

CONSENT USE APPLICATION

TO ALLOW A FREE STANDING

BASE TELECOMMUNICATION STATION



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CLIENT: ATC (PTY) LTD	0
PREPARED BY: HIGHWAVE CONSULTANTS	0
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DEFINITIONS:

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

PROPERTY:

ERF 5265, PECALTSDORP IN THE GEORGE MUNICIPALITY, PROVINCE OF THE WESTERN CAPE.

CLIENT:

ATC (Pty) Ltd.

APPLICANT:

HIGHWAVE CONSULTANTS (PTY) LTD

OWNER:

PROVINCIAL GOVERNMENT WESTERN CAPE

ABBREVIATIONS:

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

ABOVE GROUND LEVEL:

Referred to as (AGL)

LUPA:

Land Use Planning Act (Act 3 of 2014)

RBTS:

Rooftop Base Telecommunications Station as defined in the CTZS.

FSBTS:

Rooftop base Telecommunications Station as defined in the CTZS.

TI

Telecommunication Infrastructure as defined in the CTZS

TOA

Top of Antenna

1. THE APPLICATION

Application is hereby made on behalf of our client ATC (Pty) Ltd to allow the following on Erf 5265, Pecaltsdorp.

- **Consent Use Application** in terms of Section 15(2)(i) of the George Municipal Land Use Planning By-Law to allow the additional use of freestanding base telecommunication station with a 25m Monopole tree mast on Erf 5265, Pecaltsdorp. Secondly,

2. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

The subject property relating to the application is identified as Erf 5265, Pecaltsdorp with an extent 4.0722ha (*Four comma Zero Seven Two Two hectares*). The property is situated in Pecaltsdorp which forms part of the George Municipality in the Western Cape Province. The property is situated on Protea Road and is currently owned by the Provincial Government Western Cape. A copy of the Title Deed for Erf 5265, Pecaltsdorp containing the details outlined below is contained in Annexure A. (**Annexure A: Title Deed**)

TITLE DEED DESCRIPTION:	ERF 5265, PECALTSDORP IN THE MUNICIPAL SECTION OF GEORGE. PROVINCE OF THE WESTERN CAPE
TITLE DEED NUMBER:	T49410/2002
TITLE DEED RESTRICTIONS:	None.
PROPERTY SIZE:	4.0722Ha (<i>Four comma Zero Seven Two Two hectares</i>). (Annexure D: SG Diagram)
ZONING:	COMMUNITY ZONE 1
PROPERTY OWNER:	PROVINCIAL GOVERNMENT WESTERN CAPE
SERVITUDES:	None - The proposed developments do not encroach or have an impact on the Registered servitude.

3. CONTEXTUAL INFORMANTS

a. Locality

The concerned property is identified as Erf 5265, Pecaltsdorp situated in Pecaltsdorp (hereafter referred to as the "Property"), As previously mentioned the property is situated on Protea Road.

b. Surrounding Area

The Property is surrounded by residential properties to the north, east and west. The Property is situated in the eastern region of Pecaltsdorp.

c. Land Use

The proposal entails the erection of a Freestanding Base Telecommunication station on the Property. The property is currently zoned "Community Zone 1" and is utilised for as a place of instruction.



Fig. 1 – Aerial Photograph

4. DEVELOPMENT PROPOSAL

a. Development

It is the intention of our client to apply for the consent use to allow the additional use of a freestanding base telecommunication station on the Property. The application entails the following proposed development parameters:

- Erection of a 25m Monopole tree mast situated on the northern boundary of the Property.
- Installation of 9 triband antennae on the proposed 25m mast.
- Installation of 3 transmission dishes on the proposed 25m mast.
- 4 x equipment containers.
- Lightning spike and Navigation lights.
- The mast & equipment containers will be placed inside the allocated lower level below the roof as per the set drawings.

(Please refer to attached Annexure E – DRAWINGS)

b. Consent Use

The development proposal entails the application for the Consent Use in order to allow the use of a freestanding base telecommunication station on the Property. Consent Uses are set in place to allow uses that are not specified as a use in the Zoning Scheme and the development is of such scale that a rezoning of the property is not necessary. The initial application was for the split rezoning of the relevant portion, but the pre-consultation feedback was that a consent use application is only necessary. Due to fact that a rezoning will be unnecessary as the proposed development is small compared to the size of the erf, will it be the most responsible town planning practice and logical route to follow. In order to accomplish this, the application necessitates the consent use to allow the additional use of a freestanding base telecommunication station.

c. Access

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

d. Security

The proposed freestanding structure will be constructed on the Property and fenced off separately. The telecommunications radio and transmission equipment will be installed inside alarm monitored containers; these containers are secure as they are always locked. The antennae will be located approximately 16m – 25m above ground level and are inaccessible to the public. A mast gate with a high security lock will be installed ensuring increased security to mast. Access to the equipment and antennae will be limited to registered and qualified personnel only. Health and safety legislation also require restrictive security signage (0,4 x 0,5m) to be attached to access gate, containers and mast door.

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

e. Electricity Requirements

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

f. Environmental

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

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

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

But excluding attachments to existing buildings and masts on rooftops.

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

(f) In Western Cape:

- i) All areas outside urban areas; or*
- ii) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose, within urban areas.*

As this site falls inside the **urban area** in Pecaltsdorp, Highwave Consultants are of the opinion that this venture does not trigger any listed activities in terms of the NEMA Regulations. Cognizance needs to be taken of the fact that High Wave Consultants will request official confirmation from the relevant authority should the Municipality request it.

5. MOTIVATION

a. Background

The New Dawn Primary School was approached by our client and accepted an offer to erect a Freestanding Base Telecommunication station with a 25m monopole tree mast on the Property. The Property is zoned as Community Zone 1 and does not allow the development of a Freestanding Base Telecommunication station as a primary use hence the application for a consent use to allow the additional use of the proposed development.

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.

The current cellular infrastructure is not equipped to handle the development trend of technology.

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. ATC 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 much larger coverage range that depends on the number of users.

The proposed erection of the Freestanding Base Telecommunication station will **NOT** have an impact on parking, coverage or floor factor as described in the applicable Scheme Regulations.

b. Physical Characteristics

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

- Property offers the optimal position situated between existing and planned base stations to provide efficient data and voice coverage.
- Surrounding geographical aspects are in line with the requirements.
- Minimized physical, natural and visual impact.
- Ability to reduce the number of base stations in the surrounding areas.
- Ability to provide sufficient security to the equipment.
- Capacity to share infrastructure with majority of the operators.
- Property position will address the complaints received in the area.

In order to achieve the optimal data and voice coverage objectives base stations in this specific area needs to be approximately 500m apart on average, this is due to the density of the surrounding areas as well as geographical and physical features. The fresnaye effect also influences the quality of the voice and data coverage caused by the amount of steel and concrete of the buildings in the surrounding area, this results in a reduced coverage area.

c. Title Deed Restrictions

In respect of Erf 5265, Pecaltsdorp it was found that there are NO restrictive title deed conditions contained in title deed no. T49410/2002 that needs to be removed. ***(Please refer to the attached Annexure A: Title Deed)***

a. Health

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

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

ICNIRP (International Commission on Non-Ionizing Radiation Protection), an independent scientific organization established in 1992 published guidelines providing a means of limiting and guiding human exposure to electromagnetic fields. These guidelines have become the world standard for human exposure to electromagnetic fields. ICNIRP considers both the

thermal and non-thermal effects of RF exposures as well as all other identified hazards of RF exposure. Cellular equipment needs to comply with all the regulations of ICNIRP as well as the WHO and also National Legislation governing the use of this equipment and the emissions of radio waves. ICNIRP allows for an exposure measurement level of 41.000 (v/m) within a distance of 15m from the antennae. Cellular operator antennae operate at a level of not more than 0.04 (v/m) within a distance of 15m, in laymen's terms the levels are approximately 1/1000th of the prescribed exposure levels. It is therefore clear that the installation of these antennae does not pose a health risk. Cellular companies monitor the health impact of their base stations carefully, and spend large sums of money researching this topic annually.

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

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

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

Also mentioned in the statement of the Department of Health another WHO fact sheet was published in June 2011 and reviewed in October 2014 (i.e. *Electromagnetic fields and public health: mobile phones* viewable online at <http://www.who.int/mediacentre/factsheets/fs193/en/>) and subsequently concluded the following:

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

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

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

b. Need & Desirability

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

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

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

The erection of a telecommunication base station does not impact on the current or surrounding land uses of the property. The construction and maintenance phase of the proposal will provide a positive economic & social impact by ensuring job creation effecting the surrounding community in a positive way.

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

When choosing a site for a telecommunication base station, service providers are guided by nominal points indicating the areas where poor signal is being experienced.

f.1 Choice of site

These nominal points are selected because of an increase of customer complaints, within an area. When there is an increase in the number of users in an area. The coverage provided by the existing network decreases, leading to dropped calls and lack of data services. Figures 4 - 6 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area.

f.2 Cellular infrastructure explained:

Figure 2 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells). As network users increase, the cells shrink which leads to gaps within this network of cells. This leads to dropped calls, weak/limited signal and the failure to access the latest technologies in communication innovations (Figure 3). Gaps between cells require new/additional telecommunication base stations to be placed in these gaps to retain good network coverage. Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage (refer to Figure 3). If a need for coverage does not exist in a specific area, no company would invest capital to build a telecommunication base station in the said area. The fact that there are only a few telecommunication base stations in the surrounding area supports the statement that there is a clear need for coverage in the area.

