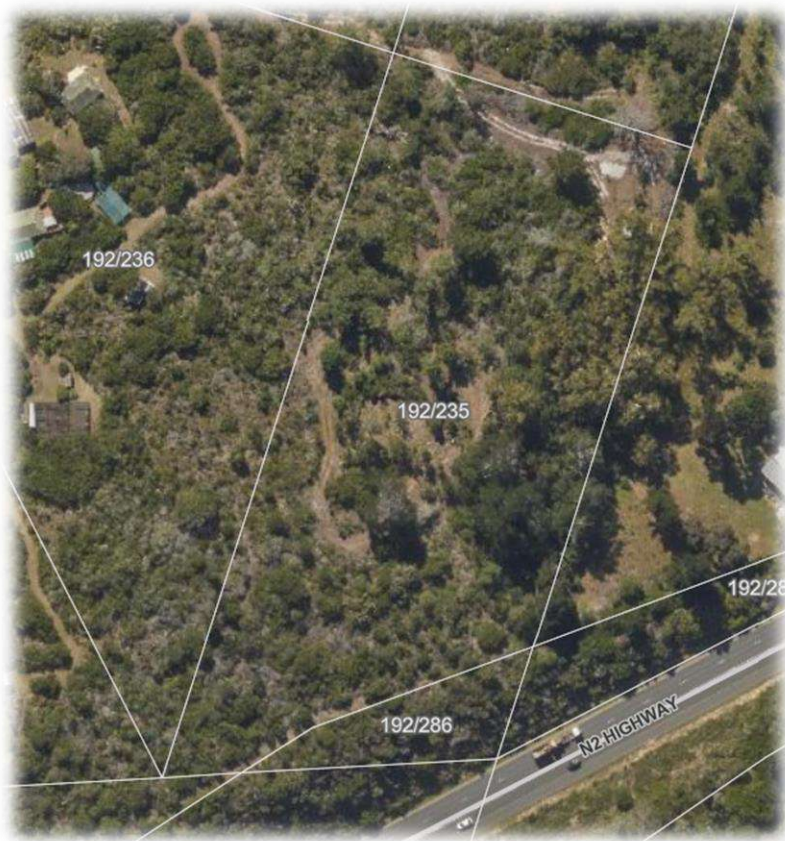


| | |
|------------------------------|--|
| PROPERTY DESCRIPTION: | REMAINDER OF PORTION 235 OF THE FARM KLEIN KRANTZ NO. 192 |
| MUNICIPAL AREA: | GEORGE MUNICIPALITY |
| APPLICATION: | CONSENT USE AND PERMANENT DEPARTURE APPLICATION TO PERMIT A <u>FREESTANDING BASE TELECOMMUNICATIONS STATION</u> |
| SITE NAME: | LANGVLEI ST |



| | |
|--------------------------|--|
| APPLICANT: | WARREN PETTERSON PLANNING |
| ON BEHALF OF/ FOR | SBA TOWERS SOUTH AFRICA |
| OWNER: | ADRIAANUS COETZER & CAIFEN LI |
| DATE: | NOVEMBER 2024 (REV 28 JAN 2025) |

The Municipal Manager
George Municipality
Town planning Department
71 York Street
George
6529

8 November 2024
(Revised 28 Jan 2025)

Dear Sir/Madam

CONSENT USE AND PERMANENT DEPARTURE APPLICATION TO PERMIT A FREESTANDING BASE TELECOMMUNICATIONS STATION ON REMAINDER OF PORTION 235 OF THE FARM KLEIN KRANTZ NO. 192

Kindly find attached in this application, the motivation and relevant documentation regarding an application to allow for the establishment of a freestanding cellular communication base station on Remainder of Portion 235 of the Farm Klein Krantz no. 192.

We believe this proposed development will be greatly beneficial for the inhabitants and surrounding area – which includes local businesses and residents – as well as surrounding communities and commuters. This benefit relates to the fact that an improvement will be experienced in terms of network provision and coverage. In its end, this will enhance the level of health and safety (accessibility to emergency services e.g. ambulances, police, fire department etc.), social interaction (accessibility to social media e.g. Facebook, Instagram, Snapchat etc.) and economic efficiency (accessibility of businesses and individuals to faster, efficient and reliable internet and communication connectivity).

This application is by no means a careless act as health and environmental aspects are taken into consideration with associated proof that this development holds no threat for inhabitants and/or commuters.

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

Yours faithfully,



Dirko Loots
A/3308/2023
Warren Petterson Planning

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LIST OF DEFINITIONS AND ABBREVIATIONS

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

DEFINITIONS:

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

Table 1 - Definitions

| | |
|-------------------------|--|
| PROPERTY: | Remainder of Portion 235 of Farm Klein Krantz No. 192 |
| CLIENT: | SBA Towers South Africa |
| APPLICANT: | Warren Petterson Planning |
| OWNER: | Adriaanus Coetzer & Caifen Li |
| CONSENT USE | means a land use permitted in terms of a particular zoning with the approval of the Municipality |
| DEPARTURE | means a permanent departure or a temporary departure |
| SURVEYOR-GENERAL | means the Surveyor-General as defined in the Land Survey Act |

ABBREVIATIONS:

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

Table 2 - Abbreviations

| | |
|-------------------|---|
| SPLUMA | Spatial Planning and Land Use Management Act, 2013 |
| RBTS | Rooftop Base Telecommunication Station |
| FSBTS | Freestanding Base Telecommunication Station |
| TI | Telecommunication Infrastructure |
| TOA | Top of Antenna |
| SG-DIAGRAM | Surveyor-General Diagram |
| GMIZS | George Municipality Integrated Zoning Scheme By-Law, 2023 |

SECTION A: BACKGROUND

A.1. THE APPLICATION

Application is hereby made for the following:

- ✓ **Consent use** in terms of section 15(2)(o) of the George Municipality Land Use Planning By-Law, 2023 from for the purpose of erecting a 15m FSBTS.
- ✓ **Permanent departure** in terms of section 15(2)(b) of the George Municipality Land Use Planning By-Law, 2023 to permit a 2.4m high palisade fence in lieu of the 2.1m height limit in terms of the zoning scheme.

A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of the Development Area

| | |
|---|---|
| TITLE DEED DESCRIPTION | REMAINDER OF PORTION 235 OF THE FARM KLEIN KRANTZ NO 192, IN THE MUNICIPALITY AND ADMINISTRATIVE DISTRICT OF GEORGE, PROVINCE OF THE WESTERN CAPE |
| TITLE DEED NUMBER | T28480/2021 |
| PROPERTY SIZE (m²) | 16706 m ² |
| CURRENT ZONING (per GMIZS, 2017) | AGRICULTURAL ZONE II (AZII) |
| OWNER OF PROPERTY | ADRIAANUS COETZER & CAIFEN LI |

SECTION B: CONTEXTUAL INFORMANTS

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

B.1. LOCALITY

The property within the Municipality of George is located along Franklin Road, Wilderness.



Figure 1 - Location of the property along Franklin Road, Wilderness

B.2. CURRENT LAND USE AND ZONING

Table 4 - Current land use and zoning

| | |
|-------------------------|---|
| CURRENT LAND USE | The property is being used as a smallholding. |
| ZONING | Agricultural Zone II |

The property in question with the zoning of 'Agricultural Zone II (AZII)' has the following primary rights and rights by means of a consent use application:

| Zoning | Primary use | Consent use |
|--|--|--|
| Agricultural Zone II (AZII) | | |
| <p><i>The objective of this zone is to accommodate extensive residential properties, which may be used for small-scale agriculture or natural areas for people who seek a rural lifestyle. Such properties are often found close to towns and villages, and new smallholding areas should only be permitted within an acknowledged, demarcated urban area.</i></p> | <p>Primary use</p> <ul style="list-style-type: none"> • Smallholding | <p>Consent uses</p> <ul style="list-style-type: none"> • Agricultural industry • Animal care centre • Aqua-culture • Conservation Estate • Farm shop • Freestanding base telecommunication station • Function venue • Guest house • Halfway house • Intensive animal farming • Intensive horticulture • Occasional use • Plant nursery • Quarry • Renewable energy structure • Riding school • Rooftop base telecommunication station • Tourist facilities • Utility service |

Figure 2 - Extract of Agricultural Zone II

Accordingly, the current zoning of the property (Agricultural Zone II) makes provision for a freestanding base telecommunication station as a consent use application.

B.3. SURROUNDING AREA

The property is situated in Langvlei Dunes. The majority of surrounding erven are zoned as AZI and AZII. Please see Figure 3.

Suburbs in the surrounding area include Kleinkrantz to the south, Wilderness East to the southwest, Rondevlei to the northeast and Hoekwil to the northwest. The N2 National Road serve as the main distributor in the area and is situated directly south of the Langvlei Dunes.

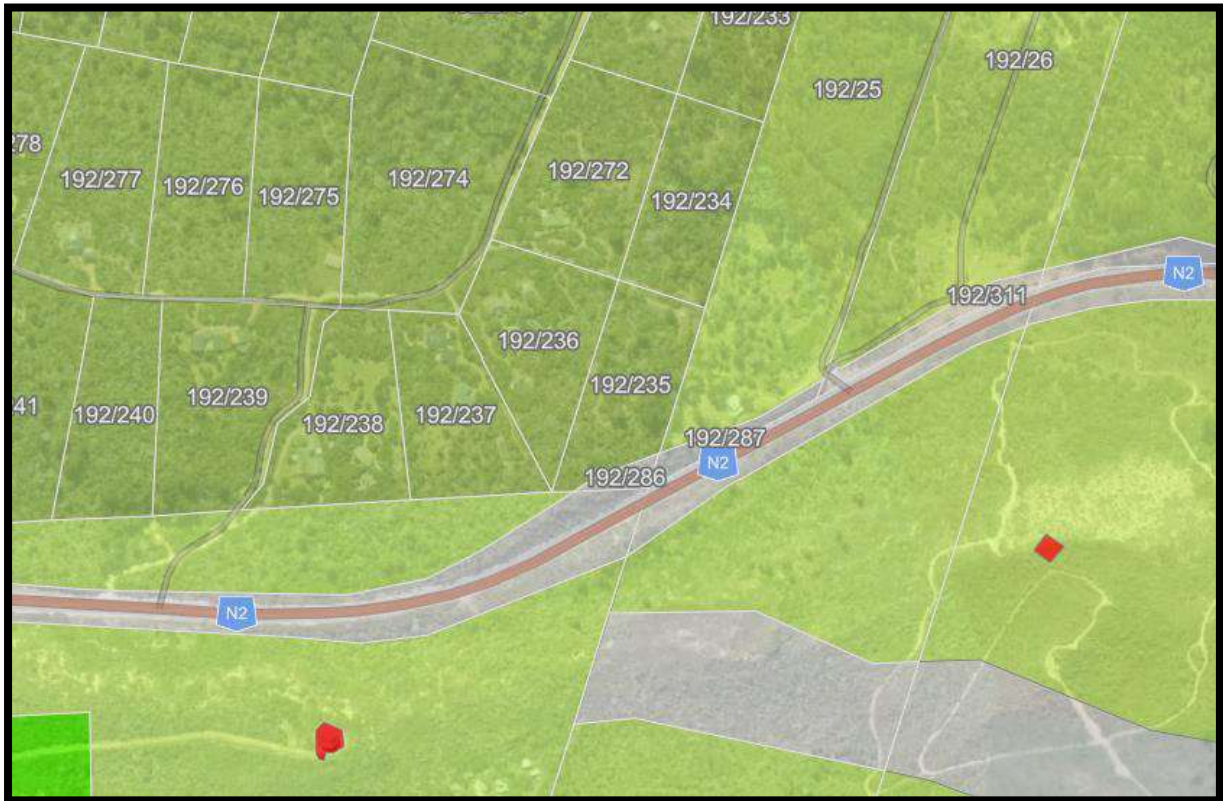


Figure 3 - Zoning Map of surrounding area

SECTION C: DEVELOPMENT PROPOSAL

C.1. APPLICATION SPECIFICATIONS

The client (SBA Towers South Africa) wishes to apply for a consent use and permanent departure in order to erect a FSTBS.

C.1.1 Development Concept

The application comprises the following proposed development parameters:

- ✓ A 15m *lattice* type mast,
- ✓ 9 x antennas to be attached to the mast
- ✓ 3 x equipment units, and
- ✓ A 2.4. high palisade fence.

The total ground coverage of the FSBTS 64m².

The lattice mast design was chosen as the preferred mast type, considering the limited accessibility to the proposed location of the property via a less than 3m wide gravel road, as well as to the site where the base station is proposed. This puts a lot of constraints on the construction process in order to get all of the materials to the base station's location.

The lattice mast can be transported in smaller compartments and can be assembled on site, whereas any other mast design would require a longer truck to transport the mast, as well as a crane truck to lift the mast off the transport truck onto the site's location.

C.1.2 Height Departure

In terms of Section 27(1) of the George Municipality Land Use Planning By-Law, 2023 boundary walls and fences are limited to a maximum height of 2.1m. Only the western boundary of the proposed base station is however on the boundary of the property and would therefore require a permanent departure application in order to permit a fence height of 2.4m.

A permanent departure application is hereby made in terms of section 15(2)(b) of the George Municipality Land Use Planning By-Law, 2023 to permit a boundary fence height of 2.4m in lieu of 2.1m.

The reason for the proposed height is to ensure the safety of the mast and equipment that is located within the fencing perimeter.

C.2. ACCESS

Access to the proposed FSBS will be obtained via the existing access point to the property situated along Franklin Road.

C.3. SECURITY

The entire base station site will be surrounded by a 2.4m high palisade fence with an access gate that will be locked at all times. The proposed equipment will be secure inside the equipment containers that will be kept locked at all times. The antennas/dishes will be secure given their position at the top of the mast.

These measures rule out the possibility of any public access to the equipment and serve to protect the equipment from being vandalized. Similar security measures are implemented at similar installations and have proved to be very effective.

C.4. POWER

Power for the FSBTS will be obtained from the nearest available electrical supply that is available to the property. Advances in technology (telecommunication related equipment) enable the FSBTS to utilise less electricity.

C.5. ENVIRONMENTAL REGULATIONS

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 08 December 2014), an Environmental Impact Assessment (EIA) or Environmental Authorization (EA) is only applicable in the following circumstances:

Listing Notice 3, Activity 3: 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 metres in height,

but excluding attachments to existing buildings and masts on rooftops.

In the 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, or
- III. Areas zoned for use as public open space or equivalent zoning within urban areas.

The proposed development is located outside the urban area, but the height of the mast is limited to 15m. The proposed development should therefore not constitute a listed activity. A delisting application was submitted to DEADP in order to determine if an Environmental Authorization (EA) would be required. A copy of the outcome is provided as part of this submission.

