ERF 903, 1 SKOOL STREET, STANFORD: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE: MESSRS HIGHWAVE CONSULTANTS ON BEHALF OF BBBM BELEGGINGS (EDMS) BPK

OVERSTRAND MUNICIPALITY

AMENDED NOTICE

ERF 903, 1 SKOOL STREET, STANFORD: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, CONSENT USE AND DEPARTURE: MESSRS HIGHWAVE CONSULTANTS ON BEHALF OF BBBM BELEGGINGS (EDMS) BPK

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 the above-mentioned property, namely:

Removal of restrictive title deed conditions
Application in terms of Section 16(2)(f) of the By-Law, to remove conditions D.3, D.6(1), D.6(2)(a) and D.6.(2)(d) as contained in Title Deed No. T49283/2012 applicable to Erf 903, Stanford.

Consent use
Application in terms of Section 16(2)(o) of the By-Law, to accommodate a transmission tower on the property.

Departure
Application in terms of Section 16(2)(b) of the By-Law, to:

- relax the common boundary building line (shared with Erf 466 and Erf 460) from 4.5m to 0m; and
- relax the permissible height restriction from 10.5m to 25m, to accommodate the proposed 25m high transmission tower.

Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning at 16 Paterson Street, Hermanus; Stanford Library, Queen Victoria Street, Stanford; Gansbaai Library, Main Road, Gansbaai and on the municipal webpage at the following link https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/

Any comments must be in writing in terms of the provisions of Sections 51 and 52 of the By-law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **Friday, 28 February 2025**, quoting your name, address, contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr. P Roux** at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

OVERSTRAND MUNISIPALITEIT

GEWYSIGDE KENNISGEWING

ERF 903, SKOOLSTRAAT 1, STANFORD: AANSOEK OM OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDES, VERGUNNINGSGEBRUIK EN AFWYKING: MNRE HIGHWAVE KONSULTANTE NAMENS BBBM BELEGGINGS (EDMS) BPK

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 die bogenoemde eiendom, naamlik:

Opheffing van beperkende titelaktewoorwaardes
Aansoek ingevolge Artikel 16(2)(f) van die Verordening, om voorwaardes D.3, D.6(1), D.6(2)(a) en D.6(2)(d), soos vervat in Titelakte Nr. T49283/2012 van toepassing op Erf 903, Stanford op te hef.

Vergunningsgebruik
Aansoek ingevolge Artikel 16(2)(o) van die Verordening, om 'n transmissietoring op die eiendom te akkommodeer.

Afwyking
Aansoek ingevolge Artikel 16(2)(b) van die Verordening, om:

- die gemeenskaplike grensboulyn (gedeel met Erf 466 en Erf 460) vanaf 4.5m na 0m te verslap; en
- die toelaatbare hoogtebeperking vanaf 10.5m na 25m te verslap om die voorgestelde 25m hoë transmissietoring te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weeksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus; Stanford Biblioteek, Queen Victoriasstraat, Stanford; Gansbaai Biblioteek, Hoofweg, Gansbaai en die munisipale webtuiste by die volgende skakel https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/

Enige kommentaar moet skriftelik wees ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **Vrydag, 28 Februarie 2025**, met u naam, adres, kontakbesonderhede, belang in die aansoek, en die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. P Roux** by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer.

UMASIPALA WASE-OVERSTRAND

ISAZISO ESILUNGISIWE

ISIZA 903, 1 SKOOL STREET, E-STANFORD: ISICELO SOKUSUSWA KWEZITHINTELO NGOKWEMIGAQO, UKWAHLULWA NOKUHLANGANISA: MESSRS HIGHWAVE CONSULTANTS EGAMENI LE-BBBM BELEGGINGS (EDMS) BPK

Isaziso siyanikezelwa ngokweCandelo lama-47 nelama-48 loMthetho kaMasipala woLungiso loLungiso lukaMasipala waseOverstrand kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) kwezi zicelo zilandelayo zisebenza kwezi propati zikhankanywe apha ngasentla, ezizezi:

Ukususwa kweMiqathango yeSivumelwano soBunini esiThintelweyo
Isicelo ngokuhambelana neCandelo le-16(2)(f) loMthetho kaMasipala sokususa imiqathango yesithintelo setayitile yobunini D.3, D.6(1), D.6(2)(a) and D.6(2)(d) njengoko iqulethwe kwiSivumelwano soBuninimhlaba esinguNombolo T49283/2012 esetyenziswa kwiSiza-903, e-Stanford.

Ukusetyenziswa kwemvume

Isicelo ngokwemigaqo yeCandelo le-16(2)(o) loMthetho kaMasipala, ukulungiselela indawo yothumelo lwe thawa kwipropati

Uphambuko

Ukusetyenziswa ngokweCandelo le-16(2)(b) loMthetho kaMasipala, loku:

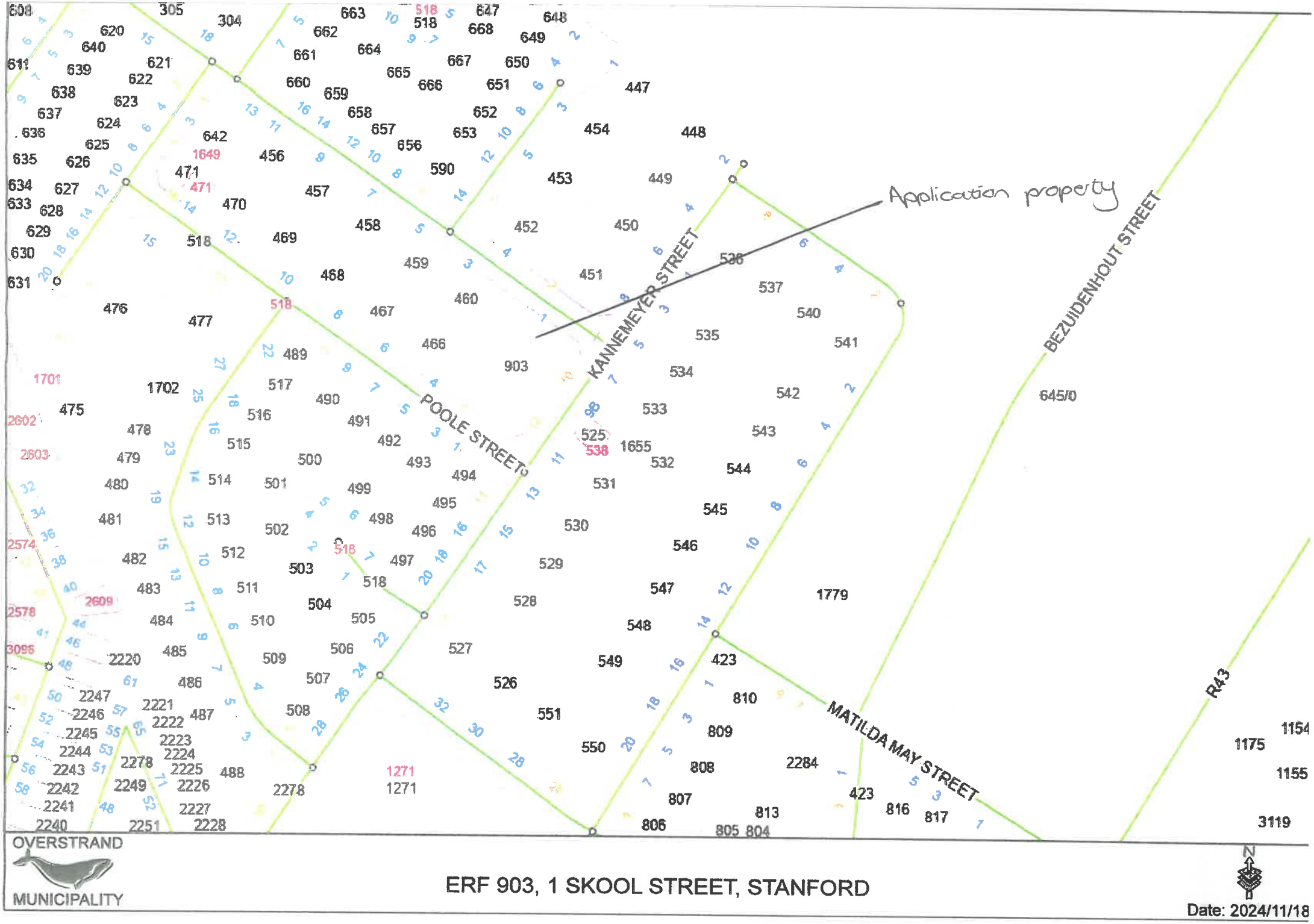
- nyenyisa umda wesakhiwo oqhelekileyo (ekwabelwana ngawo neSiza-466 kunye neSiza-460) ukusuka kwii-mitha eziyi-4.5m ukuya kwii-mitha eziyi-0m; kwanoku
- nyenyisa umqobo wobude ovumelekileyo ukusuka kwii-mitha eziyi-10.5m ukuya kwii-mitha eziyi-25m, ukulungiselela i-25m yothumelo oluphezulu olucetywayo.

Iinkcukacha eziphele leyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, 16 Paterson Street, eHermanus nakwiThala leeNcwadi lase-Stanfordi, Queen Victoria Street, eStanford; nakwiThala leeNcwadi lase-Gansbaai, Main Road, eGansbaai; Umasipala Wase-Overstrand iwebhusayithi https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala yaye mazifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi **koLwesihlanu, 28 EyoMdumba 2025**, unike igama lakho, idilesi neenkcukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungaftsalela umnxeba **uMcwangcisi weDolophu, Mnu. P Roux** kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loCwangciso lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

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

Notice No / Kennisgewing nr / Inombolo yesaziso: **198/2024**


Application property
KANNEMEYER STREET
POOLE STREET
BEZUIDENHOUT STREET
MATILDA MAY STREET
R43
OVERSTRAND
MUNICIPALITY
ERF 903, 1 SKOOL STREET, STANFORD
N
Date: 2024/11/18

ERF 903 STANFORD

APPLICATION FOR CONSENT USE,

BUILDING LINE & HEIGHT RELAXATION,

REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS

TO ALLOW A FREESTANDING

BASE TELECOMMUNICATION STATION

CLIENT: EAGLE TOWERS SA

PREPARED BY: HIGHWAVE CONSULTANTS

HIGHWAVE CONSULTANTS

SEPTEMBER 2024

DEFINITIONS:

FOR THE PURPOSE OF THIS APPLICATION, AND UNLESS IT APPEARS OTHERWISE IN THE TEXT, THE TERMS USED HEREIN ARE AS FOLLOWS:

PROPERTY:
ERF 903, STANFORD, OVERSTRAND MUNICIPALITY, WESTERN PROVINCE.

CLIENT:
EAGLE TOWERS SA

APPLICANT:
HIGHWAVE CONSULTANTS (PTY) LTD.

OWNER:
BBBM BELEGGINGS PTY LTD

ABBREVIATIONS:

FOR THE PURPOSE OF THIS APPLICATION, AND UNLESS IT APPEARS OTHERWISE IN THE TEXT, THE TERMS USED HEREIN ARE AS FOLLOWS:

ABOVE GROUND LEVEL:
Referred to as (AGL)

DMS:
Development Management Scheme

LUPA:
Land Use Planning Act (Act 3 of 2014)

RBTS:
Rooftop Base Telecommunications Station as defined in the HZSR.

FSBTS:
Freestanding Base Telecommunications Station as defined in the HZSR.

TI
Telecommunication Infrastructure as defined in the HZSR

TOA
Top of Antenna

1. THE APPLICATION

Application is hereby made on behalf of our client Eagle Towers SA for the purpose of erecting a Freestanding Base Telecommunication station with a 25m Monopole Mast to allow the following on Erf 903, Stanford, Overstrand Local Municipality.

1. **Consent use application** in terms of Section 16(2)(o) of the Overstrand Municipal Land Use Planning By-law to allow the erection of a Telecommunication base station with a 25m Monopole Mast.
2. **Departure application** in terms of Section 16(2)(b) of the Overstrand Municipal Land Use Planning By-law to allow the following:
   - Relaxation of the common boundary building line at the back (shared with Erf 466 and Erf 460) from 4,5m to 0.0m, and
   - The height relaxation from 10.5m to 25.0m to allow the newly proposed 25m Monopole mast on the said property.
3. **Removal of Restrictive Title Deed Conditions** in terms of Section 16(2)(f) of the Overstrand Municipal Land Use Planning By-law to remove on page 4 condition D3, on page 4 condition D6(1), on page 4 condition D6(2)(a) and on page 5 condition D6(2)(d) of title deed T49283/2012 for the purpose of erecting a Transmission Tower with a 25m Monopole Mast.

Highwave Consultants Pty Ltd applied for written confirmation from the South African Civil Aviation Authority (CAA) for the approval of Obstacles. Once communication from the CAA was received Highwave Consultants Pty Ltd will submit the letter to Overstrand LM.

2. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

The subject property relating to the application is identified as Erf 903 Stanford **(Figure 1 and Annexure J**) with an extent of 1848m² (One thousand forty-eight square meters). The property is situated in Stanford on the corner of Skool Street, Kannemeyer Street and Poole Street and is currently owned by BBBM Beleggings Pty Ltd (**Annexure J**).

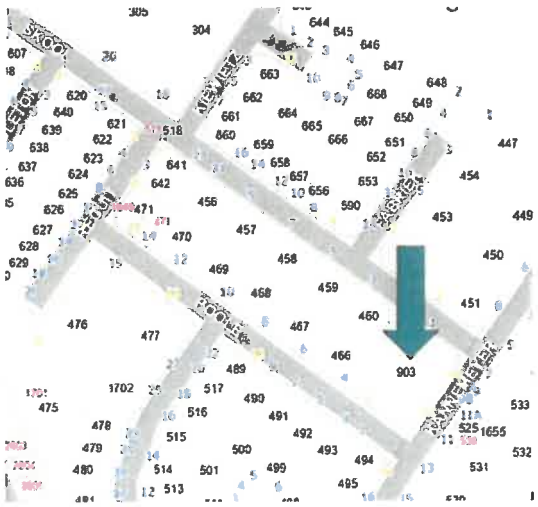


Figure 1: Team Viewer Screenshot

There are restrictive title deed conditions as pertained in the Title Deed T49283/2012 (Please refer to **Annexure B**: Title Deed and **Annexure L**: Conveyancer Certificate)

TITLE DEED DESCRIPTION:	*Erf 903, Stanford in the Overstrand Municipality, Western Cape Province.*
TITLE DEED NUMBER:	*T49283/2012*
TITLE DEED RESTRICTIONS:	*Yes*
PROPERTY SIZE:	*1848m² (One thousand forty-eight square meters)*
ZONING:	*Business Zone 3: Local Business*
PROPERTY OWNER:	*BBBM Beleggings Pty Ltd*
SERVITUDES:	*None*

3. CONTEXTUAL INFORMANTS

a. Locality

The concerned property is identified as Erf 903, Stanford (hereafter referred to as the "Property"). As previously mentioned, the property is situated on the corner of Skool Street, Kannemeyer Street and Poole Street (**Figure 2**).

b. Land Use

The property is currently zoned Business Zone 3: Local Business (**Figure 3**) and is utilised as a superette. The surrounding land uses in the area are predominantly utilized for residential purposes (**Figure 3**). The land use bordering the property directly to the west, south and east are utilised for residential purposes.

Figure 2: Locality

Figure 3: Land-uses and Zoning

4. DEVELOPMENT PROPOSAL

a. Development

It is the intention of our client to apply in terms of the Overstrand Municipal Land Use Planning By-law for a consent use (**Figure 4**), relaxation of the common boundary at the back, the height restriction (**Figure 5**), and removal of restrictive title deed conditions for the purpose of erecting a freestanding base telecommunication station.

Therefore, this is an application for **Consent Use** in terms of Section 16(2)(o) of the Overstrand Municipal Land Use Planning By-law to allow the erection of a Telecommunication base station with a 25m Monopole Mast. Kindly refer to **Figure 4** which shows the allowed Consent Uses for the zoning of Erf 903 (**Figure 3**) which is *Business Zone 3: Local Business.*

In addition, this is also an application for the **Departure of the building lines and the height restrictions** in terms of Section 16(2)(b) of the Overstrand Municipal Land Use Planning By-law to allow the following:

- Relaxation of the common boundary building line at the back (shared with Erf 466 and Erf 460) from 4,5m to 0.0m, and

- The height relaxation from 10.5m to 25.0m to allow the newly proposed 25m Monopole mast on the said property (Kindly refer to **Annexure G**: Plans and **Figure 5**).