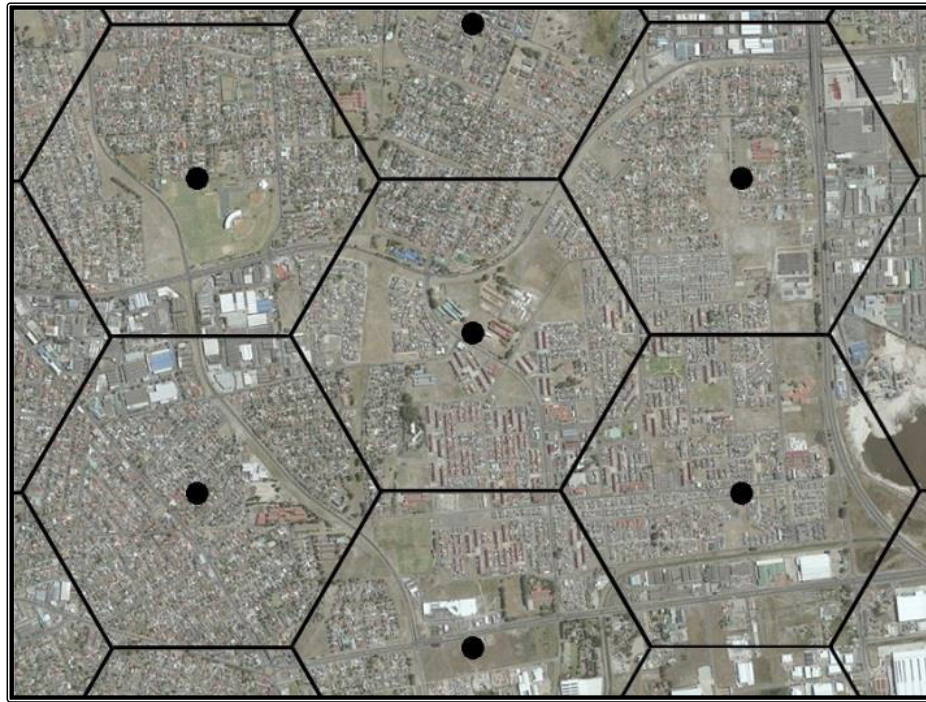


Fig 2 - Initial coverage (cell) provided by Telecommunication Base Stations

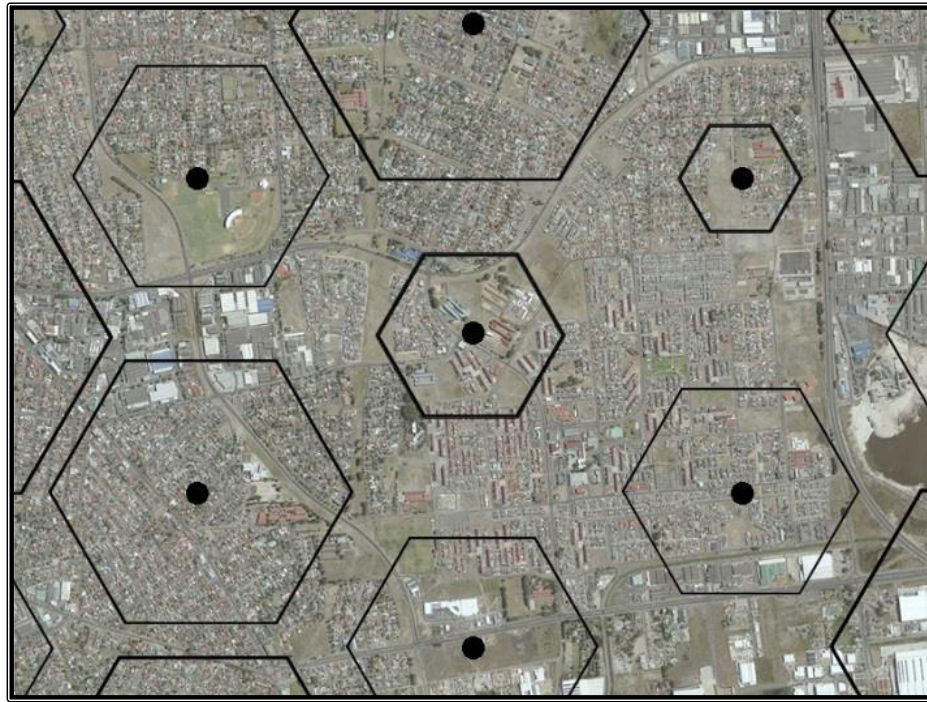


Fig 3 - Coverage decreases due to increase in network users – cell size decreases

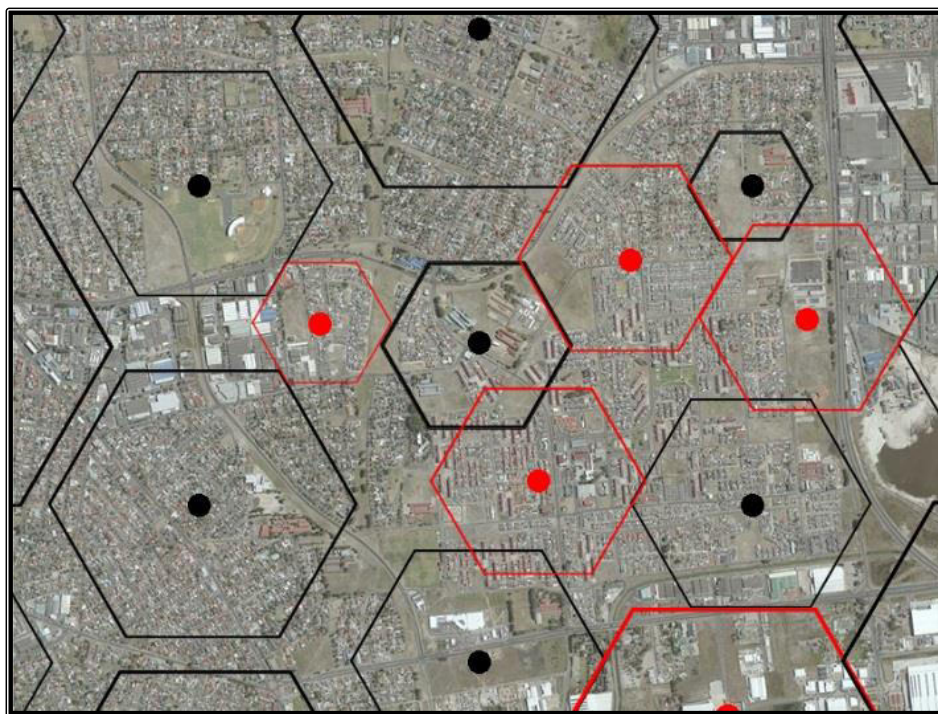


Fig 4 - Additional telecommunication base stations required to fill the gaps



Fig 5 – MTN LTE connectivity in the area of Pecaltsdorp – Red star indicates the location of the site (Source: https://www.mtn.co.za/Pages/Coverage_Map.aspx)

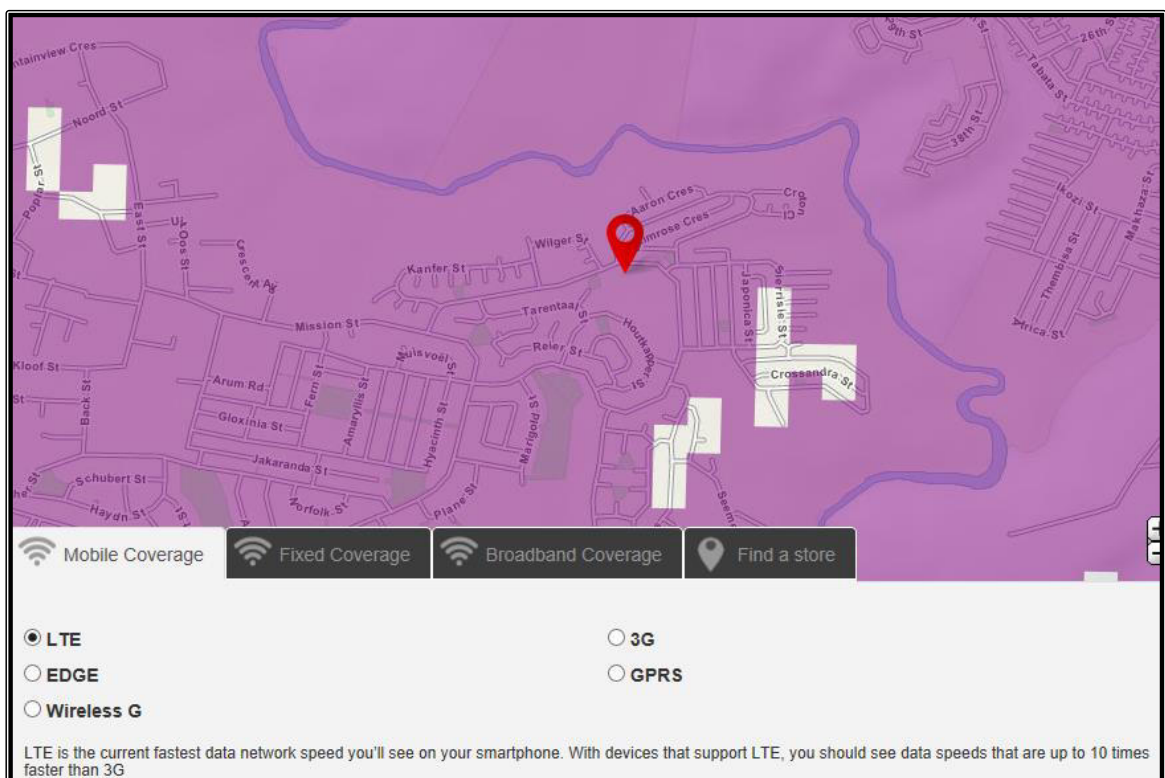


Fig 6 – Vodacom LTE connectivity in the area of Pecaltsdorp – Red star indicates the location of the site (Source: <https://www.vodacom.co.za/vodacom/coverage-map>)