As per requirement from George Municipality an OSCAE application is in the process. Hilland Environmental Services have been appointed to assist in obtaining the OSCAE approval. They have however indicated that their approval can only be issued after the land use approval has been issued by George Municipality.

SECTION D: POLICY AND LEGISLATION

D.1. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013

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):

Table 5 - Compliance of application with Principles 7a-7e of SPLUMA, 2013

| | HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE? |
|--|--|
| <i>Principle 7a: Spatial Justice</i> | In a broader sense, spatial justice refers to an intentional incorporation of spatial (geographical) aspects. This refer to the fair and equally distributed services and enhanced accessibility of these services. The aim of this proposal is to provide excellent communication service to the inhabitants of an area. |
| <i>Principle 7b: Spatial Sustainability</i> | Spatial sustainability is an explicit concept which describe the relations between environmental, economic and socio-cultural facets related to a societal environment. 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 telecommunication base stations and the possibility of co-location will limit the amount of base stations should there be sufficient signal in an area. |
| <i>Principle 7c: Spatial Efficiency</i> | Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. FSTBS and RTBS is placed in an area (optimally situated between planned and existing stations) with a reason. This reason is to incorporate various factors (e.g. amount of users, quality of service etc.) when considering the placement in order to promote effectiveness and is not merely placed by random. |
| <i>Principle 7d: Spatial Resilience</i> | Spatial resilience can be defined as the ability of a region to withstand possible arising shocks (e.g. economic crisis, social disruptions etc.). However, FSTBS and RTBS will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment. |
| <i>Principle 7e: Good administration</i> | 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. |

D.2. OTHER POLICIES AND LEGISLATION

Other policies and legislative frameworks include: George Municipality Integrated Development Plan (2022/2027), George Municipal Spatial Development Framework (GMSDF 2023 – 2027) and Ward 24 and 25 Local Spatial Development Framework.

D.3.1. George Municipality Integrated Development Plan (2022/2027)

As mentioned in the George Municipality IDP (2022-2027), strategic planning is central to the long-term sustainable management of a municipality. Various strategic objectives were linked to the five National Key Performance Areas. These five (5) key areas are: 1) Development and Growth, 2) Safe, Clean and Green, 3) Affordable Quality Services, 4) Participative Partnerships and 5) Good governance and Human Capital.

This section will mainly focus on the first key performance area, which is Development and Growth. The following table will illustrate the challenges which could have an impact on the development and growth, and Departmental objective/Predetermined objections which was set out in the IDP to achieve Development and Growth in the municipal area of George, and how the improvement of telecommunication infrastructure (Advance LTE) can assist in achieving these objectives.

Table 6 - How the telecommunication Infrastructure assist in achieving the Objections set out in the George Municipal IDP

| STRATEGIC OBJECTIVE | DEVELOP AND GROW |
|--------------------------------|--|
| MUNICIPAL KEY PERFORMANCE AREA | LOCAL ECONOMIC DEVELOPMENT |
| DESCRIPTION | To grow the local economy, the Municipality must create an enabling environment which will attract investment into the area. It needs to target the service economy to diversify its economic base and strengthen those sectors that living up to its potential. This will stimulate economic activity and result in new business sales and job creation to alleviate poverty. The aim is to ensure that an annual growth rate of 8% is achieved. It is just as important to focus on retaining and expanding established businesses and re-instilling investor confidence in the George Municipal area. This will be done through business retention and expansion strategies that inter alia facilitate development in targeted areas identified in the MSDF. For the economy to grow it is essential that the correct infrastructure is in place to accommodate current and new business activities. Therefore, infrastructure investment must be a primary focus for the next 10 to 15 years. The leading sectors, such as the Finance and Business services sector, need to be stimulated to ensure that George is a regional services hub in the Garden Route and Klein Karoo area. Sector strategies need to be developed to ensure economic stimulation to promote agro processing which is linked |

| | |
|--|---|
| | to the manufacturing sector as well as tourism development specifically for the sports and business tourism industry. |
| CHALLENGES | <p>The following challenges have an impact on the development and growth of the local economic sector :</p> <ul style="list-style-type: none"> • Revitalising the Central Business District. • Re-instill investor and consumer confidence. • Job creation through the Expanded Public Works Programme (EPWP). • Undoing the segregated spatial legacy that former regimes have left. • Safeguarding natural and agrarian assets against development pressures. |
| DEPARTMENTAL OBJECTIVES/PREDETERMINED OBJECTIVES | <p>a) To create and facilitate an enabling environment for economic development in George</p> <p>b) To ensure the development of participatory, practically implementable economic development and business retention and expansion strategies.</p> <p>c) To ensure that industry support is focused on high-growth potential areas, with high job absorption ratios</p> <p>d) To leverage construction industry potential through strategic housing-related projects</p> <p>e) To focus on building a revitalised and interactive CBD through a City Improvement District</p> <p>f) To establish incubators, clusters and centres of excellence to contribute meaningfully to the demands of a growing economy</p> <p>g) Red-tape reduction at all administrative levels</p> <p>h) To ensure that Spatial Development Framework encourages sustainable development</p> <p>i) To maximise job creation opportunities through government expenditure (e.g. EPWP)</p> <p>j) To establish a Science Park</p> <p>k) To swap strategic land and buildings with other government departments to unlock economic potential.</p> <p>l) To promote George as a sports tourism and business destination.</p> <p>m) To identify an educational and research hub and to facilitate the continued growth of NMMU in George.</p> <p>n) To improve planning and regulatory frameworks to encourage job-creation.</p> |
| HOW THE TELECOMMUNICATION INFRASTRUCTURE WILL ASSIST IN ACHIEVING SOME OF THE DEPARTMENTAL OBJECTIVES/PREDETERMINED OBJECTIVES | <p>It should be noted that Telecommunication infrastructure can be used as a tool to help create and facilitate an enabling environment for economic development, as advance LTE coverage can unlock the opportunity for local business to thrive in the local economic sphere as these companies could use the advance LTE as a tool in improving their daily work function (client communication and distribution of products). As mentioned in the IDP, the area of the George Municipality can be seen as a vital tourism and business destination.</p> |

| | |
|--|---|
| | <p>Telecommunication infrastructure in this area can help promote and lure investment opportunities to this area, which will eventually have a positive spill over effect on the local business and people of the George Municipality, which will result in an improvement of job-creation in the area.</p> |
|--|---|

D.3.2 George Municipal Spatial Development Framework 2023/2027

The proposed application is by no means a careless act as it complies with the Integrated Development Plan (IDP) principles as set out in the Draft George Municipal Spatial Development Framework 2023/2027. These principles are also echoed in the National Development Plan (NDP) and the Provincial Spatial Development Framework (PSDF).

As mentioned in the George Municipality Spatial Development Framework 2023/2027, George Municipality ascribes to the “Smart City” concept, to create a future George that is safe, secure, environmentally green and efficient.

The “smart city” has three main pillars, which relate to the strategic objective of the Municipality:

- **Governance and management services:** Good governance, financial management, institutional transformation to the support the City. Community leadership, policy and regulation are the drivers for investment and growth
- **Infrastructure:** Physical infrastructure and Services and development management, including reliable infrastructure (engineering infrastructure, transport, energy, communications, development infrastructure, technological innovation), is the platform for smart development.
- **Human and Social Services:** economic development, safety and security, and sustainable communities. Community- and social infrastructure are an indispensable part of the smart city.

Technology and innovation collaborations for best practice must be supported. Sustainable services must improve the quality of life and reduce financial, health and safety risks for all in George. We are of the opinion that by improving the Telecommunication infrastructure in the area of the George Municipality, this will definitely help to achieve these strategic objectives (the three pillars) as mentioned above, in order to achieve the “Smart City” concept.

The core focus of the IDP principles and the MSDF review, are to ensure the spatial transformation through the integration of communities. Spatial transformation in this sense is only possible through the development of denser and more inclusive neighbourhoods. Denser and more inclusive neighbourhoods are possible through the harness of advances in energy, water, transport and telecommunication to improve resource efficiency. Therefore, this application is in-line with the MSDF of George Municipality.

Map 14 of the MSDF, 2023 identifies the area to the east of Loerie Park as a secondary node. There is also a larger secondary node identified to the south of Loerie Park. This provides additional motivation for the proposed position of the mast.



D.3.3 Local SDF: Wilderness, Lakes and Hoekwil, 2015

The main focus of the WLSDF is to ensure that the landscape character of the study area, particularly those areas in view from these tourist routes, be protected from inappropriate developments or infrastructure that could harm its special character. If development has to occur in these sensitive landscapes, it must be sensitive to the landscape and natural visual resources.

The following points in the WLSDF are applicable to smallholdings:

- The main goal of the local spatial development framework as far as existing small holding precincts are concerned is to ensure that the character and ambience of these areas are protected and to ensure that the overall landscape character of the study area is retained and improved through appropriate measures.
- Secondly the approach is to prevent further development of smallholdings or extensive residential lifestyle properties in the rural landscape.
- No further extensions to the demarcated smallholding areas should be considered.
- No land outside of the smallholding outer boundaries may be subdivided to form new smallholdings or agricultural portions that are smaller than the minimum viable agricultural units prescribed by Department of Agriculture, Western Cape.
- Subdivision of small holdings inside the demarcated small holding areas should not be granted automatically; it is also subject to the overarching guidelines that protect the special landscape character of Wilderness and should be refused if it does not comply with these guidelines.

We are of the opinion that the proposed freestanding mast will not have a significant visual impact on the surrounding landscape and from tourist routes (such as the N2), considering the proposed placement of the mast close to the northern boundary of the property furthest away from the N2, as well as the fact that the whole property is filled with trees and the proposal is also for a tree mast, which will blend in with the existing vegetation.

Furthermore no subdivision or extension of the demarcated smallholding area will be required in order to accommodate the proposed freestanding mast.

The proposal does therefore not require any deviation from the WLSDF.

D.3.4 Town Planning Policy on base telecommunication station infrastructure, 2023

The objectives of the policy have been addressed in the table below.

| POLICY FOCUS AREA | OBJECTIVE | COMPLIANCE |
|----------------------------------|--|--|
| A LOCATION AND SITE SELECTION | <ul style="list-style-type: none"> • Encourage the optimal site selection and location of base telecommunication station infrastructure so that there is maximum coverage and it has minimal impact on the surrounding land uses. • Ensure that the identification of a site for base telecommunication station infrastructure has | The location was identified as a gap in the network, considering that there are not many existing base stations in the area (the closest existing base station is approximately 3.5km away in Hoekwil. The application properties and surrounding properties are all zoned as AZI or AZII, |

| | | |
|--|--|---|
| | <p>considered all the environmental, visual aspects as well as the impact on health, well-being and safety.</p> <ul style="list-style-type: none"> Ensure that sites selected for base telecommunication station infrastructure are located in appropriate areas where such use of the site is compatible with adjacent land uses. | <p>which can accommodate a freestanding mast as a consent use application. Our client received the site nominal from MTN, indicating that they are looking for something in this area.</p> |
| B CO-LOCATION | <ul style="list-style-type: none"> Ensure the co-location (co-use or sharing of) existing base telecommunication station infrastructure before a new site is approved to optimally use existing sites and minimise impact. | <p>There are no existing base stations within a 1km radius of the proposed location. The closest base station is located approximately 3.5km away. This is too far away for the latest technologies to provide the required services to the area. The proposed mast will make provision for up to three service providers.</p> |
| C VISUAL IMPACT | <ul style="list-style-type: none"> Address the visual impact of base telecommunication station infrastructure on urban and rural landscapes. Prevent the visual impact of base telecommunication station infrastructures in natural environments, environmentally sensitive and landscape areas where tall structures located on high points can be intrusive. Encourage innovative design for base telecommunication station infrastructure and its ancillary uses. Promote the provision of appropriate landscaping in and around base telecommunication station infrastructure sites so that the amenity of the surrounding areas is not adversely affected. | <p>A mast height of 15m is proposed, in order to reduce the visual impact of the proposed mast. The mast is proposed as a lattice type structure which is deemed to be see-through. This reduces the visual impact of the mast, especially when moving further away from the mast.</p> <p>There are a large number of trees in the nearby vicinity that will assist in reducing the visual impact of the mast.</p> <p>The fence and equipment can be painted green in order to mitigate the visual impact of the lower portion of the base station by blending in with the landscaping.</p> |
| D ENVIRONMENTAL & HERITAGE | <ul style="list-style-type: none"> Ensure that base telecommunication station infrastructure sites are developed with minimal disruption and removal of natural vegetation. Ensure that wherever possible base telecommunication station infrastructure is not located within an area of environmental or heritage significance. Ensure that if base telecommunication station infrastructure has to be located within an area of environmental or heritage significance, the necessary guidelines are available to mitigate its impact on the amenity and importance of these areas. Ensure that where base telecommunication station infrastructure is located adjacent to such environmentally sensitive areas or heritage sites, that its design and management is undertaken in such a manner that the integrity of the landscape or resource is not negatively impacted on in any way. Identify a typology of typical environmental, architectural and heritage sensitive sites which will require careful consideration in terms of mitigating impacts from base telecommunication station infrastructure. | <p>The site location was chosen as this will have minimal disturbance on the natural environment and minimal trimming or removal of vegetation will be required. An OSCAE application is also in the process and the environmental company is also satisfied with the proposed site position.</p> |
| E ACCESS, EXISTING INFRASTRUCTURE, SERVICES & UTILITIES | <ul style="list-style-type: none"> Ensure that base telecommunication station infrastructure is located and operated in a manner so as not to interfere with any other service or utility functions. | <p>Access to the base station will be via the existing access point to the property situated along Franklin Road. A 3m wide access road will be marked out in order for construction to take place.</p> |
| F PUBLIC HEALTH, NOISE & SAFETY | <ul style="list-style-type: none"> Outline a set of normative measures required for base telecommunication station infrastructure to ensure that the health, well-being and safety of the residents are protected. Encourage the use of alternative green energy production, e.g. wind turbines to support base telecommunication station infrastructure where possible depending on the location and noise impact. Reduce the levels of noise emitted by a base telecommunication station infrastructure site, where | <p>The required health and safety signage will be placed against the fence of the base station.</p> <p>Green energy is not really feasible for masts that are made to accommodate multiple service providers, considering that they require approximately 80 Amps 3-phase electricity to power the site.</p> <p>Should a generator be required for short periods of time, a silent generator will be used to minimise noise impact. The use of</p> |

| | | |
|--|---|---|
| | energy production is reliant on generators, through the installation of noise reduction panels. | a generator will however be avoided if at all possible. |
|--|---|---|

SECTION E: MOTIVATION

This section is seen as the motivation of the application as it provides information with regard to the need and desirability, development parameters, site characteristics, visual impact, health and safety and alternative candidates relating to this specific application.

