



**OVERSTRAND MUNISIPALITEIT**  
**GEDEELTE 231 VAN DIE PLAAS**  
**AFDAKSRIEVER NR. 575, BENGUELA COVE, 'N**  
**GEDEELTE VAN CALEDON: AANSOEK OM**  
**VERGUNNINGSGEBRUIK EN AFWYKING:**  
**HIGHWAVE CONSULTANTS (PTY) LTD**  
**NAMENS BENGUELA COVE INV (PTY) LTD**

Kragtens Artikels 47 en 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 word hiermee kennis gegee van die onderstaande aansoeke van toepassing op Gedeelte 231 van die Plaas Afdaksrivier Nr. 575, Benguela Cove naamlik:

**Vergunningsgebruik**

Aansoek ingevolge Artikel 16(2)(o) van die Verordening om 'n transmissieapparaat op bogenoemde eiendom te akkommodeer.

**Afwyking**

Aansoek ingevolge Artikel 16(2)(b) van die Verordening om die toelaatbare hoogtebeperking van 12m te oorskry, om die 15m hoë transmissieapparaat te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement: Stadsbeplanning te Patersonstraat 16, Hermanus.

Enige kommentaar moet skriftelik ingedien word in terme van Artikels 51 en 52 van die bogenoemde Verordening aan die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op 1 Desember 2023, stipuleer u naam, adres, kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die Stadsbeplanner, Mnr. Henk Olivier 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.

DGI O'Neill, Munisipale Bestuurder,  
Overstrand Munisipaliteit, Posbus 20,  
HERMANUS, 7200

**Munisipale Kennisgewing Nr. 161/2023**

**OVERSTRAND MUNICIPALITY**  
**PORTION 231 OF THE FARM AFDAKS RIVIER**  
**NO. 575, BENGUELA COVE, A DIVISION OF**  
**CALEDON: APPLICATION FOR CONSENT USE**  
**AND DEPARTURE: HIGHWAVE**  
**CONSULTANTS (PTY) LTD ON BEHALF OF**  
**BENGUELA COVE INV (PTY) LTD**

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 of the applications mentioned below applicable to Portion 231 of the Farm Afdaks Rivier No. 575, Benguela Cove namely:

**Consent Use**

Application in terms of Section 16(2)(o) of the By-Law to accommodate a transmission apparatus on the above property.

**Departure**

Application in terms of Section 16(2)(b) of the By-Law to exceed the permissible 12m height restriction to accommodate the 15m high transmission apparatus.

Detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department : Town Planning at 16 Paterson Street, Hermanus.

Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before 1 December 2023, quoting your name, address, contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Town Planner, Mr. Henk Olivier 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.

DGI O'Neill, Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200

**Municipal Notice No. 161/2023**

**UMASIPALA WASE-OVERSTRAND,**  
**INXALENYE YEFAMA U-231 E-AFDAKS RIVIER**  
**NO. 575, BENGUELA COVE, ICANDELO LE-**  
**CALEDON: ISICELO SOKUSETYENZISWA**  
**KWEMVUME NOPHUMISO: HIGHWAVE**  
**CONSULTANTS (PTY) LTD EGAMENI**  
**LEBENGUELA COVE INV (PTY) LTD**

Isaziso sikhutshwe ngokwemqathango yeCandelo lama-47 nelama-48 loMthetho oYilwayo kaMasipala wase-Overstrand UMthetho kaMasipala woLungiso kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 wezicelo ezichazwe ngezantsi kwiSahlulo sama-231 seFama i-Afdaks Rivier enguNombolo. 575, iBenguela Cove eyile:

**Ukusetyenziswa kwemvume**

Isicelo ngokwemigaqo yeCandelo le-16(2)(o) loMthetho kaMasipala ukulungiselela isixhobo sothumelo kule propati ingentla.

**ukuphambuka**

Ukufakwa kwesicelo ngokweCandelo le-16(2)(b) loMthetho kaMasipala sokugqitha kumda ovumelekileyo we-12m ukuze kulungiselelwe isixhobo sothumelo oluphezulu oluyi-15m.

linkcukacha eziphathelene nesi sindululo ziyafumaneka ukuba zihlole kwiintsuku zaphakathi evekini, phakathi kwentsimbi ye-08:00 ukuya kweye-16:30 kwiSeba: loCwangciso lweDolophu 16 ePaterson Street, eHermanus.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokuhambelana namaCandelo lama-51 nelama-52 oMthetho kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wesi- 1 uDisemba 2023, unike igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla. Imibuzo ngomnxeba kungatsalelwa kuMcwangcisi weDolophu, Mnu. Henk Olivier kule nombolo yomnxeba 028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva kosuku lokuvalwa. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe lokuCwangciswa kweDolophu apho igosa likamasipala liza kumnceda ukuze ubhale izimvo zenu.

DGI O'Neill, Umlawuli kaMasipala,  
kuMasipala wase-Overstrand, P.O. Box 20,  
HERMANUS, 7200

**Inombolo yeSaziso sikaMasipala 161/2023**

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OVERSTRAND



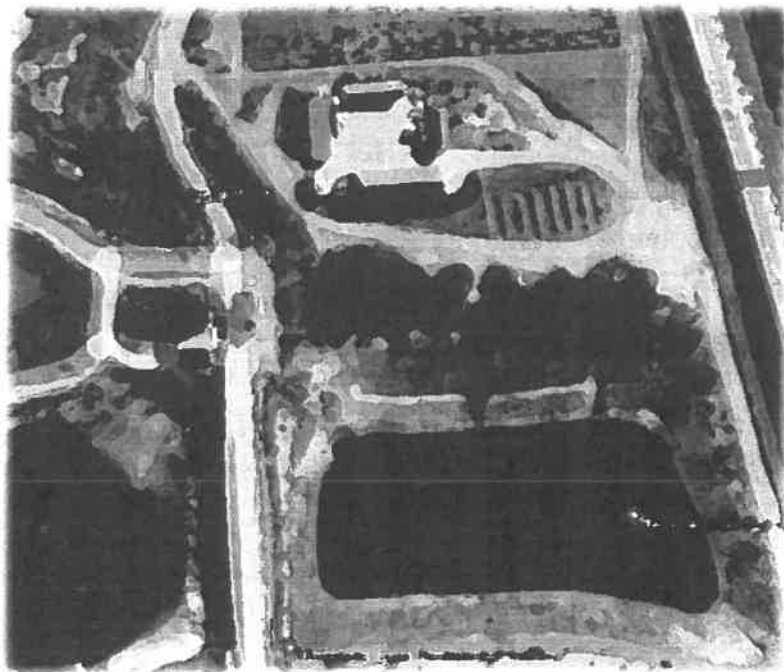
MUNICIPALITY

Locality Map

Portion 231 of Farm Afdaksrivier 575

# PORTION 231 OF THE FARM AFDAKS RIVER NO.575 CALEDON

CONSENT USE AND PERMANENT DEPARTURE APPLICATION  
MADE IN TERMS OF SECTIONS 16(2)(O) AND 16(2)(B)  
OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW  
ON MUNICIPAL LAND USE PLANNING, 2020  
*TO ALLOW A LAND-BASED TRANSMISSION APPARATUS*



CLIENT: TELCO TOWERS (PTY) LTD

PREPARED BY: HIGHWAVE CONSULTANTS

**HIGHWAVE**  
CONSULTANTS

**AMENDED AUGUST 2023**

21 SEP 2023

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**DEFINITIONS:**

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

**PROPERTY:**

PORTION 231 OF THE FARM AFDAKS RIVER NO. 575, CALEDON IN THE OVERSTRAND MUNICIPALITY, DIVISION CALEDON, PROVINCE OF THE WESTERN CAPE.

**CLIENT:**

TELCO TOWERS (Pty) Ltd.

**APPLICANT:**

HIGHWAVE CONSULTANTS (PTY) LTD

**OWNER:**

BENGUELA COVE INVESTMENTS (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)

**SCHEME:**

Overstrand Zoning Scheme Regulations

**BY-LAW:**

Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020

**LUPA:**

Land Use Planning Act (Act 3 of 2014)

**FBTS:**

Freestanding Base Telecommunications Station.

**RBTS:**

Rooftop Base Telecommunications Station.