Figure 5 and 6 illustrates the current MTN LTE and Vodacom LTE coverage in Pecaltsdorp. It should be noted that even though the areas are covered, the infrastructure needs upgrading in order to future proof the area. Therefore, a freestanding telecommunication base station as proposed in this application will increase the internet speeds and will also open the door up for faster connectivity while fibre is absent in the area. The development of a proposed cell mast will strengthen MTN's coverage and enhance the limited LTE connection for Vodacom. This will also future proof the networks for when the next major upgrade (5G) arrives.

c. Existing Policy Frameworks

Western Cape Integrated Development Plan

As depicted in the Western Cape IDP, a change in intensified land use and form is anticipated. Pecaltsdorp is easily accessible where increased public movement and transportation is both being expected and supported by the district municipality. The positioning of the base station will be in close proximity of the district restructuring routes. This will lead to an increase in tourism, commercial and business activities and would justify the need to erect a base station which in turn will address the increased communication needs of the surrounding community.

Western Cape Economic Development Strategy (2009)

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

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

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

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

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

d. Electricity

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

e. Visual Impact

Special consideration has been given to the placement of the proposed freestanding base station in order to minimize the visual impact as far as possible however this is challenging at times. The proposed erection of a 25m freestanding base station will offer the opportunity for operators to co-locate resulting in the reduction of future telecommunication towers. Our client ATC (Pty) Ltd has selected to erect a monopole design mast in order to reduce the visual impact and be in fitting with the surrounding environment.

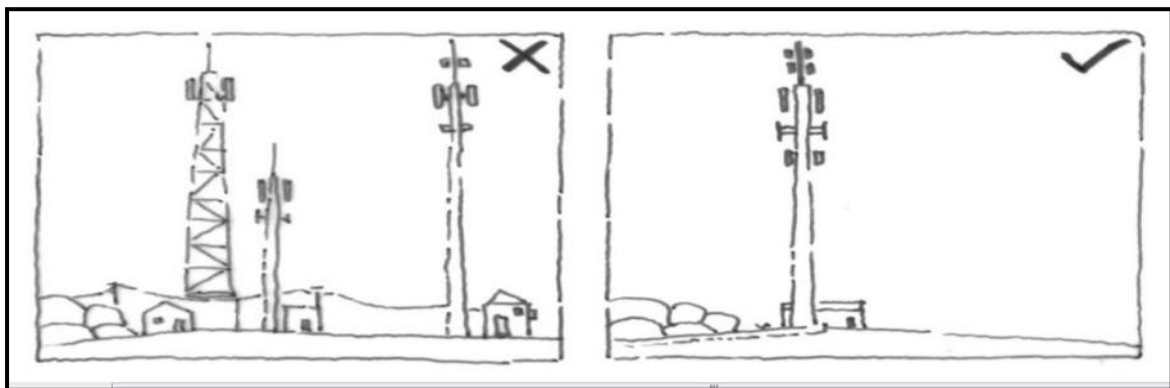


Fig.7- Sharing of Infrastructure

Should the relevant departments within the Municipal council require an altered design our client would be willing and forthcoming to the proposal. The proposal will not impact on the current land use. As illustrated in Figure 7, this mast will create collocation options for three of the four Major Network Operators e.g. Vodacom, MTN, Cell C and/ or Telkom Mobile.

f. Access & Traffic considerations

The Property is easily accessible, and access will be obtained from Protea Road. This road has low traffic volume thus this development will not affect traffic negatively and will not cause any additional traffic volume to the area.

g. Alternative candidates

Various alternative candidates were evaluated and approached for this proposal and the School indicated that they are willing to accommodate such a structure.

- **ALTERNATIVE DESIGNS:** The initial pre-consultation was done in which it was proposed that our client will erect a 25m monopole mast on the property. The feedback received was that we should consider a tree mast. Highwave Consultants have discussed it with our client and came to the conclusion that we will amend our design to that of a tree mast in order to abide by the comments received in the pre-consultation outcome.

6. CONSISTENCY WITH SPLUMA PRINCIPLES

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

HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?	
<p><u>Principle</u> <u>7a: Spatial Justice</u></p>	<p>In a broader sense, spatial justice refers to an intentional incorporation of spatial (geographical) aspects. This refers to the fair and equally distributed services and enhanced accessibility of these services.</p> <p>The aim of this proposal is to provide excellent communication service to the inhabitants of an area.</p>
<p><u>Principle</u> <u>7b: Spatial Sustainability</u></p>	<p>Spatial sustainability is an explicit concept which describes the relations between environmental, economic and socio-cultural facets related to a societal environment.</p> <p>Enhanced signal in an area will promote all three the dimensions of sustainability (economic, social and environmental facets). Economically, businesses in the area will benefit from enhanced connectivity. The social facet is addressed as more people will have access to emergency services (e.g. Healthcare, Police, Fire response etc.). The third dimension (Environmental facets) will be promoted as the sensible placement of telecommunication base stations and the possibility of co-location will limit the amount of base stations should there be sufficient signal in an area.</p>
<p><u>Principle</u> <u>7c: Spatial Efficiency</u></p>	<p>Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. Telecommunication Infrastructure is placed in an area (optimally situated between planned and existing stations) with a reason. This reason is to incorporate various factors (e.g. number of users, quality of service etc.) when considering the placement in order to promote effectiveness and is not merely placed by random.</p>

<u>Principle</u> <u>7d: Spatial</u> <u>Resilience</u>	Spatial resilience can be defined as the ability of a region to withstand possible arising shocks (e.g. economic crisis, social disruptions etc.). However, Telecommunication Infrastructure will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment.
<u>Principle</u> <u>7e: Good</u> <u>administra</u> <u>tion</u>	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.

7. CONCLUSION

As per the planning By-Law, the application for the consent use application to allow the additional use of a freestanding base telecommunication station on the concerned property will not impact negatively on surrounding uses, heritage, environment of health and safety. The development will not have an impact on parking, coverage or the floor factor. The following is a list of the positive contributions that the above-mentioned application will have:

- This proposed minor development comprises a 25m Monopole structure, tri-band antennae (3 x 3 = 9 antennae), Transmission Dishes (3) and Equipment containers (4 units).
- No additional access points or power connections will be required to support this installation.
- This application is also supported by a Health Statement made by the Department of Health on 19 January 2018 which reads as follow: *"The Department is therefore satisfied that the health of the general public is not being compromised by their exposure to the microwave emissions of cellular base stations."*
- This proposed installation complies with the Spatial Planning and Land Use Management Act (SPLUMA), 2013
- Eradication of poor network coverage three of the four Major Network Operators (MTN, Vodacom, Cell C and/ or Telkom Mobile). Due to the height of the proposed mast, other service providers such as Cell C and Vodacom may co-locate and share infrastructure. Figures 2 – 4 strive to illustrate the difference in voice- and data coverage which will be experience with the addition of the proposed mast.

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

Notwithstanding the above, the erection of a Freestanding Telecommunication station will provide an additional passive income to the landowner which in turn can utilize the additional income to uplift the surrounding area.

In light of the above the application has been proven to be desirable and it is hereby kindly requested that the George Municipality provide their support for the following:

- Consent Use Application in terms of Section 15(2)(i) of the George Municipal Land Use Planning By-Law to allow the additional use of a freestanding base telecommunication station with a 25m Monopole tree mast on Erf 5265.*

8. ANNEXURES

- **ANNEXURE A – TITLE DEED**
- **ANNEXURE B – POWER OF ATTORNEY**
- **ANNEXURE C – RESOLUTION**
- **ANNEXURE D – S.G. DIAGRAM**
- **ANNEXURE E – WCED LETTER**
- **ANNEXURE F – DRAWINGS**



**Western Cape
Government**

Transport and Public Works

POWER OF ATTORNEY

I, the undersigned, **Shane Hindley**, in my capacity as **Head of Component: Immovable Asset Management**, hereby confirm that I am authorised to act on behalf of:

The Western Cape Government

In respect of

ERF 5265, PACALTSDORP

(Protea Avenue, Pacaltsdorp)

(The property)

Hereby assigns

ATC SOUTH AFRICA

in terms of the resolution enclosed herewith (applicable if the landowner is a registered company / close corporation, trust or other juristic person) to

- To submit plans and Land Use Management Applications, and to sign all documentation related to municipal applications pertaining to the above mentioned property for the erection of a cellular mast and telecommunication base station.

