATTICE MAST
B) CUSTOM BASE STATION
C) ZONING: BUSINESS ZONE 3
D) BUILDING LINE: 3m
E) OWNER: TELKOM S A LTD

DATE	DESCRIPTION	REVISION
25-04-2024	1st Issue	0

DRAWING NUMBER: 05220-01
SHEET: 1 OF 5

DRAWING TITLE: LOCALITY MAP

DRAWN: A.RODRIGUES
SCALE: NTS

DATE: 2024-04-25
REVISION: 0

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 25m Lattice Transmission Apparatus. (Subject to the provisions of Chapter 16.10.23 of the Overberg Zoning Scheme).

- ✓ **Permanent departures** in terms of Section 16 (2)(b) of the Overstrand Municipal Planning By-Law, 2020 for the relaxation of the northern building line of Erf 6679 Hermanus, from **3.0m** to **0.0m** to allow for the erection of a 25m Lattice Transmission Apparatus. (Subject to the provisions of Chapter 16.10.23 of the Overberg Zoning Scheme).

- ✓ **Permanent departures** in terms of Section 16 (2)(b) of the Overstrand Municipal Planning By-Law, 2020 for the relaxation of the eastern building line of Erf 6679 Hermanus, from **3.0m** to **0.0m** to allow for the erection of a 25m Lattice Transmission Apparatus. (Subject to the provisions of Chapter 16.10.23 of the Overberg Zoning Scheme).

- ✓ **Permanent departures** in terms of Section 16 (2)(b) of the Overstrand Municipal Planning By-Law, 2020 for the relaxation of the height restrictions of Erf 6679 Hermanus, from 8.5m to 25.0m to allow for the erection of a 25m Lattice Transmission Apparatus. (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 6679 Hermanus, in the Municipality of Overstrand, Division of Caledon, Province of the Western Cape
TITLE DEED NUMBER	T41900/1985
PROPERTY SIZE (m^2)	$900m^2$
CURRENT ZONING	Business Zone 3: Local Business
OWNER OF PROPERTY	Telkom SA LTD

TOWN AND REGIONAL PLANNING CONSULTANTS

Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

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 6679 Hermanus. The proposed Transmission apparatus will be situated adjacent 4th Avenue, and near 7th Street (R43) which serves as the main distributor for Voëlklip, and links with Standford to the east and town of Hermanus to the west

Figure 1- Location of the Proposed Transmission apparatus

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P.O. Box 152
Century City
7446

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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 (utility usage)
ZONING	Business Zone 3: Local Business

7.2 BUSINESS ZONE 3: LOCAL BUSINESS (B3)

Use of the property

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

a) **Primary uses** are: shops, dwelling unit (above ground floor) in accordance with 6.3.2, flats (above ground floor), offices, restaurant, caretaker's accommodation and self-catering.

b) **Consent uses** are: bottle store, business premises, clinic, conference facility, dwelling unit (on ground floor) in accordance with 6.3.2, flats (on ground floor), town housing in accordance with 6.3.2, tourist accommodation, hotel, institution, place of assembly, place of entertainment, place of instruction, place of worship, recreational facilities, residential building, sale of alcoholic beverages, service station, service trade and transmission apparatus (subject to the provisions of Chapter 16.10).

Development parameters

7.2.2 The following development parameters apply:

a) Coverage

The maximum coverage for all buildings on the land unit is 75%.

b) Floor factor

The maximum floor factor is 1.5.

c) Height

(i) The maximum height of a building, measured from the base level to the top of the structure, is 8,5 m.

(ii) The maximum number of storeys is 2.

Figure 2 – Overstrand Municipality Land Use Scheme, 2020 extract: Business Zone 3: Local Business (B3)

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B.3. SURROUNDING AREA

Voëlklip is a popular holiday destination situated between mountain and sea on the outer reaches of Hermanus. This suburb in Hermanus is situated only 130km 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, Standford and Gansbaai.

The immediate surrounding properties in the area are predominantly zoned as Residential Zone 1: Single Residential and Business Zone 3: Local Business, south form the proposed transmission apparatus. Other properties found in the surrounding area are zoned, Open Space Zones to the north (Nature reserve). The property on which the transmission apparatus is proposed, is zoned business zone 3, 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 Voëlklip

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Century City
7446

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SECTION C: DEVELOPMENT PROPOSAL

C.1. APPLICATION SPECIFICATIONS

Our client wishes to apply for consent use and permanent departures in terms of Section 16 (2)(o) and Section 16(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 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

C.1.2 Building Line Relaxation (Relaxation of the Northern and Eastern Building line)

A permanent departure application is hereby made in terms of Section 16 (2)(b) of the Overstrand Municipal Planning By-Law, 2020 for the relaxation of the northern building line of Erf 6679 Hermanus, from **3.0m** to **0.0m** to allow for the erection of a Transmission Apparatus inside the existing utility compound area.

A permanent departure application is hereby made in terms of Section 16 (2)(b) of the Overstrand Municipal Planning By-Law, 2020 for the relaxation of the eastern building line of Erf 6679 Hermanus, from **3.0m** to **0.0m** to allow for the erection of a Transmission Apparatus inside the existing utility compound area.

The Transmission Apparatus is positioned on the north-eastern corner of the property inside the compound area, and will not obstruct the existing utility services, landscaping etc.

C.1.3 Height Restriction Relaxation (Relaxation of the Height Restriction linked with the development parameters of a Business Zone 3 property)

According to the Overstrand Municipal Planning By-Law, 2020, a height restriction of **8.5m** is applicable to properties zoned as Business Zone 3: Local Business. A permanent departure application is hereby made in terms of Section 16 (2)(b) of the Overstrand Municipal Planning By-Law, 2020 for the relaxation of the height restriction from **8.5m** to **25.0m** to allow for the erection of a Transmission Apparatus inside the existing utility compound area on Erf 6679 Hermanus.