29 November 2013 Provinsie Wes-Kaap: Buitengewone Provinsiale Koerant 7201

Previous

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, flats (above ground floor), offices;

(b) **Consent uses** are: bottle store, business premises, clinic, conference facility, flats (on ground floor), town housing, guest house, hotel, informal trading, institution, place of assembly, place of entertainment, place of instruction, place of worship, recreational facilities, residential building, restaurant, rooftop base station, sale of alcoholic beverages, service station, service trade, transmission tower. ¶

Figure 4: Extract from the Overstrand Municipal Land Use Planning By-law (Consent Uses)

Previous

(c) **Height**

(i) The maximum height of a building, measured from the base level to the top of the roof is 8,5 m;
(ii) The maximum number of storeys is 2; and
(iii) Earth banks and retaining structures shall comply with 16.6.

(d) **Setback**

(i) Council may require that all buildings and structures on the property are set back at least 6,5 m from the centre line of the street;
(ii) Where special circumstances exist, Council may require a wider setback; and
(iii) The general provisions of 16.2 apply.

(e) **Building lines**

(i) The street building line is 0 m; provided that a 3,5 m building line applies where fuel pumps are erected;
(ii) The side building line is 0 m provided that where any Business Zone 3 abuts another zone, the side building line is 3,0 m;
(iii) The rear building line is 3,0 m; provided that where any Business Zone 3 abuts another zone, the rear building line is 4,5 m;

Figure 5: Extract from the Overstrand Municipal Land Use Planning By-law (Restrictions).

The application entails the following proposed development parameters:

- Erection of a 25m Monopole Mast situated in the western portion of the property.

- Installation of 12 triband antennae on the proposed 25m mast.
- Installation of 4 transmission dishes on the proposed 25m mast.
- Construction of 3 x 2.8m (L) x 3m (W) concrete plinths and installation of 1 x telecommunications equipment containers measuring 1.2m (L) x 2m (W) at ground level.
- The mast and equipment containers will be placed inside an 8m (L) x 8m (W) compound enclosed off by a 2.1m palisade fence.

Access to the proposed freestanding base station will be obtained from a proposed new entrance on Poole Street (Refer to Plan 3/4 **Annexure G**: Plans).

Finally, application is also made for the **Removal of Restrictive Title Deed Conditions** in terms of Section 16(2)(f) of the Overstrand Municipal Land Use Planning By-law to remove on page 4 condition D3, on page 4 condition D6(1), on page 4 condition D6(2)(a) and on page 5 condition D6(2)(d) of title deed T49283/2012 for the purpose of erecting a Transmission Tower with a 25m Monopole Mast.

b. Security

The proposed freestanding base telecommunications station will be constructed on Erf 903, Stanford, surrounded by palisade fences. Extra security to the actual telecommunications base station will be added by a 2,1m high palisade fence. The telecommunications radio and transmission equipment will be installed inside alarm monitored containers; these containers are secure as they are always locked. The antennae will be located 15m above ground level and are inaccessible to the public. Access to the equipment and antennae will be limited to registered and qualified personnel only. Health and safety legislation also require restrictive security signage (0,4 x 0,5m) to be attached to access gate, containers, and mast door.

The above safety and security measures have been put in place by telecommunication operators and legal entities to prevent access to the public and greatly reduce vandalism of the equipment.

c. Electricity Requirements

Electricity supply will be obtained from the available on-site supply, technological advances have also seen current telecommunications equipment reduce their electricity usage.

d. Environmental

The National Environmental Management Act (Act 107 of 1998) regulates environmental and social sustainability. According to the National Environmental Management Act Regulations Listing Notice 3 of 2014, which came into effect on 08 December 2014, an Environmental Impact Assessment (EIA) or Record of Decision (ROD) is ONLY an requirement for:

"The development of masts or towers of any material or type used for telecommunication broadcasting or radio transmission purposes where the mast or tower-

a) is to be placed on a site not previously used for this purpose; and
b) will exceed 15 meters in height.

But excluding attachments to existing buildings and masts on rooftops".

Listing Notice 3 of 2014 clearly defines the requirements in the **Western Cape:**

"(f) In Western Cape:

I. All areas outside urban areas; or
II. Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose, within urban areas.

As this site falls within an urban area inside the Overstrand Municipal area and not in an area designated for conservation use as prescribed in the Spatial Development Framework adopted by the competent authority, or zoned for conservation purposes, it does not trigger a listed activity in terms of the 2014 NEMA regulations and therefore no environmental impact assessment or ROD (Record of Decision) is required.

However, Highwave Consultants Pty Ltd applied for written confirmation from the Western Cape Provincial Government Department of Environmental Affairs and Development Planning for written confirmation that this application does not trigger a listed activity in terms of the 2014 NEMA regulations. Once communication from the Western Cape Provincial Government Department of Environmental Affairs and Development Planning was received Highwave Consultants Pty Ltd will submit the letter to Overstrand LM.

5. MOTIVATION

a. Application details.

Application is hereby made on behalf of our client Eagle Towers SA for the purpose of erecting a Freestanding Base Telecommunication station with a 25m Monopole Mast to allow the following on Erf 903, Stanford, Overstrand Local Municipality.

Consent use application in terms of Section 16(2)(o) of the Overstrand Municipal Land Use Planning By-law to allow the erection of a Telecommunication base station with a 25m Monopole Mast.

Departure application in terms of Section 16(2)(b) of the Overstrand Municipal Land Use Planning By-law to allow the following:

- Relaxation of the common boundary building line at the back (shared with Erf 466 and Erf 460) from 4,5m to 0.0m, and
- The height relaxation from 10.5m to 25.0m to allow the newly proposed 25m Monopole mast on the said property.

Removal of Restrictive Title Deed Conditions in terms of Section 16(2)(f) of the Overstrand Municipal Land Use Planning By-law to remove on page 4 condition D3, on page 4 condition D6(1), on page 4 condition D6(2)(a) and on page 5 condition D6(2)(d) of title deed T49283/2012 for the purpose of erecting a Transmission Tower with a 25m Monopole Mast.

There is a changed perspective regarding the development of cities and towns. Increasingly many countries in the West and some developing countries, as in South Africa, are making concerted attempts to transform their cities and towns to smart cities and towns. As observed, the availability of adequate basic urban infrastructure facilities, including communication

services, have attracted domestic and multinational industrial companies. Moreover, the presence of the Information and Communication sector and internet are well felt in the town as most areas in the town are well connected through Information Communication Technology. However, recent research conducted has indicated that there is a current lack of cellular infrastructure to provide optimal and efficient data/ voice coverage to the surrounding mostly residential community situated in the Stanford area.

The need for optimal coverage was mainly caused by the increase in subdivisions of the surrounding large properties into industrial, commercial and business parks over the past few years as well as the introduction of LTE *(latest cellular technology)*. As identified by the TMIP the coverage radius/ footprint for cellular telecommunications technology has been reduced due to the latest technology and additional need for increased data speed and voice quality. In addition to the research there has been a clear increase in customer complaints in the surrounding area regarding poor or no voice & data coverage which is paramount to ensuring economic development of the surrounding area.

Therefore, this is an application for **Consent Use** in terms of Section 16(2)(o) of the Overstrand Municipal Land Use Planning By-law to allow the erection of a Telecommunication base station with a 25m Monopole Mast.

b. Proposed Development Parameters

The current and proposed allowable development parameters as per the Business Zone 3: Local Business are indicated in the tables below:

Development Parameters	Zoning Scheme Regulations (CO1)	Proposed Development on Erf 903, Stanford
Building Lines	Common Boundary Building Lines: 4,5m	***DEPARTURE:*** 0m
Parking	Off-Street Parking	***COMPLY:*** No parking encroachment
Height	Height restriction: 10.5m	***DEPARTURE:*** 25m

4. Therefore, this is also a **Departure application** in terms of Section 16(2)(b) of the Overstrand Municipal Land Use Planning By-law to allow the following:
   - Relaxation of the common boundary building line at the back (shared with Erf 466 and Erf 460) from 4,5m to 0.0m, and
   - The height relaxation from 10.5m to 25.0m to allow the newly proposed 25m Monopole mast on the said property (**Annexure G**).

The proposed erection of a freestanding base telecommunication station will **NOT** have an impact on parking, and coverage or floor factor as described in the Overstrand Zoning Scheme.

c. Title Deed Restrictions

In respect of Erf 903, Stanford it was found that there are restrictive title deed conditions contained in title deed no. T58746/2012 that needs to be removed. ***(Please refer to the attached Annexure B: Title Deed and Annexure L: Conveyancer Certificate).***

Removal of Restrictive Title Deed Conditions in terms of Section 16(2)(f) of the Overstrand Municipal Land Use Planning By-law to remove on page 4 condition D3, on page 4 condition D6(1), on page 4 condition D6(2)(a) and on page 5 condition D6(2)(d) of title deed T49283/2012 for the purpose of erecting a Transmission Tower with a 25m Monopole Mast.

3. Geen gebou op hierdie erf mag gebruik word of van gebruik verander word vir 'n ander doel as wat volgens hierdie voorwaardes toegelaat word nie.

6. (1) Hierdie erf mag alleenlik gebruik word om 'n gebou bestaande uit winkels en sakepersele, met die reg om bo die grondverdieping voorsiening te maak vir woonakkommodasie, of enige ander geboue wat die Administrateur van tyd tot tyd, na oorleg met die Dorpekommissie en die plaaslike owerheid goedkeur, daarop te rig, met dien verstande dat, indien die erf in die gebied van 'n dorpsaanlegskema ingesluit is, die plaaslike owerheid enige ander geboue wat deur die skema toegelaat word, kan toelaat onderworpe aan die voorwaardes en beperkings wat in die skema bepaal word.

(2) Behalwe met die voorafverkreë toestemming van die Administrateur –

(a) mag geen gebou of struktuur of enige gedeelte daarvan bo die grondverdieping nader as 5 meter of helfte van die hoogte van die gebou, watter ookal die meeste is, van die sy- of agtergrens van die erf opgerig word nie, met dien verstande dat daardie deel van die sygrens wat binne 'n afstand van 13 meter gemeet vanaf 'n straatgrens geleë is, van hierdie voorskrif uitgesluit is;

(d) mag geen gebou op hierdie erf 2 verdiepings oorskry nie.

As seen above, the restrictive title deed conditions do not allow the proposed Free Standing Base Telecommunication Station on the property. Hence the proposed removal of the restrictive conditions.

d. Physical Characteristics

RF Engineers are subject matter experts and identify sites by utilizing a specific set of engineering rules and principles, Erf 903, Stanford was identified as a prime position on the following premise:

- Property offers the optimal position situated between existing and planned base stations to provide efficient data and voice coverage.
- Surrounding geographical aspects are in line with the requirements.
- Minimized physical, natural and visual impact.
- Ability to reduce the number of base stations in the surrounding areas by allowing co-location on this mast.
- Ability to provide sufficient security to the equipment.
- Capacity to share infrastructure with majority of the operators.
- Property position will address the complaints received in the area.
- Sufficient space to erect a freestanding base telecommunications station.

To achieve the optimal data and voice coverage objectives base stations needs to be approximately 300m apart on average, this depends on the density of the surrounding areas as well as geographical and physical features. The fresnaye effect also influences the quality of the voice and data coverage caused by the amount of steel and concrete of the buildings in the surrounding area, this results in a reduced coverage area.

e. Health

Current research on freestanding base telecommunication stations has reached a point whereby scientists are satisfied that base stations do not pose a health threat. Research on handsets is however ongoing, as it is deemed that placing the handset against your head could pose a greater threat to health. Mobile phones are low powered radiofrequency transmitters. They operate at frequencies between 450 and 2700 MHz. The handset only transmits power when turned on. Using the phone in areas of good reception decreases exposure as it allows the phone to transmit at reduced power.

Radio waves are emitted by numerous instruments including microwave ovens and television screens inside our households. Walking along any street exposes us to RF emissions. RF emissions are part of modern-day society and scientists continuously monitor the impacts of these.

ICNIRP (International Commission on Non-Ionizing Radiation Protection), an independent scientific organization established in 1992 published guidelines providing a means of limiting and guiding human exposure to electromagnetic fields. These guidelines have become the world standard for human exposure to electromagnetic fields. ICNIRP considers both the thermal and non-thermal effects of RF exposures as well as all other identified hazards of RF exposure. Cellular equipment needs to comply with all the regulations of ICNIRP as well as the WHO and also National Legislation governing the use of this equipment and the emissions of radio waves. ICNIRP allows for an exposure measurement level of 41.000 (v/m) within a distance of 15m from the antennae. Cellular operator antennae operate at a level of not more than 0.04 (v/m) within a distance of 15m, in laymen's terms the levels are approximately 1/1000th of the prescribed exposure levels. It is therefore clear that the installation of these antennae does not pose a health risk. Cellular companies monitor the health impact of their base stations carefully, and spend large sums of money researching this topic annually.

South Africa's Department of Health has also published EMF exposure limit guidelines. These are based on guidelines endorsed by the ICNIRP. Emissions from all existing and proposed base stations are following these guidelines and are far below international standards.

A statement made by the Department of Health dated 19 January 2018 on the Health Effects of cellular communications base stations states the following (see letter attached in application):

" Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects".

Also mentioned in the statement of the Department of Health another WHO fact sheet was published in June 2011 and reviewed in October 2014 (i.e. *Electromagnetic fields and public health: mobile phones* viewable online and concluded the following:

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

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

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

The following is an extract from the Radiation Protection and Nuclear Safety Agent of the Australian Government which clearly differentiate between two types of radiation, one can cause harm to the human body and the other one pose no threat to the human health. The name of the two are:

- **Ionising Radiation**

This type of radiation refers to the type that carries enough energy to cause ionisations in atoms. This is a much stronger type of radiation compared to non-ionising radiation. This is the dangerous type that you typically will find in gamma rays, x-rays, etc.

- **Non-Ionising Radiation**

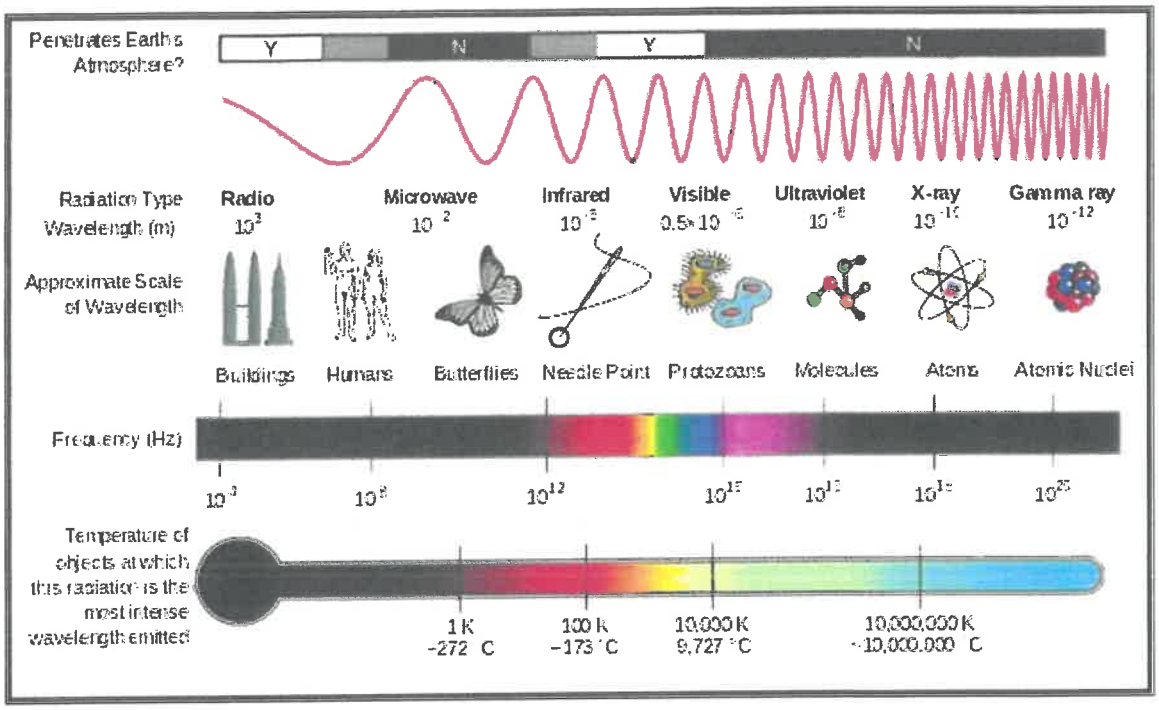
This type of radiation refers to types of radiation that do not have enough energy to cause ionisation of the atoms. These types of radiation are the "every day" radiation that everyone experience such as infrared, microwaves and do not have enough energy to cause harm.

It is proven that the proposed cell mast development and every other freestanding base telecommunication station utilise **non-ionising** radiation.

5G and the concerns related to it:

The following was a study that was conducted in South Africa and published on the 6th of September 2021 on My Broadband. (The source is below)
"The electromagnetic radiation you are exposed to when standing close to an active microwave oven is much higher than a 5G cellular tower, a MyBroadband investigation has shown.