**TI**

Telecommunication Infrastructure

**TOA**

Top of Antenna

## 1. THE APPLICATION

Application is hereby made on behalf of our client Telco Towers (Pty) Ltd to allow the following on Portion 231 of the Farm Afdaks River No. 575, Caledon:

- **Consent use application** in terms of Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the purpose of erecting a 15m land-based transmission apparatus disguised as a tree mast.
- **Permanent departure application** in terms of Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 for the purpose of erecting a 15m land-based transmission apparatus disguised as a tree. The departure includes the following:
  - Relaxation of the height restriction from 12m to 15m

This consent use and permanent departure application will allow for the installation of 15m land-based transmission apparatus which is a permitted by means of a consent use for 'Agricultural Zone 1: Agriculture' zoned properties in terms of the Overstrand Zoning Scheme Regulations.

## 2. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

The subject property relating to the application is identified as Portion 231 of the Farm Afdaks River No. 575, Caledon with an extent 45,9617ha (Forty-five comma nine six one seven hectares). The property is situated in Benguela Cove. The subject property is located at Benguela Cove, Hermanus. There are no title deed conditions contained in the title deed no. T32226/2006 that restrict or prevent the installation of a land-based transmission apparatus on the subject property. A copy of the Title Deed for Portion 231 of the Farm Afdaks River No. 575, Caledon containing the details outlined below is contained in Annexure D. *(Please refer to Annexure D: Title Deed)*

**TITLE DEED DESCRIPTION:** PORTION 231 OF THE FARM AFDACS RIVER NO. 575, CALEDON IN THE OVERSTRAND MUNICIPALITY, DIVISION CALEDON, PROVINCE OF THE WESTERN CAPE

**TITLE DEED NUMBER:** T32226/2006

**TITLE DEED RESTRICTIONS:** None.

<b>PROPERTY SIZE:</b>	45,9617Ha (Forty-five comma nine six one seven hectares).
<b>ZONING:</b>	Agricultural Zone 1: Agriculture
<b>PROPERTY OWNER:</b>	Benguela Cove Investments (Pty) LTD
<b>SERVITUDES:</b>	The proposed development does not encroach or have an impact on the Registered servitude.

### **3. CONTEXTUAL INFORMANTS**

#### **a. Locality**

The concerned property is identified as the Portion 231 of the Farm Afdaks River No. 575, Caledon located within the Overberg Region. The property is located at Benguela Cove off the R43 road connecting Hermanus and Bot River.

#### **b. Surrounding Area**

The Art Gallery is directly north of the proposed development with the Moody Lagoon Restaurant located to the south west of the proposed development.

#### **c. Land Use**

The proposal entails the erection of a land-based transmission apparatus on Portion 231 of the Farm Afdaks River No. 575, Caledon. The property is currently zoned "Agricultural Zone 1" and is currently used as an art gallery and vineyards to the north.

**PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDONI: CONSENT USE AND PERMANENT DEPARTURE APPLICATION**



**Fig. 1 – Aerial photo of development area with the red outlining of the proposed area of intervention**



#### **4. DEVELOPMENT PROPOSAL**

##### **a. Development**

It is the intention of our client to apply for a consent use and permanent departure application to allow for the installation of a 15m land-based transmission apparatus disguised as a tree on the Portion 231 of the Farm Afdaks River No. 575, Caledon. The application entails the following proposed development parameters:

- Erection of a 15m land-based transmission apparatus disguised as a tree situated in the southern portion of the property.
- Installation of 12 triband antennae hidden between the fake branches proposed at a height between 9m and 15m of the tree type land-based transmission apparatus.
- Installation of 3 transmission dishes on the proposed 15m tree type land-based transmission apparatus.
- Construction of 4 x telecommunications equipment containers at ground level.
- Lightning spike and Navigation lights.
- Portable fire extinguishers (3 x 9kg portable fire extinguishers); and
- The mast & equipment containers will be placed inside a +/-40m<sup>2</sup> compound enclosed off by a 2.1m high palisade fence.
- Optic Fibre route in 110mm underground nextube sleeve (underground) to the nearest connection point.

*(Please refer to attached Annexure F – Plans)*

##### **b. Access**

Access to the proposed freestanding base station will be obtained from the existing entrance of the property located on the R43 road.

**a. Permanent Departure: Height Restriction relaxation**

According to the Overstrand Zoning Scheme Regulations a height restriction of 12m exist on a property zoned "Agricultural Zone 1". This application aims at obtaining the Overstrand Municipality's permission to relax the restriction from 12m to 15m in order to install a land-based transmission apparatus. With reference to section 5(f) of this motivational report, a great need for coverage exists in the compliant area. A mast of 12m will not be able to provide effective voice- and data coverage to the surrounding area. Our client, Telco Towers, provides telecommunication infrastructure to multiple mobile network operators (e.g. Vodacom, MTN, Cell C and Telkom Mobile). The idea is that these network operators should collocate and share infrastructure. A land-based transmission apparatus lower than 15m will not be able to provide sufficient space for potentially four mobile network operators.

**b. Title deed conditions**

As mentioned above, there are no restrictive title deed conditions contained in the said Title Deed.

**c. Security**

The proposed tree type land-based transmission apparatus will be constructed on Portion 231 of the Farm Afdaks River No. 575, Caledon. Extra security will be added to the actual land-based transmission apparatus through 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 locked at all times. The antennae will be located 19-15m above ground level, at the top of the tower and are inaccessible to the public. Only authorised personnel will have access to the antennae. A mast gate with a high security lock will be installed ensuring increased security to mast. 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. It should be noted that no cameras will be installed which may compromise any surrounding neighbour's privacy.

**d. 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.

**e. Environmental**

Environmental and social sustainability are regulated by *The National Environmental Management Act (Act 107 OF 1998) (NEMA) - published in Government Notice No. R324*. When read together with the National Environmental Management Act Regulations Listing Notice 3 of 2017 (promulgated April 2017), an Environmental Impact Assessment (EIA) or Environmental Authorization (EA) is only applicable in the following circumstances:

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

- i) is to be placed on a site not previously used for this purpose; and*
- ii) will exceed 15 metres in height*

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

The requirements in the Western Cape are defined in NEMA Listing Notice 3 of 2017:

*(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.*

Even though this site falls outside of an **urban area**, it is inside the community of Benguela Cove 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. Therefore, in our opinion, that the intended development does not trigger a listed activity in terms of the 2017 NEMA regulations and therefore no environmental impact assessment or ROD (Record of Decision) is required. However, we have requested the input from the relevant Environmental Department and we got a response on the 8<sup>th</sup> of May 2023 confirming that the proposed development will in fact not trigger a listed activity. The official

who dealt with the proposed submission contacted us during this process and discussed the height of the mast.

The initial proposed development was for a 25m tree mast, and the official confirmed that this development will trigger a listed activity should we proceed with this height. We can confirm that we had discussions with our client, and we decided to lower the height of the mast to 15m in order to ensure we do not trigger a listed activity.

The Municipality also advised us that we need to conduct a Visual Impact Assessment (VIA). A specialist was appointed, and she conducted the VIA on the said 15m mast in the Benguela Cove vicinity.

The findings of the specialist was that the assessment of the receptors indicates the overall visual impact of the proposed cellular mast is low. The most significant impact is from the terrace of the tasting venue but even this impact is within acceptable levels of change.

Security lighting may cause some disturbance and therefore such lighting should be directed downward and away from the tourism precinct. Because of the low impact rating no other mitigation measures are required. This mast can be regarded as within acceptable levels of change and should not be detrimental to the visual value of the area.

Please see attached the full VIA report together with the NEMA Applicability checklist outcome.

## **5. MOTIVATION**

### **a. Background**

Over recent years' cellular communication in South Africa has evolved from merely a means of convenience to an essential business tool, means of communication and safety measure. Initial high tariff rates limited the accessibility of the product and its service. However, over time more reasonable consumer tariffs and packages have been introduced, making cellular communications more accessible to a much larger sector of the population.

With the recent outbreak of the COVID-19 pandemic and subsequent lockdown, many people in South Africa were ordered to remain at their places of residence. This increased the pressure

on the telecommunication network grid as more people depends on fast and effective voice- and data coverage in order to work from home, conduct schoolwork and studies and remain connected with loved ones over social media. Therefore, telecommunication services were further realised as an essential service.