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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

The subject property is located within an urban area and is not zoned as open space. An application was submitted to the Department of Environmental Affairs and Development Planning to determine the applicability of NEMA. The outcome of the applicability application which will confirm if the proposed application triggers or not-trigger any notices, will be provide to the municipality once DEADP has confirmed (refer to Annexure F).

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 25 April 2024, 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 25 April 2024, Revision 0. Please also refer to Figures 26 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.

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(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 H.

(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 and mast types were considered but the proposed location on Erf 6679 Hermanus is deemed the best position to erect a 25m Lattice Transmission Apparatus.

(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 19th July 2024 by Antoinette de Beer relating to the tower position of the proposed TA on Erf 6679 Hermanus. The VIA stated that the visual impact will be moderate-low and low (Annexure I):

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 mast and custom base station. The site is located on Erf 6679 on 4th Avenue, Voëlklip, Hermanus. Fourth Avenue is accessible from the R43 / 7th street and the latter is classified as a route of regional significance.
>
> The proposed development 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.
>
> Proposed mitigation measures include:
> - The use of muted, matt finishes for all parts of the proposed development / infrastructure to be used whenever possible.
> - Fencing must be visually permeable e.g. welded mesh (e.g. 'ClearVu' or similar), but not steel palisade. Darker colours are visually recessive and therefore colours such as dark grey, etc. should be considered.
> - Preferably no lights, including along the infrastructure fence line, should be installed with the proposed infrastructure.
>
> Any development will cause a visual change within the landscape. The visual impact significance rating is assessed as moderate-low and low if all mitigation measures are implemented.

Figure 4 Extract from the Visual Impact Assessment

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P.O. Box 152
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(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.

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Cellular infrastructure 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 Voëlklip surrounded by business zones and residential zones, therefore showing the importance that coverage must be provided to these zones.

With the emphasis on the population growth in in the Overstrand Municipality, one can motivate the importance of the location and design of the proposed 25m TA at Voëlklip. The proposed 25m TA location is situated between residential and business zones, on a business zone 3 property (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. The proposed 25m lattice transmission apparatus will accommodate all the network operators with their additional required telecommunication infrastructure and provide the much needed coverage for the surrounding area of Voëlklip.

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 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 by the visual impact assessment specialist.

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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7446

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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 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 Voëlklip, poor network coverage (related to both voice and data) is experienced.

Many people all over South Africa has moved to Hermanus/Voëlklip, for the beauty and peaceful surroundings. This makes it the perfect retirement coastal town, resulting in capacity constraints on the existing network coverage in Voëlklip. Because of this reason, Telkom has approached our client and requested to obtain all the necessary approvals in order to erect a 25m Lattice Transmission Apparatus (Annexure I). The proposed TA will be able to carry the required telecommunication infrastructure to accommodate the network's needs.