E.1. 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.

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. SBA TOWERS SOUTH AFRICA, Vodacom and Cell C 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.

UHF Bands used by SA Mobile Carriers

- 900Mhz (GSM, UMTS-3G,3.5G)
- 1800Mhz (GSM, LTE)
- 2100Mhz (UMTS-3G, 3.5G)
- 2300Mhz (LTE –Telkom only)

Figure 4: Frequencies used for different services

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.

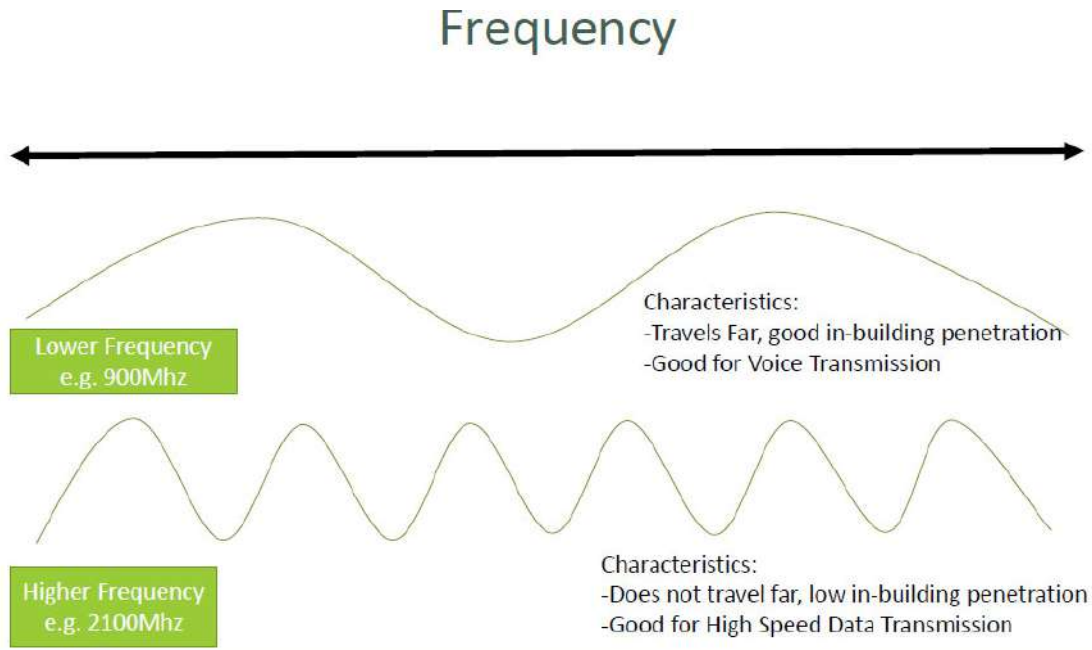


Figure 5: Different frequencies impact on the coverage range of base station

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 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.

E.2. DEVELOPMENT MOTIVATION

Please read together with previous sections in this application. This consent use application in order to allow for the erection of a FSBTS should be supported based on the following grounds:

E.2.1. Need and Desirability

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

George and its surroundings, poor network coverage (related to both voice and data) is often experienced in some areas. This proposed FSBS will mainly contribute in linking the existing surrounding base stations with each other, ensuring that the coverage will remain high and the surrounding resident/visitors will still enjoy full network coverage.

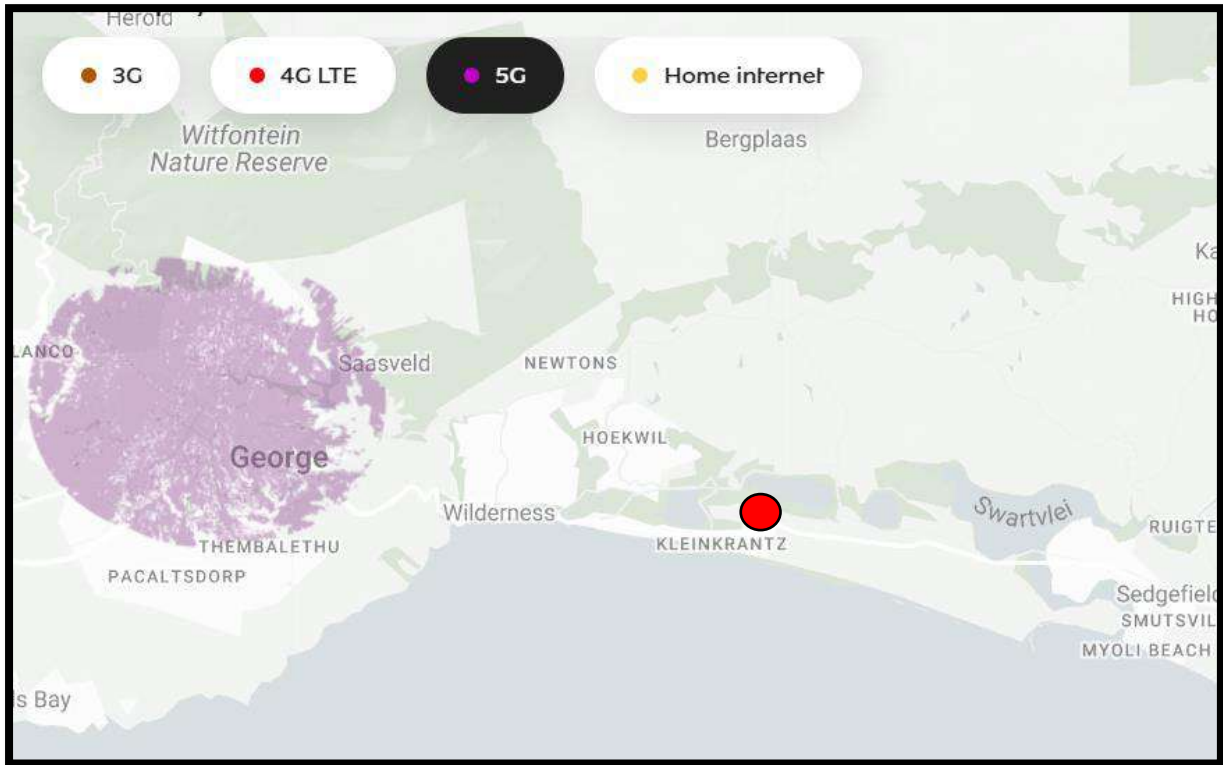


Figure 6: MTN 5G Coverage for Langvlei Dunes

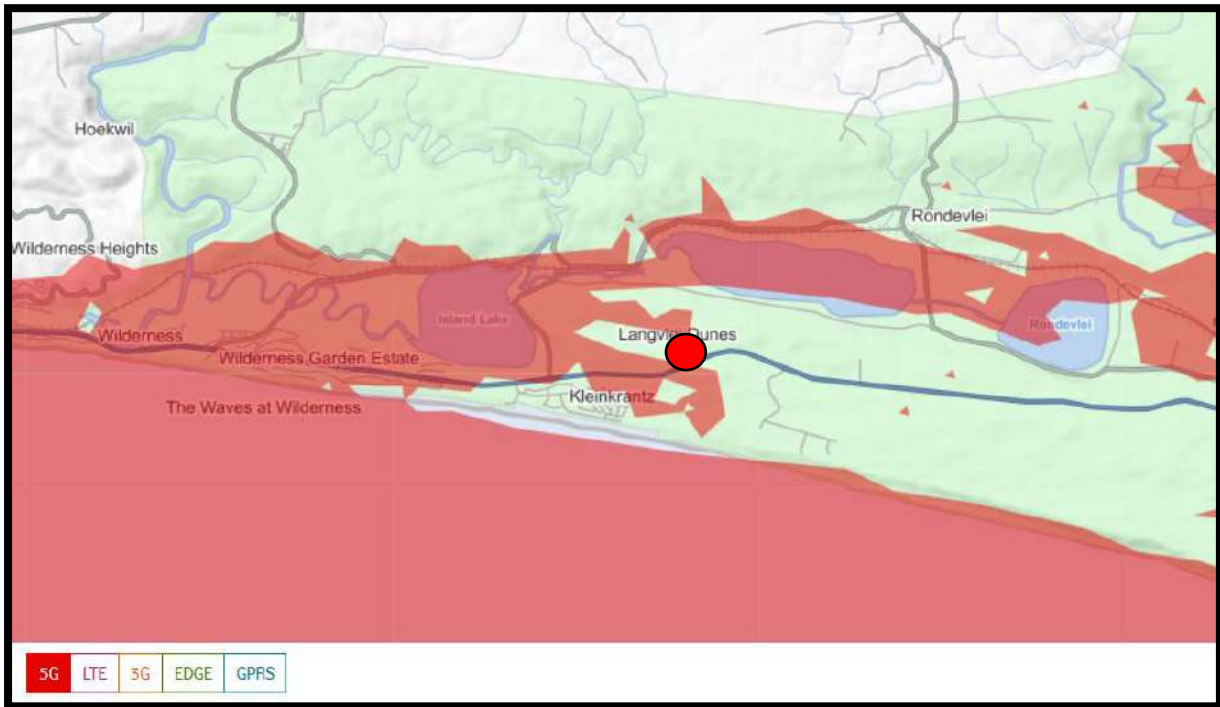


Figure 7 - Vodacom 5G Coverage for Langvlei Dunes

Figures 6-7 illustrate the current coverage for MTN and Vodacom in the Langvlei Dunes and surrounding areas. It should be noted that some areas have very limited or no fixed LTE or 5G coverage. Therefore, a FSBTS as proposed in this application will increase the amount of coverage in this area.

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

The FSBTS will be erected at a cost of approximately R1.5 mil. These high costs are a very good reason to rather co-locate on existing freestanding base stations or to settle for a rooftop base station in lieu of building a new freestanding base station.

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

The proposed use will have no impact on the external engineering services, on transport or traffic related considerations, or on the biophysical environment. Every possible measure has been taken to make the design as aesthetically pleasing as possible.

It is our submission that the proposed use will have no detrimental impact on the surrounding properties and will provide an essential service to the surrounding community.

E.2.2. Site selection methodology

The current roll out of telecommunication infrastructure by cellular network providers is undertaken to upgrade and improve network coverage and quality to all customers. Telecommunication networks experience peak demand in the evenings between 18:00 and 23:00. This is because during these times people are at their homes and use internet intensive devices. Thus, a large portion of the network upgrade is aimed at residential areas. Business and other activity areas have been prioritised over the past 20 years, for commercial reasons and given the fact that legislation and policies steered proposals of this nature, towards non-residential areas. Due to the tourism value of the said area, upgrading the coverage of LTE, 4G/ 5G technology and accessibility to Fibre will be beneficial for George. This area includes tourist and economic attractions which include wineries, estates and route towards tourist destinations along the coast. Telecommunication networks experience peak demand in the holidays and festive seasons. Thus, a large portion of the network upgrade is aimed at areas with tourism and economic potential.

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.

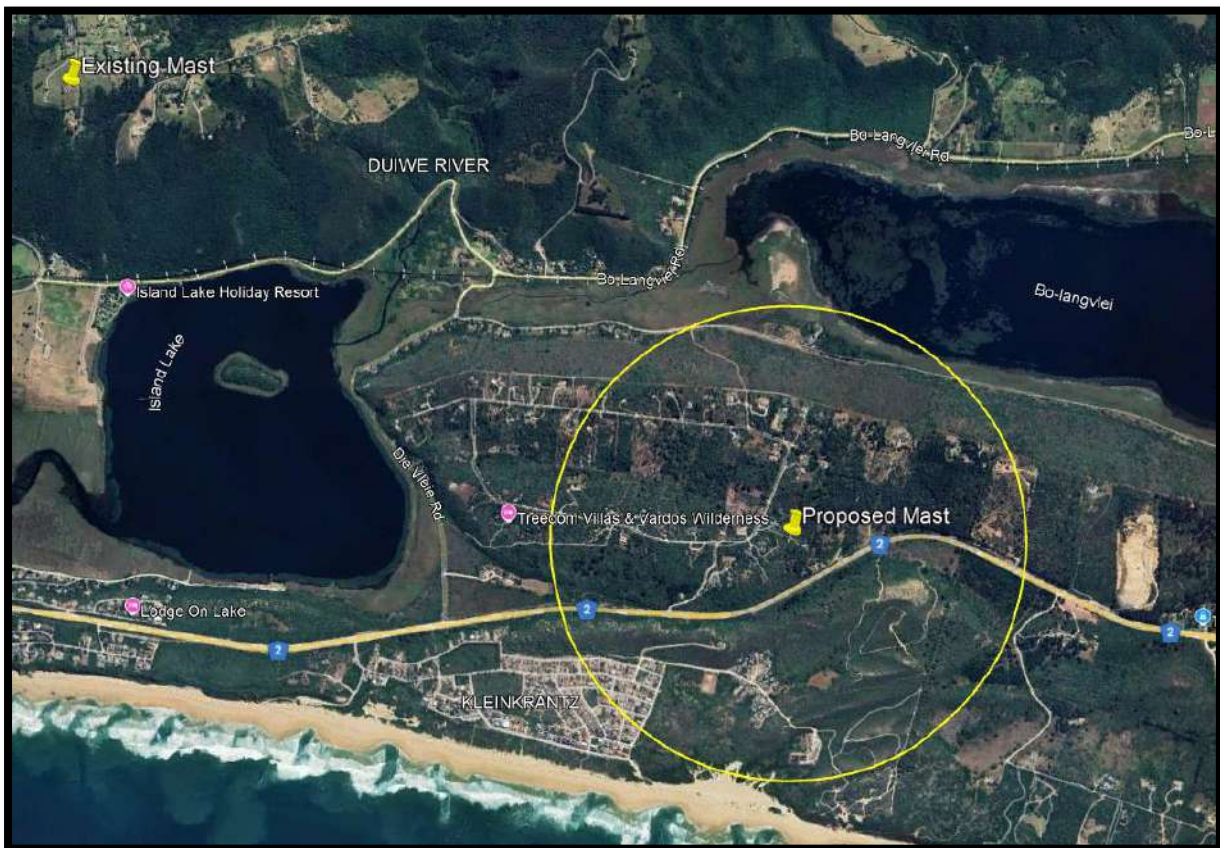


Figure 8 - Surrounding base stations (1km Radius indicated with yellow circle)

Considering the information in Figure 10 the need for the proposed FSTBS is clear. Existing base stations are not sufficient to provide coverage as there are no existing base stations within a 1km radius of the proposed FSTBS. The closest base station is located approximately 3.5km away and

accommodates 2 to 3 service providers already. MTN furthermore indicated to our client that they are looking for a site in this area where the application property is situated.