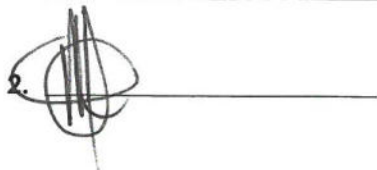
Signed at CAPE TOWN on this 14TH day of JUNE 2019 in the presence of the undersigned witnesses

FOR THE WESTERN CAPE GOVERNMENT:


(signed)

AS WITNESSED

1. 

2. 

LOCALITY PLAN: ERF 5265 PACALTSDORP



SITE NAME:
NEW DAWN PRIMARY SCHOOL

BASE STATION NUMBER:
ATC

REV	DATE	BY	DESCRIPTION
REV 0	15/06/2018	BFH	First Issue
REV 1	26/09/2019	NJT	Site Relocation
REV 2	03/04/2020	NJT	Mast Type

NOTES:
OWNER:
1.PROVINCIAL GOVERNMENT -WESTERN CAPE

ENGINEER

NAME: _____
SIGNATURE: _____

STRICTLY COMPANY CONFIDENTIAL

PROPERTY DESCRIPTION:
Erf 5269, Pacaltsdorp, George, Western Cape

COORDINATES:
LAT: 34°00'57.6"S
LONG: 22°28'33.0"E
AMSL: 195m

PROJECT:
NEW 8.00m x 8.00m TELECOMMUNICATION BASE STATION
WITH A
25M TREE MAST FOR ATC TOWERS (PTY) LTD

ADDRESS:
Protea Road, Pacaltsdorp,
George,Western Cape
COUNCIL:
Eden District
Municipality

A: 11a Gladstone Street, Durbanville, 7550
C: 081 718 7436 e: nico@highwave.co.za

HIGHWAVE CONSULTANTS
Town & Regional Planners
Project Managers
Telecommunications Specialists

DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS TO BE
USED. DIMENSIONS TO BE VERIFIED ON SITE BEFORE COMMENCEMENT
OF WORK.
ALL WORK TO BE PERFORMED ACCORDING TO BTS SITE
INFRASTRUCTURE SPECIFICATION

DRAWN: N. Theunissen
DATE: 03/04/2020
SCALE: NTS
REF. NO: ATC/New Dawn Primary-Plans Rev 2