Data usage on the mobile networks is also becoming faster, more affordable, and more accessible. User behaviour patterns are continuously changing in reaction to cheap internet, new data intensive smartphones, data intensive applications and websites, and an increasingly social-media-driven society. These factors resulted in the average consumer data usage doubling every year.

The current cellular infrastructure is not equipped to handle this level of high demand. As a result, the networks become congested with connection problems and dropped calls on the voice network and limited or unstable internet connections on the data network.

Cellular service providers are taking steps to improve their network by keeping abreast with the advances in communication technology and providing increased capacity in terms of coverage in the areas where there is an increased demand. Telco Towers (Pty) strives to make this technology available to a wider spectrum of the population.

Newer technology such as LTE provides faster internet to more users which alleviates the pressure on the base station, however its range is very limited. A single old generation GSM voice based base station could cover dozens of kilometres. The new LTE base stations have a maximum coverage range of 500m depending on the number of users.

The congestion of existing sites together with the decrease in its coverage range necessitates that the distance between base stations decreases, resulting in the need for construction of new freestanding and rooftop cellular base stations.

It is estimated that cellular network operators in South Africa will build more than 4000 new base stations over the next 5 years. The proposed site is located at a nominal point as identified by Telco Towers (Pty) Ltd network planners. By utilizing sites located at the networks' nominal points the number of future base stations is limited and an effective service network can be developed.

The following information is provided to provide clarity on some of the telecommunication terminology. For ease of reference, kindly refer below to an extract from the Overstrand Municipality Land Use Scheme (2020):

*“transmission apparatus” means any land- and roof-based support structure and associated infrastructure that is used for the transmission and/or reception of electromagnetic waves and includes telecommunication, cellular telecommunication, radio, television and satellite transmission that is used for commercial purposes;*

**b. Proposed Development Parameters**

The current and proposed allowable development parameters as per the Overstrand Municipality Land Use Scheme (2020) are indicated in the tables below:

<b>Development Parameters</b>	<b>Overstrand Municipality Land Use Scheme (2020) (Agricultural Zone 1)</b>	<b>Proposed Development on Portion 231 of the Farm Afdaks River No. 575, Caledon</b>
Building Lines	Street Building Lines: 30m	<b>COMPLY</b>
	Common building line:30m	<b>COMPLY</b>
Parking		<b>COMPLY:</b> No parking spaces will be affected by this development
Height	12m	<b>DEPART: RELAX FROM 12M TO 15M to allow for a land-based transmission apparatus</b>

The proposed erection of a land-based transmission apparatus will **NOT** have an impact on parking, building lines, coverage or floor factor as described in the Overstrand Zoning Scheme Regulations.

## **PART 2: USE ZONES**

### **CHAPTER 5: AGRICULTURAL AND RURAL ZONES**

#### **5.1 AGRICULTURE ZONE 1: AGRICULTURE (AGR1)**

##### **Use of the property**

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

- a) Primary uses are agriculture, crèche, dwelling house, guest rooms and home occupation.
- b) Consent uses are additional dwelling units, agricultural industry, animal care centre, aquaculture, day care centre, farm shop/stall, fertiliser plant, guest house, hotel, institution, intensive animal farming, intensive horticulture, lodge, mining, place of assembly, place of entertainment, place of instruction, plant nursery, riding stables, service trade, tourist accommodation, tourist facilities, transmission apparatus, utility services, wellness centre and 4x4 trail.

*Fig. 3 – Development parameters for Agricultural Zone 1*

#### **c. Physical Characteristics**

RF Engineers are subject matter experts and identify sites by utilizing a specific set of engineering rules and principles, Portion 231 of the Farm Afdaks River No. 575, Caledon 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.
- Proximity to the R43 road for passing tourists and also for the community of Benguela Cove which will benefit from more effective voice- and data coverage (e.g. access to WIFI).
- Surrounding geographical aspects are in line with the requirements.
- Minimized physical, natural and visual impact due to vegetation in compliant area.
- Ability to reduce the number of base stations in the surrounding areas.

- Ability to provide sufficient security to the equipment.
- Capacity to share infrastructure with majority of the operators.
- Sufficient space to erect a freestanding base telecommunications station.

In order to achieve the optimal data and voice coverage objectives base stations in this specific area needs to be approximately 500m apart on average, this is due to the density of the surrounding areas as well as geographical and physical features. The Fresnel 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.

#### **d. Title Deed Restrictions**

In respect of Portion 231 of the Farm Afdaks River No. 575, Caledon it was found that there are no restrictive title deed conditions. *(Please refer to the attached Annexure D: Title Deed)*

#### **e. Health**

Current research on telecommunications base 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.

In a statement made by the World Health Organisation (WHO) it is stated that effects from base stations and wireless networks are so low that the temperature increases are insignificant and do not affect human or animal health.

The WHO in 2004 said:

*"In the area of biological effects and medical applications of non-ionizing radiation approximately 25,000 articles have been published over the past 30 years. Despite the feeling of some people that more research needs to be done, scientific knowledge in this area is now more extensive than for most chemicals. Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any*

*health consequences from exposure to low level electromagnetic fields.*” – World Health Organization (WHO) – website: <http://www.who.int/peh-emf/research/database/en/>

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 at <http://www.who.int/mediacentre/factsheets/fs193/en/> ) and subsequently concluded the following:

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

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.”*

#### **f. Need & Desirability**

In modern times it has become a rare 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 local Municipality & the operators interests to address the problem of weak voice and data coverage and to provide the surrounding community 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 Telco Towers (Pty) 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 the communal 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. The construction and maintenance phase of the proposal will provide a positive economic & social impact by ensuring job creation effecting the surrounding community in a positive way.

Due to the nation-wide lockdown, curfew and stay-at-home regulations, more people were confined to their places of residence. In a bid to alleviate the pressure on telecommunication infrastructure, an additional land-based transmission apparatus in the area will bring significant relief. Telecommunication infrastructure were proclaimed as essential services by the National Government. Therefore, residential areas depend on these services to continue working-from-home, educating children and staying connected with loved ones. A mast at this location will reduce the pressure on the existing network grid. When choosing a site for a telecommunication base station, service providers are guided by nominal points indicating the areas where poor signal is being experienced.

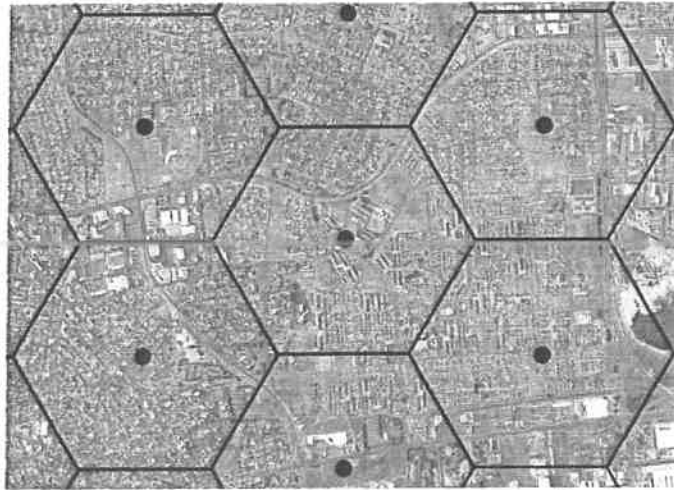
#### f.1 Choice of site

These nominal points are informed by radio planners that specialise development and expansion of MNOs. With the current lockdown experienced in South Africa, more people work from home and depend on fast and reliable voice- and data coverage. This increases the pressure experienced by telecommunication infrastructure. 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 4 - 10 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area.