E.3.3. Alternative sites

Alternative sites were explored during the initial stages, but no lease agreements could be concluded with any of the other property owners. The following list of properties were also approached prior to the signing of a lease agreement with the application property:

Portion 238 of farm 192: The owner was approached and given a written proposal. No feedback was ever received.

Portion 275 of farm 192: We went to the property, but it seems as if no one has been there for quite some time. No proposal was ever sent to the property owner.

Portion 237 of farm 192: Met with tenant on site. She directed proposal to the property owner. No feedback was received regarding the proposal.

E.3.4. Site characteristics

Special consideration is given to geographical aspects so that each base station is positioned to ensure optimum functionality. This reduces the number of base stations necessary to provide an optimal network. At the same time, special attention is also given to ensure that there is minimal impact on the local, social, physical, natural and visual environments.

This site was selected for several reasons, namely:

- It is situated optimally between planned and existing sites,
- There is a huge demand by cellular users in this area and the surrounding base stations are unable to provide an acceptable level of coverage to the area,
- It is accessible to contractors during construction and maintenance,
- The proposal and location of the base station is the best solution to the coverage problem of the area with the least negative impacts,
- The proposal is secure due to its locality, and
- Most importantly it will serve the complaint area (the area with the lowest levels of cellular reception due to locality and high volumes of users) optimally.

It is important to note that the nature of such development is dependent on a “willing landlord” scenario. The theoretically best position is determined by the radio engineers and the closest properties that adhere to the above guidelines are targeted. Often several properties are targeted before a willing landlord is discovered that terms can be agreed with.

E.3.5. Visual Impact

The proposed FSTBS will create an opportunity for other service providers to co-locate, as other structures of this height do not exist in this area.

The impact of the site, proposed at the height of limited 15m is considered to be minimal. The lattice design is preferred as this is most can be assembled on site, thereby requiring smaller trucks to deliver the mast components. The lattice structure is furthermore deemed see-through and therefore considered to have a reduced visual impact, especially over a longer distance.

The fence and equipment can also be painted green in order to further blend in with the surrounding vegetation.

E.3.6. Health concerns

Recent development shown the concerned among the public related to the health effect of RF radiation emitting from the Freestanding Base Telecommunication Station (FSTBS).

This is obvious from the frequent report in the newspaper and the electronics media concerning the complaint of residence nearby FSTBSs. As results, the telecommunication company has faced many problems and protest from the public in the installation of new FSTBS.

Along with popularity of mobile telephones and other devices, the increase in number of FSTBSs installations in the country provide better coverage services to consumer have raised anxiety to the general public about whether it have an adverse effect on human health. They are generally perceived as hazardous because of the radiation they produced.

Misconceptions are held by the general public in South Africa about the radiation (non-ionising radiation) of the electromagnetic waves used for telecommunications especially from FSTBSs. This perception has often led to public opposition on the construction and existence of these facilities in many parts of the country. The general public often misunderstand the concept that non-ionizing radiation (produced by the FSTBS) can cause cancer and other health related issues. Although both forms of energy are correctly called radiation, their biological effects are vastly different. Half-true or inaccurate information written in web sites, newspaper and circulated materials by some groups of people with vested interest has caused a lot of opposition by the public on the development of telecommunication infrastructures.

Current research on telecommunications base stations has reached a point whereby scientists are satisfied that the 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. 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 in compliance with these guidelines and are far below international standards.

A statement made by the Department of Health dated 23 June 2015 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.”

Furthermore, a test done by the City’s Department: City Health – Specialised Services at a similar installation in Camps Bay proved that emissions from base stations are a mere fraction of a percentage point of the ICNIRP guideline.

The test was also conducted by EMSS, a private company specialising in this RF emission testing. This study as an example is available on request. The George Municipality is more than welcome to take its own readings once the cellular communications infrastructure is operational.

We are therefore of the opinion that all health aspects regarding the proposed base station were taken into consideration and that this proposal will not be in violation of any individual’s constitutional right to an environment that is not harmful to their health or general wellbeing.

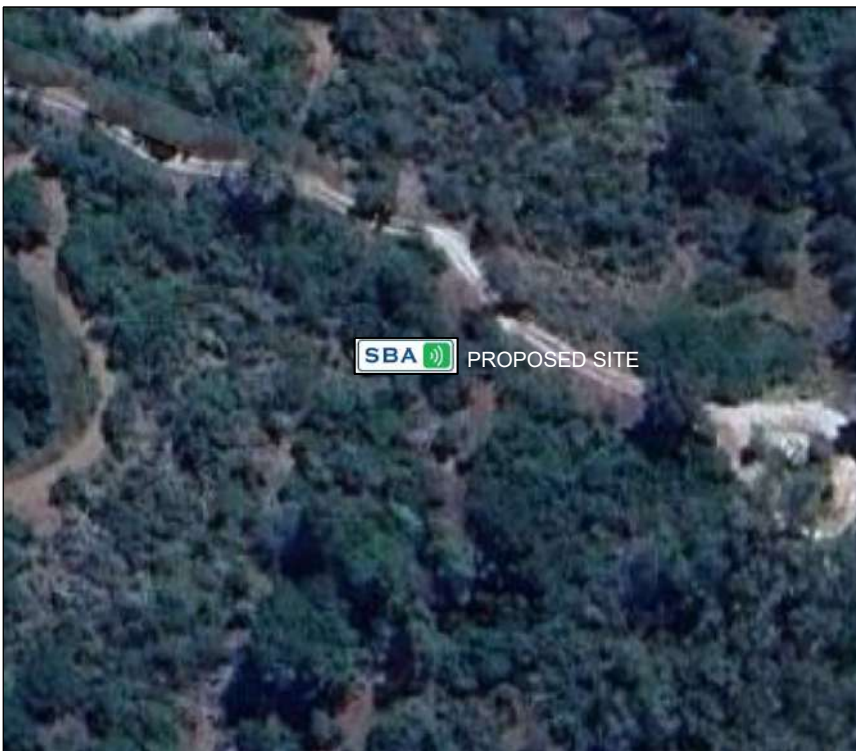
SECTION F: CONCLUSION

We would like to emphasise the positive contribution this base station will have on Langvlei Dunes, the N2, as well as the surrounding communities:

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

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

Please notify us should any additional information be required. We look forward to your positive consideration of this application.



SBA TOWERS SITE ID:
ATSA1576

SBA TOWERS SITE NAME:
LANGVLEI STREET

PROPERTY DESCRIPTION:
PORTION 235 OF THE FARM NO. 192, GEORGE RD

ADDRESS:
FRANKLIN ROAD, WILDERNESS,
WESTERN CAPE

CO-ORDINATES: **ELEVATION:**
Lat: -33.997548° **61m**
Long: 22.666363°

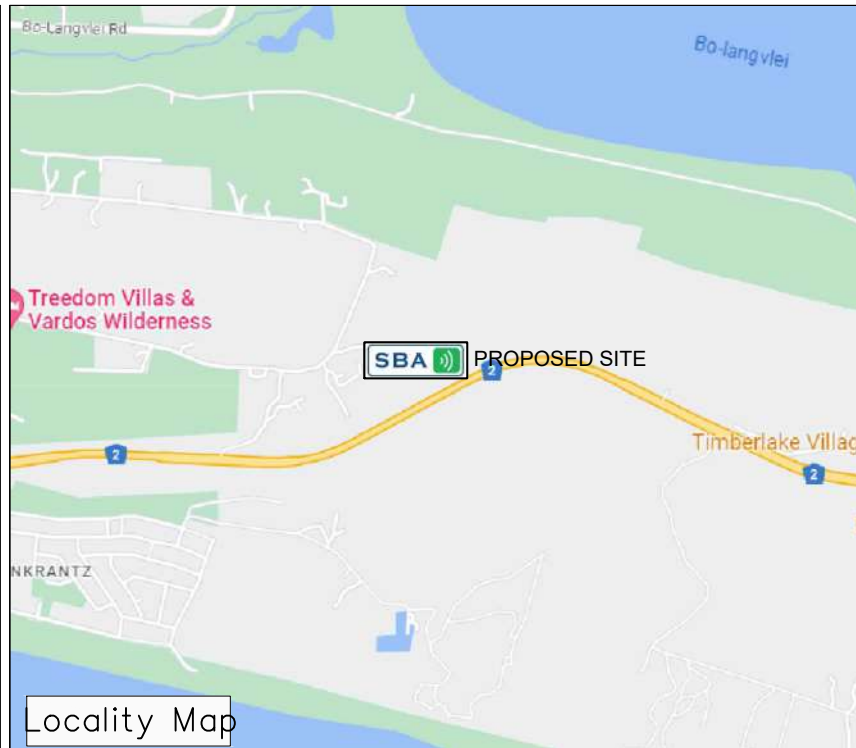
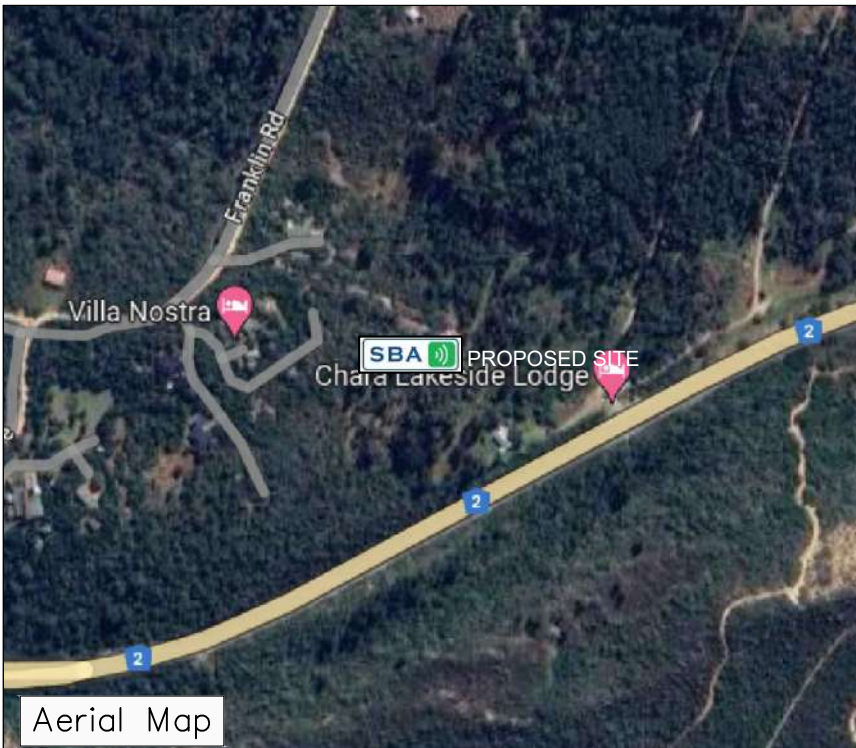


Tel: (021) 552 5255 Unit H, 3rd Floor Po Box 152,
Fax: 086 537 9187 Matrix Building, Bridgeway, Century City, Cape Town 7446

PROJECT:
PROPOSED NEW SBA TOWERS 15m LATTICE MAST WITH 8m X 8m BASE STATION

APPROVED MAST:
15m LATTICE MAST

NOTES:
A) NEW 15m LATTICE MAST
B) 64m² BASE STATION
C) 2.4m PALISADE FENCE
D) BASE STATION: CHIP STONE SURFACE



| DATE | DESCRIPTION | REVISION |
|------------|--------------------------|----------|
| 10-05-2024 | Move site | 1 |
| 21-10-2024 | New access road | 2 |
| 21-01-2025 | Change design to lattice | 3 |

DRAWING NUMBER: ATSA1576 **SHEET:** 1 OF 6

DRAWING TITLE: LOCALITY MAP

DRAWN: D. LOOTS **SCALE:** NTS

DATE: 2025-01-21 **REVISION:** 3

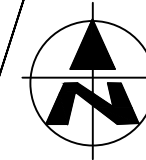
Aerial Map

Locality Map

Site Plan

NOTE:

NO INDIGENOUS VEGETATION WILL BE REMOVED TO MAKE SPACE FOR THE PROPOSED 3m WIDE ACCESS ROAD



SBA TOWERS SITE ID: ATSA1576

SBA TOWERS SITE NAME: LANGVLEI STREET

PROPERTY DESCRIPTION: PORTION 235 OF THE FARM NO. 192, GEORGE RD

ADDRESS: FRANKLIN ROAD, WILDERNESS, WESTERN CAPE

CO-ORDINATES: Lat: -33.997548° Long: 22.666363°
 ELEVATION: 61m



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

PROJECT: PROPOSED NEW SBA TOWERS 15m LATTICE MAST WITH 8m X 8m BASE STATION

APPROVED MAST: 15m LATTICE MAST

- NOTES:
- A) NEW 15m LATTICE MAST
 - B) 64m² BASE STATION
 - C) 2.4m PALISADE FENCE
 - D) BASE STATION: CHIP STONE SURFACE