Even though the radiation from the microwave was much higher, it remained within the safety thresholds of the International Commission on Non-Ionizing Radiation Protection (ICNIRP). MyBroadband sent a researcher to several cellular masts around the Gauteng area to see if the electromagnetic radiation they emit present any danger to the people living around them. For points of comparison, he also measured the radiation emitted from a microwave oven and Wi-Fi router.
All testing was performed using an RS Pro IM-195 RF Field Strength Meter.



A diagram of the electromagnetic spectrum, showing various properties across the range of frequencies and wavelengths.

The current scientific understanding is that electromagnetic waves up to the visible light spectrum are unlikely to be harmful to human health below certain power thresholds.

Electromagnetic fields that run at frequencies higher than that of ultraviolet light are known as ionising. Ionising electromagnetic radiation, such as that caused by x-rays and gamma rays, can damage DNA and are known to cause cancers. Non-ionising radiation does not cause DNA damage as ionising radiation does, but it may be harmful to human health at high enough power levels.

For example, microwave ovens use electromagnetic waves with frequencies around 2.45 gigahertz (GHz). This is in the same vicinity as technologies like Wi-Fi and Bluetooth.

The difference is that microwave ovens emit these waves at a much higher power level, measured in Watt (W), compared to Wi-Fi and Bluetooth devices. Hertz is a measurement of how many times a wave oscillates every second, whereas Watt is a measure of the wave's power.

The ICNIRP defines safe reference levels for the general public at the following power densities. As the frequency of the electromagnetic wave increases, the safe power density increases:

- 900MHz — 4.5 W/m^2
- 1.8GHz — 9 W/m^2
- 1.9GHz — 9.5 W/m^2
- 2.0GHz+ — 10 W/m^2

To get a sense of the ambient electromagnetic radiation we are exposed to, we took a baseline reading outside, in a suburban neighbourhood. The measurement varied from about 0.002W/m^2 to 0.004W/m^2. We then took measurements at varying distances from a cellphone tower, and the highest reading we got was 0.004W/m^2 — entirely within what is considered normal.

Our researcher said it wasn't possible to get a proper reading from the tower due to the inverse-square law."

As seen above and recently proven, there are no reasons to be concerned with regards to 5G cellular infrastructure.

Source: MyBroadband Newsletter. We measured the radiation from a microwave and compared it to a 5G tower. Online.

The Directorate: Radio Control, within the South African Health Products Regulatory Authority (SAHPRA) is the responsible authority regulating cellular base-station effects on health and they confirmed that there are no health dangers related to freestanding base telecommunication station / cell masts. Please see attached letter "SAHPRA Letter on Health Effect_2022" **(Please refer to Annexure K: SAHPRA Letter on Health Effect_2022).**

f. Need, desirability: Current Cellular Coverage

In modern times it is become a rear instance where a member of the public only utilises one cellular phone, majority utilize a cellular phone for personal and an additional phone, IPad or dongle for business purposes, it's on this premise that we believe it to be in both the Overstrand Municipality & the operators interests to address the problem of weak

voice and data coverage and to provide the surrounding high traffic commercial & business community with the basic need of effective voice and data coverage, as it has become an integral part of our daily lives.

The need for the freestanding base telecommunication station is not only centred on cell phone reception for the community of Stanford, but the focus is also on improving internet speeds in the area as the industry is moving towards a data centric industry. It is also aimed at users of new wireless technology. According to Tumotech, due to the emergence of more apps than anyone can keep track of and advanced software the pressure on networks has intensified. This is likely to continue with more and more data centric services coming out such as video streaming (Netflix, DSTV box-office, DSTV Now and DSTV Catch Up). The fibre rollout development is already a step in the right direction. However, there is still a lack of upstream bandwidth industry investment. Upstream bandwidth refers to data sent from the user devices such as desktop computers, smart phones, laptops, and tablets toward the Service Provider destination. The challenge is that wireless internet infrastructure is focused on downloading data and not the uploading of it.

When selecting a site, special consideration is given to the geographical aspects so that the cellular infrastructure is positioned to ensure optimal functionality and availability to the customer. This reduces the number of base telecommunication stations necessary to provide the best possible experience for the end user.

Our client Eagle Towers SA pride themselves in ensuring that a positive impact is created in terms of the social, environmental, and economic wellbeing of the area. Since the introduction of LTE in South Africa in 2012 there has been greater need for access to faster data, due to the higher penetration of LTE data in commercial and business areas, this has led to lower subscription fees which provide economic sustainability and development. LTE will ultimately address high data traffic requirements and the surrounding community will be the main beneficiary.

The erection of a telecommunication base station does not impact on the current or surrounding land uses of the property, nor does it encroach onto any street building lines or increase the need for parking or bulk of the said property. The construction and maintenance phase of the proposal will provide a positive economic and social impact by ensuring job creation.

The increase in tourist activities in the Stanford area over the holiday seasons created a high demand for effective voice and data requirements. The commissioning of the proposed telecommunication base station will alleviate the congestion experienced by cellular operator customers and ensure that their needs are accommodated.

In modern times it has become a rear instance where a member of the public only utilizes one cellular phone, majority utilize a cellular phone for personal and an additional phone, iPad or dongle for business purposes, it's on this premise that we believe it to be in both the Overstrand Municipality and the operators interests to address the problem of weak voice and data coverage and to provide the surrounding high traffic commuters with the basic need of effective voice and data coverage, as it has become an integral part of our daily lives.

When selecting a site, special consideration is given to the geographical aspects so that the cellular infrastructure is positioned to ensure optimal functionality and availability to the customer. This reduces the number of base telecommunication stations necessary to provide the best possible experience for the end user.

Our client Eagle Towers pride themselves in ensuring that a positive impact is created in terms of the social, environmental, and economic wellbeing of the area. Since the introduction of LTE in South Africa in 2012 there has been greater need for access to faster data, due to the higher penetration of LTE data in "rural areas", this has led to lower subscription fees which in itself provide economic sustainability and development. LTE will ultimately address high data traffic requirements and the surrounding community will be the main beneficiary.

The erection of a telecommunication base station does not impact on the current or surrounding land uses of the property, nor does it increase the need for parking or bulk of the said property. The construction and maintenance phase of the proposal will provide a positive economic & social impact by ensuring job creation.

The increase of individuals in the Stanford area created a high demand for effective voice and data requirements. The commissioning of the proposed telecommunication base station will alleviate the congestion experienced by cellular operator customers and ensure that their needs are accommodated.

The following illustrations describe the "Fresnaye Effect" and when base stations are more than 500m from each other in which the desirability for this site is supported as more people move into this area and the snowball effect it will have on the coverage network.

f.1 *Choice of site*

When there is an increase in the number of users in an area. The coverage provided by the existing network decreases, leading to dropped calls and lack of data services. Figures 2 - 4 strive to explain how the need for an increase in cellular infrastructure evolves in a typical area.

f.2 *Cellular infrastructure explained:*

Figure 2 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells). 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 3). 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 4). If a need for coverage does not exist in a specific area, no company would invest capital to build a freestanding base telecommunication station in the said area. The fact that there are only a few and not enough freestanding base telecommunication stations in the surrounding area to address the need for sufficient and high-quality network coverage supports the statement that there is a clear need for network coverage in the area.

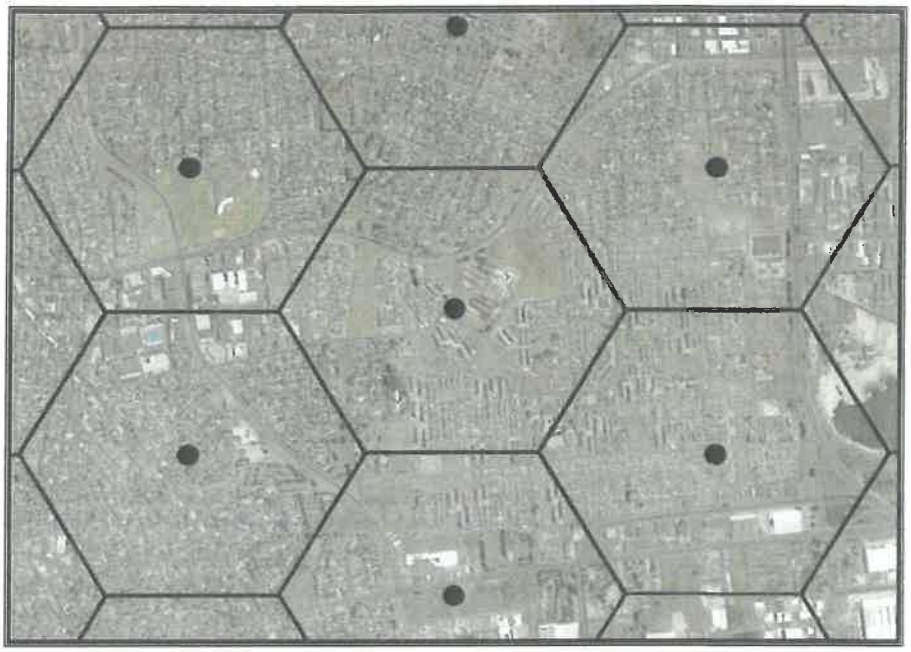


Figure 2: Initial coverage (cell) provided by base stations.

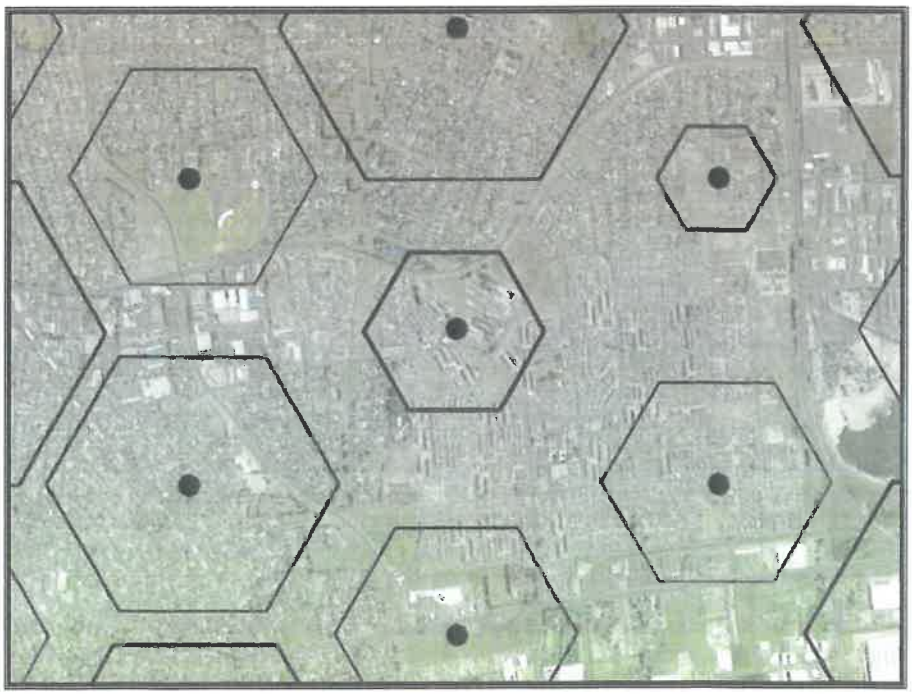


Figure 3: Coverage decreases due to increase in network users – cell size decreases.

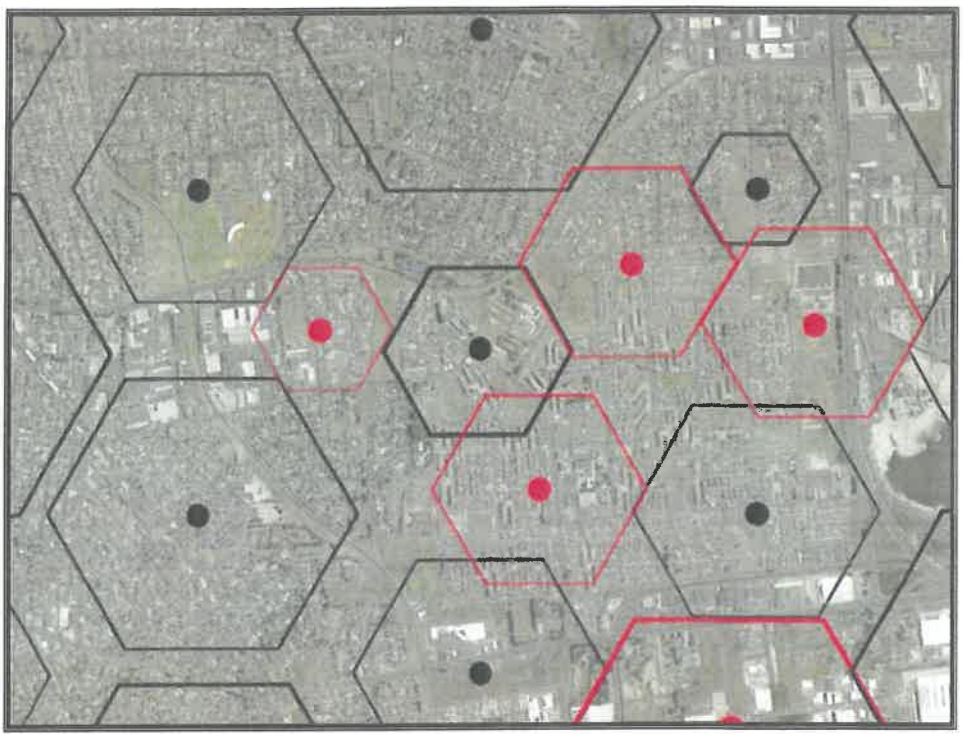
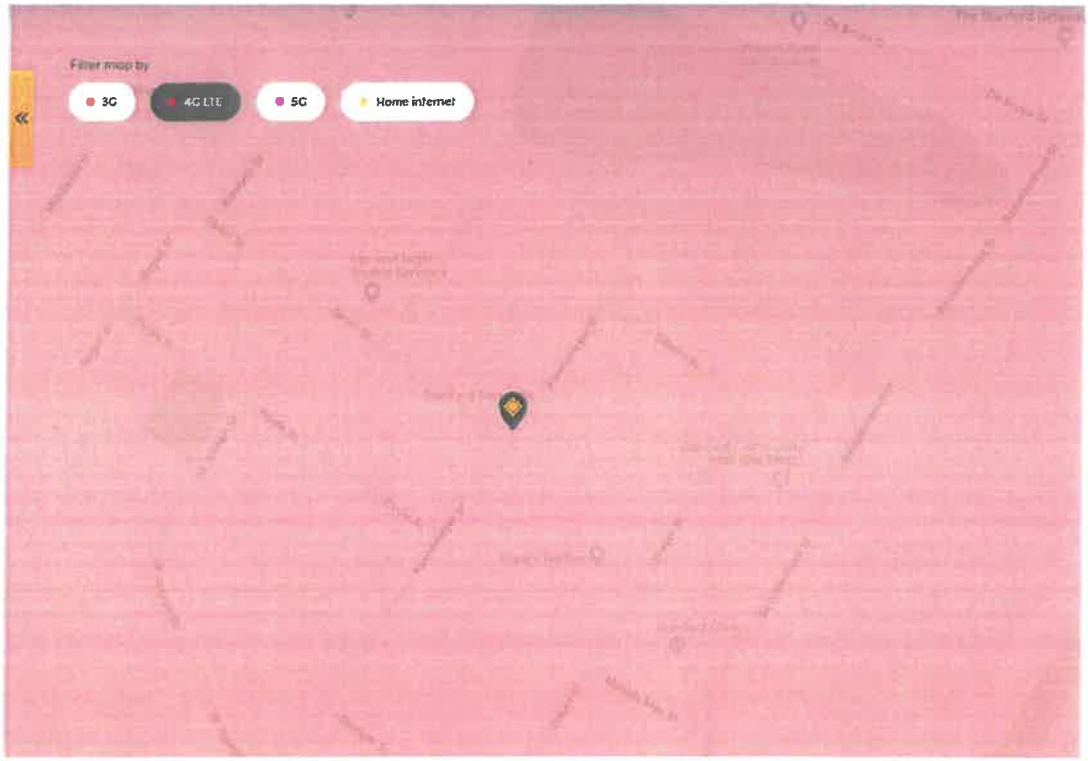


Figure 4: Additional base stations required to fill the gaps.

There is a lack of voice and data coverage in the Stanford area. This places its inhabitants in danger as they might experience times that they cannot reach emergency services, e.g. the Police, Fire Department and/or ambulance. It restricts economic activity in the area as may people are dependent on having high quality signal for their livelihood.

It is of outmost importance to understand that the current positions for cell masts given to our client does not necessarily mean that the signal is weak in the said area. The operators aim to strengthen the coverage and to future proof it for new technologies.

It is for instance MTN's goal to strengthen the Fixed LTE coverage in this area which will see substantial increases in internet speed and consistency. The image below was taken from MTN's website illustrating the current Fixed LTE coverage for the Stanford area. The proposed mast location in indicated with a MTN marker on the map.