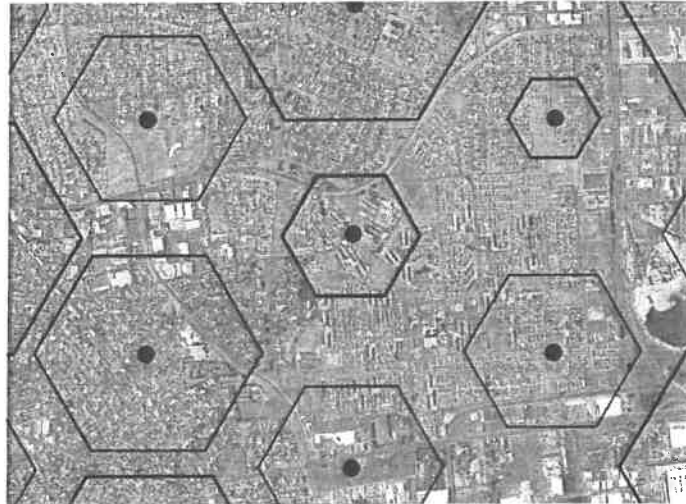
#### f.2 Cellular infrastructure explained:

Figure 4 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 5). 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 5). If a need for coverage does not exist in a specific area, no company would invest capital to build a telecommunication base station in the said area. The fact that there are only a few telecommunication base stations in the surrounding area supports the statement that there is a clear need for coverage in the area.

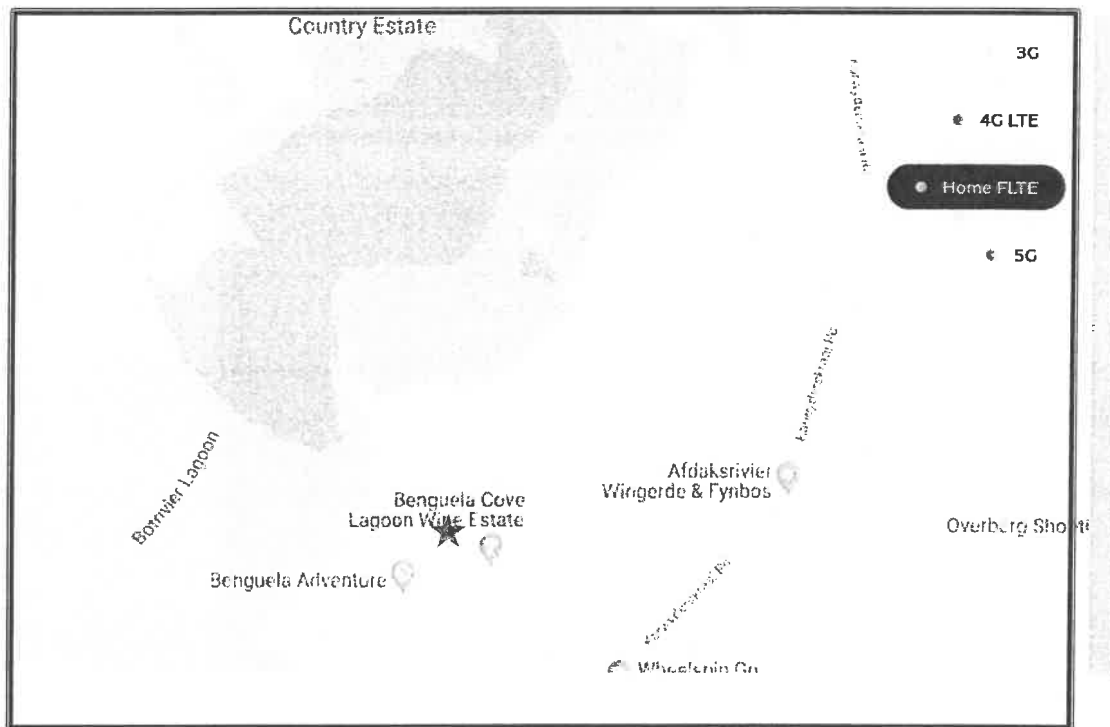
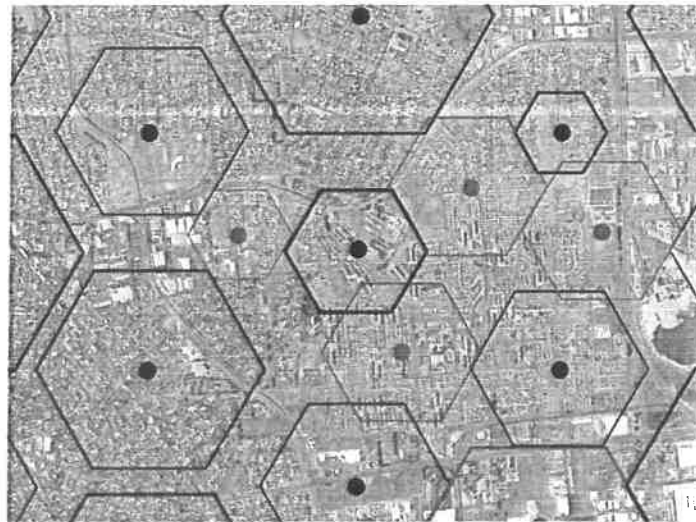


***Fig 4 - Initial coverage (cell) provided by Telecommunication Base Stations***



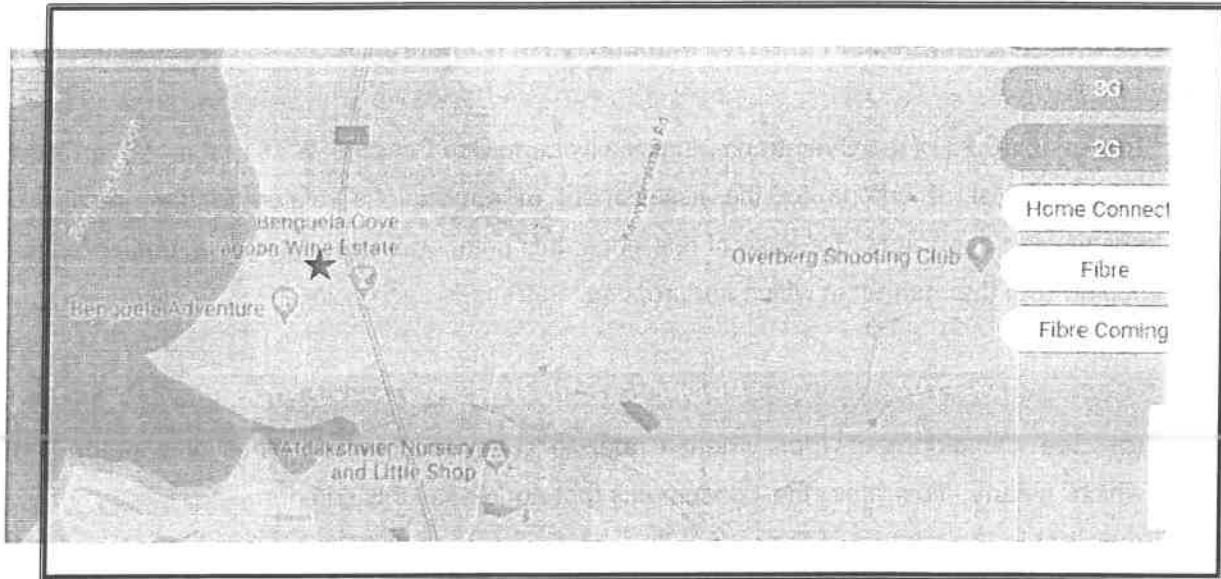
***Fig 5 - Coverage decreases due to increase in network users – cell size decreases***

**PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDONI: CONSENT USE AND PERMANENT DEPARTURE APPLICATION**



**Fig 7 – MTN Home LTE connectivity in the area of Benguela Cove – Red star indicates the location of the site (Source: [https://www.mtn.co.za/Pages/Coverage\\_Map.aspx](https://www.mtn.co.za/Pages/Coverage_Map.aspx))**

**PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDONI: CONSENT USE AND PERMANENT DEPARTURE APPLICATION**



**Fig 8 – Cell C LTE connectivity in the area of Benguela Cove – Red star indicates the location of the site (Source: <https://www.cellc.co.za/cellc/coverage-map>)**

Figure 7 and 8 illustrates the current MTN Home LTE and Cell C LTE coverage in Benguela Cove. It should be noted that some areas have very limited LTE and 4G technology (especially Cell C). Therefore, a land-based transmission apparatus as proposed in this application will increase the amount of coverage in this area.

**g. Existing Infrastructure**

The closest masts in the area would be in Fisherhaven and in Arabella which are both between 2000m and 3000m away from Benguela Cove.