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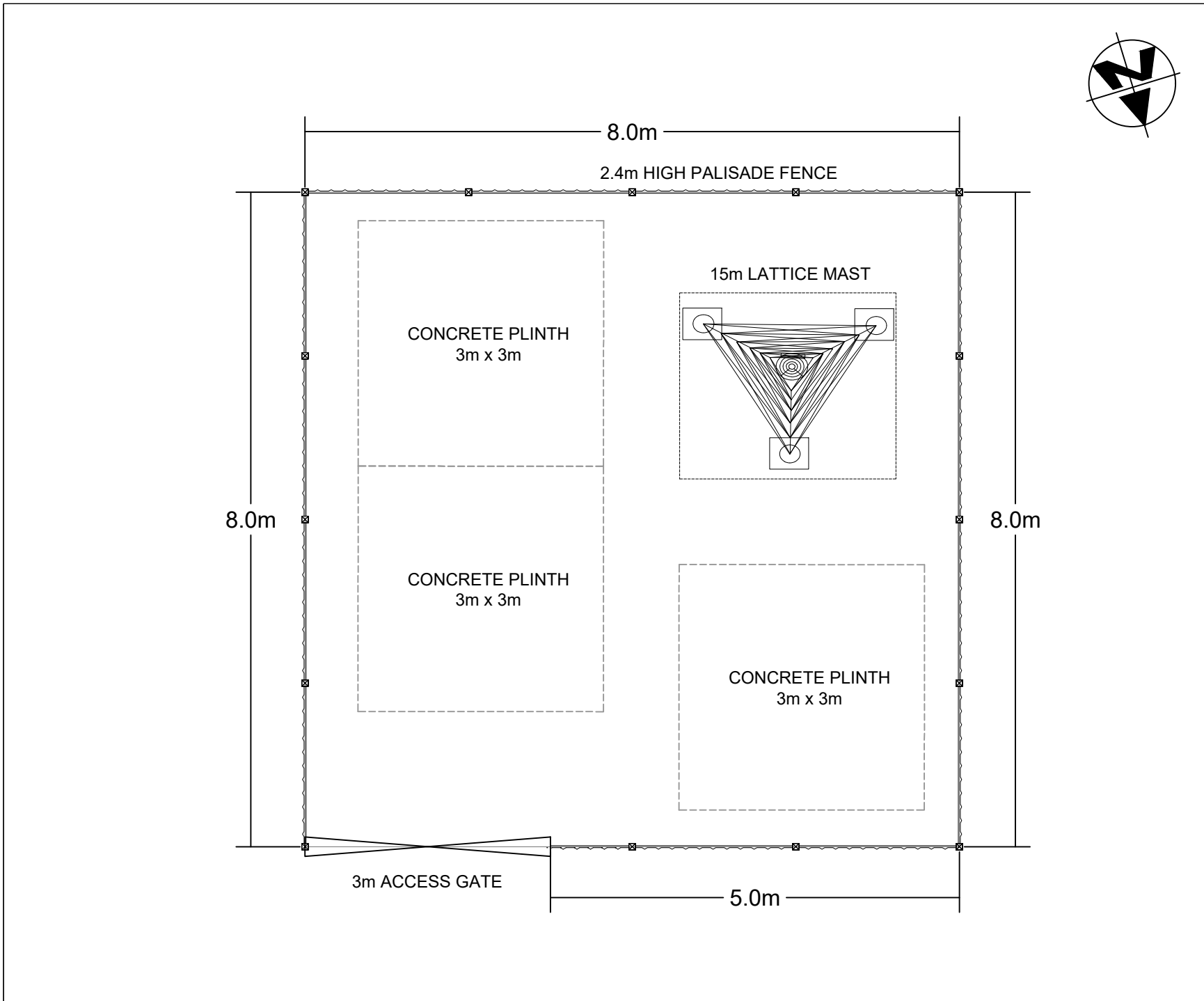
DRAWING NUMBER: ATSA1576 SHEET: 2 OF 6

DRAWING TITLE: SITE PLAN

DRAWN: D. LOOTS SCALE: 1:1000

DATE: 2025-01-21 REVISION: 3

Top View



SBA TOWERS SITE ID:
ATSA1576

SBA TOWERS SITE NAME:
LANGVLEI STREET

PROPERTY DESCRIPTION:
PORTION 235 OF THE FARM NO. 192, GEORGE RD

ADDRESS:
FRANKLIN ROAD, WILDERNESS, WESTERN CAPE

CO-ORDINATES: **ELEVATION:**
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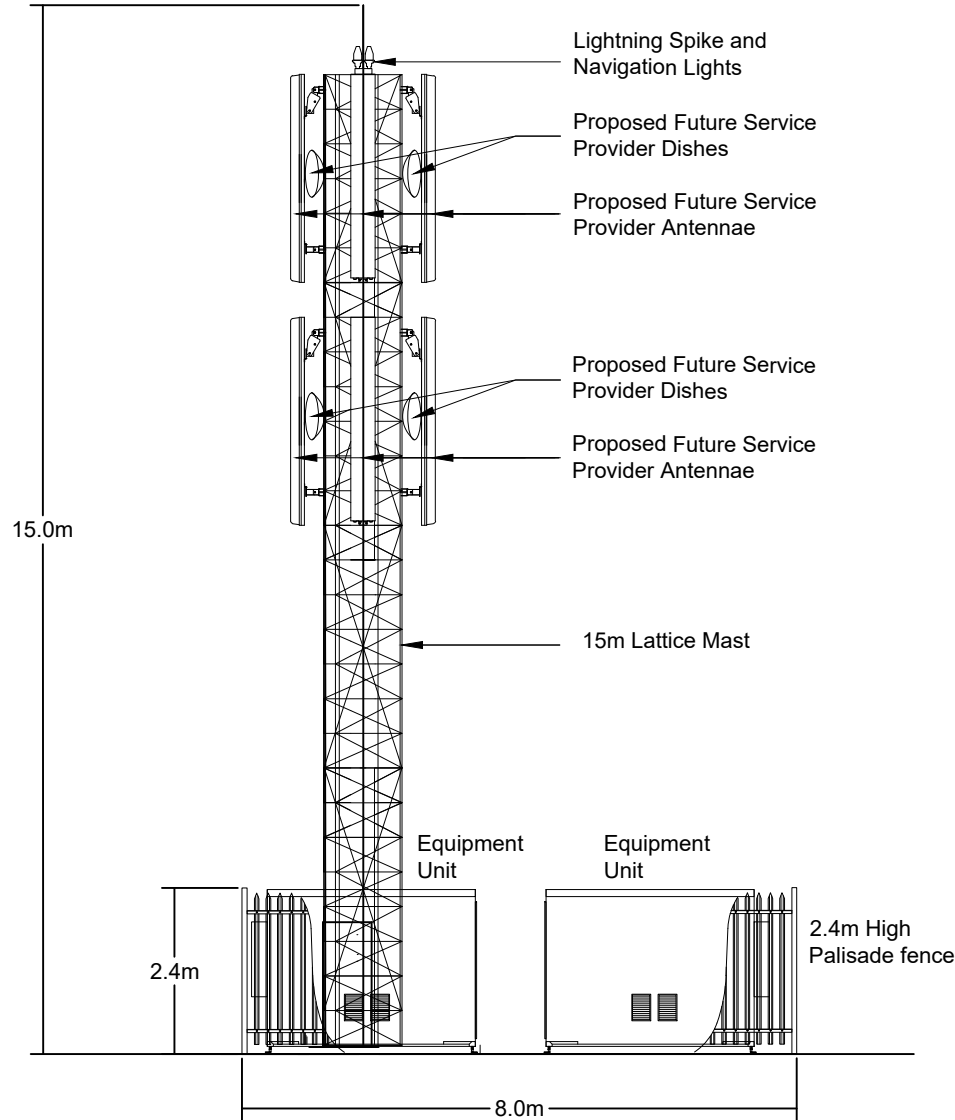
DRAWING NUMBER: ATSA1576 **SHEET:**
3 OF 6

DRAWING TITLE:
TOP VIEW

DRAWN: D. LOOTS **SCALE:**
NTS

DATE: 2025-01-21 **REVISION:**
3

Elevation



SBA TOWERS SITE ID:
ATSA1576

SBA TOWERS SITE NAME:
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PROPERTY DESCRIPTION:
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ADDRESS:
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WITH 8m X 8m BASE STATION

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DRAWING NUMBER: ATSA1576 **SHEET:**
4 OF 6

DRAWING TITLE:
ELEVATION

DRAWN: D. LOOTS **SCALE:**
NTS

DATE: 2025-01-21 **REVISION:**
3

Site Photos



SITE LOCATION



BOUNDARY FENCE



SITE ACCESS



SITE ACCESS



SBA TOWERS SITE ID:
ATSA1576

SBA TOWERS SITE NAME:
LANGVLEI STREET

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| 21-01-2025 | Change design to lattice | 3 |

DRAWING NUMBER: ATSA1576 **SHEET:** 5 OF 6

DRAWING TITLE: ARTIST IMPRESSION

DRAWN: D. LOOTS **SCALE:** NTS

DATE: 2025-01-21 **REVISION:** 3

Power supply



SBA TOWERS SITE ID:
ATSA1576

SBA TOWERS SITE NAME:
LANGVLEI STREET

PROPERTY DESCRIPTION:
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ADDRESS:
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C) 2.4m PALISADE FENCE
D) BASE STATION: CHIP STONE SURFACE

● ELECTRICAL POLES
NO EXISTING ON-SITE POWER SUPPLY

| DATE | DESCRIPTION | REVISION |
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| 21-01-2025 | Change design to lattice | 3 |

DRAWING NUMBER: ATSA1576 **SHEET:** 6 OF 6

DRAWING TITLE: POWER SUPPLY

DRAWN: D. LOOTS **SCALE:** NTS

DATE: 2025-01-21 **REVISION:** 3



POWER OF ATTORNEY

Owner Name: ADRIAANUS DANIEL COETZER / CAIFEN LI
Identity/passport number: 640126 5042 089 / EJ7486556
Capacity: Registered owners

Hereby, the undersigned, give consent to

SBA TOWERS SOUTH AFRICA PROPRIETARY LIMITED, Reg: 2014/077051/07 and their consultant WPPlanning, to make at their own expense, the necessary applications to the various departments in terms of the relevant legislation for the necessary statutory approvals to give effect to the permitted uses in the agreement between the parties, which shall include the establishment of a **telecommunication base station** on:

REMAINDER OF PORTION 235 OF THE FARM KLEIN KRANTZ NO 192, GEORGE RD

This consent is in **principle only** and the proposed installation is subject to a formal lease agreement between the property owner and SBA Towers South Africa Proprietary Limited. The terms and conditions of the formal agreement shall be negotiated upon signature of the lease agreement, but subject at all times to your final approval and consent.

Signed at Langvlei dunes Wilderness

On this the 19 day of JULY 2024

SIGNATURE:




NAME: ADRIAANUS DANIEL COETZER



NAME: CAIFEN LI

WITNESSES:

1. 

SIGNATURE:

2. _____

SIGNATURE:

The Municipal Manager
George Municipality
Town planning Department
71 York Street
George, 6529

Conveyancer's Certificate

I/we, Bernardo Johannes Nortje

(Conveyancer's Name)

Hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property(ies) (Including both current and earlier title deeds/pivot deeds/ deeds of transfer):

Remainder of portion 235 of the Farm Klein Krantz no. 192, In the George Municipality, Division George, Province of the Western Cape, in extent 1.6706 square meters, held by the Deed of Transfer No. T28480/2021.

hectares

In respect of which it was found that there are no restrictive conditions registered against such property(ies) prohibiting it from being utilised/ developed for the following purposes:

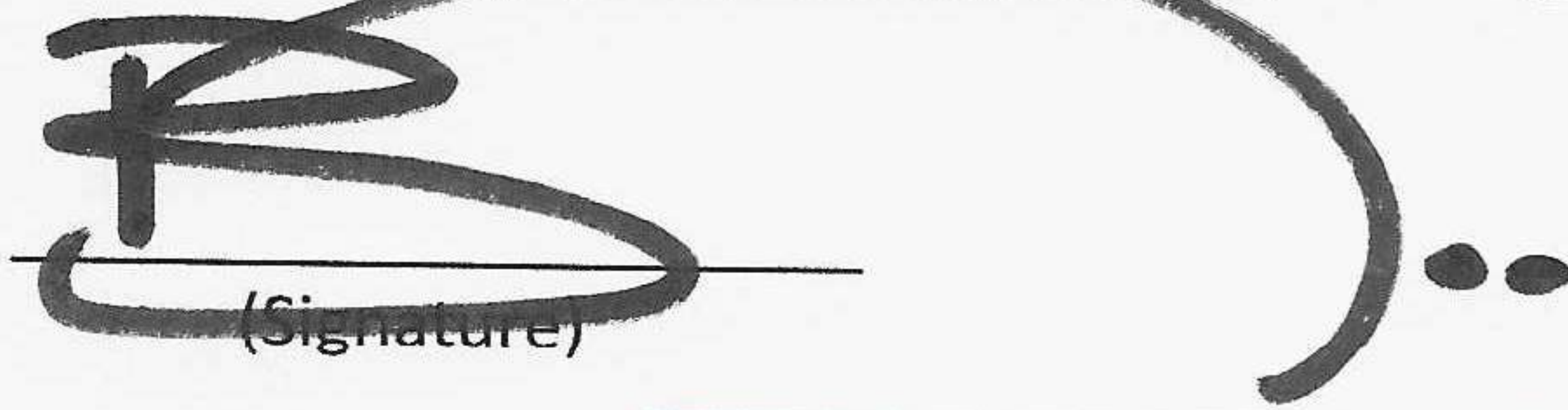
Telecommunication Base Station

There are no Title Deed restrictions in the Title Deed T28480/2021.

The list of restrictive Title Deed Conditions that had been considered:

- Use of Land
- Building Lines
- Height
- Number of buildings
- Bulk floor area
- Coverage/built upon area
- Subdivision
- Servitudes that may be registered over or in favour of the property
- Other restrictive conditions

Signed at Strand on this 17th day of January 2024


(Signature)

Postal address PO Box 1092, Somerset West, 7140

Tel: 082 498 6674 / nortjeinc@gmail.com

Email: 082 498 6674 / nortjeinc@gmail.com

340

DYKES VAN HEERDEN SLABBERT
HOPKINS
Unit E4/2
Edward IV
120-122 Edward Road
Bellville 7530
South Africa

Prepared by me



CONVEYANCER
LISE COETZEE (85098)

| Deeds Office Registration fees as per Act 47 of 1937 | | |
|--|-------------------------|---|
| | Amount | Office Fee |
| Purchase Price | R. 800 000,00 | R. 995,00 |
| Reason for exemption | Category Exemption..... | Exemption i t o. Sec/Reg..... Act/Proc..... |

DATA / VERIFY
16 -06- 2021
PHUMELELA MNAMATA

DATA / CAPTURE
15 -06- 2021
LISE COETZEE

T 000028480 / 2021

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LISE COETZEE (85098)

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

JOHANNES JACOBUS BARNARD

Identity Number 400918 5078 083

and

STELLA NAOMI BARNARD

Identity Number 450103 0061 082

Married in community of property to each other

which said Power of Attorney was signed at BRACKENFELL on 11 MAY 2021

And the appearer declared that his/her said principal had, on 12 April 2021, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

ADRIAANUS DANIEL COETZER
Identity Number 640126 5042 089
and
CAIFEN LI
Born on 16 July 1981
Married in community of property to each other

their Heirs, Executors, Administrators or Assigns, in full and free property

REMAINDER OF PORTION 235 OF THE FARM KLEIN KRANTZ NO 192
SITUATE IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 1,6706 (ONE COMMA SIX SEVEN ZERO SIX) Hectares

FIRST TRANSFERRED and still held by Deed of Transfer Number T2119/1986
with Diagram No. 11171/1984 relating thereto

- A. SUBJECT to the conditions contained in Certificate of Amended Title Dated 2 August 1904 (George Quitrents Grant Volume No. 14 of 15), Deeds of Transfer Numbers T7224/1911, T3198/1925, T5001/1947, T7228/1911, T4145/1917, T4716/1916, T7376/1920, T638/1957, T10192/1916, T10998/1961, T9518/1911.
- B. ENTITLED to the terms of the endorsement dated 22 January 1980 on said Deeds of Transfers held by the Transferor, namely: No T7222/1911, T7223/1911, T7225/1911, T7231/1911, T3198/1925, T14179/1943, T2386/1948, T1811/1952, T6142/1952, T17041/1953, T3020/1956, T639/1957, T1873/1961, T16144/1961, T10853/1962, T12623/1962, T8713/1964, T22939/1966, T22940/1966, T26868/1967, T9860/1968, T36262/1969, T12544/1971, T11472/1974, T9698/1978, T32145/1975, which endorsement reads as follows:

"RESTANT

Kragtens Akte van Transport Nr T854/1980 hede gedateer is die restant van die binnegemelde eiendom groot 310, 6506 ha

- 1. geregtig op 'n serwituutpad 20 meter wyd; die noord-oostelike grens van die serwituutpad aangetoon deur die lyne 06 P6, P6, Q6 en Q6 R6 op kaart 7115/78 geheg aan bogemelde Transportakte.
- 2. geregtig op 'n serwituutpad 20 meter wyd; die noord-oostelike grens van die serwituutpad aangetoon deur die lyne A1 S6 en S6 T6 op kaart 7115/78 geheg aan bogemelde Transportakte; oor ged. 64 van die Plaas Klein Krantz nr 192 groot 488,9102 ha. gehou kragtens bogemelde Transportakte.
Soos meer volledig sal blyk uit gesegde Transportakte."