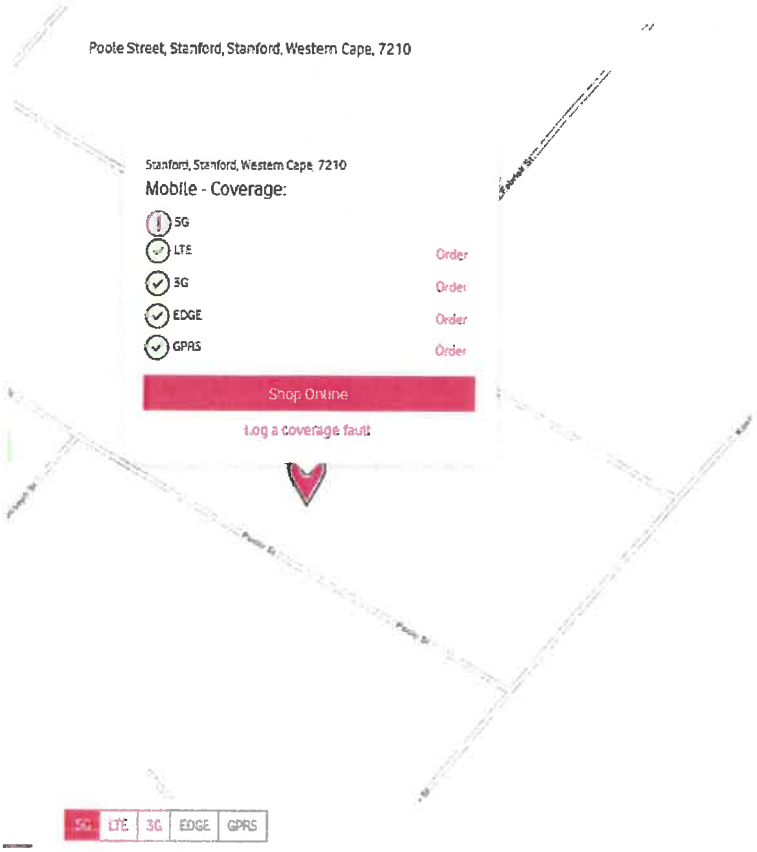


Source: MTN Coverage South Africa

The coverage map below depicts the coverage for MTN 5G in the project area. It is evident that there is no 5G coverage. The proposed mast will ensure that 5G coverage is provided to the surrounding community. The proposed mast location is indicated with the MTN marker on the map below:

Source: MTN Coverage South Africa

In the case with Vodacom, this proposed cell mast development will aid Vodacom in providing 5G coverage in the Stanford area. The following insert was taken from Vodacom's network map:



Source: Vodacom Coverage South Africa

As seen above, the proposed location of the new cell mast (indicated with the Vodacom marker) on the 5G coverage map. It is evident that there is no 5G coverage in the project area and the proposed mast will provide much needed 5G coverage.

The above two inserts were taken directly from their respective coverage websites and there is a need for the proposed development of the freestanding base telecommunication station on the Property.

g. Existing Policy Frameworks

Overstrand Municipality Land Use Scheme, 2020 (Schedule 2)

Chapter 16.10.23 of the Overstrand Municipality Land Use Scheme, 2020 (page 152) provides a standard list of criteria for the assessment of applications related to the erection

of transmission apparatus. For ease of reference, this criterion is presented in a tabular fashion coupled with the way our proposal addresses each point.

CRITERIA	*PROPOSAL ON ERF 903 STANFORD*
(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 submitted building plans and supporting documents that addresses this criterion.
(b) Transmission 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 submitted building plans and supporting documents that addresses this criterion.
(c) Site Development Plan and Transmission Apparatus	With reference to accompanying development plans, this report aims to confirm that the TA is presented in an unused portion of the Property. Visual sensitivity is usually determined by the

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;	context and type of viewers in the immediate area. Our client took this into account when choosing the position on the property. The TA at this position holds the ability to accommodate at least three of the four MNOs operating in SA. The design is carefully selected as it will accommodate the most operators while limiting the number of future base stations.
(d) Motivation report to be accompanied by relevant proof pertaining to need and desirability (demand & technical requirements);	Section 5 (g) reflects the current coverage in the area. During the National State of Disaster issued by the National Government during the COVID-19 pandemic, telecommunication services were realised as essential. These services allowed people to work-from-home, educate children and staying connected with loved ones. As more people depend on these services during these uncertain times, the pressure on existing infrastructure and the general coverage increases. Additionally, this development will be able to provide optic fibre connectivity to the community of Stanford. This development will provide sharable infrastructure for multiple MNOs.
(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;	My client went out to the site to find the best suited location.
(f) Minimum of two alternative sites and	As discussed under criterion (e), limited alternative sites in the surrounding area exist that may act as alternative sites. No buildings exist that may present

design options to be considered:	a rooftop-based TA as alternative. Alternatives are presented in this motivation in (refer to Section 5.I.). The location for the proposed mast has been chosen for the following reasons: a. The owner has agreed to the location as it fits in with existing and future activities on the application property. b. The position of the mast was chosen as it is centrally located, and it is the most optimal position for the providing voice and data coverage for Stanford. c. The placement of the mast is strategic in the sense that it serves as a connection waypoint and to advance the current network in Stanford. The mast has a line of sight with existing masts in Stanford and surrounding areas. The reason for this is to communicate effectively with existing masts in Stanford and surrounding areas.
(g) Zoning and land use map to accompany application, that shall also indicate all areas of heritage or environmental significance, if applicable;	Accompanying drawings aligns with this criterion. No heritage or environmentally significant sites are near the site.
(h) Visual Impact Assessment prepared by a suitably qualified professional, if required by the	A VIA was conducted-see attached. It was concluded that the visual impact on these receptors range from moderate to low or insignificant with the highest impact on the

municipality, that shall incorporate mitigation measures limiting visual impact;	immediate streetscape. No mitigation measures are therefore required
(i) Landscaping plan to accompany application, if required by the municipality, and	A landscaping plan will be provided should the municipality request it.
(j) Statement demonstrating that the installation complies with the applicable health and safety standards.	Telco Towners only uses competent contractors for the installation of TA. Merlin Projects manages its Tower build operations in line with the Occupational Health and Safety (OHS) Act, 1993 (Act No. 85 of 1993) and the applicable sub-regulations, particularly the Construction Regulation (CR) 2014.

Western Cape Integrated Development Plan

As depicted in the Western Cape IDP, a change in intensified land use and form is anticipated. The Hermanus area has been identified as an easily accessible activity corridor where increased public movement and transportation is both being expected and supported by the district municipality. The area is also identified as a Tourism node which will in fact lead to strain on the current network during peak seasons. The positioning of the base station will be in proximity of the district restructuring routes. This will lead to an increase in tourism, commercial and business activities and would require the need to erect a base station which in turn will address the increased communication needs of the surrounding community.

Western Cape Economic Development Strategy (2009)

The Directorate for Economic and Human Development published a draft Economic Development Strategy in 2009 which supports the need to provide fundamental telecommunications infrastructure and to provide the best possible available coverage. This will lead to the attraction and growth of the commercial sector and at the same time retain and advance skilled persons.

Please find below an extract from the above-mentioned policy supporting telecommunications infrastructure:

"High data access and low telecommunications costs are a key input factor for local community, business and industry to achieve sustainable growth" &

"Taking into account the high accessibility of mobile telephones and the growth in the mobile telecommunications market, the provincial government will actively seek to create technology parks in nodal areas in order to increase the digital literacy of citizens".

As confirmed by the policy, basic access to voice and data coverage is defined as a basic need for the public and falls under the umbrella of electricity, water, sanitation, and access.

h. Electricity

The electricity supply to TI (Telecommunications Infrastructure) must, where practically possible, make use of underground cables. All electrical installations must be as per ESKOM or Overstrand Municipality's Electrical Department requirements and standards. Our client will ensure that the proposal will be in line with the above-mentioned electrical supply requirements.

i. Visual Impact

Special consideration has been given to the placement of the proposed freestanding base station to minimize the visual impact as far as possible however this is challenging at times. The proposed erection of a 25m freestanding base station will offer the opportunity for operators to collocate resulting in the reduction of future telecommunication towers. Our client Eagle Towers SA has selected to erect a Monopole design mast to reduce the visual impact and be in fitting with the surrounding environment. A visual impact assessment was conducted to illustrate the visual impact that the tower will have on its surroundings. The assessment has been attached to this report as Annexure H. In short, the findings of the assessment are as follows:

"The assessment of the receptors indicates the overall visual impact of the proposed cellular mast is mostly low. The most significant impact is directly

adjoining residences. The street level view can be reduced by considering a different type of fencing to be in keeping with the residential character e.g. a brick wall with see through panels. This aspect can however be tested with the property owners. This mast can be regarded as within acceptable levels of change and should not be detrimental to the visual value of the area.

The digitally modelled viewshed indicates that the mast can potentially be visible from quite a distance. The mast is however of small horizontal extent and do not protrude above the other masts in the area and therefor the view from a distance is negligible.

The identified receptors namely the immediate residential area; the De Bron School and Dutch Reformed church, Mill Stream open space, the R43, Wortelgat Road and R 326 as a route of regional scenic significance has been assessed and the overall impact is low except from the immediate neighbours. Mitigation measures are thus proposed to reduce the impact on the neighbours namely a more sensitive an appropriate boundary wall and reducing the lighting impact.

The following measures can be considered to reduce primarily the impact on the adjoining properties –

1. More appropriate fencing or wall in keeping with residential properties. This will also screen the containers.
2. Security lighting should be inward and downward so as not to create a disturbance to neighbours.
3. These masts are usually off-white to grey. This colour range is acceptable and no further mitigation measures are required."

j. Access & Traffic considerations

Erf 903, Stanford is easily accessible, and access will be obtained from the proposed new access gate on Poole Street (**Annexure G Plans3/5 and 4/5**). These roads have low traffic volume thus this development will not affect traffic negatively and will not cause any additional traffic volume to the area.

k. Alternative Candidates/ Solutions

Cognizance needs to be taken of the fact that our client received coordinates of possible mast locations from the registered service providers (MTN, Vodacom, Cell C, etc). The nominal point usually represents areas where a mast will benefit the coverage grid of the said operator and will also benefit the residents in turn as well. Our client takes these coordinates and circulates it to their consultants (Highwave Consultants) and in turn the consultants' approach various property owners in each radius from these coordinates in order to secure a position on which the mast will be developed on. In this case Highwave Consultants received an already signed lease agreement with the project property owner.

Highwave Consultants can confirm that there are 2 possible candidates in the surrounding area that could have work, however one of the two properties did reject the proposal on a previous occasion. Erf 903, Stanford were the only candidates interested in the development.

The other alternative candidates are as follows:

1. Greenfield site named Abagold Head office:
   This site was identified, and the owner was approached with an offer to rent the space on the southern corner of the property. This site failed due to the property owner not being interested.

2. Stanford Sports Ground:
   This site could have worked; however, the property is owned by the Overberg Local Municipality. Due to the lengthy nature of concluding a lease agreement with organs of government, the property was not considered.

We can confirm that although there are alternative locations for the proposed project, the best location with a willing landlord was obtained. The owners of Erf 903, Stanford indicated that they are willing to house such a structure on their property.

6. CONSISTENCY WITH SPLUMA PRINCIPLES

The spatial planning and land use management act (SPLUMA) came into effect on 1 September 2014. One of the main objectives of this act is to prove a framework for spatial planning and land use management to address past spatial and regulatory imbalances.

SPLUMA sets out the following 5 main principles applicable to spatial planning, land use management and land development.

The table below indicates how to propose development will be consistent with the SPLUMA principles.

Principle	Motivation
Spatial justice:	• The development aims to promote community development within the urban fabric of Stanford. • The proposed application will contribute to the functional and integrated land use pattern in the surrounding area.
Spatial sustainability:	• Development complies with Western Cape Provincial Spatial Development Framework (2014) as a spatial tool to guide future development on a provincial level. • The proposed development does not trigger any environmental listed activities according to the national environmental management act (1998) • Densification inside the urban area results in more effective provision of services that will result in more feasible provision of infrastructure and social services. • The proposed development will have no impact on the character of the surrounding area.

Spatial efficiency:	• Development will make use of existing local resources and contribute to specialized skills development within the local municipality. • Intensification inside the urban edge results in optimal use of existing resources and infrastructure.
Spatial resilience:	• The development complies with the following spatial development frameworks: ▪ Western Cape Provincial Development Framework 2014.
Good administration:	• The principle has no direct bearing on the application. The Overstrand Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the municipal planning by-law.

7. CONCLUSION

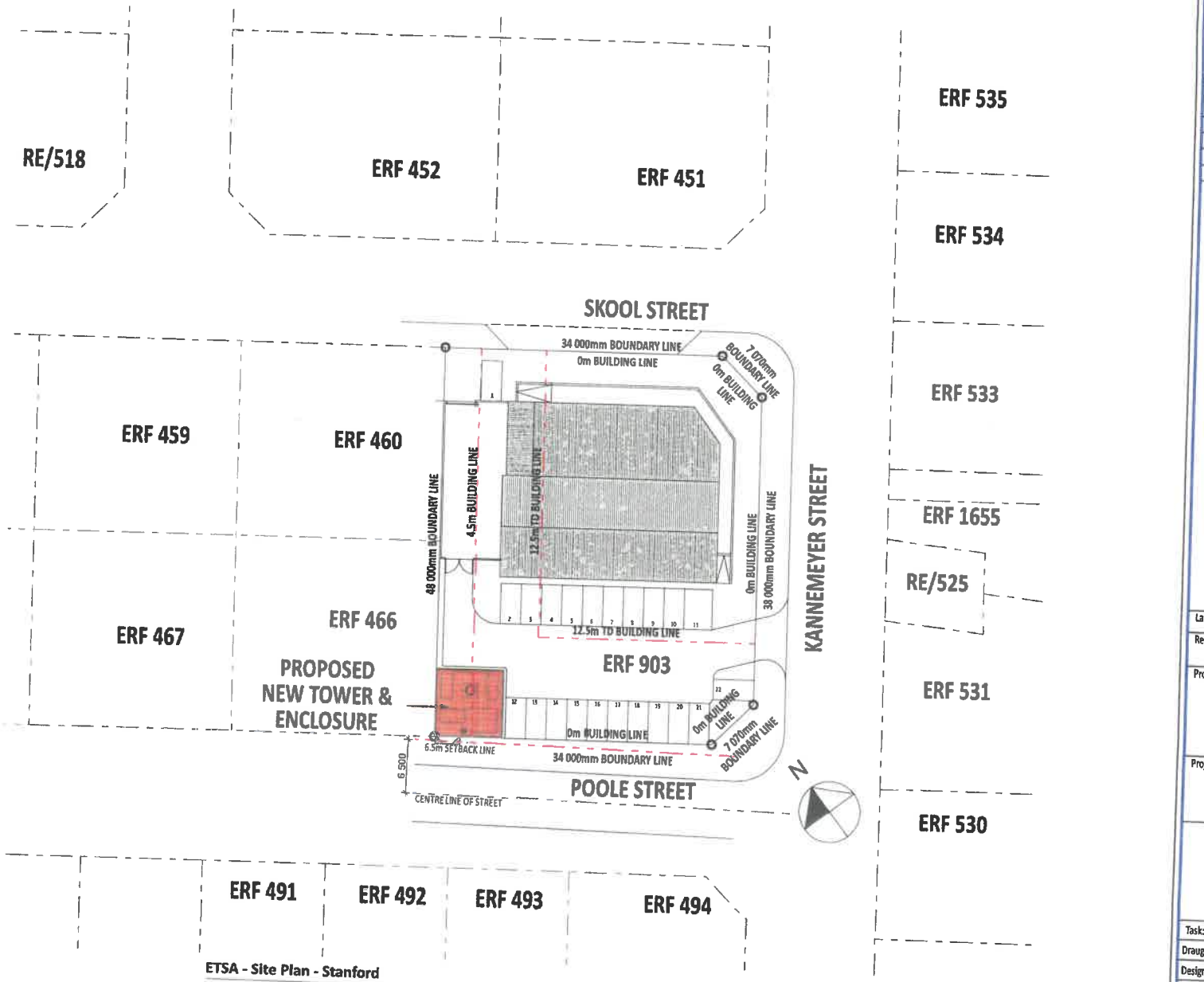
The application for the consent use, the departure applications, and application for the removal of restrictive title deed conditions to allow the freestanding base telecommunications station on Erf 903, Stanford will have a reduced impact on the surrounding build environment due to its positioning. As supported by various policies and legislation, the proposal will have a positive economic and social impact ensuring that the surrounding community benefits from optimal and effective voice and data coverage. The development will not have an impact on parking, coverage, or the floor factor.