Figure 5 Existing surrounding Telkom Infrastructure near Voëlklip

Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

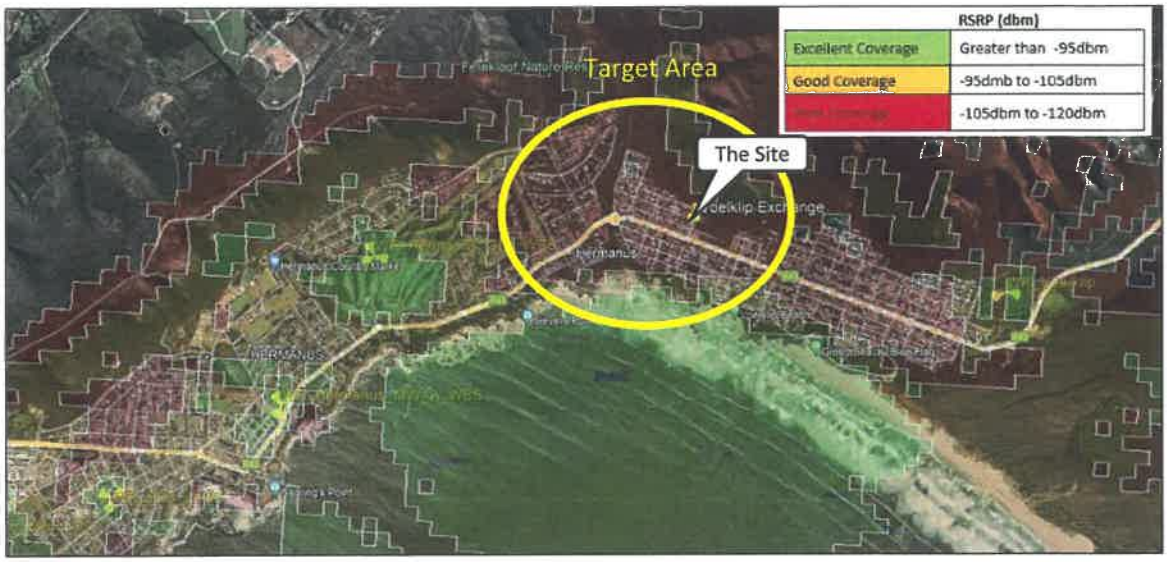

Figure 6 Current Telkom coverage at Voëlklip

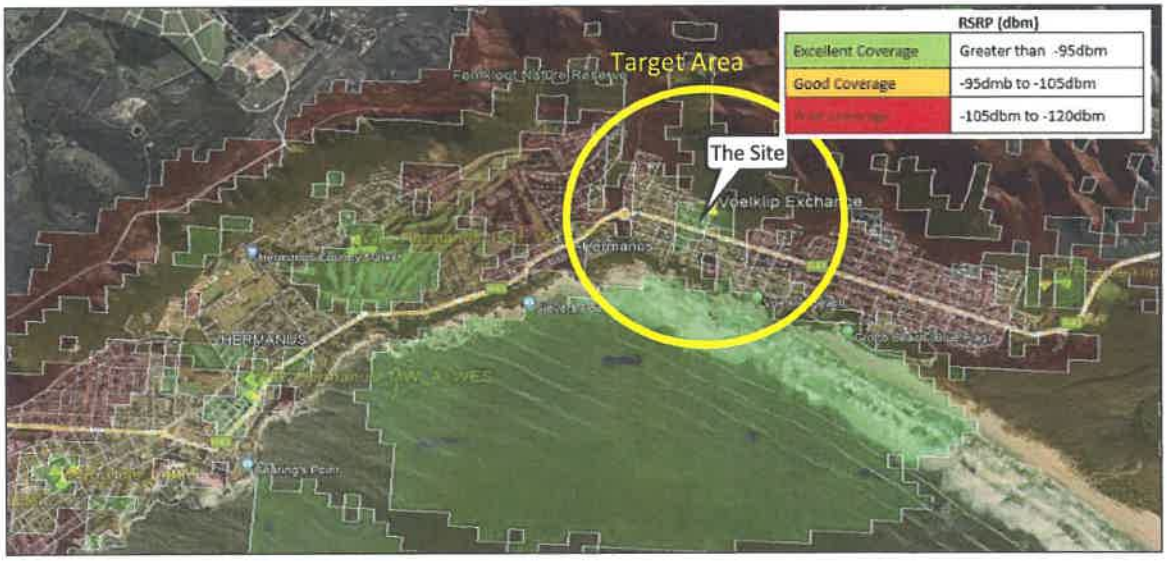

Figure 7 – Telkom After Coverage Prediction @15m at Erf 6679 Hermanus

Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

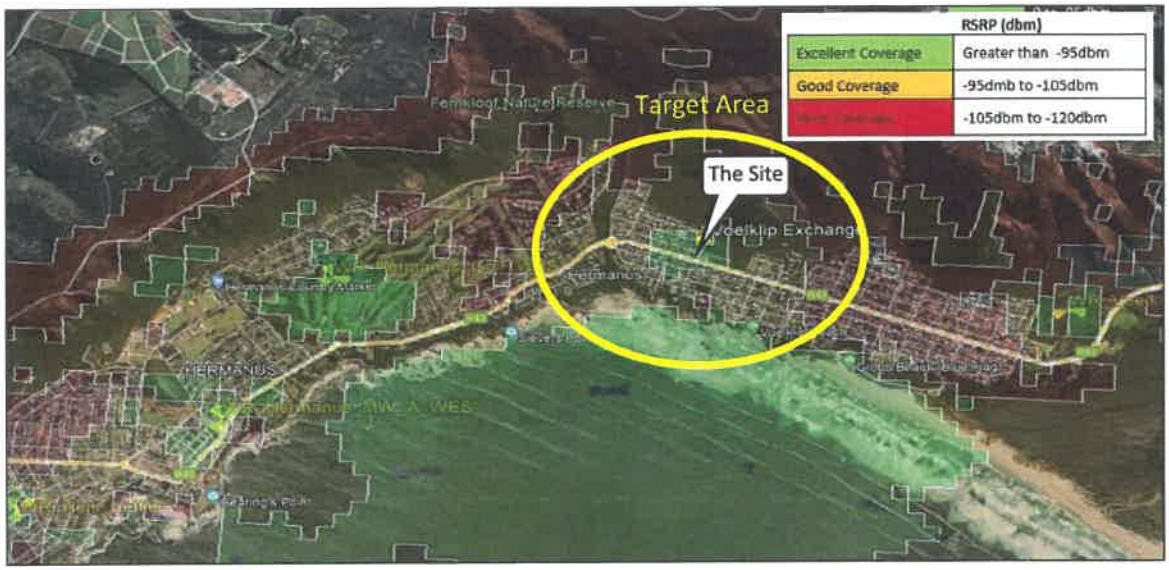

Figure 8 - Telkom After Coverage Prediction @20m at Erf 6679 Hermanus

Figure 9 - Telkom After Coverage Prediction @25m at Erf 6679 Hermanus

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Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
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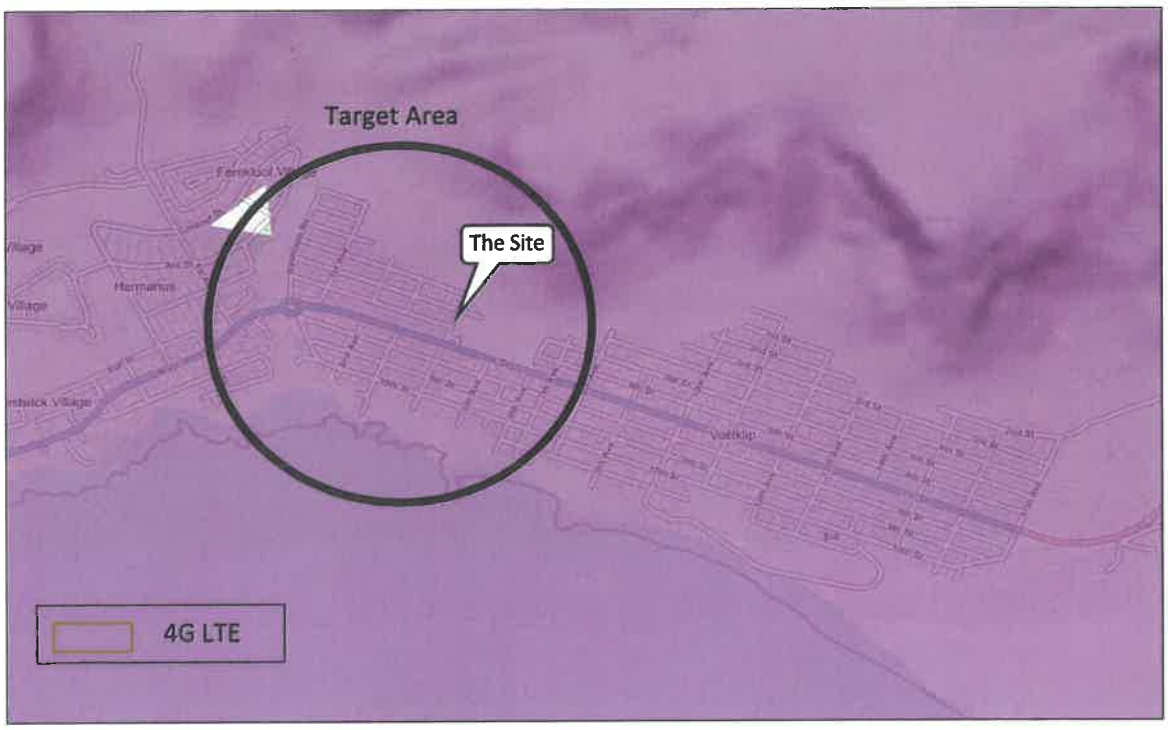