C.

D.

WHEREFORE the said Appearer, renouncing all rights and title which the said

**JOHANNES JACOBUS BARNARD and STELLA NAOMI BARNARD,
Married as aforesaid**

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

ADRIAANUS DANIEL COETZER and CAIFEN LI, Married as aforesaid

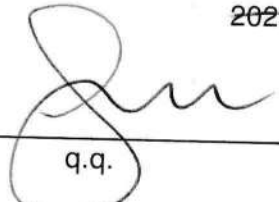
their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R800 000,00 (EIGHT HUNDRED THOUSAND RAND) .

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at CAPE TOWN on


2021 -06- - 9

2021



q.q.

In my presence



REGISTRAR OF DEEDS



ALGEMENE PLAN No. 10830

BESTAADE UIT 2 VELLE
VAN ONDERVERDELING VAN

DIE RESTANT VAN DIE PLAAS KLEIN KRANTZ No. 192

SKAAL 1 : 3000

OPGEMEET IN JULIE EN AUGUSTUS 1984

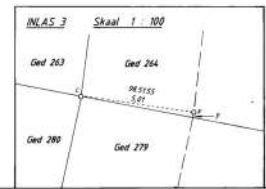
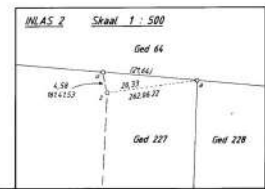
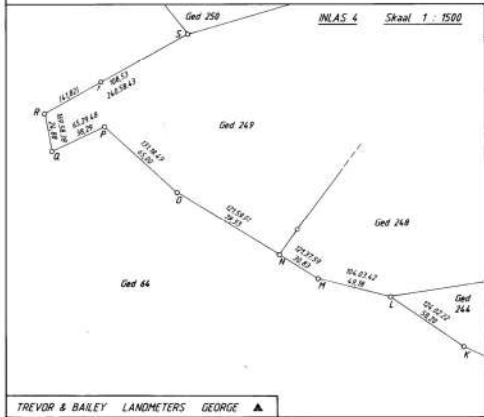
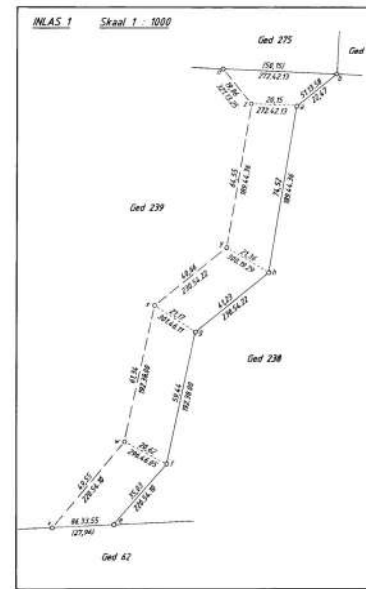
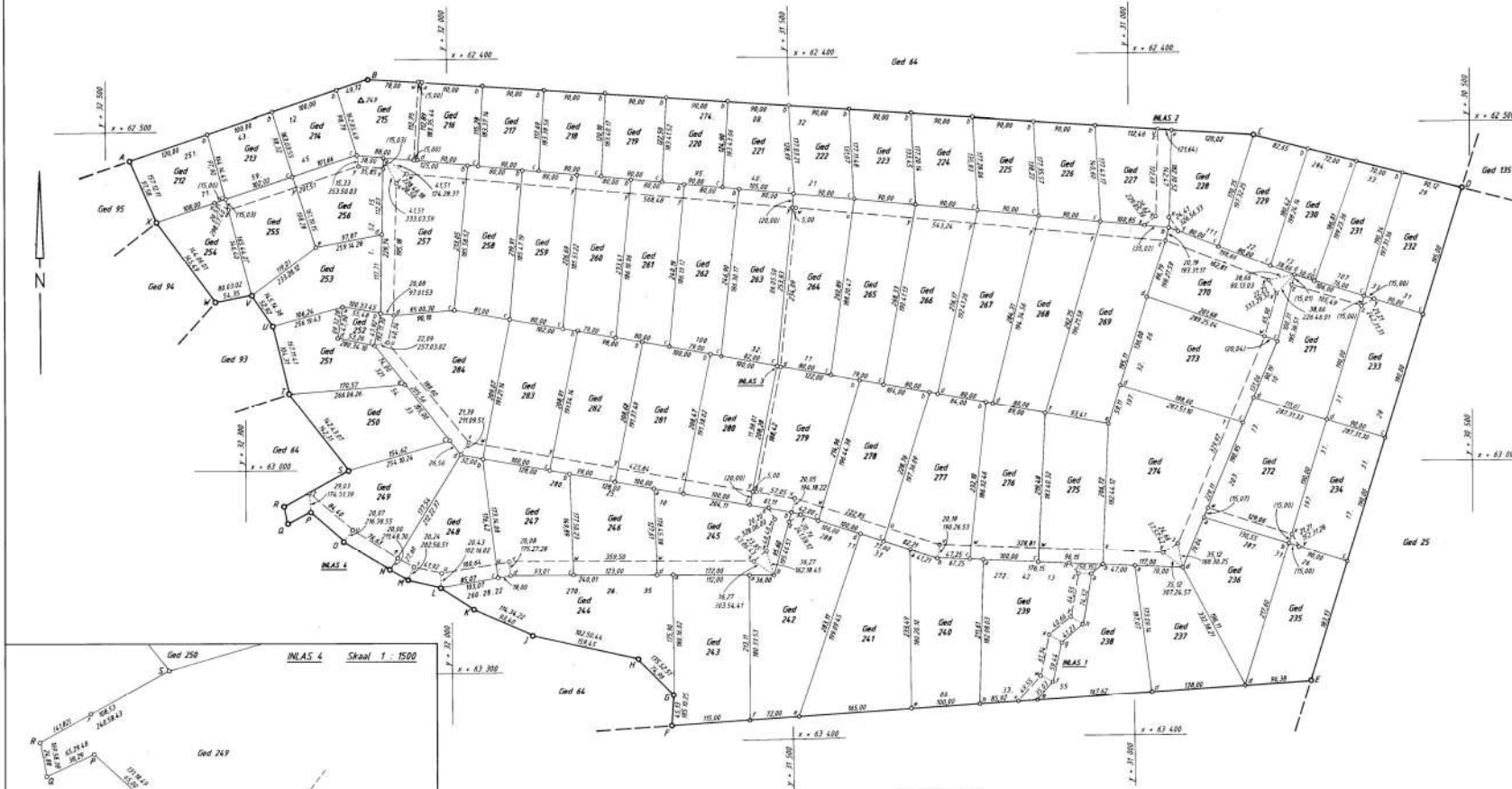
DEUR ONS *B. S. S. S.* Landmeter
J. S. S. S. Landmeter

L. G. No. 11222-84

VEL 2

GOEDERKEUR KRAGTENS DIE
WET OP REELING 1948
GRONDTITELS No. 34/1972
GEORGE

R. S. S. S.
HANS LANDMETER-GENERAAL 1985-01-15



TREVOR & BAILEY LANDMETERS GEORGE

LEER No. GEOR 192
MEETSUNKE No. E 2257/84
KOMPILASIE BL-BCDC (14/2)
BL-BCD/214 (1772)

OBSTACLE APPROVAL

CAA Obstacle ID

CAA_2023_8_024**APPLICANT**

| | |
|----------------|--------------------------------|
| Applicant Name | Warren Petterson Planning |
| Contact Person | Dirko Loots |
| Cell Nr | (083) 255-8349 |
| Tel Nr | (021) 552-5255 |
| Email | dloots@wpplanning.co.za |
| VAT Nr | 4720256124 |
| Address | PO Box 152, Century City, 7446 |
| City | Cape Town |
| Province | Western Cape |
| Postal Code | 7441 |

OWNER

| | | | |
|---------------------|--|---------------|------------|
| Owner Name | SBA Towers South Africa | | |
| Contact Person | Pierre du Plessis | | |
| Cell Nr | 0810455518 | | |
| Tel Nr | 0218701368 | | |
| Email | PduPlessis@sbsite.com | | |
| Application Date | 2023/08/02 | Received Date | 2023/08/03 |
| Application Type | <input checked="" type="checkbox"/> New <input type="checkbox"/> Shared <input type="checkbox"/> Replacement | | |
| Attachments: | <input type="checkbox"/> GIS/Google File <input type="checkbox"/> Survey Report | | |
| | <input type="checkbox"/> Plan/Eng Drawing <input type="checkbox"/> Other | | |

DETAILS OF PROPOSED STRUCTURE

| | | | | | | | |
|---------------------------|-----------------|-------------------------|-----------------------|----------------|-------|-----------------|-------|
| Type of Structure | Tower | Construction Start Date | 2024/02/01 | | | | |
| Site Name | Langvlei Street | Construction End Date | 2024/03/01 | | | | |
| Site ID | ATSA1576 | | | | | | |
| LAT (Degrees) | 33 | LAT (Minutes) | 59 | LAT (Seconds) | 55.95 | Jib/Guywire (m) | 0 |
| LONG (Degrees) | 22 | LONG (Minutes) | 40 | LONG (Seconds) | 0.3 | Datum | Other |
| Site Elevation (m) | 60 | Notes: | Coord Data Source | Other | | | |
| Substructure Height (m) | 0 | | Other (specify) | Google Earth | | | |
| Superstructure Height (m) | 15 | | Elevation Data Source | Other | | | |
| Structure Elevation (m) | 75 | | Other (Specify) | Google Earth | | | |

APPROVAL STATUS: **CONDITIONALLY APPROVED**

Note: 1. Conditional Approval only valid for 5 years from date of signature.
2. Final approval subject to applicant/owner providing 'As-Built' data.

Approval Conditions:

- No Markings
 Day Markings
 Night Markings
 Day/Night Markings
 UPS
 Other/Special

Other/Special Conditions:**FOR THE SACAA**

| | |
|--|------------|
| SOUTH AFRICAN CIVIL AVIATION AUTHORITY | |
|  | |
| Name: | J. Hoza |
| Date: | 2023/09/14 |



REFERENCE: 16/3/3/6/1/D2/19/0231/23
ENQUIRIES: Dorien Werth
DATE OF ISSUE: **04 September 2023**

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

Attention: Dirko Loots

Tel: (021) 552 5255
E-mail: dloots@wpplanning.co.za

CHECKLIST: PROPOSED DEVELOPMENT OF A 15-METER-HIGH TREE MAST ON PORTION 235 OF FARM NO. 192, GEORGE RD, SITUATED ON FRANKLIN ROAD, WILDERNESS, GEORGE MUNICIPALITY, WESTERN CAPE

1. The abovementioned document, received by this Directorate: Development Management (Region 3), hereinafter referred to as "this Directorate" via electronic mail on 02 August 2023, refers.
2. This letter serves as an acknowledgment of receipt of the document by this Directorate.
3. **Identifying the relevant competent authority:**

The proposal is located within a national proclaimed protected area (i.e. Wilderness Lakes Protected Area) as identified in terms of the National Environmental Management: Protected Areas Amendment Act, 2009 (Act no. 15 of 2009).

According to sub-section 24C(2)(e) of the National Environmental Management Act, 1998 (Act No. 107 of 1998 as amended) ("NEMA") the National Minister of Forestry, Fisheries and the Environment, is identified as the competent authority responsible for granting environmental authorisations in respect of those activities that will take place within a national proclaimed protected area or other conservation areas under control of a national authority.

The Western Cape Government: Department of Environmental Affairs and Development Planning ("this Department") is therefore not the identified competent authority responsible for granting environmental authorisation in respect of the activities applied for, or for which you are requesting confirmation regarding the Applicability of the Environmental Impact Assessment Regulations, 2014.

In light of the above, you are required to submit an enquiry or an applicability checklist to the National Department of Forestry, Fisheries, and Environment, ("DFFE") for consideration. You are therefore advised to submit your enquiry to the DFFE at the contact details provided overleaf:

Post: The Director: Integrated Environmental Authorisations
Department of Environmental Affairs
Private Bag X447
Pretoria
0001

Email: EIAadmin@environment.gov.za || iq@environment.gov.za

Tel: (012) 399 9371

4. Notwithstanding the above the environmental impact management services component of this Department provides the following comments:

4.1. Development proposal:

Based on the information available to this Directorate, it is understood that the proposal entails the establishment of a 15-meter-high tree mast with the installation of 9 antennae. Three (3) equipment shelters will also be constructed next to the mast within a compound which will be surrounded by a 2.4m high palisade fence and will occupy an area of 64 square metres on Portion 235 of the Farm No. 192, George RD, situated on Franklin Road, Wilderness

4.2. Edge of the built-up area

It is understood that the Competent Authority, DFFE, has not yet defined or adopted an urban area for the town of Wilderness (including the urban edge as defined in the George Municipality's Spatial Development Framework). Therefore, in instances where no urban edge or boundary has been defined or adopted, the urban area refers to areas situated within the "edge of built-up areas".

The proposal entails the establishment of a 15-meter-high tree mast with a base station of 64 square metres. The proposal does fall outside the "edge of built-up areas" the urban edge of George Municipality Spatial Development Framework 2017; however, the mast will **not exceed 15 meter in height**.