**h. 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 manner in which our proposal addresses each point.

<b>CRITERIA</b>	<b>PROPOSAL ON PTN 231 ON THE FARM 575 CALEDON</b>
(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 Infrastructure Plan to be accompanied by a report detailing the motivation for the selected site, how the siting	With reference to accompanying development plans, this report aims to confirm that the TA is presented in an unused portion of the Property between the highest trees on the property. Visual sensitivity is usually determined by the context and type of viewers in the immediate area. Being largely a rural "farm-land" area means that the visual impact

<p>and design of the facility responds to the SDP;</p>	<p>will be much higher than normal. Our client took this into account when choosing the position on the property. It was decided to place the tree mast between the existing trees which are between 15m – 20m tall. Mitigation measures are presented in this report. It should be noted that the design in itself is already far less visually obtrusive than a standard 15m Monopole or Lattice type masts.</p> <p>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. The position will be hidden between the trees which will have a minimal effect on the passing R43 road.</p>
<p>(d) Motivation report to be accompanied by relevant proof pertaining to need and desirability (demand &amp; technical requirements);</p>	<p>Figures 7 and 8 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 Benguela Cove. This development will provide sharable infrastructure for multiple MNOs.</p>
<p>(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;</p>	<p>My client went out to the site to find the best suited location. It is challenging as the area is predominantly rural and there are no other masts within 1Km from this site. The closest masts are between 2Km and 3Km north (Arabella) and south (Fisherhaven).</p>
<p>(f) Minimum of two alternative sites and design options to be considered;</p>	<p>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 a rooftop-based TA as</p>

	alternative. Two design alternatives are presented in this motivation and include an 15m slimline monopole with covered antennae and a 15m Water Tower type TA (refer to Section 5.j. )
(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 located in close proximity to the site.
(h) Visual Impact Assessment prepared by a suitably qualified professional, if required by the municipality, that shall incorporate mitigation measures limiting visual impact;	A VIA will be conducted should the Municipality request it.
(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, in particular 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. Benguela Cove and surroundings 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 positioning of the base station will be in close 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.

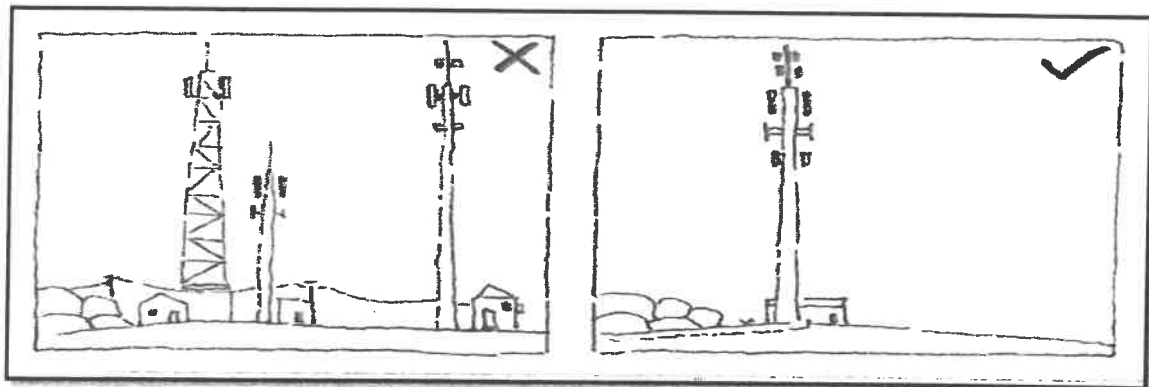
### **i. Electricity**

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 Local 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.

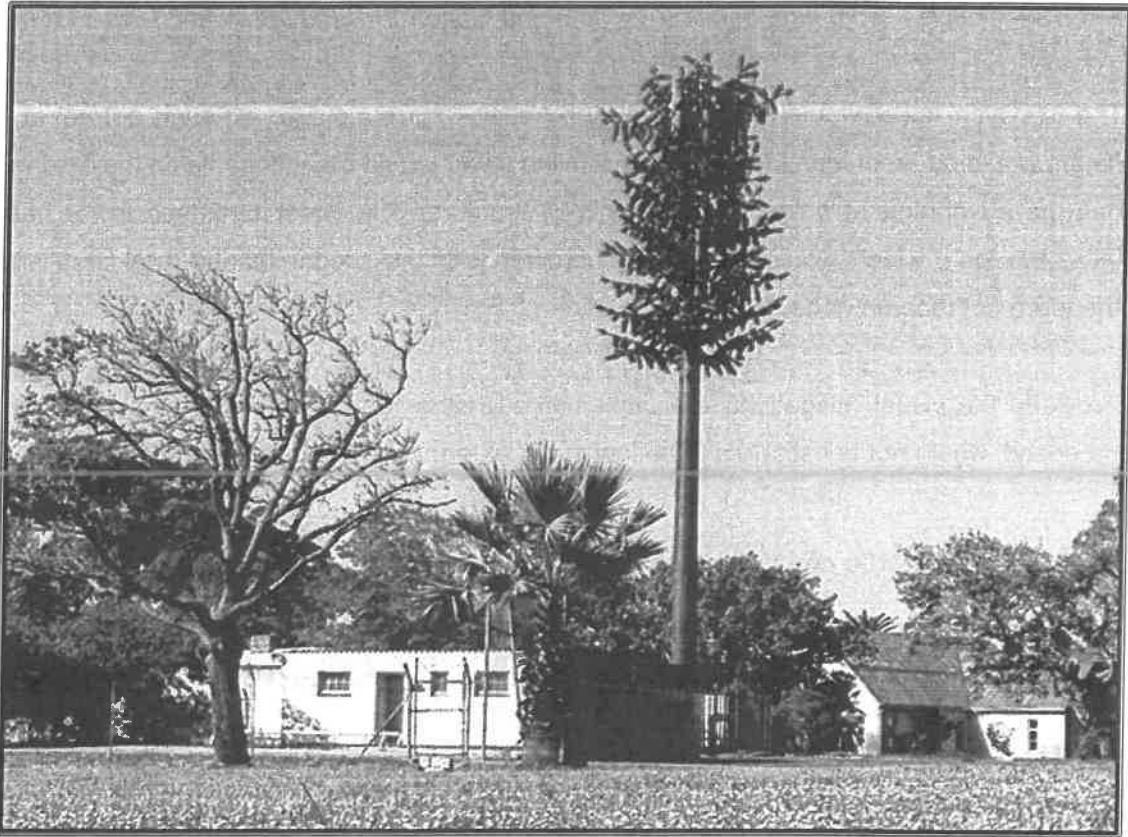
**j. Visual Impact**

Special consideration has been given to the placement of the proposed land-based transmission apparatus in order to minimize the visual impact as far as possible however this is challenging at times. The proposed erection of an 15m tree type land-based transmission apparatus between the existing trees will offer the opportunity for operators to collocate resulting in the reduction of future land-based transmission apparatus (refer to Figure 11). The mast compound is also smaller (+/- 64m<sup>2</sup>) than the typical mast compounds (standard 100m<sup>2</sup>).

Our client Telco Towers (Pty) has selected to erect a tree type land-based transmission apparatus design in order to be sympathetic to the character of the area and blend with the activities found on the property (existing company practicing from the property). This design, height and position is also preferred by the property owner. Antennae on this structure will be hidden among the branches of the tree. Existing trees in the area will assist the development to blend with the area. No existing trees will be affected.