Figure 10 - Vodacom 4G LTE Coverage in Voëlklip

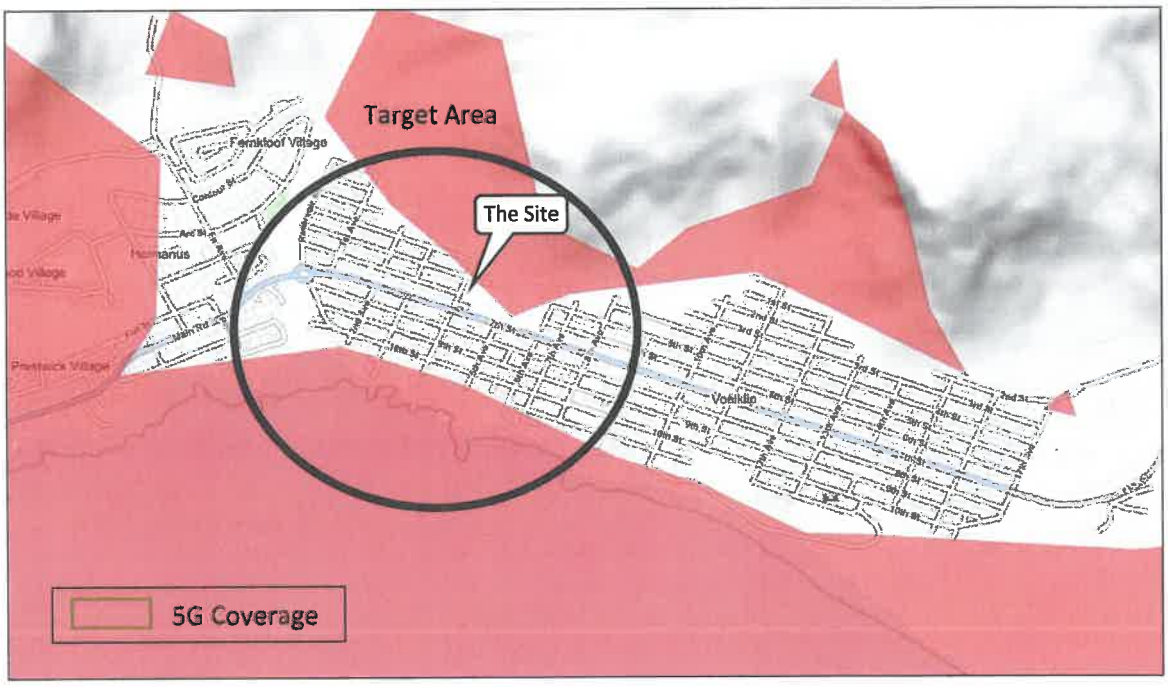

Figure 11 - Vodacom 5G Coverage in Voëlklip

TOWN AND REGIONAL PLANNING CONSULTANTS

Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

Figure 12- MTN 4G LTE Coverage in Voëlklip

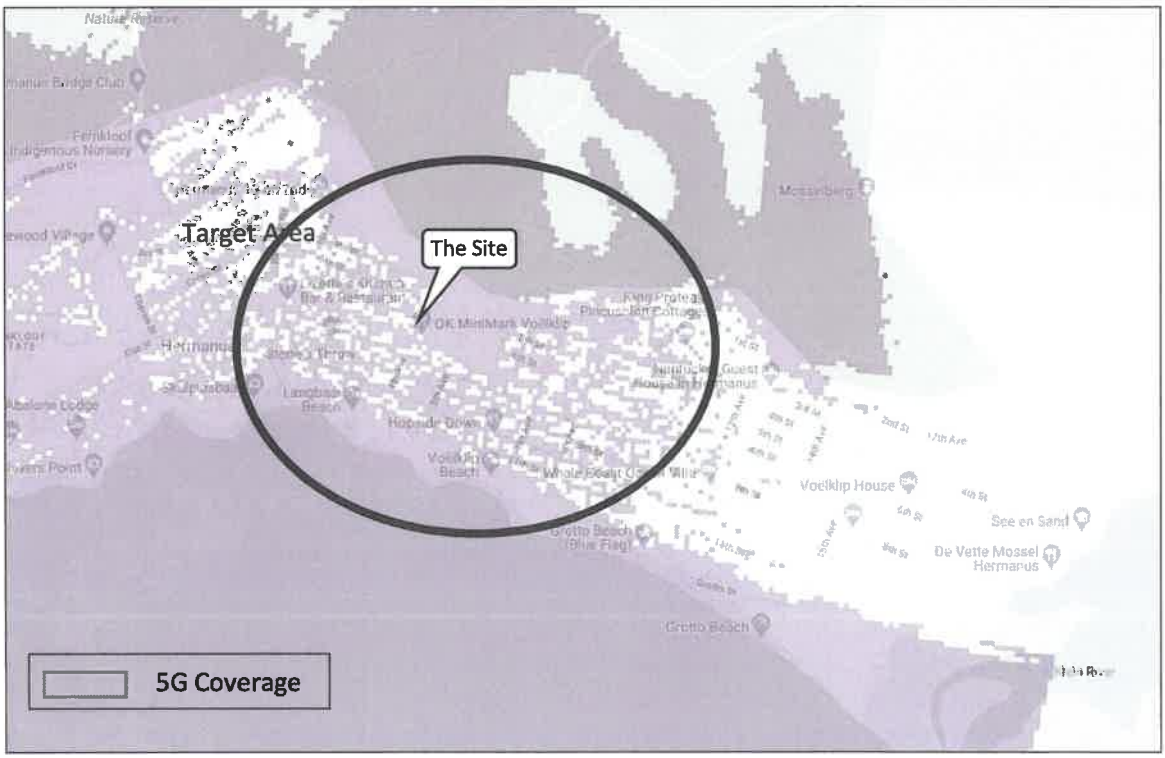

Figure 13 - MTN 5G Coverage in Voëlklip

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Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