Notwithstanding the above, the erection of a freestanding base telecommunication station will provide an additional passive income to the landowner which can in turn utilize the additional income to uplift the surrounding area. The application has been proven to be desirable and it is hereby kindly requested that the Overstrand Municipality provide their full support for the following:

1. **Consent use application** in terms of Section 16(2)(o) of the Overstrand Municipal Land Use Planning By-law to allow the erection of a Telecommunication base station with a 25m Monopole Mast.
2. **Departure application** in terms of Section 16(2)(b) of the Overstrand Municipal Land Use Planning By-law to allow the following:
    a. Relaxation of the common boundary building line at the back (shared with Erf 466 and Erf 460) from 4,5m to 0.0m, and
    b. The height relaxation from 10.5m to 25.0m to allow the newly proposed 25m Monopole mast on the said property.
3. **Removal of Restrictive Title Deed Conditions** in terms of Section 16(2)(f) of the Overstrand Municipal Land Use Planning By-law to remove on page 4 condition D3, on page 4 condition D6(1), on page 4 condition D6(2)(a) and on page 5 condition D6(2)(d) of title deed T49283/2012 for the purpose of erecting a Transmission Tower with a 25m Monopole Mast.

ANNEXURE G – PLANS

STANFORD SUPERETTE



ETSA - Site Plan - Stanford

1:500

EAGLE TOWERS SA

Site Name & BS Number

STANFORD SUPERETTE

Revision	Date:	Drawn By:	Reason for Revision:
A	29/01/24	T.E	ISSUED FOR APPROVAL
B	02/04/24	A.H	ISSUED FOR APPROVAL
C	22/05/24	A.H	PARKING REVISED

NOTES:

Lats	34.444866°	Longs	19.451700°

Region: WESTERN CAPE

Property Description: ERF 903, SKOOL STREET, STANFORD, WESTERN CAPE

Project: GREENFIELD 25m MONO POLE HASL 217m

Site Plan

Task:	Initial:	Signature:	Date:
Draughtsperson:	T.E		23/01/24
Design Approval:	T.E		23/01/24
Technical Approval:			
Approved for Issue:			

Scale: NTS

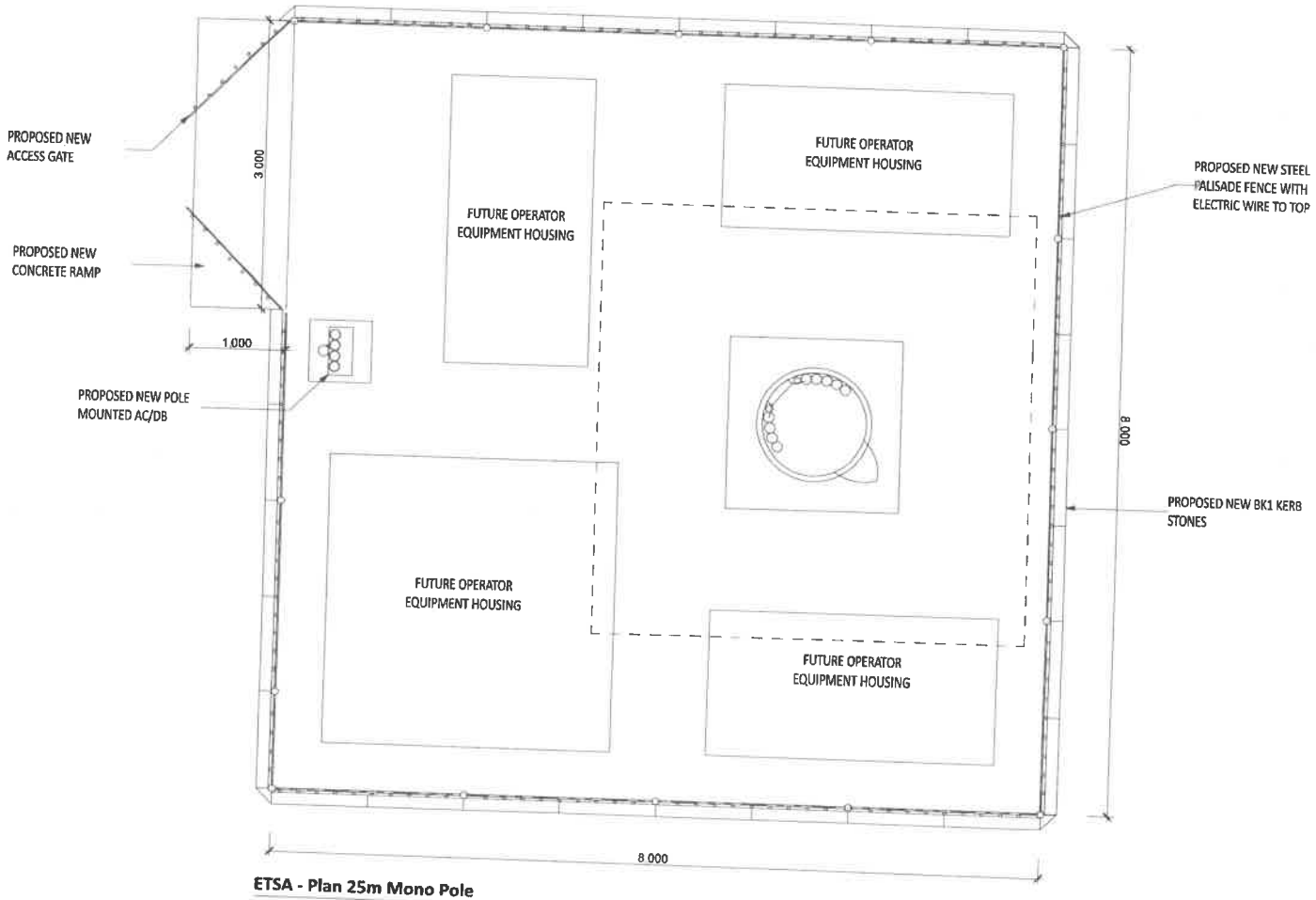
Drawing Reference: ETSA - 1143

REVISION: C

Site Plan

SHEET 3 of 5

STANFORD SUPERETTE



ETSA - Plan 25m Mono Pole

1:50

EAGLE TOWERS SA

Site Name & BS Number

STANFORD SUPERETTE

Revision	Date:	Drawn By:	Reason for Revision:
A	29/01/24	T.E	ISSUED FOR APPROVAL

NOTES:

Lats 34.444866° Longs 19.451700°

Region: WESTERN CAPE

Property Description:

ERF 903, SKOOL STREET, STANFORD, WESTERN CAPE

Project:

GREENFIELD
25m MONO POLE
HASL 217m

Plan Layout

Task:	Initial:	Signature:	Date:
Draughtsperson:	T.E		23/01/24
Design Approval:	T.E		23/01/24
Technical Approval			
Approved for Issue			

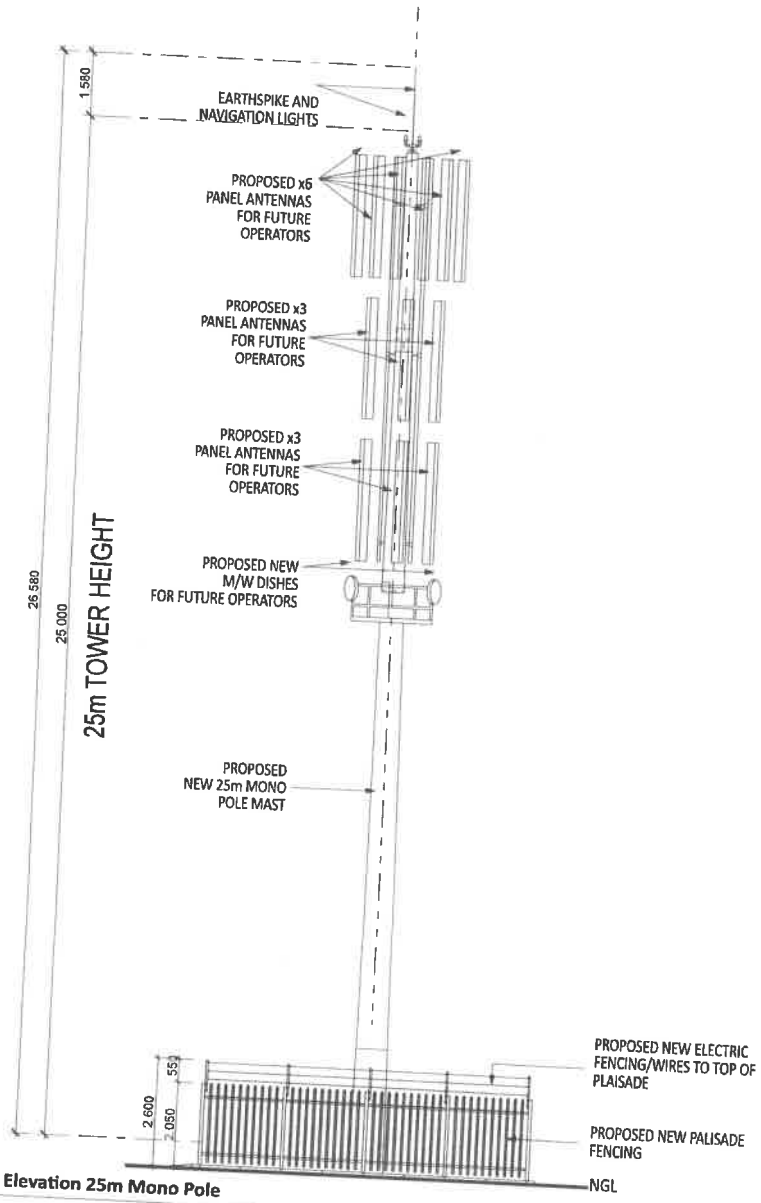
Scale: NTS

Drawing Reference: ETSA - 1143

REVISION: A

Plan Layout
SHEET 4 of 5

STANFORD SUPERETTE



ETSA - Elevation 25m Mono Pole

1:125

EAGLE TOWERS SA

Site Name & BS Number
STANFORD SUPERETTE

Revision	Date:	Drawn By:	Reason for Revision:
A	29/01/24	T.E	ISSUED FOR APPROVAL

NOTES:

Lats	34.444866°	Longs	19.451700°

Region: WESTERN CAPE

Property Description:
ERF 903, SKOOL STREET, STANFORD, WESTERN CAPE

Project:
GREENFIELD
25m MONO POLE
HASL 217m

Elevation

Task:	Initial:	Signature:	Date:
Draughtsperson:	T.E		23/01/24
Design Approval:	T.E		23/01/24
Technical Approval:			
Approved for Issue			

Scale: NTS

Drawing Reference:
ETSA - 1143
REVISION: A

Elevation
SHEET 5 of 5

STANFORD SUPERETTE

EAGLE TOWERS SA

Site Name & BS Number: **STANFORD SUPERETTE**

Revision	Date:	Drawn By:	Reason for Revision:
A	29/01/24	T.E	ISSUED FOR APPROVAL
B	02/04/24	A.H	ISSUED FOR APPROVAL

Lats	34.444866°	Longs	19.451700°

Region: WESTERN CAPE

Property Description: ERF 903, SKOOL STREET, STANFORD, WESTERN CAPE

Project: GREENFIELD
25m MONO POLE
HASL 217m

RF COVERAGE

Task:	Initial:	Signature:	Date:
Draughtsperson:	T.E		23/01/24
Design Approval:	T.E		23/01/24
Technical Approval:			
Approved for Issue:			
Scale: NTS		Drawing Reference: ETSA - 1143	REVISION: B

RF COVERAGE
SHEET 6 of 6

ANNEXURE H–VISUAL IMPACT ASSESSMENT

VISUAL IMPACT ASSESSMENT

ERF 903, STANFORD

CELLULAR MAST

Client:

Highwave Consultants

PO Box 2773

Durbanville

lourens@highwave.co.za

Compiled by:

S.C. Lategan

Farm 216

Bredasdorp

7280

Report history:

Version	Date	Amendments
Final Report Ref VIA-903.01	17/04/2024	

Report to be cited: Visual Impact Assessment for Cellular Mast Erf 903, Standford April 2024

CONTENT

Photos

Tables

Figures

Relevant Qualifications & Experience of the Author

Ms Sarien Lategan holds an Honours Degree in Geography as well as a Masters Degree in Town and Regional Planning from the University of Stellenbosch. She has 7 years' experience as Town Planner at a local government; 3 years with South African National Parks as planner and project manager of various GEF and World Bank managed, tourist facilities in the Table Mountain National Park; and since 2004 as private practitioner involved in inter alia Site Analysis, Geospatial Analyst, Renewable Energy resources assessment and Visual Impact assessments for various types of developments ranging from housing, tourism to infrastructure developments.

Declaration of Independence

I, Sarah C. Lategan, declare that I am an independent consultant to Highwave Consultant and, has no business, financial, personal, or other interest in the proposed project or application in respect of which I was appointed, other than fair remuneration for work performed in connection with the application. There are furthermore no circumstances which compromise my objectivity in executing the task appointed for.

SC Lategan
17/04/2024

EXECUTIVE SUMMARY

The objective of this report is to assess the potential visual impact of a 25m monopole mast, to accommodate cell antennae and base stations, on erf 903, cnr of Skool -, Poole - and Kannemeyer Street, Stanford, as input to the land use application. The site is located on the grounds of the Stanford Superette. The property is zoned as Business Zone 3 I in terms of the Overstrand Zoning Scheme Regulations.

The site is in a medium to low-density residential area. The area does not display a specific architectural or streetscape character with single residences displaying individual style. The area does have a strong community feeling and land uses are directly related to residential use and supporting infrastructure such as community facilities namely health, religious and education facilities. The neighbourhood is linked to the historical town centre, but does not holds the same historical character in its architecture. The historical buildings in the neighbourhood namely the De Bron School and church does not present a strong sense of place that distinguish it from the overall neighbourhood character. The streetscape does not compliment the building and does not support the preservation of the heritage landscape.

The digitally modelled viewshed indicates that the mast can potentially be visible from quite a distance. The mast is however of small horizontal extent and do not protrude above the other masts in the area and therefor the view from a distance is negligible.

The identified receptors namely the immediate residential area; the De Bron School and Dutch Reformed church, Mill Stream open space, the R43, Wortelgat Road and R 326 as a routes of regional scenic significance has been assessed and the overall impact is low except from the immediate neighbours. Mitigation measures are thus proposed to reduce the impact on the neighbours namely a more sensitive an appropriate boundary wall and reducing the lighting impact.

The construction period is short and the visual impact of such is regarded as low.

Given the assessment of the mast in the context of the receiving area, it is suggested that the mast can be regarded as within acceptable levels of change.

1 BACKGROUND

The objective of this report is to assess the potential visual impact of a 25m monopole mast, to accommodate cell antennae and base stations, on erf 903, cnr of Skool -, Poole - and Kannemeyer Street, Stanford, as input to the land use application. The site is located on the grounds of the Stanford Superette. The property is zoned as Business Zone 3 I in terms of the Overstrand Zoning Scheme Regulations.

Figure 1: Locality

Figure 2: The Site

2 TERMS OF REFERENCE

The applicant intends to construct a 25m high freestanding monopole mast to accommodate cell antennae and a ground station container on erf 903, situated to the rear of the Stanford Superette on the corner of Skool -, Kannemeyer - and Poole Streets.

The objective of the Visual Impact Assessment is to determine the significance of any visual impact which may result from the construction of the proposed cellular mast. This assessment will indicate whether, from a visual perspective, the development constitutes an acceptable level of change and if required what potential mitigation measures can reduce any visual impact.

To determine the potential extent of the VIA required, the following broad criteria are considered.

Table 1: Requirements for visual assessment

Areas with protection status, e.g. nature reserves	None
Areas with proclaimed heritage sites or scenic routes	None. Buildings older than 60 with proposed Grading within 200m from site. Proposed Scenic routes in area. Closest the R43.
Areas with intact wilderness qualities, or pristine ecosystems	Mill stream identified as ecological corridor
Areas with intact or outstanding rural or townscape qualities	Historical Stanford village to the north of Mill stream.
Areas with a recognized special character or sense of place	Historical centre of Stanford village
Areas with sites of cultural or religious significance	De Bron School and Church within 200m
Areas of important tourism or recreation value	Stanford Village.
Areas with important vistas or scenic corridors	R43
Areas with visually prominent ridgelines or skylines.	Mountains approx. 5km to the north

Table 2: Nature of intended development

High-intensity type projects including large-scale infrastructure	25m high monopole tower with related base station
A change in land use from the prevailing use	Yes.
A use that conflicts with an adopted plan or vision for the area	None identified (Refer Planning application)
A significant change to the fabric and character of the area	Potentially
A significant change to the townscape or streetscape	Potentially
Possible visual intrusion in the landscape	Potentially
Obstruction of views of others in the area	Potentially

The term visual and aesthetic is defined to cover the broad range of visual, scenic, cultural, and spiritual aspects of the landscape. The terms of reference for the specialist are to:

- Provide the visual context of the site with regard to the broader landscape context and site-specific characteristics.
- Provide input in compiling layout/design alternatives.
- To describe the affected environment and set the visual baseline for assessment
- Identify the legal, policy and planning context related to visual impact
- Identifying visual receptors
- Predicting and assessing impacts
- Recommending mitigation measures

3 Methodology and principles

3.1 Methodology

According to the DEA&DP guidelines (2005) a moderate visual impact can be expected. A level 3 visual assessment is regarded as sufficient to determine the impact or identify any issues which may require more inputs.