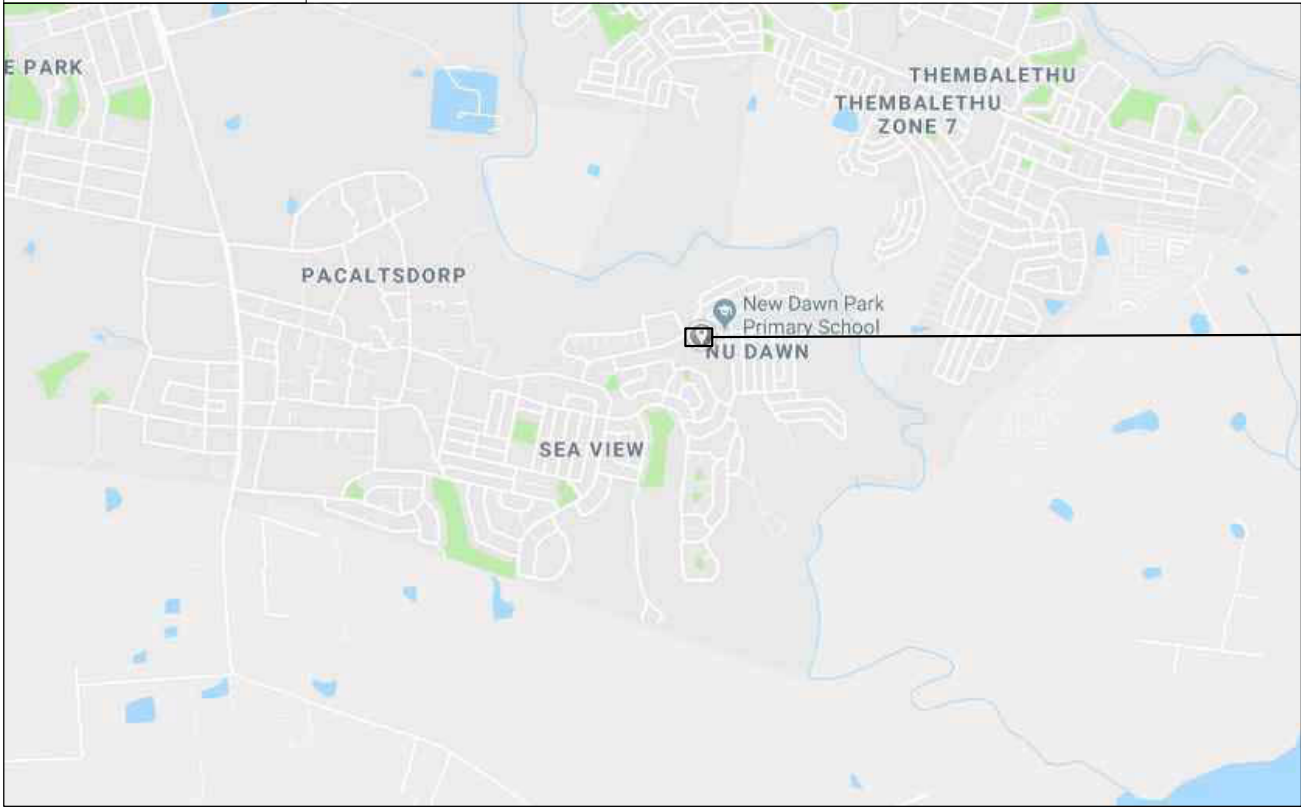
LOCALITY PLAN
SHEET 1 OF 6



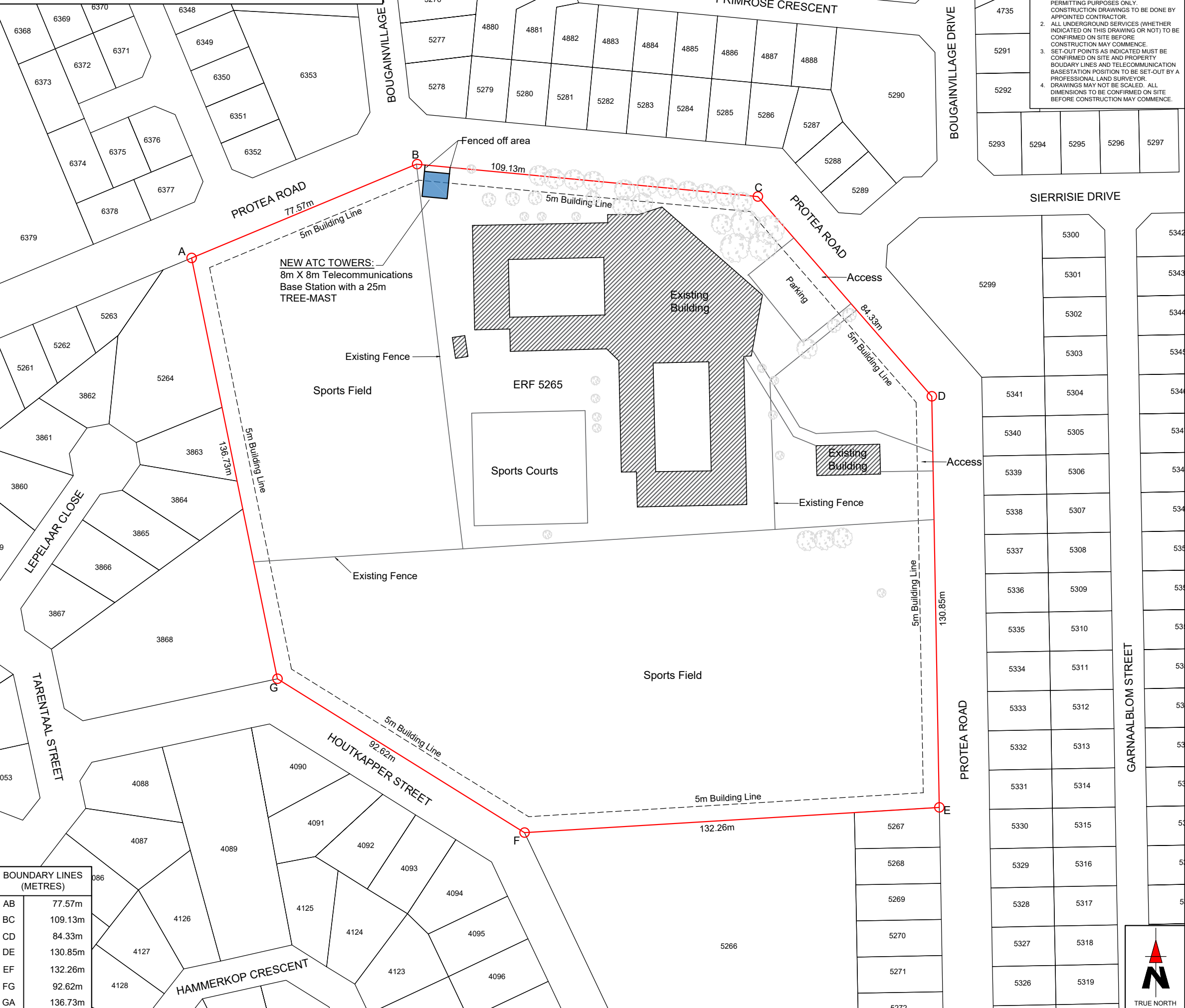
AERIAL PHOTO

ATC
NEW DAWN PRIMARY SCHOOL

VICINITY PLAN



ERF PLAN: ERF 5265 PACALTSDORP



- GENERAL NOTES:
1. DRAWINGS ARE FOR INFORMATION AND PERMITTING PURPOSES ONLY. CONSTRUCTION DRAWINGS TO BE DONE BY APPOINTED CONTRACTOR.
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 3. SET-OUT POINTS AS INDICATED MUST BE CONFIRMED ON SITE AND PROPERTY BOUNDARY LINES AND TELECOMMUNICATION BASESTATION POSITION TO BE SET-OUT BY A PROFESSIONAL LAND SURVEYOR.
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SITE NAME: NEW DAWN PRIMARY SCHOOL			
BASE STATION NUMBER: ATC			
REV	DATE	BY	DESCRIPTION
REV 0	15/06/2018	BFH	First Issue
REV 1	26/09/2019	NJT	Site Relocation
REV 2	03/04/2020	NJT	Mast Type
NOTES: OWNER: 1.PROVINCIAL GOVERNMENT -WESTERN CAPE			
ENGINEER			
NAME: _____			
SIGNATURE: _____			
STRICTLY COMPANY CONFIDENTIAL			
PROPERTY DESCRIPTION: Erf 5269, Pacaltsdorp, George, Western Cape			
COORDINATES: LAT: 34°00'57.6"S LONG: 22°28'33.0"E		AMSL: 195m	
PROJECT: NEW 8.00m x 8.00m TELECOMMUNICATION BASE STATION WITH A 25M TREE MAST FOR ATC TOWERS (PTY) LTD			
ADDRESS: Protea Road, Pacaltsdorp, George, Western Cape		COUNCIL: Eden District Municipality	
A: 11a Gladstone Street, Durbanville, 7550 C: 081 718 7436 e: nico@highwave.co.za			
HIGHWAVE CONSULTANTS Town & Regional Planners Project Managers Telecommunications Specialists			
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DRAWN: N. Theunissen		DATE: 03/04/2020	
SCALE: 1:1200		REF. NO: ATC/New Dawn Primary-Plans Rev 2	
ERF PLAN SHEET 2 OF 6			



SITE LAYOUT: ERF 5265 PACALTSDORP



BOUNDARY LINES (METRES)	
AB	77.57m
BC	109.13m
CD	84.33m
DE	130.85m
EF	132.26m
FG	92.62m
GA	136.73m

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NOTES:
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ENGINEER

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Eden District
Municipality

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HIGHWAVE CONSULTANTS
Town & Regional Planners
Project Managers
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DRAWN: N. Theunissen
SCALE: 1:1200
DATE: 03/04/2020
REF. NO: ATC/New Dawn Primary-Plans Rev 2



SITE LAYOUT
SHEET 3 OF 6

SITE LAYOUT: ERF 5265 PACALTSDORP

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ENGINEER

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WITH A
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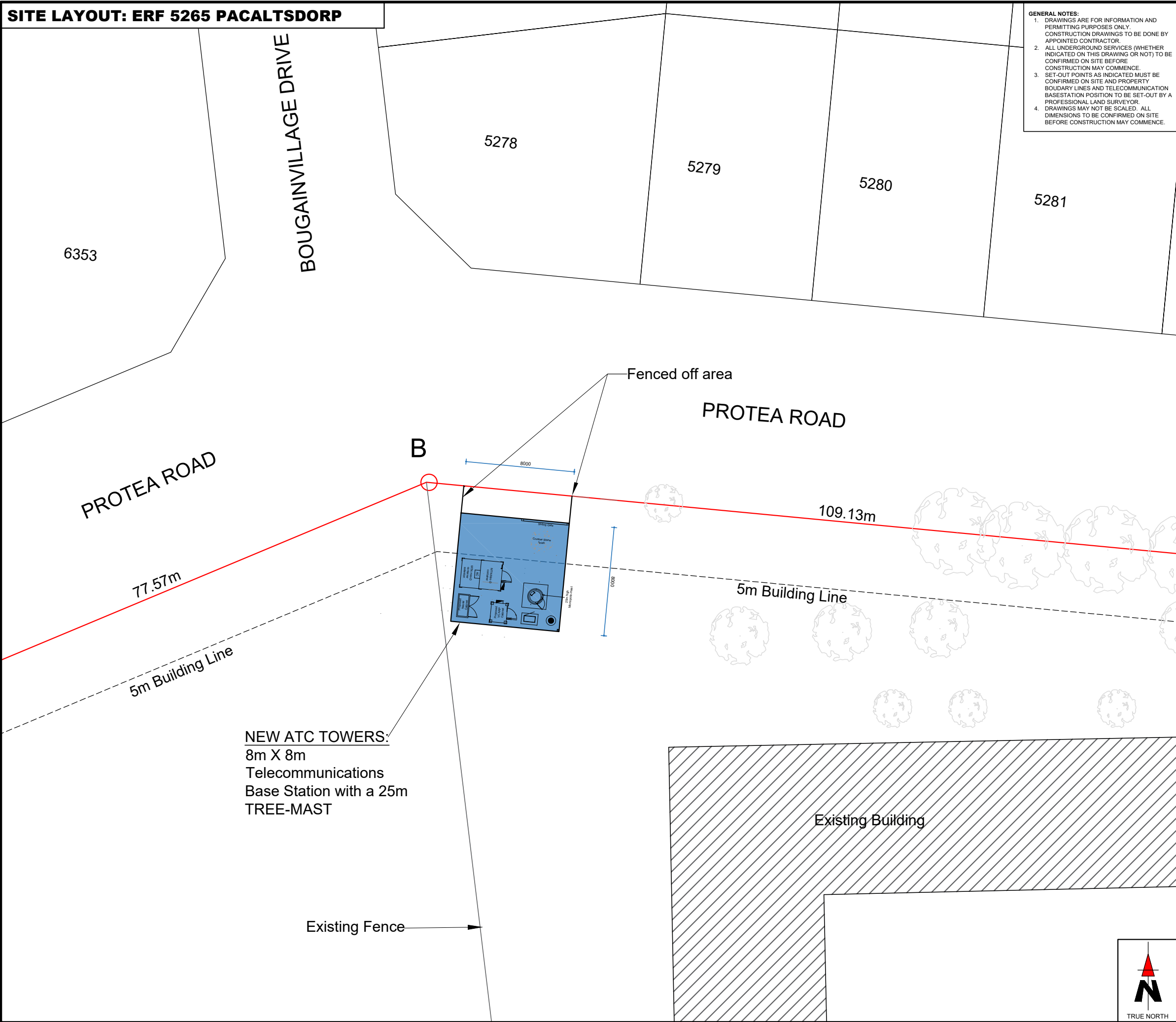
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DRAWN: N. Theunissen
DATE: 03/04/2020
SCALE: 1:250
REF. NO: ATC/New Dawn Primary-Plans Rev 2

SITE LAYOUT
SHEET 4 OF 6



ACTUAL LAYOUT: ERF 5265 PACALTSDORP

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STRICTLY COMPANY CONFIDENTIAL

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COORDINATES:

LAT: 34°00'57.6"S
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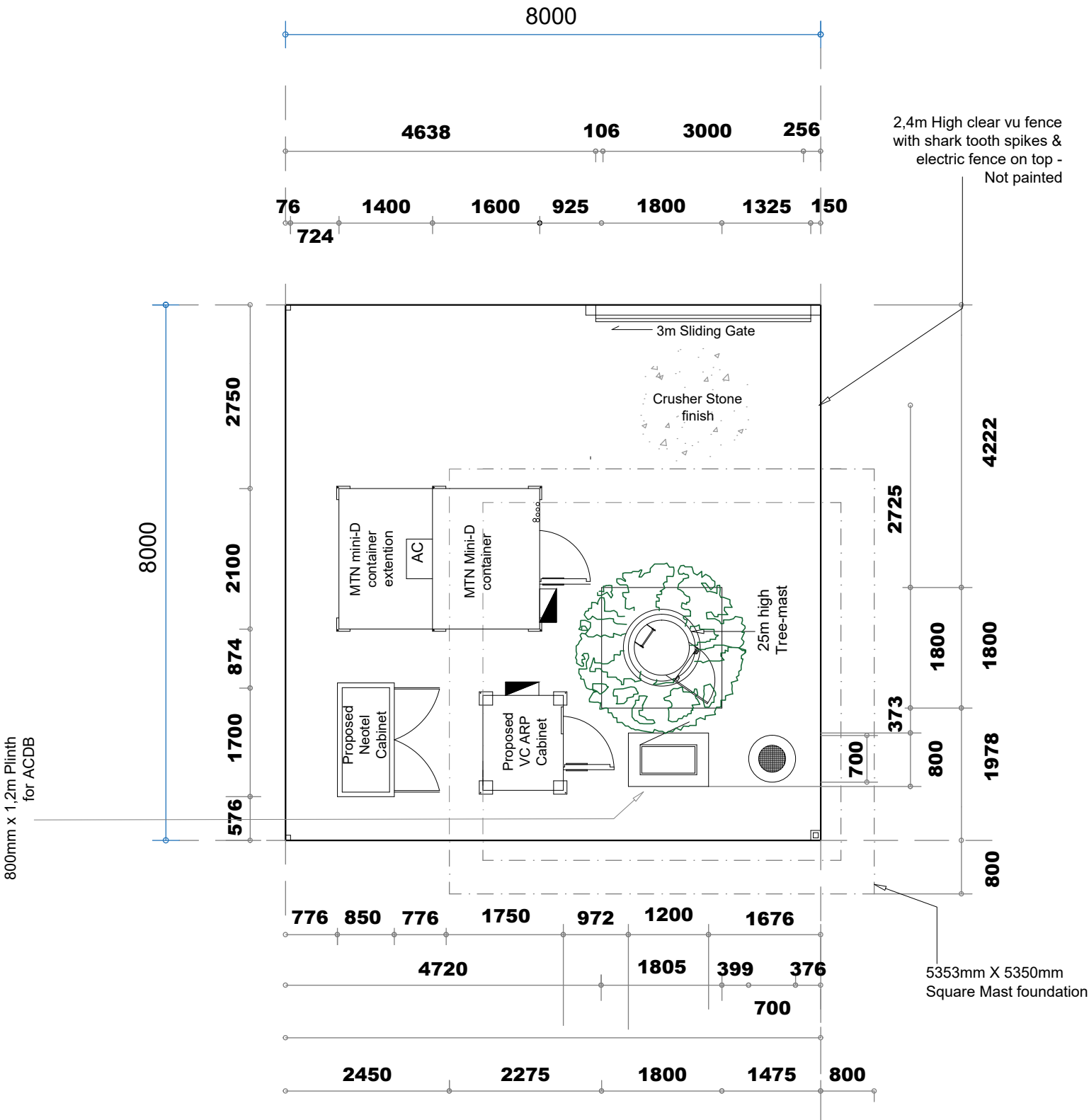


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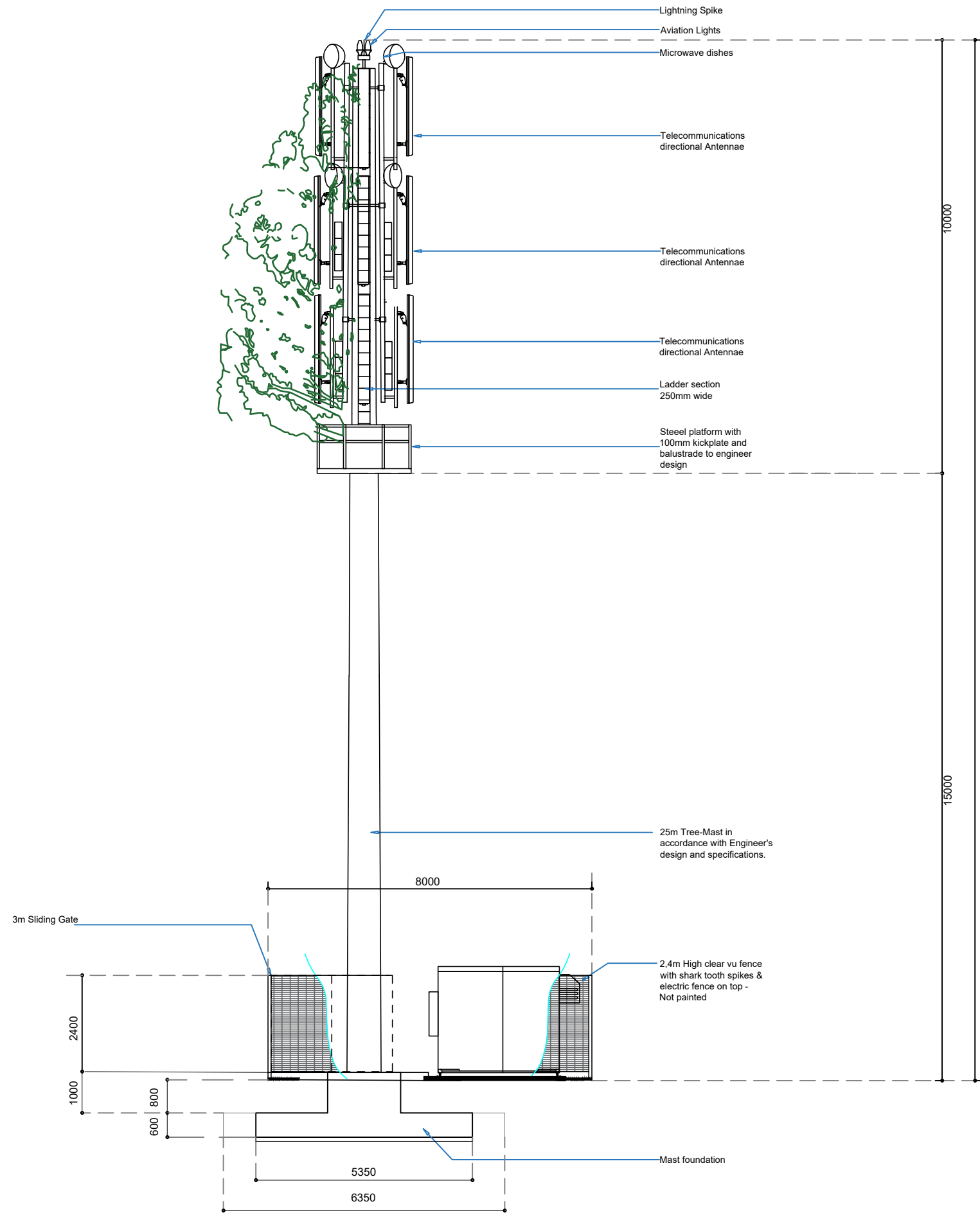
DRAWN: N. Theunissen
DATE: 03/04/2020

SCALE: 1:80
REF. NO: ATC/New Dawn Primary-Plans Rev 2

ACTUAL LAYOUT
SHEET 5 OF 6



ELEVATION: ERF 5265 PACALTSDORP



Eastern Elevation

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DRAWN: N. Theunissen	DATE: 03/04/2020
SCALE: 1:120	REF. NO: ATC/New Dawn Primary-Plans Rev 2