4.3. *Applicability of the Environmental Impact Assessment Regulations, 2014.*

Based on the above information it is this Directorate's view that the proposed 15-meter-high tree mast with a footprint of 64 square metres on Portion 235 of the Farm No. 192, George RD, situated on Franklin Road, Wilderness, George Municipality, does not constitute a listed activity in terms of the Environmental Impact Assessment Regulations of 2014, (GN No R.326, 327, 325 and 324 as amended 7 April 2017), as promulgated under

Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA").

The DEFF must however finally confirm the applicability of the EIA Regulations 2014.

5. Notwithstanding the content of this letter, the proponent must comply with any other statutory requirements that may be applicable to the undertaking of the proposed activity.
6. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any information received.

Yours faithfully

pp **Malcolm Fredericks** Digitally signed by Malcolm
Fredericks
Date: 2023.09.04 14:34:56 +02'00'

**HEAD OF COMPONENT
ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

Copied to:
Department of Environmental Affairs

E-mail: EIAdmin@environment.gov.za



Planning and Development
 E-mail: town.planning.application@george.gov.za
 Tel: +27 (0)44 801 9477

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: **Collab no. 2906651**

Purpose of consultation: **Consent use and permanent departure application to permit freestanding base telecommunication station**

Brief proposal: **Consent use and permanent departure application to permit freestanding base telecommunication station**

Property(ies) description: **Portion 235 of the Farm Klein Krantz no. 192 George Rd**

Date: _____

Attendees:

| | Name & Surname | Organisation | Contact Number | E-mail |
|---------------|---------------------------|---------------------------|----------------|--|
| Official | Ilané Huyser | George Municipality | 044 801 9477 | ihuyser@george.gov.za |
| Official | Robert Janse van Rensburg | George Municipality | 044 801 9555 | rhjansevanrensburg@george.gov.za |
| Pre-applicant | Dirko Loots | Warren Petterson Planning | 083 255 8349 | dloots@wpplanning.co.za |

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

Title Deed, full set of plans, completed pre-application form.

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

(If so, please provide a copy of the minutes)

| | |
|--|----|
| | NO |
|--|----|

Comprehensive overview of proposal:

Consent use application for a 25m high freestanding base telecommunication station.

PART B: APPLICATION PROCESS

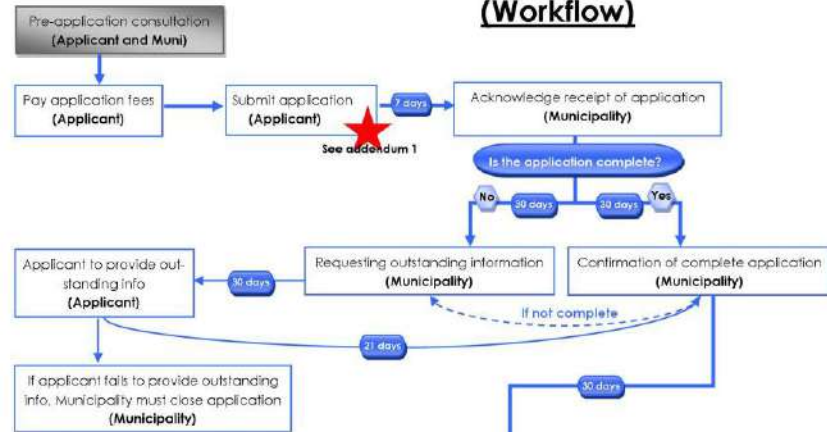
(WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

Draft By-Law on Municipal Land Use Planning

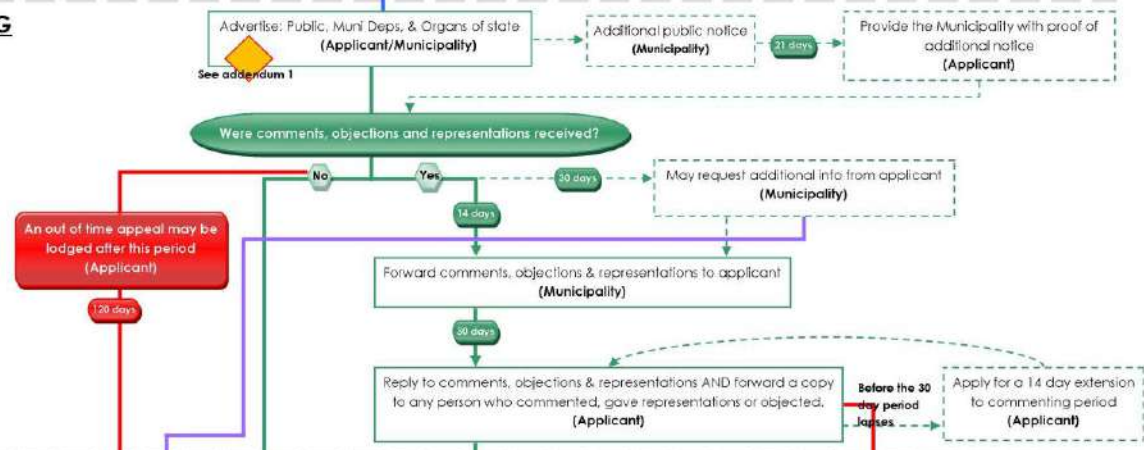
(Workflow)

- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required in terms of the zoning scheme
 - (h) Amendment, deletion or imposition of condition in respect of an approval
 - (i) Extension of validity period of an approval
 - (j) Approval of an overlay zone
 - (k) Phasing, amendment or cancellation of a subdivision plan or part thereof
 - (l) Permission required in terms of condition of approval
 - (m) Determination of zoning
 - (n) Closure of public place or part thereof
 - (o) Consent use
 - (p) Occasional use

SUBMISSION



ADVERTISING



ASSESSMENT

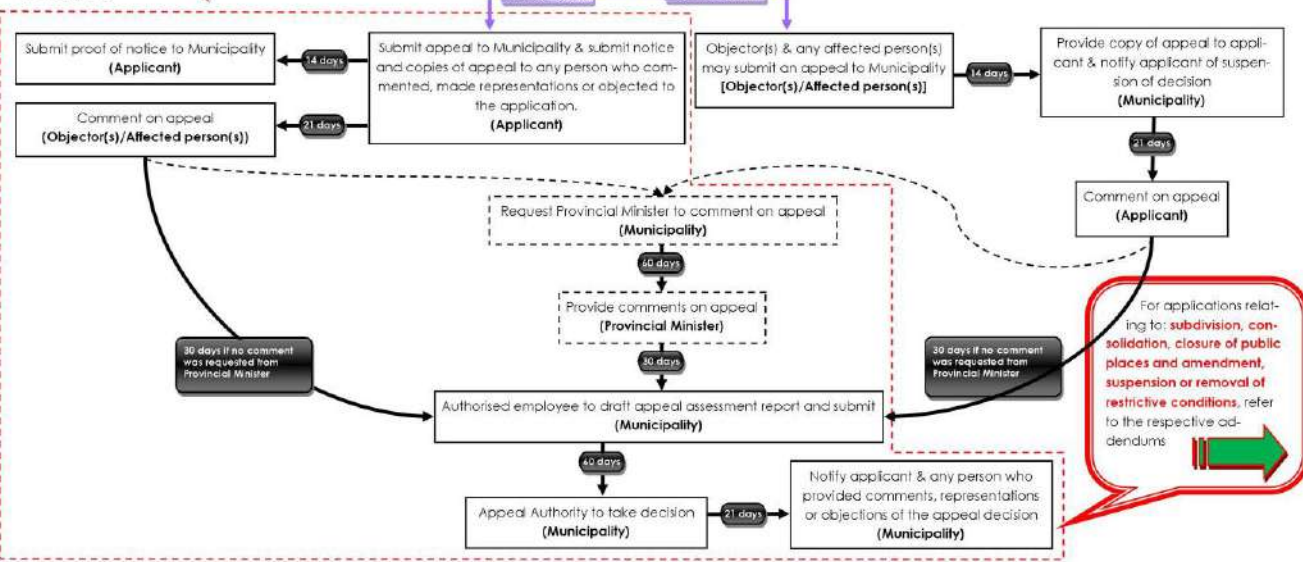


DECISION



APPEAL PROCESS

APPEAL



PART C: QUESTIONNAIRES

**SECTION A:
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES**

| Tick if relevant | | What land use planning applications are required? | Application fees payable |
|------------------|------|---|--------------------------|
| | 2(a) | a rezoning of land; | R |
| ✓ | 2(b) | a permanent departure from the development parameters of the zoning scheme; | R |
| | 2(c) | a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land; | R |
| | 2(d) | a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement; | R |
| | 2(e) | a consolidation of land that is not exempted in terms of section 24; | R |
| | 2(f) | a removal, suspension or amendment of restrictive conditions in respect of a land unit; | R |
| | 2(g) | a permission required in terms of the zoning scheme; | R |
| | 2(h) | an amendment, deletion or imposition of conditions in respect of an existing approval; | R |
| | 2(i) | an extension of the validity period of an approval; | R |
| | 2(j) | an approval of an overlay zone as contemplated in the zoning scheme; | R |
| | 2(k) | an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram; | R |
| | 2(l) | a permission required in terms of a condition of approval; | R |
| | 2(m) | A determination of a zoning; | R |
| | 2(n) | A closure of a public place or part thereof; | R |
| ✓ | 2(o) | a consent use contemplated in the zoning scheme; | R |
| | 2(p) | an occasional use of land; | R |
| | 2(q) | to disestablish a home owner's association; | R |
| | 2(r) | to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services; | R |
| | 2(s) | a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building | R |
| Tick if relevant | | What prescribed notice and advertisement procedures will be required? | Advertising fees payable |
| Y | N | Serving of notices (i.e. registered letters etc.) | R |
| Y | N | Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.) | R |
| Y | N | Additional publication of notices (i.e. Site notice, public meeting, local radio, website, | R |

| | | | |
|---|---|--|------------------|
| | | letters of consent etc.) | |
| Y | N | Placing of final notice (i.e. Provincial Gazette etc.) | R |
| TOTAL APPLICATION FEE* (VAT excluded): | | | To be determined |

PLEASE NOTE: * Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

| QUESTIONS REGARDING PLANNING POLICY CONTEXT | YES | NO | TO BE DETERMINED | COMMENT |
|--|-----|----|------------------|--|
| Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans? | | | x | |
| Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)] | | | x | Conveyancer Certificate to confirm |
| Any other Municipal by-law that may be relevant to application? (If yes, specify) | x | | | Telecommunication Infrastructure Policy |
| Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? George Integrated Zoning Scheme By-Law, 2023 What is the current zoning of the property? Agricultural Zone II What is the proposed zoning of the property? Agricultural Zone II Does the proposal fall within the provisions/parameters of the zoning scheme? Yes, the current zoning makes provision for a freestanding base station as a consent use. Are additional applications required to deviate from the zoning scheme? (if yes, specify) To be determined. | | | | |

| QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS | YES | NO | TO BE DETERMINED | COMMENT |
|--|-----|----|------------------|---------|
| Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents? | | | x | |
| Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans? | | | x | |

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

| QUESTIONS REGARDING CONSENT / COMMENT REQUIRED | YES | NO | TO BE DETERMINED | OBTAIN APPROVAL / CONSENT / COMMENT FROM: |
|--|-----|----|------------------|---|
| Is/was the property(ies) utilised for agricultural purposes? | | x | | Western Cape Provincial Department of Agriculture |
| Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)? | | x | | National Department of Agriculture |
| Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)? | | | x | Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP) |
| Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant) | | x | | National Department of Environmental Affairs (DEA) & DEA&DP |
| Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)? | | x | | National Department of Water & Sanitation (DWS) |
| Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)? | | x | | South African Heritage Resources Agency (SAHRA) & Heritage Western |

| QUESTIONS REGARDING CONSENT / COMMENT REQUIRED | YES | NO | TO BE DETERMINED | OBTAIN APPROVAL / CONSENT / COMMENT FROM: |
|--|-----|----|------------------|---|
| | | | | Cape (HWC) |
| Will the proposal have an impact on any National or Provincial roads? | | x | | National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW) |
| Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations | | x | | National Department of Labour (DL) |
| Will the proposal affect any Eskom owned land and/or servitudes? | | x | | Eskom |
| Will the proposal affect any Telkom owned land and/or servitudes? | | x | | Telkom |
| Will the proposal affect any Transnet owned land and/or servitudes? | | x | | Transnet |
| Is the property subject to a land / restitution claims? | | x | | National Department of Rural Development & Land Reform |
| Will the proposal require comments from SANParks and/or CapeNature? | | x | | SANParks / CapeNature |
| Will the proposal require comments from DEFF? | | x | | Department of Environment, Forestry and Fishery |
| Is the property subject to any existing mineral rights? | | x | | National Department of Mineral Resources |
| Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant) | | x | | Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety |

**SECTION D:
SERVICE REQUIREMENTS**

| DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES? | YES | NO | TO BE DETERMINED | OBTAIN COMMENT FROM: (list internal department) |
|--|-----|----|---------------------|--|
| Electricity supply: | | | x | Directorate: Electro-technical Services |
| Water supply: | | | x | Directorate: Civil Engineering Services |
| Sewerage and waste water: | | | x | Directorate: Civil Engineering Services |
| Stormwater: | | | x | Directorate: Civil Engineering Services |
| Road network: | | | x | Directorate: Civil Engineering Services |
| Telecommunication services: | | | x | |
| Other services required? Please specify. | | | x | |
| Development charges: | | | x | |