Figure 14 - Telkom Customers Complains

Figures 6 and 9 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, there is a need for additional coverage in the target area of Voëlklip.

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.

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 14), a 25m mast is required.

TOWN AND REGIONAL PLANNING CONSULTANTS

Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

Figure 10 - 14 illustrates the current LTE/5G coverage for Vodacom and MTN in Voëlklip. It should be noted that although full LTE network coverage for Vodacom and MTN is visible in Voëlklip, 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 coverage images, there are currently limited 5G coverage for Vodacom and MTN in Voëlklip, 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 Voëlklip.

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 proposed Transmission Apparatus does not have any detrimental impact on the surrounding properties and will provide an essential and well used service to the surrounding community.

The radio planners of Telkom also provided a map which illustrates the complaints, which were received from their clients, due to lack off coverage/drop calls. Telkom strives to provide excellent coverage to everyone of their clients, so each complaint received by their customers is deemed as an important issue which needs to be address and to ensure that top coverage is being produced to all their clients.

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Warren Petterson Planning
P.O. Box 152
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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 15-17 strives to explain how the need for an increase in cellular infrastructure evolves in a typical urban area. Cellular infrastructure explained:

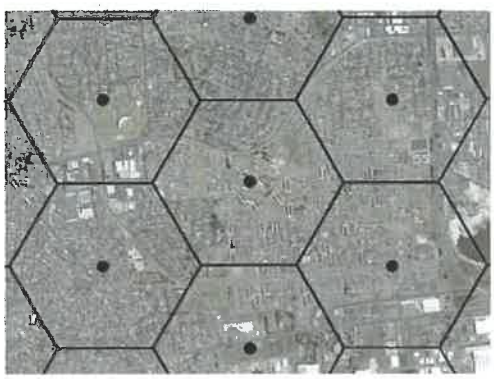

Figure 15- Initial Coverage (Cell) provided by Telecommunication Base stations

Figure 15 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).

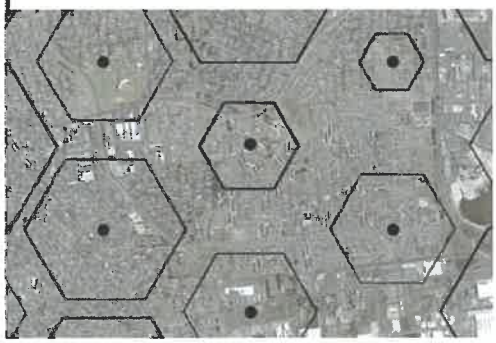

Figure 16 - Coverage Decreases due to increase in network users - Cell size decreases

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.

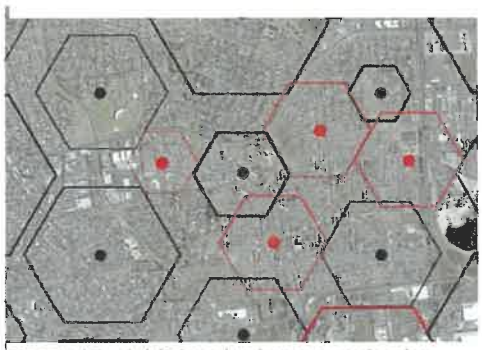

Figure 17 - Additional telecommunication base stations required to fill the gaps

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 17). 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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Warren Petterson Planning
P.O. Box 152
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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 18 -500m and 1km radius of the proposed site and surrounding base stations

Table 5– Nearest Surrounding Transmission towers/infrastructure as alternative

	Mast and Height	Site location	Distance
A	Tree mast, 30m (North of the Cape Nature Office)	17th Avenue	+/-2300m

Considering the information in Figure 18 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 proposed 25m Lattice Transmission Apparatus will provide all the network operators the opportunity to co-locate on the mast, in order to improve the network coverage in Voëlklip.

Givin the existing landscape and property zoning patterns in the suburb of Voëlklip, it is notable that there are only a few properties existing in the specific area of Voëlklip, which makes provision for a transmission apparatus according to the Overstand Land Use Zoning Scheme 2020. The surrounding

TOWN AND REGIONAL PLANNING CONSULTANTS

Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

properties are all zoned Residential Zone 1: Single Residential which reduce the possibility of considering alternative sites. As illustrated in Figure 3, only 3 properties make provision for a transmission apparatus and all these possible alternatives were considered. This following section will elaborate on the alternative sites and will provide the reason for why Erf 6679 Hermanus was accepted.

Alternative sites Considered:

Erf 6679 Hermanus (Option 1) - It should be noted that when determining a possible position for a TA base station, the following determining factors play a role in identifying a suitable position, 1. Altitude, 2. Zoning, 3. Visual Impact, 4. Distance away from existing base stations, 5. Requirements of the network, and 6. Willing landlord. Erf 6679 Hermanus is zoned Business Zone 3, which is compliant with the Overstand Land Use Zoning Scheme 2020, which makes provision for a transmission apparatus as a consent use. The location of the proposed base station is also situated optimally between existing surrounding base stations, which help with reducing the need for future base stations in the area. Our client Gyro (which is affiliated with Telkom) was approached by Telkom to erect a TA in Voëlklip, as there is a need for coverage in the area according to the radio planners of Telkom. This position will meet the requirement of the network. The property is also owned by Telkom and is currently used as a Telkom substation. Comparing with the surrounding property land uses in the area, this property will make the most sense visually, as the existing utility services and concrete palisade fence will blend in with the TA infrastructure associated with telecommunication infrastructure reducing the visual impact. Based on the findings and the fact that our client (Gyro/Telkom) owns the property, this position was deemed as the best option compared to the alternative sites.