Table 4: Summary of methodology

Task undertook	Purpose	Resources used
A screening of the site and environment. Contextualize the site within the visual resources	To obtain an understanding of the site and area characteristics and potential visual elements	Satellite images, Google Earth street view, Site visit and photos,. Specialist: S Lategan
Determine viewshed and potential receptors	Determine specific view impacts	Digital Elevation Model Specialist: S. Lategan
Propose possible mitigation measures	To present practical guidelines to reduce any potential negative impacts.	Specialist: S. Lategan

Throughout the evaluation the following fundamental criteria apply:

- Awareness that "visual' implies the full range of visual, aesthetic, cultural and spiritual aspects of the environment that contribute to the area's sense of place.
- Consideration of both the natural and cultural (urban) landscape, and their inter-connectivity.
- The identification of all scenic resources protected areas and sites of special interest, as well as their relative importance in the region.
- Understanding of the landscape processes, including geological, vegetation and settlement patterns which give the landscape its particular character or scenic attributes.
- The inclusion of both quantitative criteria, such as visibility and qualitative criteria, such as aesthetic value or sense of place.
- The incorporation of visual input as an integral part of the project planning and design process, so that the findings and recommended mitigation measures can inform the final design and quality of the project.
-

3.1.1 Principles

The following principles to apply throughout the project:

- The need to maintain the integrity of the landscape within a changing land use process

- To preserve the special character or 'sense of place' of the area
- To minimize visual intrusion or obstruction of views
- To recognize the regional or local idiom of the landscape.

3.1.2 Fatal flaw statement

A potentially fatal flaw is defined as an impact that could have a "no-go" implication for the project. A "no-go" situation could arise if the proposed project were to lead to (Oberholzer, 2005):

1. Non-compliance with Acts, Ordinance, By-laws and adopted policies relating to visual pollution, scenic routes, special areas or proclaimed heritage sites.
2. Non-compliance with conditions of existing Records of Decision.
3. Impacts that may be evaluated to be of high significance and that are considered by the majority of stakeholders and decision-makers to be unacceptable.

The initial screening of the site did not reveal any of the above issues which may result in a fatal flaw.

3.1.3 Gaps, limitations and assumptions

1. Information provided: The assessment is based on the information provided by the developer.

2. Level of assessment: Based on the Western Cape Provincial guidelines (Oberholzer, 2005) pertaining to Visual Impact Assessments, a level 3 assessment should suffice to make an informed decision.

3.2 Assessment Methodology

Visual Impact relates not only to the physical visibility of a structure or development, but the context of that structure within the environment. The assessment therefore firstly describes the receiving environment from a socio-cultural-, heritage- and physical landscape perspective to set a baseline from which to evaluate the appropriateness of a new element in that specific environment. Although every effort is made to rate and explain visual impact, it is not an exact science and holds a significant level of intangible community values.

A broad potential viewshed area is then determined using digital elevation modeling techniques. This provides the area within which specific viewpoints, called visual receptors are identified. Specific views from these receptors are then assessed with the use of photo's and/or modelling.

Profiles may also be used to explain the visibility of the element from certain viewpoints. Based on these, the significance of the impact is then determined through the rating of the exposure level, receptor sensitivity and the intrusion level (Refers Table 3)

Table 3 Assessment framework to rate impact

Criteria	High	Moderate	Low
Exposure	Dominant, clearly visible	Recognizable to the viewer	Not particularly noticeable to the viewer
Sensitivity	Residential, nature reserves, scenic routes	Sporting, recreational, places of work	Industrial, mining, degraded areas
Intrusion/Obstructive	A noticeable change, discordant with surroundings	Partially fits but clearly visible	Minimal change or blends with surroundings

Exposure is a tangible criteria, which refers to the visibility of the element.
Intrusion or Obstructive is a less tangible criteria which refers to what level an element is "acceptable" within a setting.
Sensitivity deals with the receiving environment and the landscape elements which are appropriate within such environment.

A sensitive receptor with low exposure and/or low intrusion rate can be regarded as a low significance rating. A receptor of low sensitivity but with high exposure can be of high significance if the intrusion rate is also high but is reduced if the intrusion rate is medium or low.
The overall significance, therefore, depends not only on the sensitivity of the receptor but also on the exposure and intrusion rate and thus a combination of the criteria.

The purpose of mitigation measures is to lower the exposure or intrusion level in order to lower the overall significance of the rating.

3.3 Legal Context

3.3.1 National Environmental Management Act, 107, 1998 and relevant Guidelines

The application is not subject to the NEMA regulations.

3.3.2 Western Cape PSDF

No specific references on this scale of development

3.3.3 Overberg District Spatial Development Framework, 2014

No relevant guidelines or perimeters

3.3.4 Overstrand Spatial Development Framework, Final May 2020

The R43 is identified as a scenic drive.

LO8. The quality and attraction of the build environments are enhanced due to commitment to prioritizing aesthetics and preserving its social and cultural attributes.

(iii) "Foreign or unsympathetic styles of site layout and buildings should be discouraged in urban settlements and rural areas as to strengthen the local sense of place and minimize visual impact"

The tower is situated within the neighbourhood approximately 300m from the R43. The potential impact on views from the road will be considered.

3.3.5 Overstrand EMF, 2014

No relevant guidelines or perimeters

3.3.6 Overstrand Heritage Survey, 2009

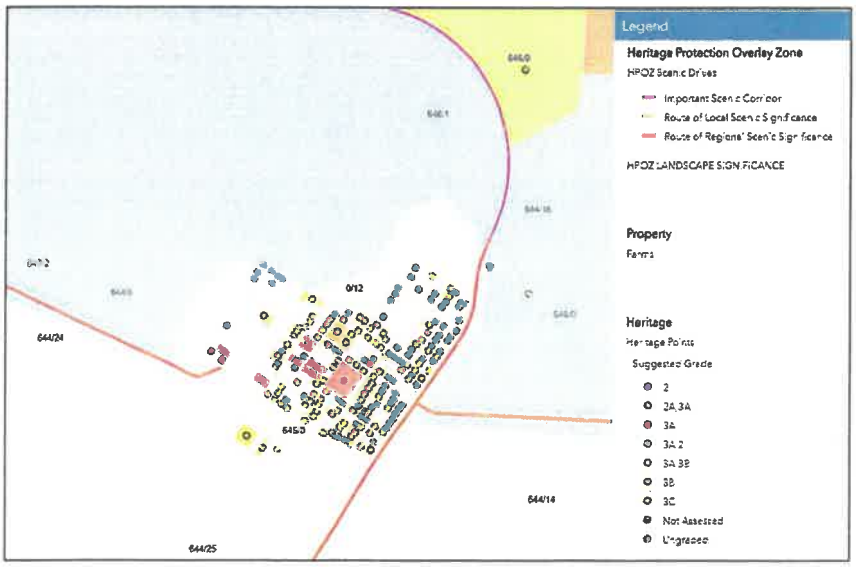


Figure 3 Heritage components identified in zoning scheme

Two heritage points within 200m of the application site have been identified namely the Church on Erf 304 (proposed grad 3B) and the De Bron School on Erf 295 (proposed Grade 3C and will be considered in the visual assessment.

DRAFT Public Participation Document June 2009 63
OHLG - NB, 22/04/2009

Site name: Stanford NG Kerk Type of resource: Building
Location: 3419 AD: S, E
Erf/Farm : [redacted]V
Address: Kiewiet Str Stanford

Description:
Simple 3 bay rectangular structure with gables to north and south. Bell tower to School Street. Corrugated iron roof, steel windows. New addition to east and west.
Materials:
Associated landscape features:

Original use: Religious
Current use: Church
Landscape type: Continuing
Design/Style:
Construction date: 1952
Historical period in which constructed: Republic
Theme: Religion and community

Historical information:

Heritage Status:
Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60 Approved grading: Suggested grading: 3B
Responsible heritage authority: HWC

Significance: Primarily social and contextual significance, including part of social grouping including the Bron School immediately to the east

Constraints and Opportunities:

Heritage Management Recommendations:
Ongoing repair and maintenance
Formal protection in terms of zoning scheme regulations (Grade 3B)

- Conserve
- Remedial action to enhance
- HWC permit of approval required for any demolition, alteration or change in planning status
- Retain historical fabric (predominantly building exterior)

Figure 4 Church, Kiewiet street, Erf 304

DRAFT Public Participation Document June 2009 239
OHLG - NB, 22/04/2009

Site name: De Bron School Type of resource: Building
Location: 3419 AD: S, E
Erf/Farm : [redacted]V
Address: School Str Stanford

Description:
"Die Bron" shaped structure with colonnade, placed on raised plinth.
Materials:
Associated landscape features:

Original use: Educational
Current use: Hall
Landscape type: Continuing
Design/Style:
Construction date: 1920s
Historical period in which constructed: Union
Theme: Education
Apartheid

Historical information:

Heritage Status:
Previous status under National Monuments Act:

Current status under National Heritage Resources Act: Older than 60 Approved grading: Suggested grading: 3C
Responsible heritage authority: HWC

Significance: Social, historical significance. Demonstration of race-related policies and dislocation of educational facilities from the centre of Stanford to 'Die Skema'

Constraints and Opportunities:

Heritage Management Recommendations:
Ongoing repair and maintenance
Formal protection in terms of zoning scheme regulations (Grade 3C)

- Conserve wherever possible
- Retain historical fabric wherever possible (exterior only)
- Conserve and enhance contribution to overall character and streetscape (predominantly public-private interface)
- HWC permit of approval required for any demolition, alteration or change in planning status

Figure 5 De Bron School, Erf295

"Die Kraal within the Meul stream zone is identified as a landmark and accessed via Kannemeyer Street. Cognizance of the visual importance of this landmark also needs to be considered in the visual assessment.

3.3.7 Overstrand Zoning Scheme

The site is zoned as Business Zone 3 and currently a superette in line with the zoning is operating on the site. A land use application is thus required to accommodate the communication tower.

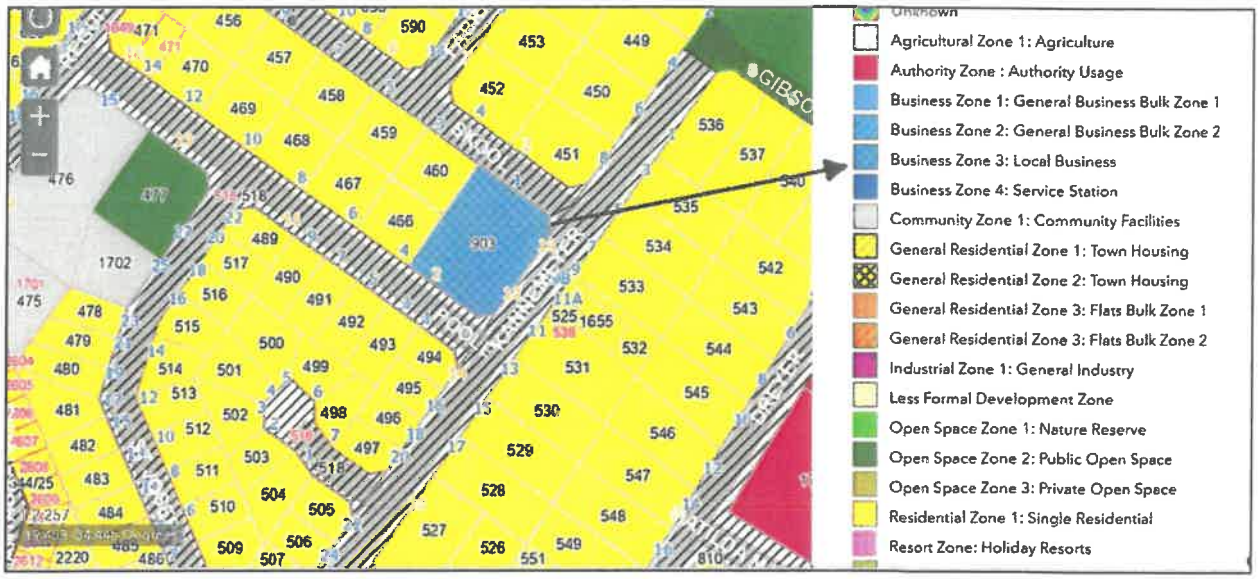


Figure 6 Zoning

The R43, R326 and the Wortelgat Rd are identified as Routes with regional Scenic Significance (Refer Figure 3). The potential impact on these routes will be considered in the view assessment.

4 Development Proposal

An 1.2 x 2m equipment container and a 25m monopole Mast will be positioned on the northwestern boundary of the property with access via Kannemeyer street. The equipment will be located within an enclosed area of 8m x 8m and secured by a 2.8m palisade fence.