(PACALTSORP ALLOTMENT AREA)
GENERAL PLAN No. 6578/1997

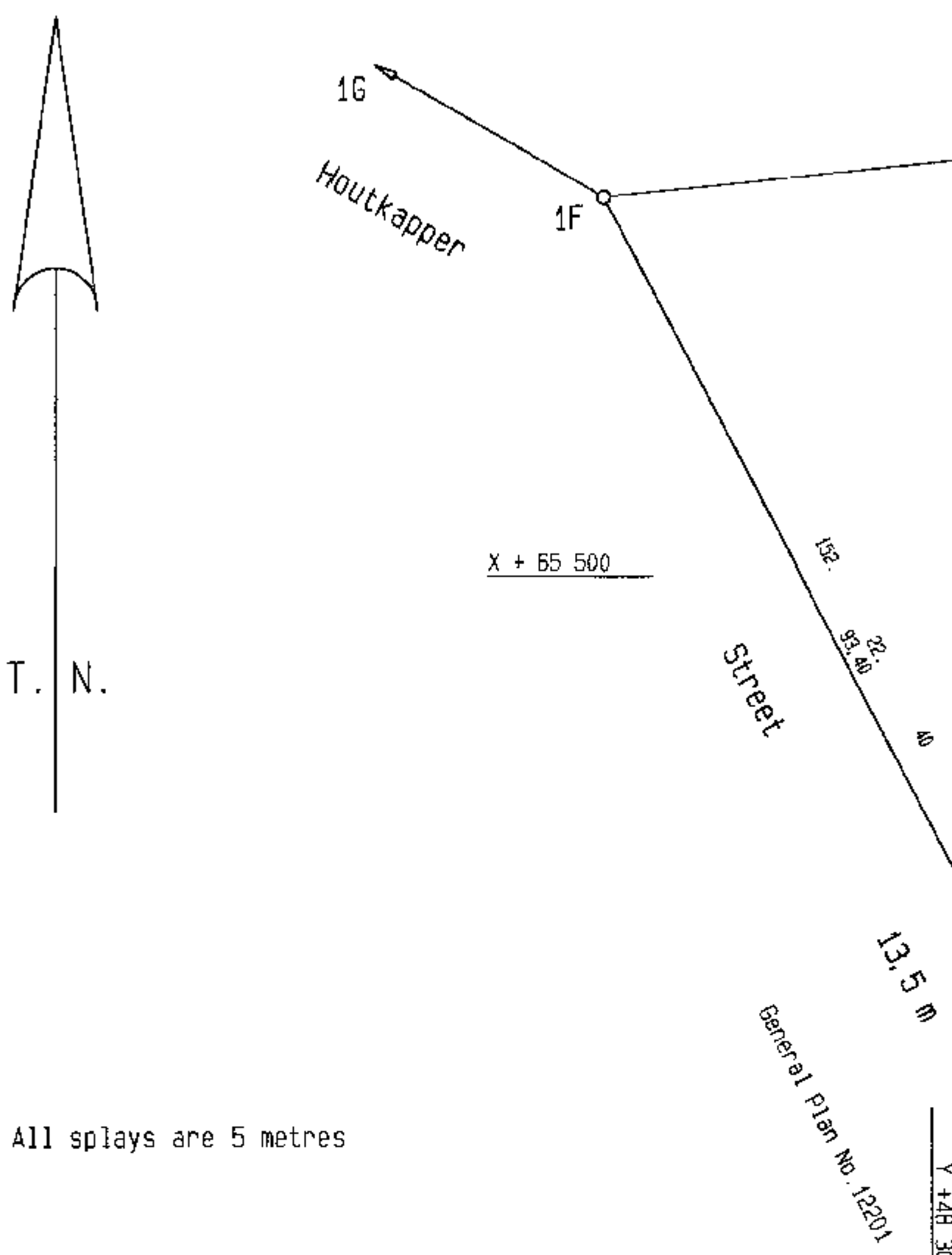
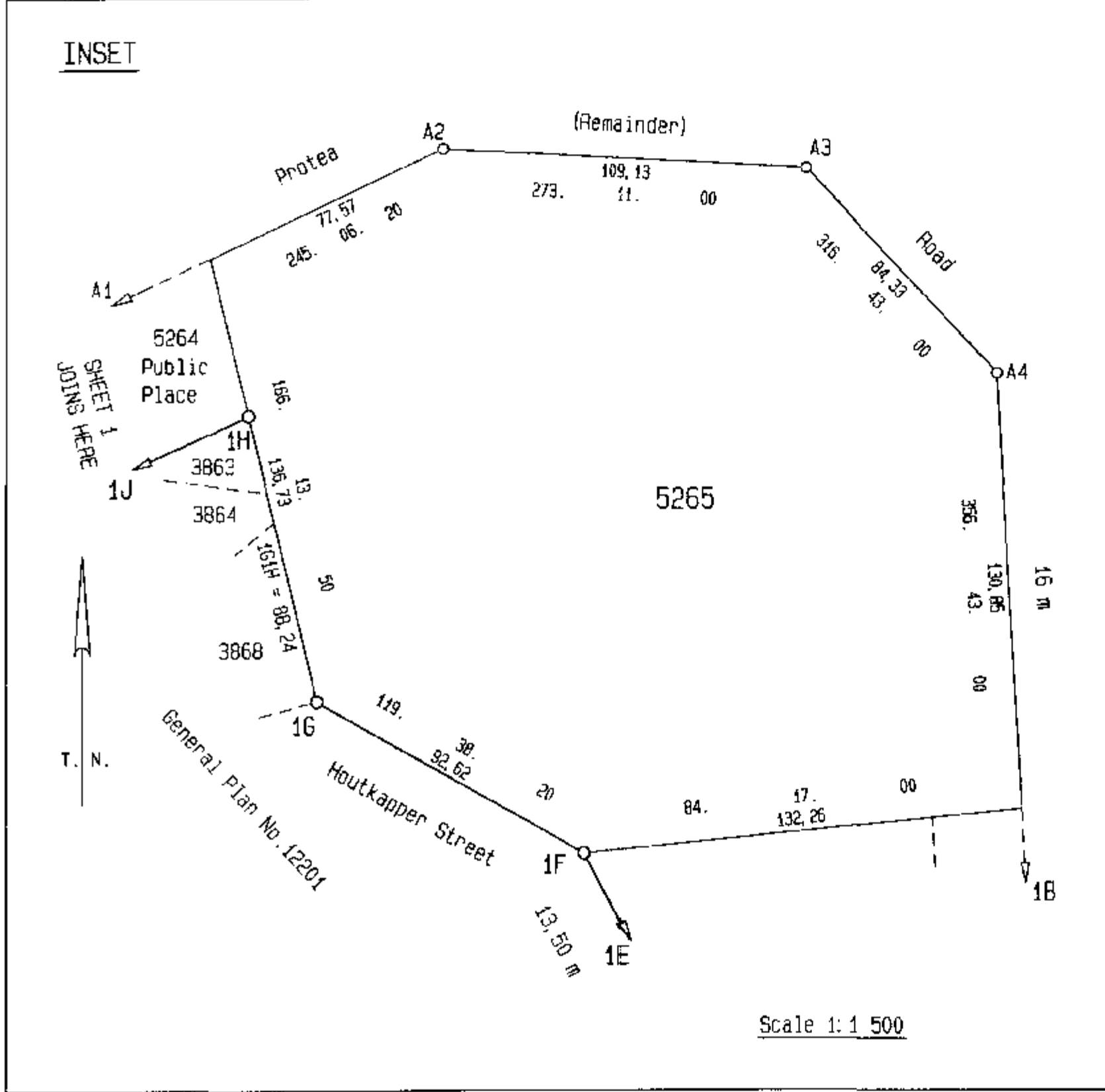
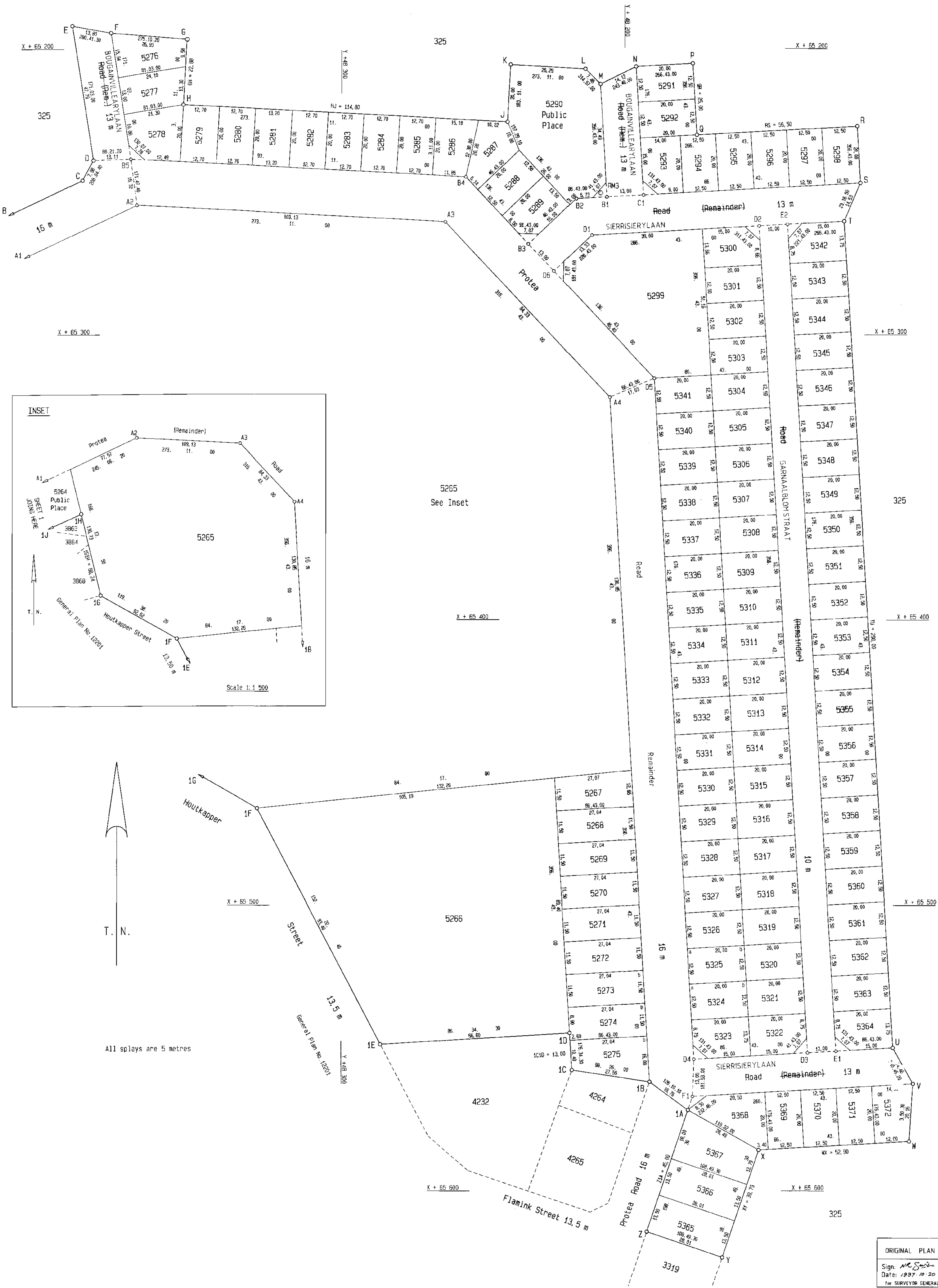
of
THE SUBDIVISIONS OF ERF 5236, PACALTSORP
Vide Dgm. No. 6577/1997 Annexed to D/T