Erf 6256 Hermanus (Option 2) – As mentioned in Option 1 the same determining factors was also looked at, at Erf 6256 Hermanus. This property is also zoned Business Zone 3, which makes provision for a transmission apparatus as a consent use. Optimally this position would also have worked for the radio planners of Telkom in terms of distance away from existing surrounding base stations, and network requirement. However, the only reason why this property was not chosen, was because of limited space. As confirmed by the landowner of the property, there is not enough space on the property for this base station. They were not willing to rent out a 10m x 10m portion of their property in order to accommodate the base station.

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Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

Erf 4771 Hermanus (Option 3) – Option 3 also meet all the requirement as previously mentioned in the previous two options. The zoning of the property is Open Space Zone 2 which makes provision for a transmission apparatus as a consent use. Optimally this position would also have worked for the radio planners of Telkom in terms of distance away from existing surrounding base stations, and network requirement. However, because the property is currently being utilised as an open space, and part of the nature reserve, we are of the opinion the Visually this position would have a bigger impact on the surrounding area. The 'openness' of the property will not 'screen' the TA equipment container and the TI infrastructure would be more visible. Also, the property is not owned by Telkom itself, which makes it more difficult to sign a lease with the landowner.

Figure 19 - Alternative sites considered in Voëlklip

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Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

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 and permanent departures application, as seen in the VIA report our client initially proposed a 25m Tree mast to blend in with the existing natural surroundings of Voëlklip.

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 Voëlklip.

Figure 20 - Superimposition of proposed 15m Lattice mast looking west from the R43/7th street route of regional scenic significance

Figure 21 - Superimposition of proposed 15m Monopole mast looking west from the R43/7th street route of regional scenic significance

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Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

Figure 22 - Superimposition of proposed 15m Tree mast looking west from the R43/7th street route of regional scenic significance

Figure 23 - Superimposition of proposed 20m Lattice mast looking west from the R43/7th street route of regional scenic significance

Figure 24 - Superimposition of proposed 20m Monopole mast looking west from the R43/7th street route of regional scenic significance

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Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

Figure 25 - Superimposition of proposed 20m Tree mast looking west from the R43/7th street route of regional scenic significance

Figure 26 - Superimposition of proposed 25m Lattice mast looking west from the R43/7th street route of regional scenic significance

Figure 27 - Superimposition of proposed 25m Monopole mast looking west from the R43/7th street route of regional scenic significance

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Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

Figure 28 - Superimposition of proposed 25m Tree mast looking west from the R43/7th street route of regional scenic significance

According to the VIA repot from a visual perspective the 25m 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 ratting is assessed as **moderate-low**.

The following mitigation measurements proposed by the VIA specialist include:

- *The use of muted, matt finishes for all parts of the proposed development / infrastructure to be used whenever possible.*
- *Fencing must be visually permeable e.g. welded mesh (e.g. 'ClearVu' or similar), but not steel palisade. Darker colours are visually recessive and therefore colours such as dark grey, etc. should be considered.*
- *Preferably no lights, including along the infrastructure fence line, should be installed with the proposed infrastructure.*

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 for a TA in Voëlklip, our client agreed to the recommendation made in the VIA and amended the proposal from a 25m Tree Mast to a 25m Lattice mast.

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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Warren Petterson Planning
P.O. Box 152
Century City
7446

T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

SECTION F: CONCLUSION

This consent use and permanent departures application to allow for the proposed transmission apparatus to be erected on Erf 6679 Hermanus, 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.

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Warren Petterson Planning
P.O. Box 152
Century City
7446