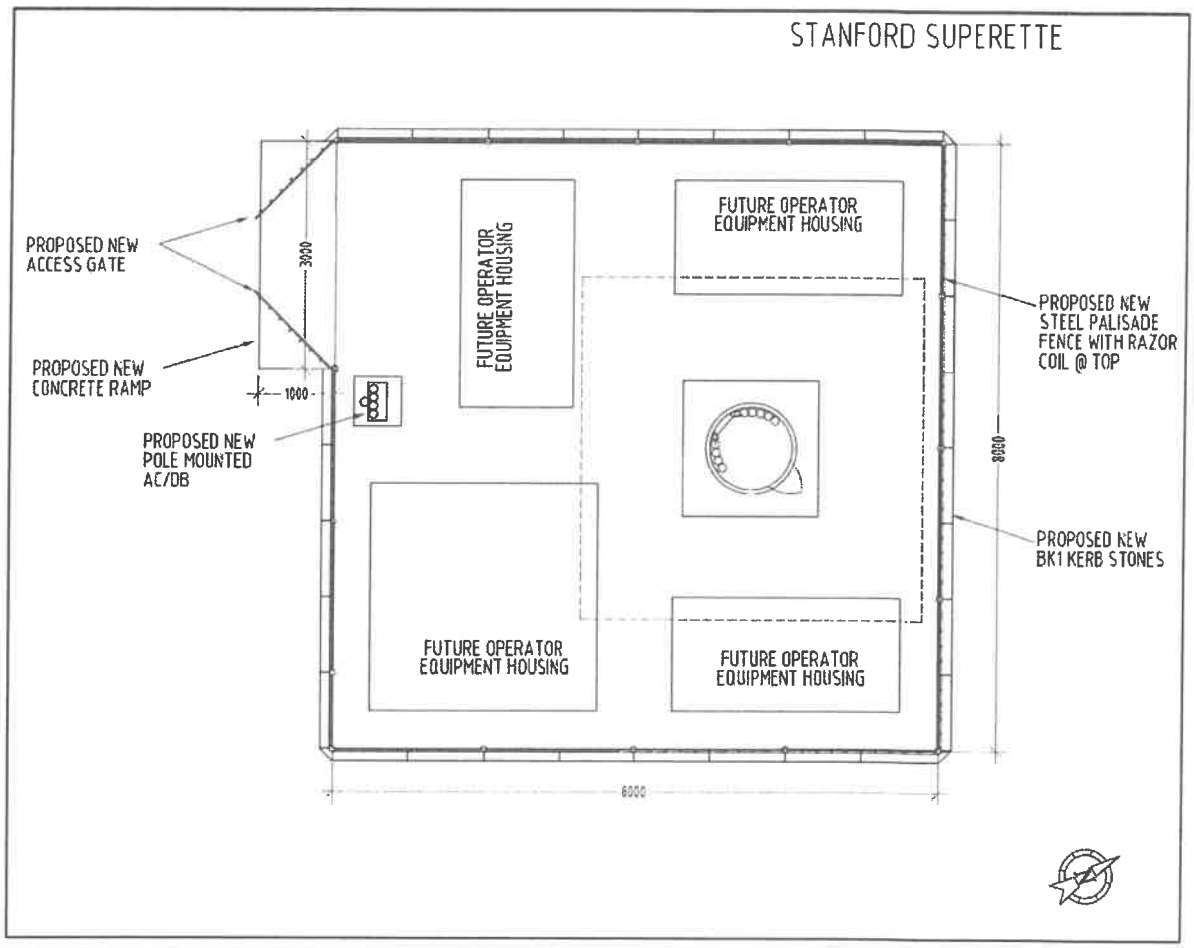


Figure 7: Site Layout

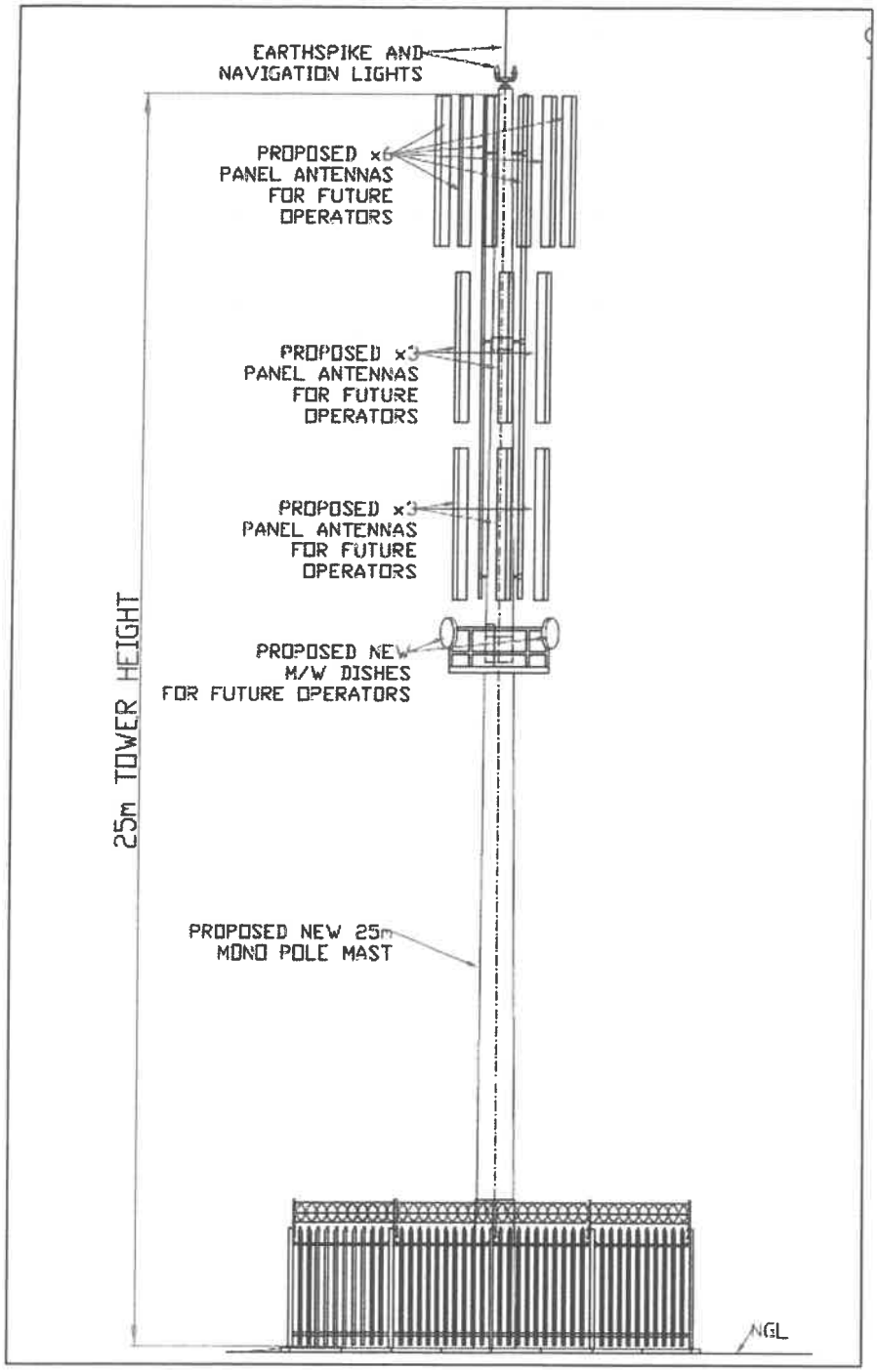


Figure 8 Tower Design

4.1 Operational elements

Only occasional maintenance is required. The site is serviced with a light delivery vehicle and potentially climbers to access equipment on the mast. The site will be accessed from Kannemeyer street.

4.2 Construction elements

For the construction of the mast, typically LDV or small trucks and cranes may be required. Construction process entails:

- clearing and leveling of the site,
- construction of mast
- fitting of antenna and equipment
- Fencing and security infrastructure
- Construction of support facilities such as a container, etc.

5 RECEIVING VISUAL ENVIRONMENT

5.1 Description

Stanford is a small village with the historical centre of the town to the north of the application property and screened by a riparian zone (Mill stream) between the historical node and the residential neighbourhood where the mast is proposed. Only two streets provide direct access between the newer neighbourhood and the historical town. The mast is situated on a local business property within a residential neighbourhood of medium density. The R43 which, the main access to the town, runs north-south along the eastern border of the neighbourhood.

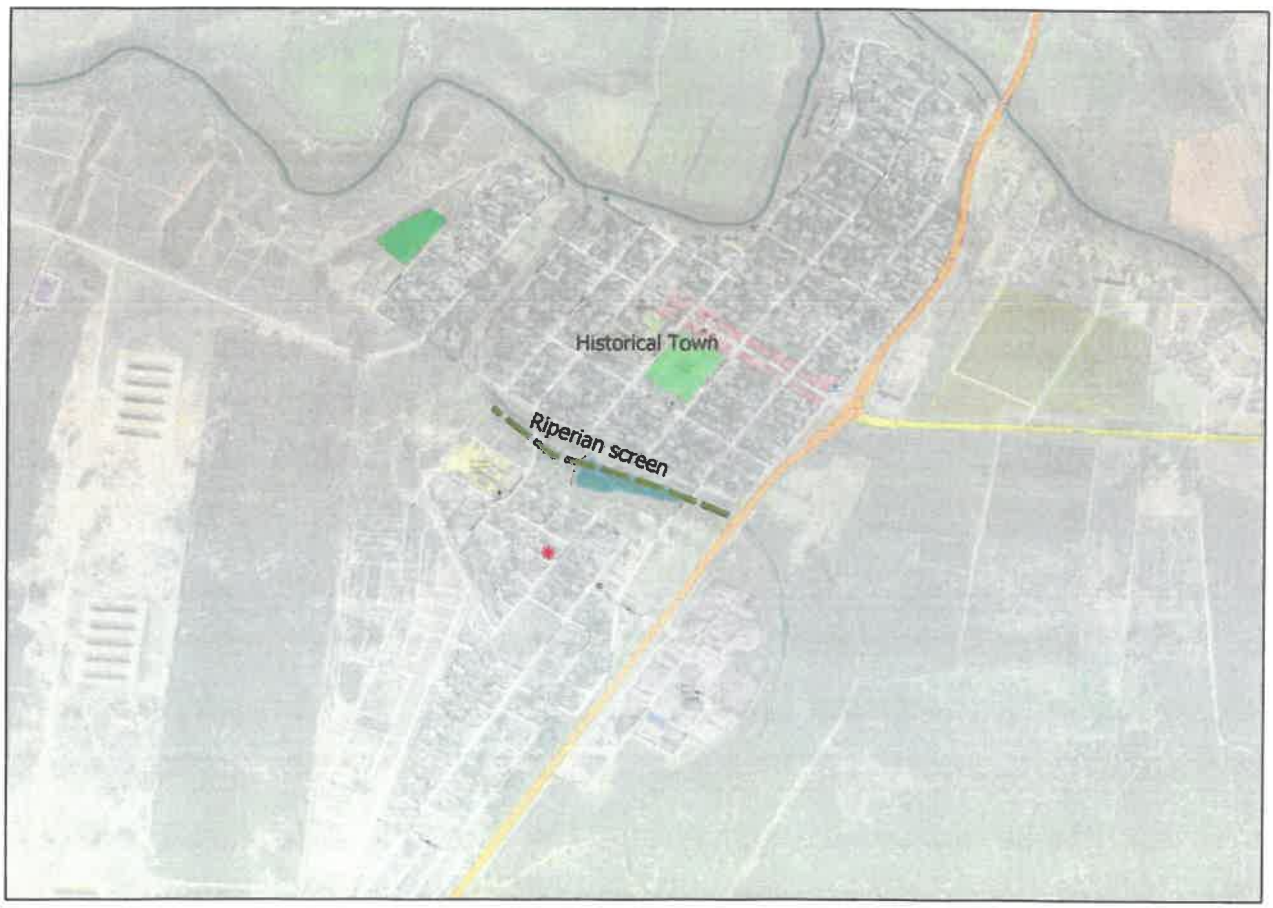


Figure 9 Position of site in town

5.2 Viewshed

The viewshed refers to the area from where the mast would potentially be visible. A viewshed was modelled based on the topography but excluding existing buildings and urban elements. The viewshed did take into account the height of the mast of 25m (Figure 10).

On a flat surface the maximum distance that the human eye can theoretically view an object is 30km due to the curvature of the earth. This is influenced by the size, colour and height of an object.

Landscape elements and the topography hold screening value which can absorb elements to such an extent that they are either not visible or not intrusive. When the viewer is however on an elevated level, an object may be visible from further away. The mountain to the north presents such viewpoints and is thus, based on height above the site included in the viewshed. However, looking down at an object reduces the visual height thereof. Thus although an object may be visible from further, the obstruction level is less.

The theoretical viewshed can be reduced significantly by landscape elements such as buildings and vegetation. Although an object may be visible from a specific point, the view may not be directed towards the object due to various reasons and therefore view lines should also be considered in assessing the visual impact.

Stanford is located in the estuary region of the Kleinriver. This lower valley creates a large fairly flat area with the mountains to the north of the valley and lower hills inland and along the coastal plain to the south. Views within this valley floor are thus mainly restricted to the local area as the higher ground is at such a distance that the size of the mast is reduced by distance and absorbed in the urban landscape. The viewshed can therefore be limited to the boundaries of the town.

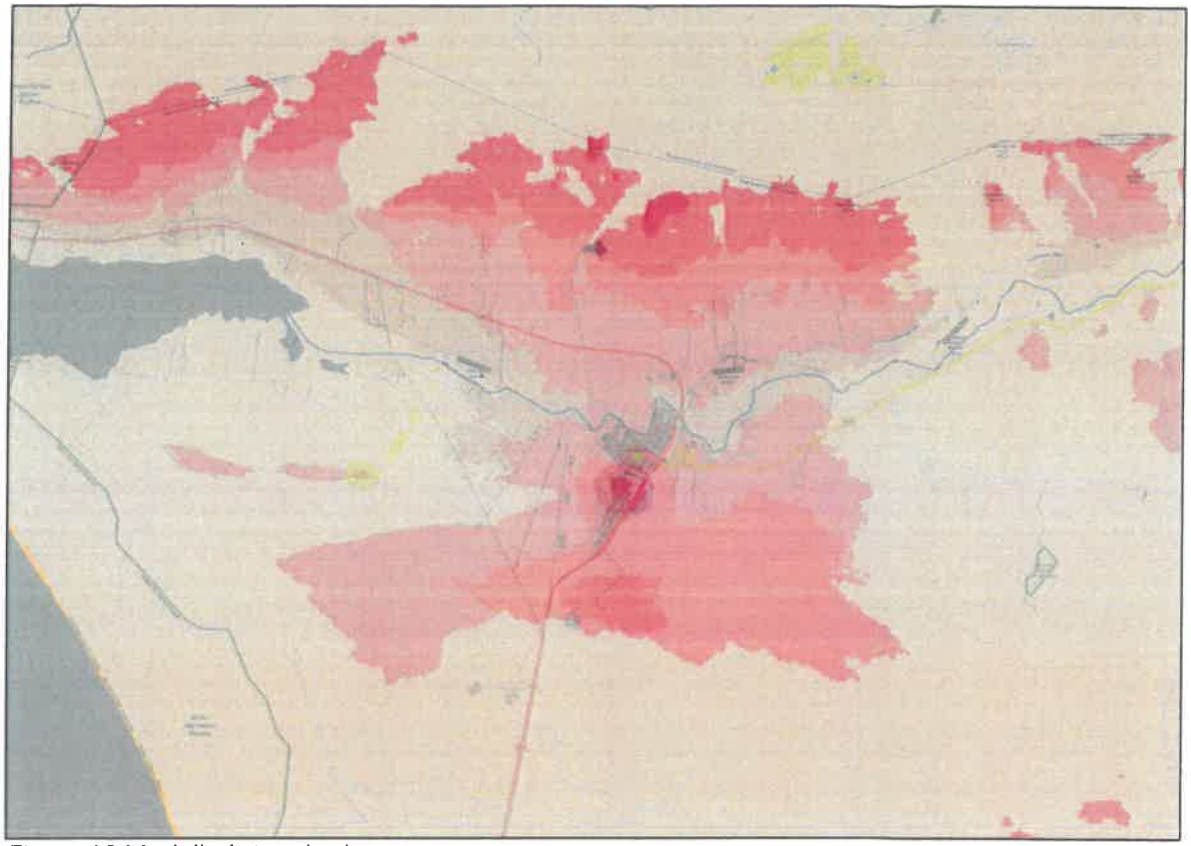


Figure 10 Modelled viewshed

5.3 Sense of Place

The site is in a medium to low-density residential area. The area does not display a specific architectural or streetscape character with single residences displaying individual style. The area does have a strong community feeling and land uses are directly related to residential use and supporting infrastructure such as community facilities namely health, religious and education facilities. The neighbourhood is linked to the historical town centre, but does not holds the same historical character in its architecture. The historical buildings in the neighbourhood namely the De Bron School and the Dutch Reformed Church does not present a strong sense of place that distinguishes it from the overall neighbourhood character. The streetscape does not compliment the historical buildings and does not support the preservation of the heritage landscape.