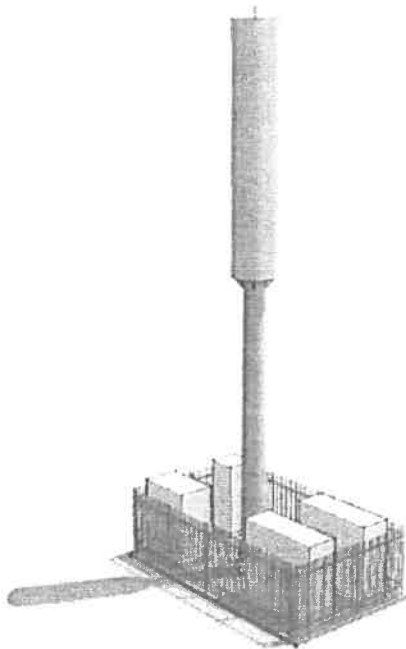


*Fig.11- Sharing of Infrastructure*

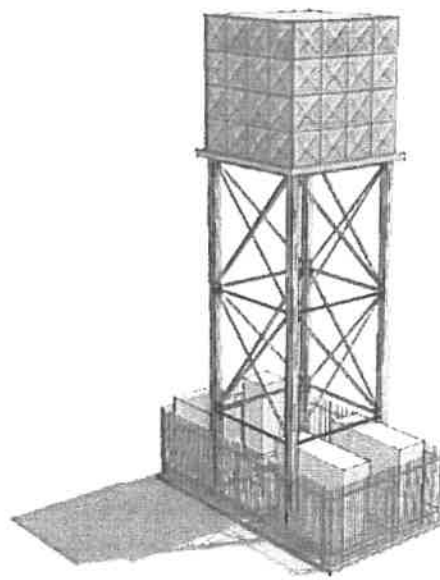


**Fig. 12 – Example of tree type land-based transmission apparatus built by our client**  
**Alternative designs:**

OPTION 1 : 18m high 'Spire' Tower



OPTION 2 : 15m high 'Water Tank' Tower



*Fig. 13 – Option 1: 15m high Slimline TA (left) and Option 2: 15m high Water Tower TA (right)*

The tree-type tower would blend in with the general surroundings, although a 'tree' of that height would be an unusual feature. The slimline tower would be noticeable on the skyline but has the advantage of being a neat, minimal structure. The water tank-type tower has an industrial look, which would be out of character with the predominantly rural area and is therefore not recommended.

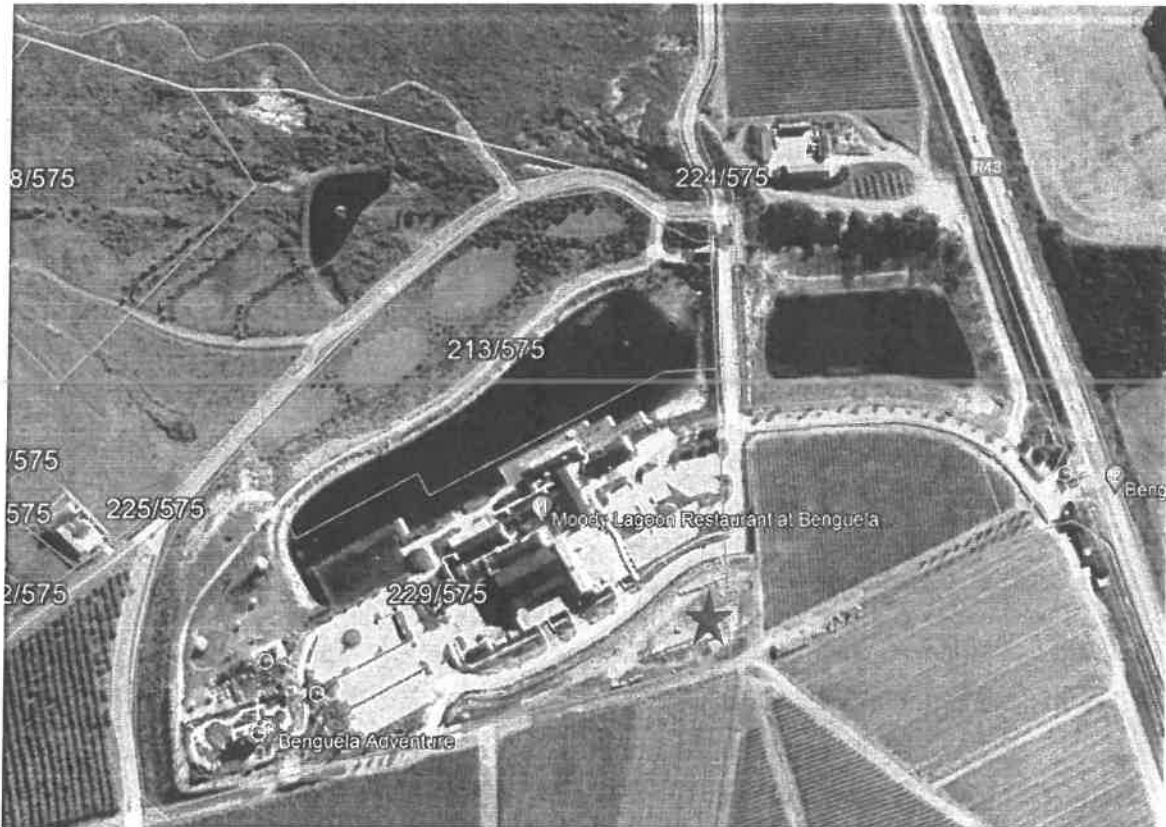
Provided the visual mitigations are implemented, either the tree-type or slimline tower as proposed, would not constitute a fatal flaw in visual terms, and could be approved.

**k. Access & Traffic considerations**

Portion 231 of the Farm Afdaks River No. 575, Caledon is easily accessible, and access will be obtained from the R43 Road. This road has a seasonal traffic volume thus is it in our clients best interest to hide the mast as best as possible.

**PORTION 231 OF THE FARM AFDAKS RIVER NO. 575 CALEDONI: CONSENT USE AND PERMANENT DEPARTURE APPLICATION**

**I. Alternative candidates**



**Fig. 13 – Alternative sites**

Portion 231 of the Farm Afdaks River No. 575, Caledon: Preferred site. Zoned “Agricultural Zone 1”. A land-based transmission apparatus is permitted as a consent use. Due to the current practiced activity on the property, the earmarked area is unused and holds limited development potential. The development is positioned on the property in such a manner that no parking bays will be affected by the compound and the base station will be hidden.

Alternative 1: Portion 229 of the Farm Afdaks River No. 575, Caledon:: Zoned “Community Zone 1”. This zoning will allow for the development in question by means of a consent use. However, the property owner is the same as where the mast is currently placed, and it was decided that this proposed position will have a bigger effect on the visual impact.

It should be noted that our client and the property owner have studied the above-mentioned positions extensively and even though a communal zoned property might be an “easier” property to propose a cell mast, it is not necessary the best possible location. The best possible location in this regard will be a hidden position hence the current position was chosen

**ALTERNATIVE DESIGNS:** Kindly refer to alternative discussed under section 5.j. of this motivation report, coupled with the VIA conducted by Bernard Oberholzer and Quinton Lawson.

**6. CONSISTENCY WITH SPLUMA AND LUPA PRINCIPLES**

This application complies with the land development principles (Chapter 2, SPLUMA, 2013) as referred to in section 42 of the *Spatial Planning Land Use Management Act, 2013* (Act 16 of 2013) (SPLUMA) and (Chapter VI, LUPA, 2014) as referred to in section 59 of the *Western Cape Land Use Planning Act, 2014*:

<b>HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?</b>	
<b>Spatial Justice</b>	<p>In a broader sense, spatial justice refers to an intentional incorporation of spatial (geographical) aspects. This refers to the fair and equally distributed services and enhanced accessibility of these services.</p> <p>The aim of this proposal is to provide excellent communication service to the inhabitants of an area.</p>
<b>Spatial Sustainability</b>	<p>Spatial sustainability is an explicit concept which describe the relations between environmental, economic and socio-cultural facets related to a societal environment.</p> <p>Enhanced signal in an area will promote all three the dimensions of sustainability (economic, social and environmental facets). Economically, businesses in the area will benefit from enhanced connectivity. The social facet is addressed as more people will have access to emergency services (e.g., Healthcare, Police, Fire response etc.). The third dimension (Environmental facets) will be promoted as the sensible placement of land-based transmission apparatus and the possibility of co-location will limit the number of base stations should there be sufficient signal in an area. This development will create a co-location opportunity for two/ three of the four Mobile Network Operators.</p>

<b>Spatial Efficiency</b>	<p>Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. Telecommunication Infrastructure is placed in an area (optimally situated between planned and existing stations) with a reason. This reason is to incorporate various factors (e.g., number of users, quality of service etc.) when considering the placement in order to promote effectiveness and is not merely placed by random.</p> <p>This development will make use of existing local resources and contribute to specialised skill development within the local municipality.</p>
<b>Spatial Resilience</b>	<p>Spatial resilience can be defined as the ability of a region to withstand possible arising shocks (e.g., economic crisis, social disruptions etc.). However, Telecommunication Infrastructure will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment.</p>
<b>Good administratio</b>	<p>This installation will be lawful and reasonable, following an equal and fair public participation process in order to incorporate the views and opinions of all relevant parties. The Overstrand Municipality is obligated to consider the application fairly and within the timeframes provided in terms of the Municipal Planning By-Law.</p>