Situate in the Municipality and
Administrative District of George
Province Western Cape

SCALE 1: 500

CDR

S.G. No. 6578/1997
APPROVED
[Signature]
SURVEYOR-GENERAL
DATED : - 1997-10-23
SHEET 2 OF 2 SHEETS



ORIGINAL PLAN
Sign: *[Signature]*
Date: 1997.10.20
for SURVEYOR GENERAL

Surveyed in
August 1976 - August 1997
[Signature]
A. Louw (0356)
Professional Land Surveyor

FILE No. S/110
S.R. No. E2614/97
COMP. AL-1888 (6495)
ALNC-1282 (M2126)
AL-186/W4 (649)

Minutes of the Meeting of the School Governing body of

(Name of School) NEW DAWN PARK PRIMARY SCHOOL ("School") *PHJ* *PHJ*

Emis / School Reg No: 0118008008 *PHJ* *PHJ*

Date: 18 JUNE 2018 *PHJ* *PHJ*

Having carefully reviewed and considered the Lease Agreement for Cellular Networks ("Lease Agreement") approved by the Western Cape Education Department ("WCED") and Eaton Towers South Africa (Pty) Ltd ("Eaton") (a copy attached hereto), to be entered into between the School and Eaton, the following is noted:

- Eaton intend to lease a portion of the School's Property in return for a monthly rental amount of R4500.00, with an annual escalation which is linked to the Consumer Price Index (CPI) for a period of 9 years and 11 months with 4 Years option to renew.
- This Proposal would benefit the School and we hereby provide Eaton with consent to proceed with the erection of the Telecommunications Tower on the School's Property.
- The School will ensure that any other approvals that may be required in line with the School's obligations to the WCED will be sought separately by the School.

We hereby confirm and agree to the following:

IT IS HEREBY RESOLVED THAT:

- a. the lease agreement is in the School's best interest and is to be entered into in good faith;
- b. the lease agreement and the performance by the School of its obligations thereunder be and is hereby approved;
- c. in relation to the lease agreement, its execution and delivery be and is hereby approved, such execution to be under the hand of the person named below.

IT IS FURTHER RESOLVED THAT PETER HAROLD FILLIES - 6009175197081 *PHJ* *PHJ*

(Full Names & Surname & ID No. of appointed signatory)

be and is hereby authorised to:-

- a. execute, on behalf of the School, the Lease Agreement between the School and Eaton, and
- b. execute, on behalf of the School, a power of attorney to allow Eaton or its approved Permitting Contractors to apply for the necessary permits in relation to the Lease Agreement: and
- c. to execute any such other document/amendment as may be required by or incidental to the performance of the Lease Agreement referred to in the above resolution and to take such actions as may be required by the School to implement the resolution set out above and give effect to the Lease Agreement.

This approval may be executed in different counterparts, all of which together shall constitute one and the same document.

The undersigned irrevocably agree to above:

SGB Chairperson *C.L. Murer*

(Signature&Initials&Surname)

SGB Treasurer *BJ. CALVERT*

(Signature&Initials&Surname)

PHJ
PHJ
PHJ

SGB Secretary: James K.E. Butler Principal: PH. FILLIES
(Signature&Initials&Surname) (Signature&Initials&Surname)
Deputy Principal: B.T. CAVERI Member: C.L. MULLER
(Signature&Initials&Surname) (Signature&Initials&Surname)

Attendance Register

PH. FILLIES
(Signature&Initials&Surname)

**POWER OF ATTORNEY
(REGISTERED OWNER'S CONSENT FORM)**

I / we, PETER HAROLD FILLIES
(name(s) of registered owner(s))

registered owner(s) of the following property(ies) :

PROTEA ROAD PACALTS DORP
ERF 5265 PACALTS DORP
(property description(s))

wish to certify that authority is hereby granted to

.....
(applicant's name)

in terms of the resolution enclosed herewith (applicable if land owner is a registered company / close corporation, trust or other juristic person), to apply for *

- removal / suspension / amendment of restrictions
- rezoning
- consent / conditional use
- departure (temporary / permanent)
- subdivision / subdivision exemption
- site development plan approval / amendment
- amendment of conditions
- township establishment
- other (please specify)

in respect of the above-mentioned property(ies) to enable it to be developed / utilised for the following purpose(s) :

.....
.....
.....
(proposed purpose(s) / development)

(* please delete whichever not applicable).

The undersigned therefore nominates, constitutes and appoints the above applicant with power of substitution to be the registered owner's legal representative / agent and to act in the name, place and stead of the registered owner in the above regard. Power of attorney is accordingly hereby granted to the applicant to sign all correspondence in respect of the matter referred to above.

Owner's name PETER HAROLD FILLIES

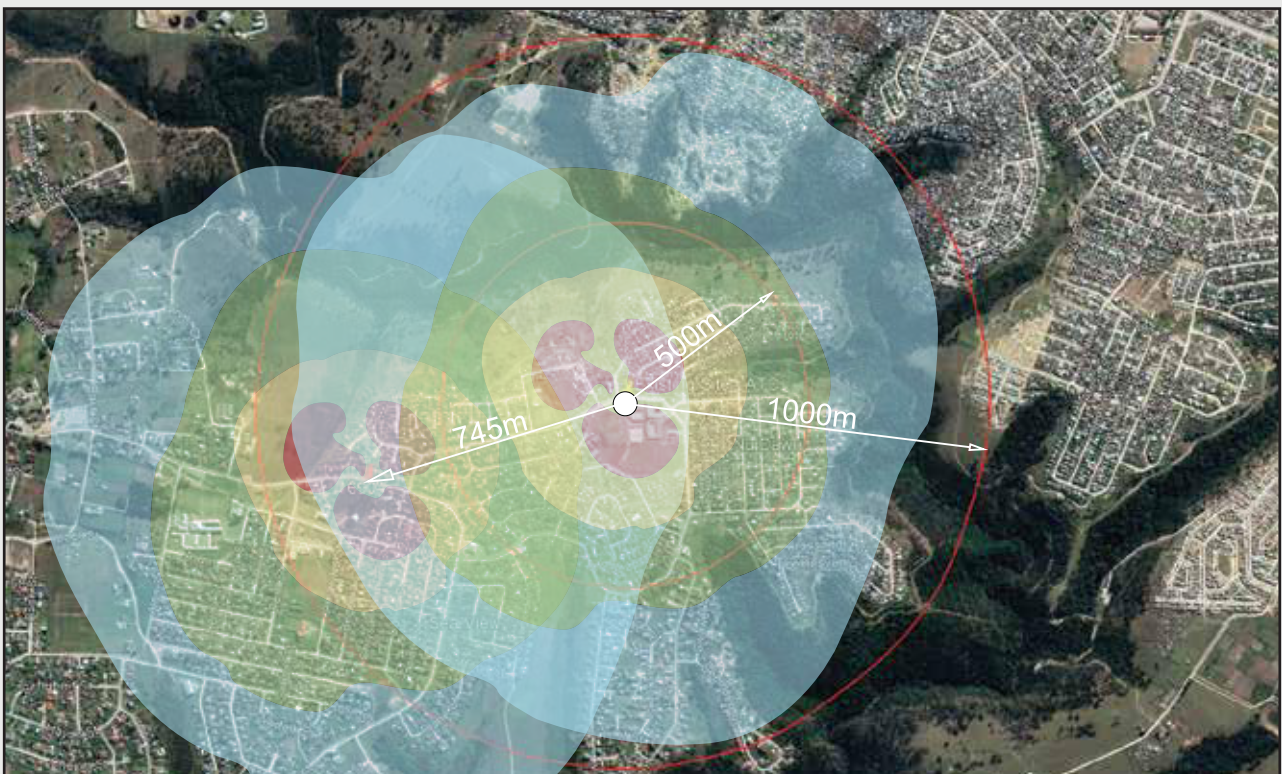
Owner's signature *PHF* Date 18 JUNE 2018

ERF NUMBER: ERF 5265
ALLOTMENT: GEORGE
SITE REFERENCE NAME: PECALTS DORP - NEW DAWN

RF COVERAGE PLOT & ANALYSES (BEFORE)
PRIOR TO NOVEMBER 2019



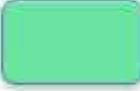


RF COVERAGE PLOT & ANALYSES (AFTER)
AFTER TO MARCH 2020



ERF NUMBER: ERF 5265
ALLOTMENT: GEORGE
SITE REFERENCE NAME: PECALTSDORP - NEW DAWN

The above plots show empirical predictions of the various radio frequencies that are currently experienced in the area given existing infrastructure, versus what the anticipated additional coverage will become with the new site. Plots shows distances to nearest other sites.

LEGEND:	
-50 to - 65 dbm (Fair – Good Coverage & Availability)	
-65 to -85 dbm (Good – Medium Availability)	
-85 to -95 dbm (Weak coverage & availability)	
-95 to 105 dbm (Very weak Coverage, Dropped Calls)	