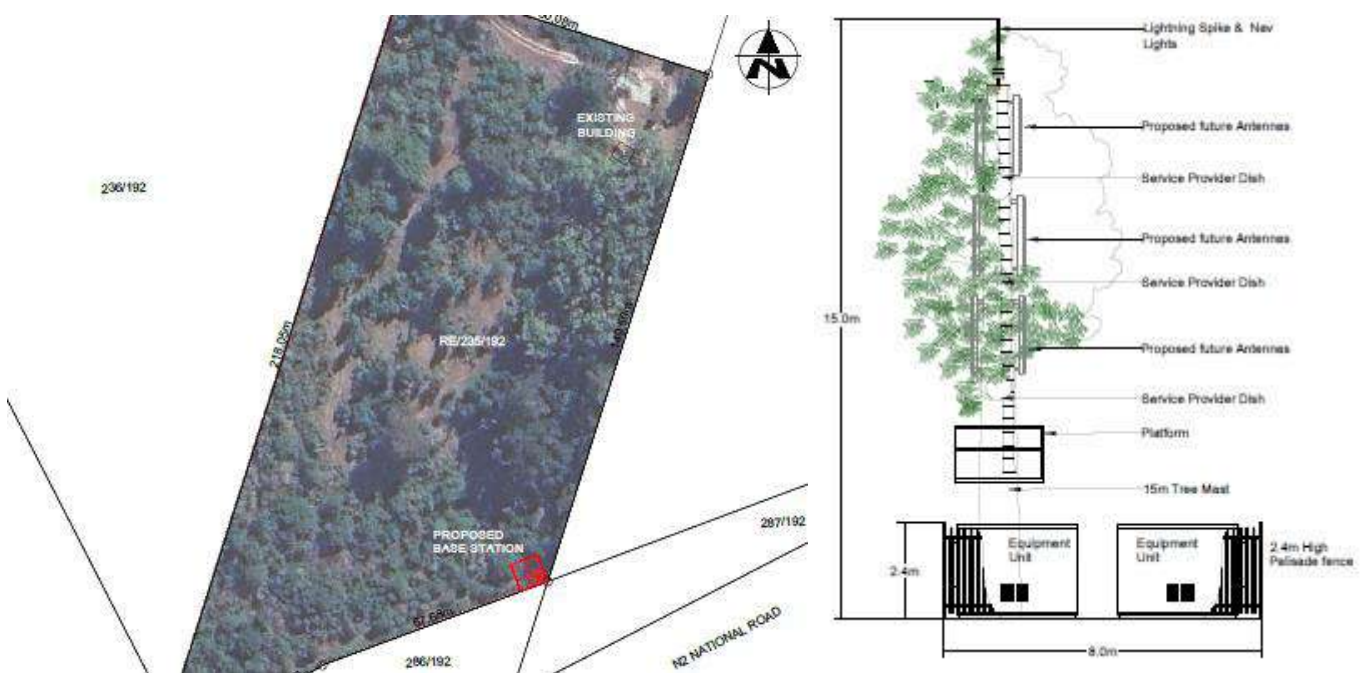
PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

| COMPULSORY INFORMATION REQUIRED: | | | | | |
|---|---|--|---|---|---|
| Y | N | Power of Attorney / Owner's consent if applicant is not owner (if applicable) | Y | N | S.G. noting sheet extract / Erf diagram / General Plan |
| Y | N | Motivation report / letter | Y | N | Full copy of the Title Deed |
| Y | N | Locality Plan | Y | N | Site Layout Plan |
| Y | N | Proof of payment of fees | Y | N | Bondholder's consent (conveyancer certificate to confirm) |
| MINIMUM AND ADDITIONAL REQUIREMENTS: | | | | | |
| Y | N | Site Development Plan | Y | N | Conveyancer's Certificate |
| Y | N | Land Use Plan | Y | N | Proposed Zoning plan |
| Y | N | Phasing Plan | Y | N | Consolidation Plan |
| Y | N | Abutting owner's consent | Y | N | Landscaping / Tree Plan |
| Y | N | Proposed Subdivision Plan (including street names and numbers) | Y | N | Copy of original approval letter |
| Y | N | Services Report or indication of all municipal services / registered servitudes | Y | N | Home Owners' Association consent |
| Y | N | Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) | Y | N | 1 : 50 / 1:100 Flood line determination (plan / report) |

| | | | | | |
|---|---|--|---|---|---|
| | | / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant) | | | |
| Y | N | Other (specify) | Y | N | Required number of documentation copies |

PART E: DISCUSSION

The pre application meeting dated 11 October 2023 refers. The proposal in terms of the site layout plan is indicated below. Note that the drawing show 15m and the pre-app state 25m in height.



Town Planning

- SANRAL building lines to be confirmed.
- Note that the proposed development is in an OSCAE area. OSCAE approval will also thus be required. The process can run simultaneously.
- Application must be motivated in terms of the following (Please refer to the George Municipality Telecommunication Infrastructure Policy 2023 attached for easy reference)
 - Location and Site Selection
 - Co-Location
 - Visual Impact
 - Environmental & Heritage
 - Access, Existing Infrastructure, Services & Utilities
 - Public Health, Noise & Safety.

- Application needs to be motivated in terms of the MSDF 2023 & Wilderness Lakes Hoekwil LSDF.
- Provide a coverage plan to accompany the application to provide motivation in terms of coverage Requirements.
- Indicate if the Telecommunication Infrastructure, Base Tower or antenna is a shared or stand-alone facility and provide reasons for such decisions. Also provide details in terms of cladding/incorporation of additional service providers lower on the mast.
- A structural design report of the proposed mast must accompany the application to ensure proposed structures can accommodate additional service providers.
- Motivate for the design of the support structure and indicate its applicability to the context of the site.
- Provide a description of what measures are to be taken to improve the aesthetic impact of the Telecommunication Base Tower or mast. Include the specific design and mitigation measures undertaken to lessen the visual impact which will include the colour, cladding and camouflage used on site.
- Explore options into how to incorporate the base station (fencing etc) with the existing building. Explore brick/covered materials to incorporate the proposed base station with the church to reduce visual impact.
- Must address what security measures are to be put in place to prevent the unauthorised access to the Telecommunication Infrastructure.
- For Telecommunication Infrastructure which requires power from a generator will indicate whether the use of green technology is possible, and if not, what measures are to be taken to prevent the negative impact on the amenity of the surrounding area through noise abatement measures.
- Civil aviation authority (CAA) and EIA delisting comments must accompany the application.
- All applicable required documentation as per the George Municipality Telecommunication Infrastructure Policy 2023 must accompany the application.
- Access to the telecommunication station to be indicated/confirmed.
- Proposed height to be confirmed.
- Note that fences/walls in terms of the zoning scheme is limited to 2.1m

CES

- Access: restricted to the existing access

ETS

- Proposed site for comms tower is within the Municipality's area of electrical supply. Application for service connection to be submitted to ETS.

OFFICIAL: **Robert Janse van Rensburg**
Town Planner

PRE-APPLICANT: **Dirko Loots**
(FULL NAME)



SIGNED: _____

SIGNED: _____

DATE: _____18/10/2023_____

DATE: _____

OFFICIAL: **Ilané Huyser**
(Senior Town Planner)



SIGNED: _____

DATE: ___2023.10.19_____

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it deemed necessary.*

GEORGE MUNICIPALITY



APPLICATION FORM FOR APPLICATION SUBMITTED IN TERMS OF THE LAND-USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY

NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

| | | | | | |
|------------------------------------|---------------------------|-------------|------|------|--------------|
| First name(s) | Dirko | | | | |
| Surname | Loots | | | | |
| SACPLAN Reg No. (if applicable) | C/9207/2020 | | | | |
| Company name (if applicable) | Warren Petterson Planning | | | | |
| Postal Address | PO Box 152 | | | | |
| | Century City | Postal Code | 7446 | | |
| Email | dlhoots@wpplanning.co.za | | | | |
| Tel | 021 552 5255 | Fax | | Cell | 083 255 8349 |

PART B: REGISTERED OWNER(S) DETAILS (if different from applicant)

| | | | | | |
|------------------|----------------------------------|-------------|------|------|--------------|
| Registered owner | Adriaanus Coetzer & Caifen Li | | | | |
| Address | Langylei Dunes off Franklin Road | | | | |
| | Wilderness | Postal code | 6560 | | |
| E-mail | acoetzer1964@hotmail.com | | | | |
| Tel | 073 177 9999 | Fax | | Cell | 073 177 9999 |

PART C: PROPERTY DETAILS (in accordance with Title Deed)

| | | | | | |
|--|---|------------------------------------|--|-------------------------------|--|
| Property Description [Erf / Erven / Portion(s) and Farm number(s), allotment area.] | Remainder of Portion 235 of the Farm Klein Krantz No. 192, George Rd. | | | | |
| Physical Address | Langvlei Dunes off Franklin Road, Wilderness | | | | |
| GPS Coordinates | -33.997532° 22.666342° | | Town/City | Wilderness | |
| Current Zoning | Agricultural Zone II | Extent | 1.6706 m ² (ha) | Are there existing buildings? | <input checked="" type="radio"/> Y <input type="radio"/> N |
| Current Land Use | Smallholding | | | | |
| Title Deed number & date | T 28480 | | 2021 | | |
| Any restrictive conditions prohibiting application? | <input type="radio"/> Y | <input checked="" type="radio"/> N | If Yes, list condition number(s). | | |
| Are the restrictive conditions in favour of a third party(ies)? | <input type="radio"/> Y | <input checked="" type="radio"/> N | If Yes, list the party(ies). | | |
| Is the property encumbered by a bond? | <input type="radio"/> Y | <input checked="" type="radio"/> N | If Yes, list Bondholder(s)? | | |
| Has the Municipality already decided on the application(s)? | <input type="radio"/> Y | <input checked="" type="radio"/> N | If yes, list reference number(s)? | | |
| Any existing unauthorized buildings and/or land use on the subject property(ies)? | <input type="radio"/> Y | <input checked="" type="radio"/> N | If yes, is this application to legalize the building / land use? | <input type="radio"/> Y | <input checked="" type="radio"/> N |
| Are there any pending court case / order relating to the subject property(ies)? | <input type="radio"/> Y | <input checked="" type="radio"/> N | Are there any land claim(s) registered on the subject property(ies)? | <input type="radio"/> Y | <input checked="" type="radio"/> N |

PART D: PRE-APPLICATION CONSULTATION

| | | | | | |
|--|--|---|---------|----------------------|------------|
| Has there been any pre-application consultation? | <input checked="" type="radio"/> Y <input type="radio"/> N | If Yes, please complete the information below and attach the minutes. | | | |
| Official's name | Robert Janse van Rensburg | Reference number | 2906651 | Date of consultation | 18/10/2023 |

PART E: LAND USE APPLICATIONS IN TERMS OF SECTION 15 OF THE LAND USE PLANNING BY-LAW FOR GEORGE MUNICIPALITY & APPLICATION FEES PAYABLE

***Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany the application.**

BANKING DETAILS

Name: **George Municipality**
 Bank: **ABSA**
 Branch no.: **632005**
 Account no.: **01022220981**
 Type: **Cheque**
 Swift Code: **ABSAZAJCPE-SORTCODE 632005**
 VAT Registration Nr: **4630193664**
 E-MAIL: **ronel@george.org.za**
***Payment reference:** GRG.....or Erf nr:

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

Consent use and permanent departure to allow for the proposed freestanding base telecommunication station.

PART G: ATTACHMENTS & SUPPORTING INFORMATION FOR LAND USE PLANNING APPLICATIONS

Please complete the following checklist and attach all the information relevant to the proposal. Failure to submit all information required will result in the application being deemed incomplete.

Is the following compulsory information attached?

| | | | | | | | | | |
|--------------------------------------|---|---|----------------------------------|----------------------------------|--|-----|----------------------------------|-----|--------------|
| <input checked="" type="radio"/> | N | Completed application form | <input checked="" type="radio"/> | N | Pre-application Checklist (where applicable) | | | | |
| <input checked="" type="radio"/> | N | Power of Attorney / Owner's consent if applicant is not owner | Y | <input checked="" type="radio"/> | Bondholder's consent | | | | |
| <input checked="" type="radio"/> | N | Motivation report / letter | Y | <input checked="" type="radio"/> | Proof of payment of fees | | | | |
| <input checked="" type="radio"/> | N | Full copy of the Title Deed | <input checked="" type="radio"/> | N | S.G. noting sheet extract / Erf diagram / General Plan | | | | |
| <input checked="" type="radio"/> | N | Locality Plan | <input checked="" type="radio"/> | N | Site layout plan | | | | |
| Minimum and additional requirements: | | | | | | | | | |
| <input checked="" type="radio"/> | N | N/A | Conveyancer's Certificate | Y | <input checked="" type="radio"/> | N/A | Land Use Plan / Zoning plan | | |
| Y | N | <input checked="" type="radio"/> | N/A | Proposed Subdivision Plan | Y | N | <input checked="" type="radio"/> | N/A | Phasing Plan |

| | | | | | | | |
|---|---|-----|---|---|---|-----|---|
| | | | (including street names and numbers) | | | | |
| Y | N | N/A | Consolidation Plan | Y | N | N/A | Copy of original approval letter (if applicable) |
| Y | N | N/A | Site Development Plan | Y | N | N/A | Landscaping / Tree Plan |
| Y | N | N/A | Abutting owner's consent | Y | N | N/A | Home Owners' Association consent |
| Y | N | N/A | Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) <i>(strikethrough irrelevant)</i> | Y | N | N/A | 1 : 50 / 1:100 Flood line determination (plan / report) |
| Y | N | N/A | Services Report or indication of all municipal services / registered servitudes | Y | N | N/A | Required number of documentation copies |
| Y | N | N/A | Any additional documents or information required as listed in the pre-application consultation form / minutes | Y | N | N/A | Other (specify) |


PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

| | | | | | |
|---|-----|---|---|-----|---|
| Y | N/A | National Heritage Resources Act, 1999 (Act 25 of 1999) | Y | N/A | Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) <i>(strikethrough irrelevant)</i> |
| Y | N/A | National Environmental Management Act, 1998 (Act 107 of 1998) | | | |
| Y | N/A | Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) | | | |
| Y | N/A | Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA) | | | |
| Y | N/A | Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations | | | |
| Y | N/A | Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) | | | |
| Y | N | If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc. | Y | N/A | Other (specify) |
| Y | N | If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Land-Use Planning By-law for George Municipality? | | | |

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. The Municipality has not already decided on the application.
3. I'm aware that it is an offense in terms of section 86(1)(d) to supply particulars, information or answers in an application, knowing it to be false, incorrect or misleading or not believing them to be correct.
4. I am properly authorized to make this application on behalf of the owner and (where applicable) copies of such full relevant Powers of Attorney/Consent are attached hereto.
5. I have been appointed to submit this application on behalf of the owner and it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to me as the authorised agent and the owner will regularly consult with the agent in this regard (where applicable).
6. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
7. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/amendment/suspension forms part of this submission.
8. I am aware of the status of the existing bulk services and infrastructure in the subject area and that I am liable for any possible development charges which may be payable as a result of the proposed development.

Applicant's signature:  Date: 08/11/2024

Full name: Dirko Loots on behalf of WPP

Professional capacity: Professional Planner

SACPLAN Reg. Nr: A/3308/2023

FOR OFFICE USE ONLY

| | | | |
|---------------------------|--|--------------|--|
| Date received: | | Received by: | |
| Receipt number: | | | |
| Date application complete | | | |

ANNEXURES

Please do not submit these Annexure exemplars with the application form.

Annexure A: Exemplar of locality plan (consult guidelines for precise requirements)

Annexure B: Application submission checklist

Annexure C: Exemplar of typical layout plan (consult guidelines for precise requirements)

Annexure D: Examples of required documents