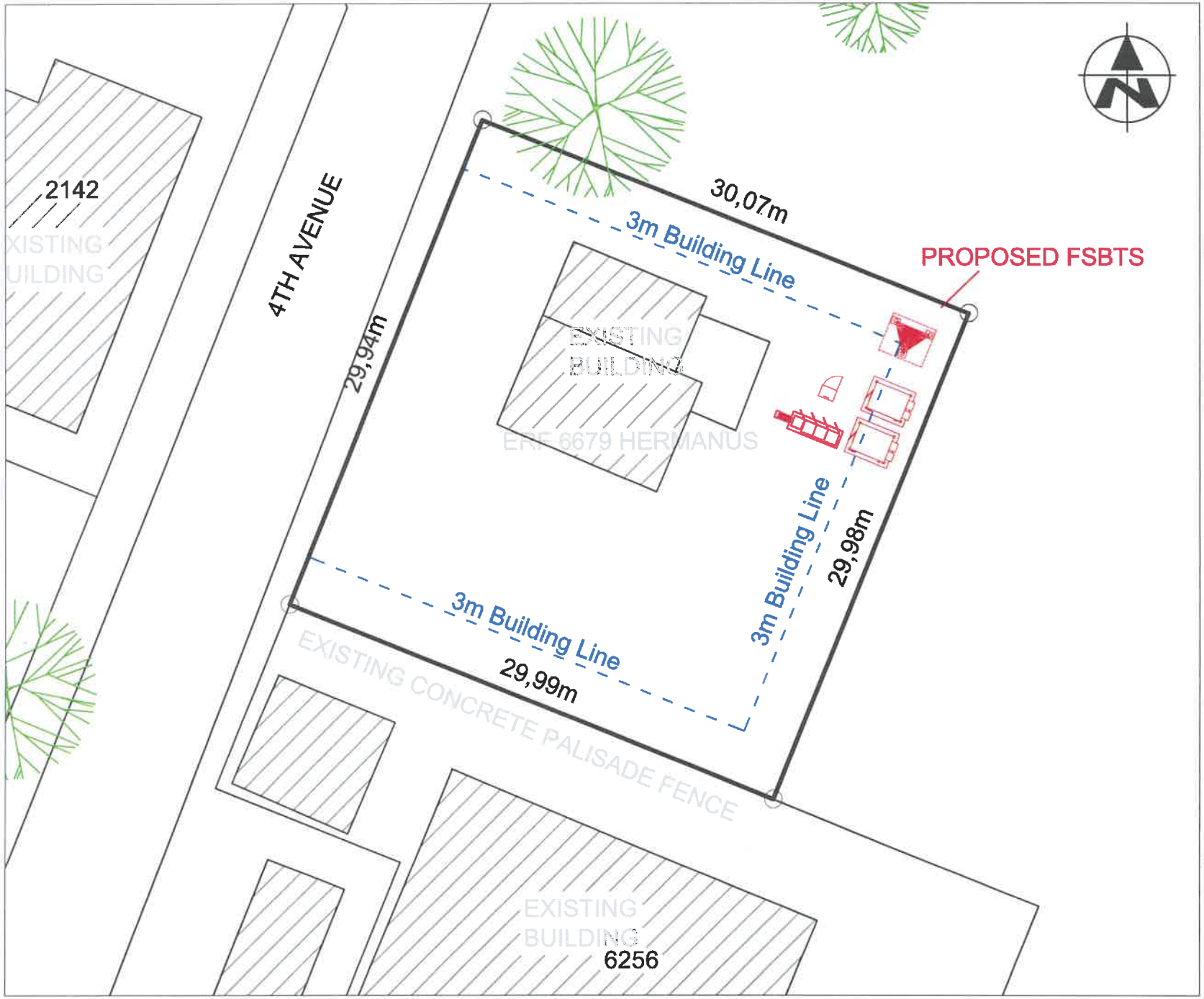
T: (021) 552 5255
C: (082) 819 1805
E: adriano@wpplanning.co.za

ANNEXURE A

PLANS OF PROPOSAL

Voelklip Area

Site Plan



Gyro

GYRO SITE ID:
05220-01

GYRO SITE NAME:
VOELKLIP EXCHANGE

PROPERTY DESCRIPTION:
ERF 6679, HERMANUS

ADDRESS:
4TH AVENUE, VOELKLIP, HERMANUS

CO-ORDINATES:
Lat: -34.405623°
Long: 19.278331°

ELEVATION:
29m

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS
Tel: (021) 552 5255
Fax: 086 537 9167
Unit H, 3rd Floor
Matrix Building, Bridgeway,
Century City, Cape Town
Po Box 152,
Century City,
7446

PROJECT:
PROPOSED NEW GYRO 25m LATTICE MAST AND CUSTOM BASE STATION

APPROVED MAST:
25m LATTICE MAST

NOTES:
A) NEW 25m LATTICE MAST
B) CUSTOM BASE STATION
C) ZONING: BUSINESS ZONE 3
D) BUILDING LINE: 3m
E) OWNER: TELKOM S A LTD

DATE	DESCRIPTION	REVISION
25-04-2024	1st Issue	0

DRAWING NUMBER: 05220-01
SHEET: 2 OF 5

DRAWING TITLE: SITE PLAN

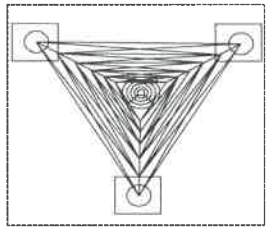
DRAWN: A.RODRIGUES
SCALE: 1:300

DATE: 2024-04-25
REVISION: 0

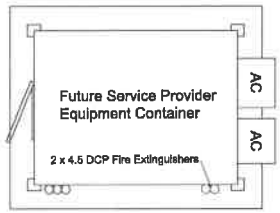
Top View

EXISTING CONCRETE PALISADE FENCE

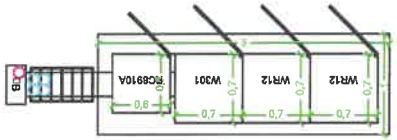
25M LATTICE MAST

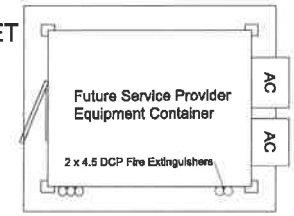


25MTREE MAST



2X FUTURE EQUIPMENT CABINET





EXISTING CONCRETE PALISADE FENCE

EXISTING BUILDING

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DATE	DESCRIPTION	REVISION
25-04-2024	1st Issue	0