## **7. CONCLUSION**

This application for consent use and permanent departure (height restriction relaxation) application aims to obtain council's permission to install a proposed 15m tree type land-based transmission apparatus on Portion 231 of the Farm Afdaks River No. 575, Caledon. We would like to emphasise the positive contribution this land-based transmission apparatus will have on the immediate area, as well as the surrounding community and passing commuters:

- During the ongoing lockdown, curfew and government-ordered regulations to combat the COVID-19 pandemic, the pressure on existing mobile networks increased. This essential service will alleviate this pressure and continue to assist people to work
- This proposed development comprises an 15m tree type land-based transmission apparatus (south-western portion of property), triband antennae (9 antennae hidden between the fake branches), Transmission Dishes, 4 x concrete plinths and 4 x equipment containers within an 80m<sup>2</sup> compound, surrounded by a 2.1m palisade fence and underground optic fibre route.
- Access to the compound will be obtained through the existing point-of-entry of the property;
- The base station will be surrounded by a 2.1m palisade fence and antennae will be securely positioned at the top of the mast (hidden among the fake branches).
- This application is also supported by a Health Statement made by the Department of Health on 19 January 2018 which reads as follow: "*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 proposed installation complies with the Spatial Planning and Land Use Management Act (SPLUMA), 2013 and Western Cape Land Use Planning Act (LUPA). 2014.
- Eradication of poor network coverage three of the four major Mobile Network Operators (MTN, Vodacom, Cell C and/ or Telkom Mobile). Due to the height of the proposed mast, various Mobile Network Operators may co-locate and share infrastructure. Figures 4 – 10 strive to illustrate the need and desirability for enhanced voice- and data coverage in the subject area.
- Alternative sites where considered, however this site posed as the best option in terms of mobile coverage.

- Enhanced voice and data coverage will assist to combat crime and life-threatening emergencies. This installation will promote accessibility to emergency services (e.g. Ambulances, Police- and Fire departments etc.). Mobile communication has become an important safety and security element in modern society. In an emergency, such as housebreaking, medical alert or fire, a member of a household can quickly and easily contact the emergency services for help.
- Social integration will be promoted by this installation. Most households in the surrounding area depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.). With such a high demand for their products, it follows that service providers are responsible for supplying a high level of network coverage.

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

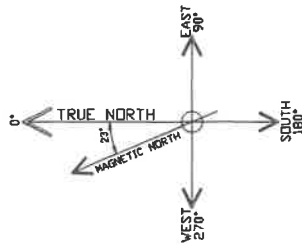
The application has been proven to be desirable and it is hereby kindly requested that the Overstrand Local Municipality provide their full support with regards to this application.

## **8. ANNEXURES**

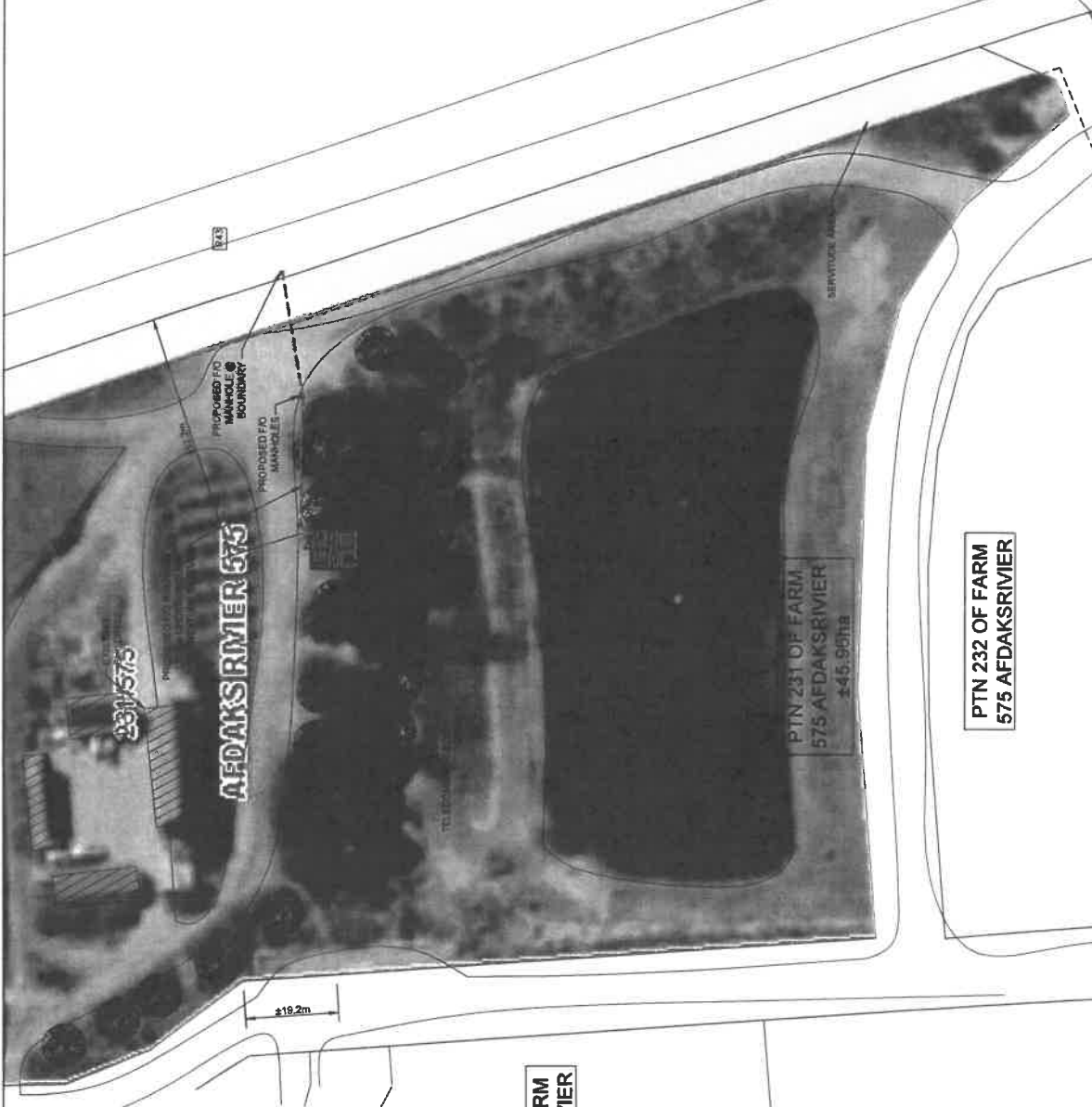
- **ANNEXURE A – LUM APPLICATION FORM**
- **ANNEXURE B – POWER OF ATTORNEY**
- **ANNEXURE C – RESOLUTION**
- **ANNEXURE D - TITLE DEED/ WINDEED**
- **ANNEXURE E – S.G. DIAGRAMS**
- **ANNEXURE F – PLANS**
- **ANNEXURE G – SITE DEVELOPMENT PLAN**
- **ANNEXURE H – NEMA LISTING 3 OF 2017**
- **ANNEXURE I – LETTER OF HEALTH**
- **ANNEXURE J – RF PLOTS**



1.