Photo 1 Superette site where mast to be installed

Photo 2 Portion Erf 903 where mast is proposed

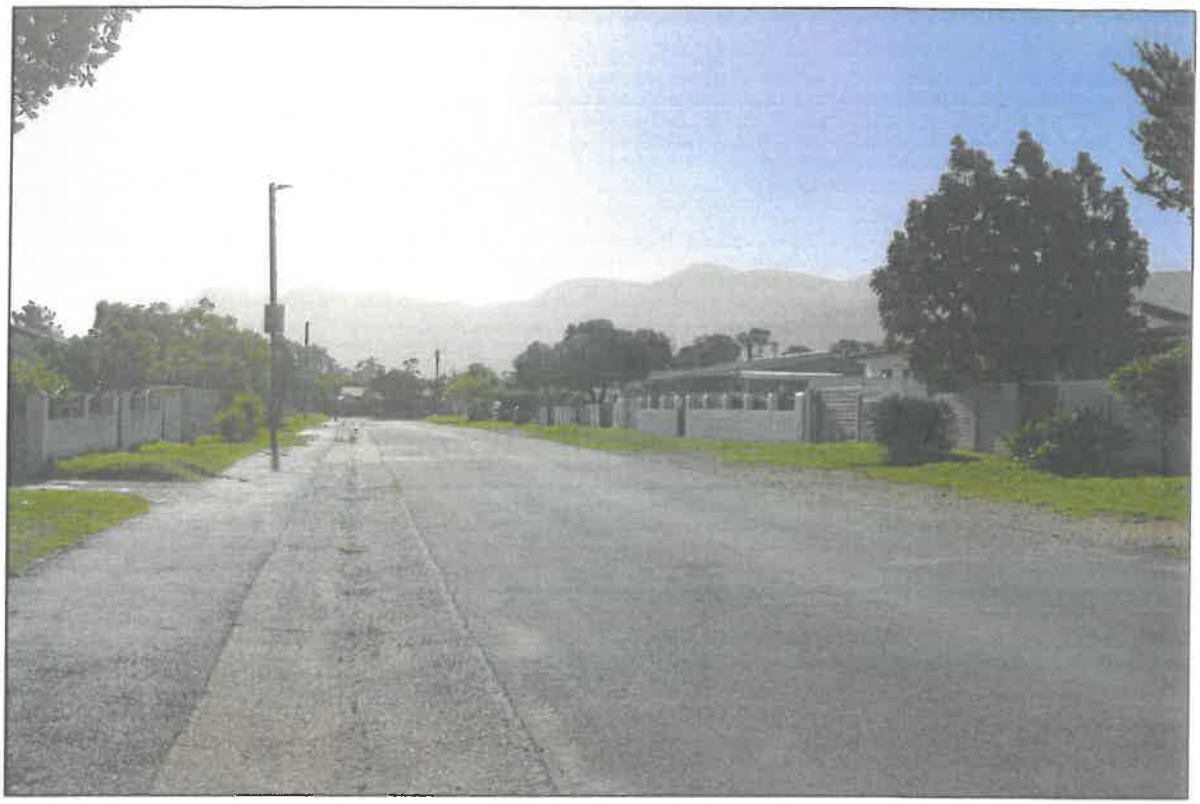


Photo 3 Streetscape Poole street towards northwest

Photo 4 Streetscape along Skool street

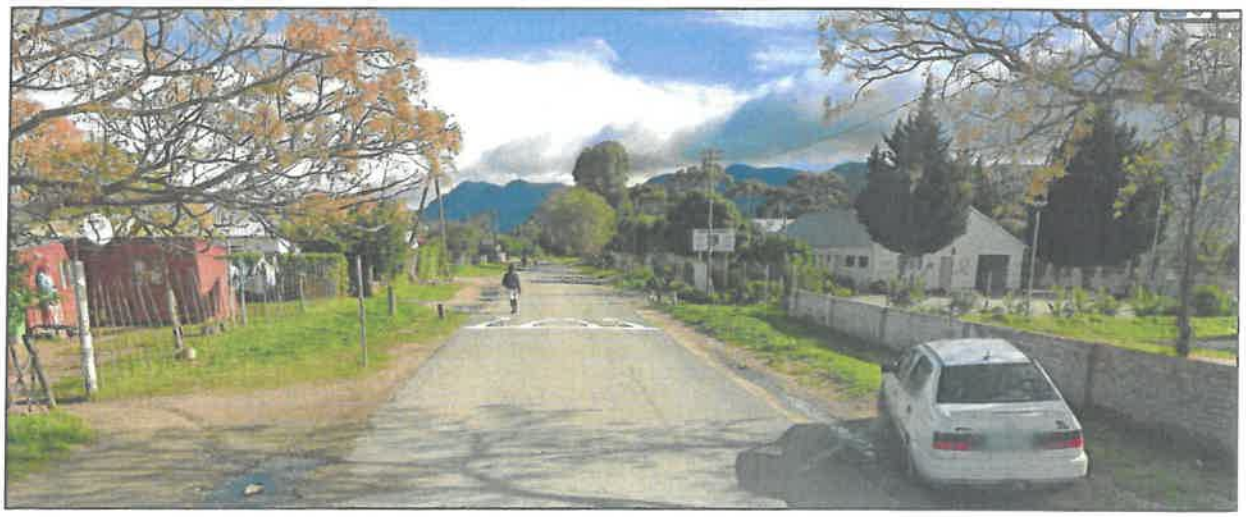


Photo 5 Skool street streetscape towards De Bron School

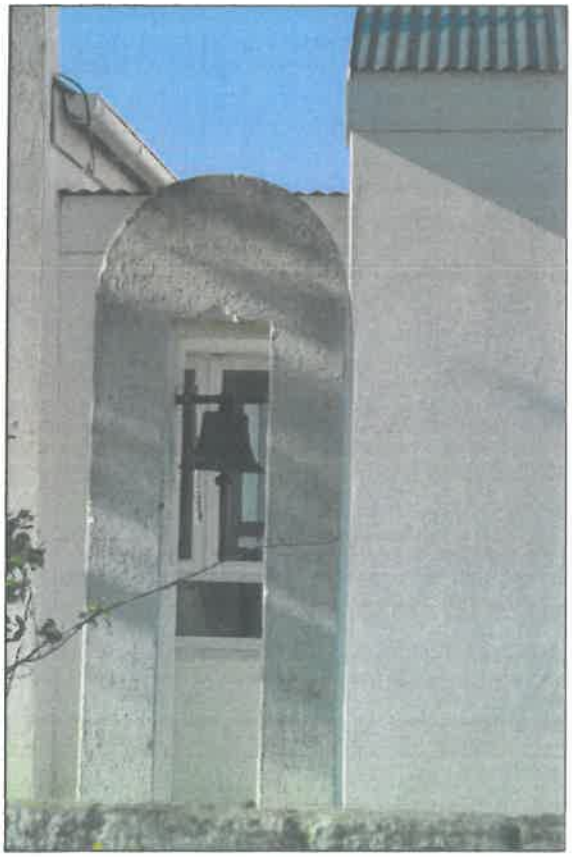


Photo 6 Historical clock behind church

Additions has been made to the historical church (Refers Photo 7) resulting in the loss of the original character. The old clocktower is now behind the addition and has lost its prominence on the site. These additions are practical to serve the needs of the community. The site however does not dictate the streetscape as a prominent element any more.

Photo 7 Historical church in Skool street, Erf 304

The openspace along the Mill stream forms the interface between the neighbourhood and the historical town centre but it also creates a visual buffer, thus visually separating the neighbourhood from the historical town centre.

6 VISUAL RECEPTORS

Visual receptors are those positions from where the mast is potentially visible and that are sensitive to a change in the visual environment. Generally, residential areas and tourism-related destinations and routes are sensitive to visual intrusions as they relate to the well-being of residents and the tourism quality of the area. The following potential receptors within the viewshed has been identified and herewith assessed.

6.1 Immediate Residential Area

The mast will be visible from the immediate surroundings especially the houses in Poole Street. Figure 11 illustrates the scale of the mast in the environment (containers have not been added to the illustration).

The mast will also cast a shadow across the street in the early morning and along the property towards Kannemeyer Street, in the afternoon but due to the small horizontal extent, it will only be a narrow shadow line and should not impact on the properties' enjoyment. The houses across the street in Kannemeyer Street and the house directly abutting the mast site will experience the presence of the mast however the direct line of sight will be the fence and containers.

Figure 11 Illustration of mast at Poole street

Table 4 Assessment of impact on immediate area

Criteria	High	Moderate	Low
Exposure		recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity		sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive		Partially fits but clearly visible	minimal change or blends with surroundings
Duration			

The overall impact is high due to the proximity of the mast to the houses. The impact of the fence and containers can be reduced by creating a fence in line with the residential area and ensuring that the finishing of the containers are pleasing and compliment the residential area. Alternatively landscaping of screen planting can be considered, but such would require maintenance and holds the potential risk for security in the area. The impact of the vertical extent of the mast cannot be reduced unless the type of structure is changed to be of a softer appearance.

6.2 De Bron School and Church Precinct

The western end of Skool Street where the school and church are located has a feeling of being enclosed due to the number of trees in the area. View is therefore restricted to the immediate area and from street level. Although the top of the mast may be visible from various viewpoints along the street and the church, it is not in the direct view line and thus not intrusive.

Figure 12 View from Skool street towards Mast

Table 5 Assessment of impact on historical zone

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity		sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration	Permanent		N/A

Although the school and church are potentially sensitive to intrusion by infrastructure and new developments, it is screened from the site and any developments on Erf 903 are not in the immediate visual scene and will not impact on the character of the specific area. The overall visual significance is therefore low.

6.3 Mill stream open space area

The open space area called Die Kraal is an important space in the urban landscape. It provides the opportunity for recreation and creates a natural environment feel within the urban landscape. Views from this area contribute to the experiential value of the site.

Figure 13 View from open space entrance

Figure 13 illustrates the view from the entrance of the open space towards the mast. From this viewpoint, the mast is visible but not intrusive. However, once the viewer is in the open space, the trees will screen view and from inside the recreational area, the surrounding urban landscape is hardly visible. The overall impact is thus low.

Table 6 Assessment of impact on Mill Stream open space

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity	residential, nature reserves, scenic routes	sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration	Permanent		N/A

6.4 R43 between Stanford and Gansbaai

When existing or approaching Stanford via the R43, the mast will be visible above the buildings along the road, but it will be a distant view and not intrude in the view landscape. Figure 14 illustrates the view from the R43 towards the mast. This illustration is representative of the view along various sections of the road.

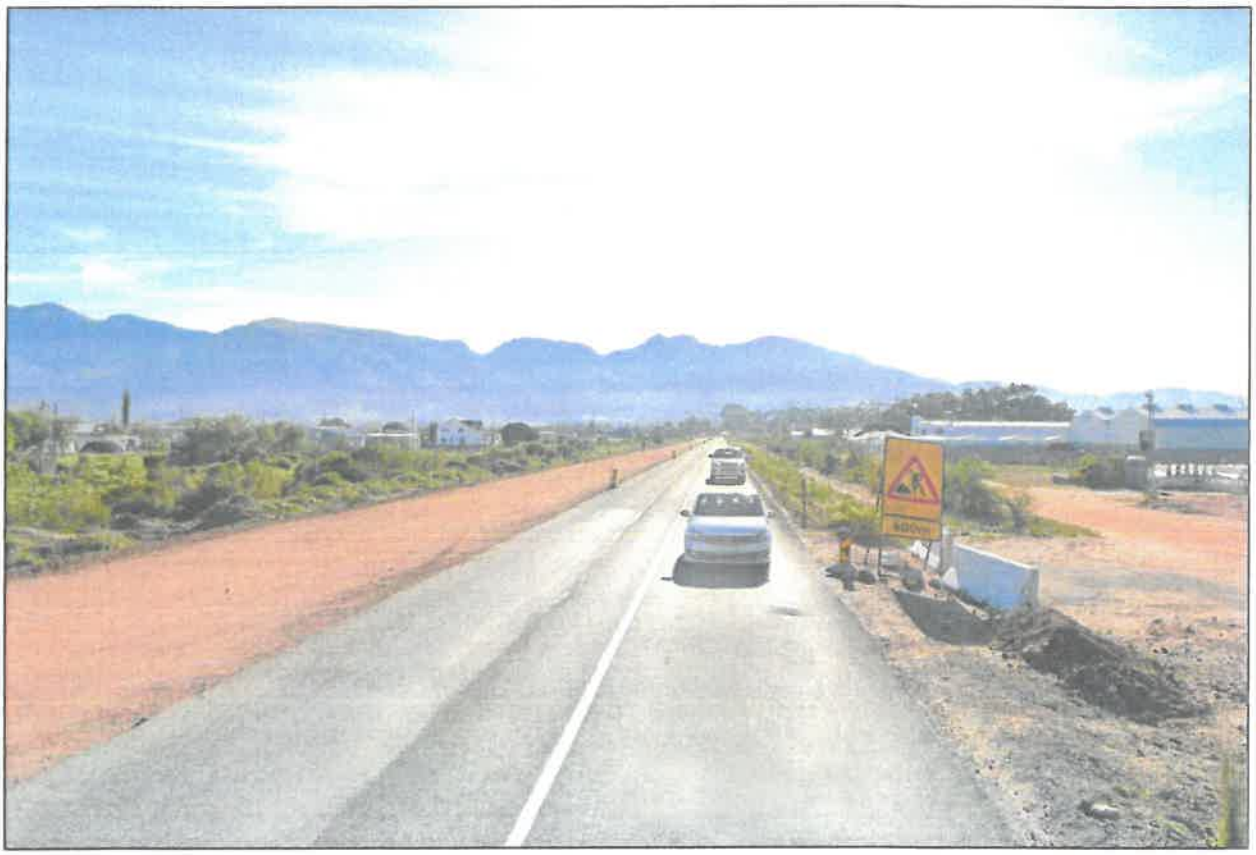


Figure 14 View along R43

Table 7 Assessment of impact on R43

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity	[illegible]	sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration	Permanent		

Due to the distance the mast blends with the urban landscape and will not be obtrusive and the impact insignificant.

6.5 Wortelgat Road

Approaching Stanford on the Wortelgat Road, the mast may be visible at interval positions but it will be a faint feature above the landscape and urban elements and not particularly noticeable. The overall impact is thus low.

Table 8 Assessment of impact on Wortelgat Road

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity		sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration	Permanent		

6.6 R326 towards Caledon

Approaching Stanford on the R326 the traveller's view is directed to the intersection and the mast is in the peripheral view.

The overall impact is thus low.

Table 9 Assessment of impact on R326

Criteria	High	Moderate	Low
Exposure	dominant, clearly visible	recognizable to the viewer	not particularly noticeable to the viewer
Sensitivity		sporting, recreational, places of work, national road	industrial, mining, degraded areas
Intrusion/Obstructive	noticeable change, discordant with surroundings	Partially fits but clearly visible	minimal change or blends with surroundings
Duration	Permanent		

6.7 Night view

The mast will fitted with navigation warning lights which will flash red in poor light conditions. The site itself will be fitted with a light for security purposes. Such lights need to be directed towards the mast site or downward as to prevent disturbance to the adjacent properties.

7 CUMULATIVE IMPACT

The Department of Environment and Tourism issued a guideline document in terms of which cumulative impacts should be assessed.[1] This guideline document identifies types and characteristics of different cumulative effects as summarized in the table below.

Table 10: Types and characteristics of cumulative effects

TYPE	CHARACTERISTIC	IDENTIFY POTENTIAL IMPACT
Time Crowding	Frequent and repetitive effects.	Activity remains at same pace, frequency and intensity over time. No time crowding impacts.
Time Lags	Delayed effects.	No time lag impacts.
Space Crowding	High spatial density of effects.	Only 2 other masts were observed in the area. A very prominent mast is approximately 700m away in the historical centre of Stanford. Another mast is on a hill southeast of the town. The addition of the proposed mast does not increase the space crowding effect.
Cross-boundary	Effects occur away from the source.	No impact
Fragmentation	Change in landscape pattern.	No impact.
Compounding Effects	Effects arising from multiple sources or pathways.	No compounding impacts.
Indirect Effects	Secondary effects.	No impact
Triggers and Thresholds	Fundamental changes in system functioning and structure.	The height of the mast exceeds the height restrictions of buildings in the area The urban functioning is not impacted on.

The cumulative impact of this cell mast within the existing landscape is low.

[1] DEAT (2004) Cumulative Effects Assessment, Integrated Environmental Management, Information Series 7, Department of Environmental Affairs and Tourism (DEAT), Pretoria

8 CONSTRUCTION

During construction, various types of vehicles will transport equipment to the site and work on the site. This will impact on the general experience for viewers. These impacts are however temporary and not uncommon during the construction of infrastructure. Communities have fairly high tolerance levels for such activities if it contribute to the infrastructure of the area and of short duration.

The visual impact during construction is therefore low and also temporary.

9 FINDINGS

The assessment of the receptors indicates the overall visual impact of the proposed cellular mast is mostly low. The most significant impact is directly adjoining residences. The street level view can be reduced by considering a different type of fencing to be in keeping with the residential character e.g. a brick wall with see through panels. This aspect can however be tested with the property owners.

This mast can be regarded as within acceptable levels of change and should not be detrimental to the visual value of the area.

10 MITIGATION MEASURES

The following measures can be considered to reduce primarily the impact on the adjoining properties –

1. More appropriate fencing or wall in keeping with residential properties. This will also screen the containers.
2. Security lighting should be inward and downward so as not to create a disturbance to neighbours.
3. These masts are usually off-white to grey. This colour range is acceptable and no further mitigation measures are required

References:

DEAT (2004) Cumulative Effects Assessment, Integrated Environmental Management, Information Series 7, Department of Environmental Affairs and Tourism (DEAT), Pretoria

Oberholzer, B. 2005. Guideline for involving visual & aesthetic specialists in EIA processes: Edition 1. CSIR Report No ENV-S-C 2005 053 F. Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs & Development Planning, Cape Town.

Satellite Images Google Earth, earth.google.com/web/, 2024

Streetview Google Earth, earth.google.com/web/, March 2023

ANNEXURE K–SAHPRA LETTER ON HEALTH EFFECT_2022

To whom it may concern

HEALTH EFFECTS OF CELLULAR BASE STATIONS AND HANDSETS

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

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

of the findings to date, i.e. ***"Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects."***

Another WHO Fact Sheet was published in June 2011 and reviewed in October 2014, i.e. *Electromagnetic fields and public health: mobile phones*. This Fact Sheet can be found at http://www.who.int/mediacentre/factsheets/fs193/en/ and the conclusion is stated as follows: ***"A large number of studies have been performed over the last two decades to assess whether mobile phones pose a potential health risk. To date, no adverse health effects have been established as being caused by mobile phone use."***

The WHO recommends utilising internationally recognised exposure guidelines such as those that were published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and reconfirmed in 2009. The 1998 guidelines were replaced by the updated 2020 version for the frequency range 100 kHz – 300 GHz (i.e. including **all** the frequencies employed by the cellular industry). The Directorate Radiation Control likewise recommends the use of these ICNIRP guidelines to protect people against the known adverse health effects of EMF.

On 27 January 2020 the WHO published a statement on their website with respect to "***Radiation: 5G mobile networks and health***". Below are extracts from the Q&A section of that statement:

> ***"5G, or fifth Generation, is the latest wireless mobile phone technology, first widely deployed in 2019. 5G is expected to increase performance and a wide range of new applications, including strengthening e-Health (telemedicine, remote surveillance, telesurgery).***
>
> ***5G represents an evolution in telecommunication standards. To enable increased performance, 5G will extend into higher frequencies around 3.5 GHz and up to a few tens of GHz. The higher frequencies are new to mobile phone networks, but are commonly used in other applications, such as point-to-point radio links and body-scanners for security checks.***

To date, and after much research performed, no adverse health effect has been causally linked with exposure to wireless technologies. Health-related conclusions are drawn from studies performed across the entire radio spectrum but, so far, only a few studies have been carried out at the frequencies to be used by 5G.

Tissue heating is the main mechanism of interaction between radiofrequency fields and the human body. Radiofrequency exposure levels from current technologies result in negligible temperature rise in the human body.

As the frequency increases, there is less penetration into the body tissues and absorption of the energy becomes more confined to the surface of the body (skin and eye). Provided that the overall exposure remains below international guidelines, no consequences for public health are anticipated.

WHO is conducting a health risk assessment from exposure to radiofrequencies, covering the entire radiofrequency range, including 5G, to be published by 2022."

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

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

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