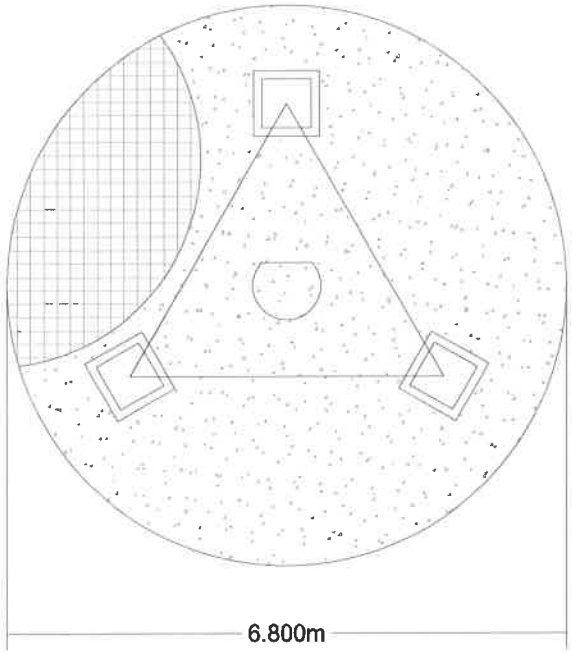
DRAWING NUMBER: 05220-01
SHEET: 3 OF 5

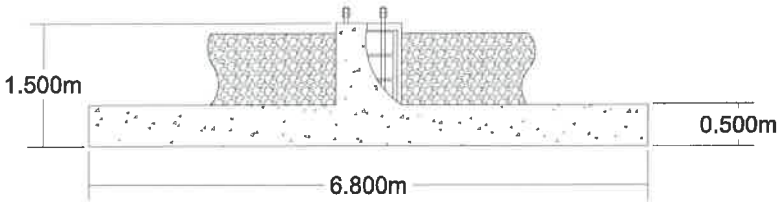
DRAWING TITLE: TOP VIEW

DRAWN: A.RODRIGUES
SCALE: 1:75

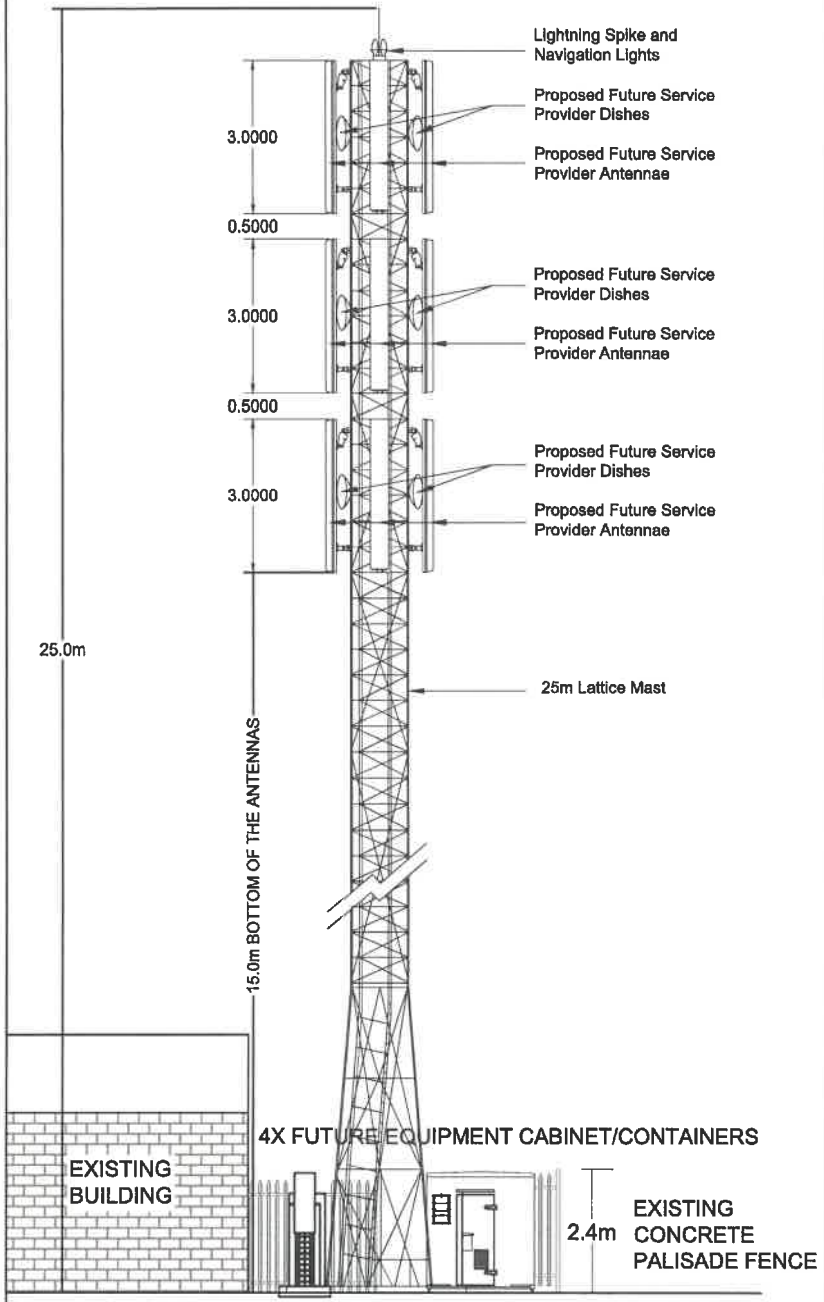
DATE: 2024-04-25
REVISION: 0

Elevation





25m LATTICE
MAST FOUNDATION
SCALE 1:125



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25m LATTICE MAST

NOTES:
A) NEW 25m LATTICE MAST
B) CUSTOM BASE STATION
C) ZONING: BUSINESS ZONE 3
D) BUILDING LINE: 3m
E) OWNER: TELKOM S A LTD

DATE	DESCRIPTION	REVISION
25-04-2024	1st Issue	0

DRAWING NUMBER: 05220-01
SHEET: 4 OF 5

DRAWING TITLE: ELEVATION

DRAWN: A.RODRIGUES
SCALE: NTS

DATE: 2024-04-25
REVISION: 0

Artist Impression

Superimposition of Proposed 25 m Lattice Mast
(As Viewed from 7th Avenue (R43))

Gyro

GYRO SITE ID:
05220-01

GYRO SITE NAME:
VOELKLIP EXCHANGE

PROPERTY DESCRIPTION:
ERF 6679, HERMANUS

ADDRESS:
4TH AVENUE, VOELKLIP, HERMANUS

CO-ORDINATES:
Lat: -34.405623°
Long: 19.278331°

ELEVATION:
29m

WPP
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 AND CUSTOM BASE STATION

APPROVED MAST:
25m LATTICE MAST

NOTES:
A) NEW 25m LATTICE MAST
B) CUSTOM BASE STATION
C) ZONING: BUSINESS ZONE 3
D) BUILDING LINE: 3m
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REVISION: 0