PTN 213 OF FARM  
575 AFDAKSRIVIER



**LEGEND**

- ..... EARTH
- ..... POWER
- RF TRANSMISSION
- MICROWAVE TRANSMISSION
- FIBRE OPTIC

28 AUG 2023

APPROVED PROPOSAL

PROPERTY OWNER SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

REFERENCE DRAWINGS

3744-D-001	LOCALITY MAPS
3744-D-002	SITE PLAN
3744-D-003	TOP VIEW
3744-D-004	ELEVATIONS

SITE NAME

**BENGUELA COVE**

**SITE DEVELOPMENT PLAN**

DRAWING No:	3744-D-005
REV	C

**TELCO TOWERS**  
Tower Station Specifications  
Rev. No. 2021/2011/10

SITE ADDRESS: OFF BENGUELA COVE WINE ESTATE, R43, FISHERHAVEN, WESTERN CAPE

LATITUDE: 34.344481°  
LONGITUDE: 19.138653°

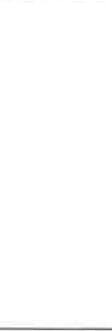
DRAWN: ACS	DATE: 12/04/23
CHEKED: BJ	DATE: 12/04/23
APPR: BJ	DATE: 12/04/23
MERLIN PROJECT No:	3744
CAD FILE No:	3744-D-005-C
SHT SIZE: A3	SCALE: 1:1000

REV	BY	DATE	DESCRIPTION	APPRD
C	ACS	12/04/23	15m TREE MAST USED	BJ

REVISIONS

**NOTES**

1. Power connection to existing mains DB for 100 Amp TP power with earth-meter installed. Position of existing DB TBC.
2. Underground power route for site power in 600mm deep trench to main DB. Power route TBC.



**LEGEND**

- ..... EARTH
- POWER
- RF TRANSMISSION
- MICROWAVE TRANSMISSION
- FIBRE OPTIC

**2 8 AUG 2023**

APPROVED PROPOSAL  
PROPERTY OWNER SIGNATURE

DATE: .....

REFERENCE DRAWINGS

- 3744-D-001 LOCALITY MAPS
- 3744-D-003 TOP VIEW
- 3744-D-004 ELEVATIONS
- 3744-D-005 SITE DEVELOPMENT PLAN

SITE NAME:  
**BENGUELA COVE**

**SITE PLAN**

**TELCO TOWERS**  
Tower Solution Specialists  
Established 2001 / 2021 / 17

SITE ADDRESS: OFF BENGUELA COVE WINE ESTATE,  
R.S. FISHERHAVEN,  
WESTERN CAPE

LATITUDE: -34.344481°  
LONGITUDE: 19.136953°

REV	BY	DATE	DESCRIPTION	APPRD	REVISIONS
C	ACS	12/04/23	15m TREE MAST USED	BJ	

DRAWN:	ACS	DATE:	12/04/23
CHEKD:	BJ	DATE:	12/04/23
APPR:	BJ	DATE:	12/04/23
MERLIN PROJECT No:	3744		
CAD FILE No:	3744-D-002-C		
SHT SIZE:	A3	SCALE:	1:1000

1. Site compound 8m x 10m surrounded by security fence ± 2.4m tall with swing gate.
2. 15m Tree type Monopoles mast to Engineer's design.
3. Site internally surfaced with chipstone. Concrete plinths to suit user equipment.
4. Site power brought into pole mounted elite DB board. Power route TBC.
5. Signs & Indications to be compliant with COCT Telecommunications Health & Safety Policy & Schedule.
6. Fire Protection:
  - 6.1 Site to comply with T4.37, 4.28 & SANS 1185.5.
  - 6.2 Installation of 3 x 9kg DCP portable fire extinguishers.
  - 6.3 Fire extinguishers to be installed.
7. Elevation 42m AGL.

LEGEND

- ..... EARTH
- POWER
- RF TRANSMISSION
- MICROWAVE TRANSMISSION
- FIBRE OPTIC

28 AUG 2023

APPROVED PROPOSAL

PROPERTY OWNER SIGNATURE:

DATE:

REFERENCE DRAWINGS

3744-D-001 LOCALITY MAPS

3744-D-002 ERF PLAN

3744-D-004 ELEVATIONS

3744-D-005 SITE DEVELOPMENT PLAN

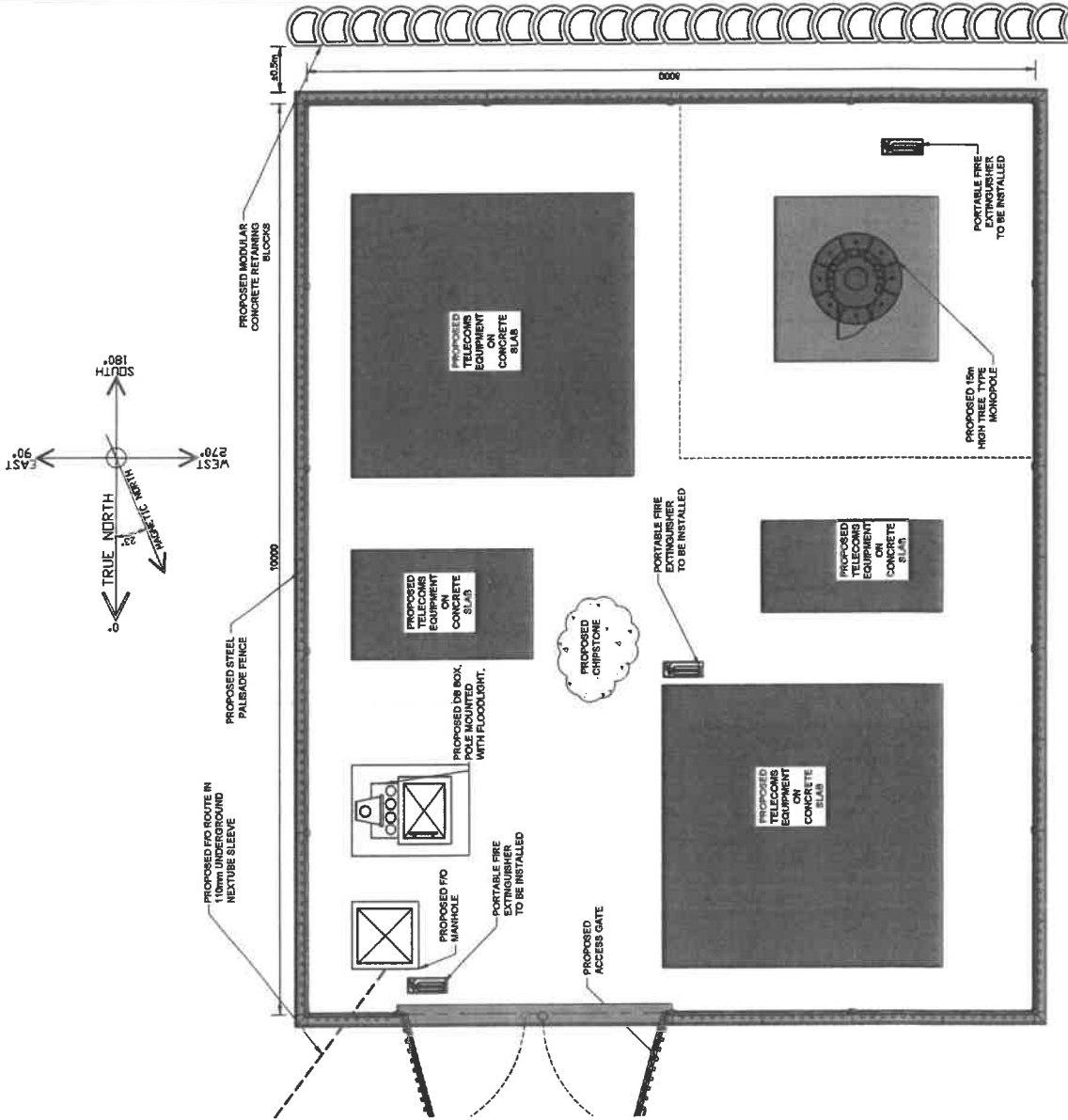
SITE NAME:

BENGUELA COVE

TOP VIEW

DRAWING No:  
3744-D-003

REV  
C



TELCO TOWERS  
Tower Solution Specialists  
Pty Ltd, 2001/2011/17

SITE ADDRESS: OFF BENGUELA COVE WINE ESTATE,  
R43, FISHERHAVEN  
WESTERN CAPE  
LATITUDE: -34.344481°  
LONGITUDE: 18.136853°

REV	BY	DATE	DESCRIPTION	APPRD	SHT SIZE:	A3	SCALE:	1:50
C	ACS	12/04/23	15m TREE MAST USED	BJ	MERLIN PROJECT No:	3744		
	CHEKD:	BJ	DATE:	12/04/23				
	APPR:	BJ	DATE:	12/04/23				
	DRAWN:	ACS	DATE:	12/04/23				



