

**NOTICE OF LAND DEVELOPMENT APPLICATION  
IN THE STELLENBOSCH MUNICIPAL AREA**

**APPLICATION FOR DEPARTURE AND CONSENT USE ON ERF 1875 FRANSCHHOEK**

L NNMKHIVA  
C/O MONDE B DAYIMANI  
60 ANGELIER STREET  
MOOIWATER  
FRANSCHHOEK  
7690

**13/10/2021**

Dear Sir/Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Address: Angelier Street, Le Roux, Franschhoek

Applicant: Adriano Rodrigues/ Warren Petterson Planning/ 021 552 5255

Owner: Peter Cupido on behalf of Logos Assembly of God, Cell: 073 983 0192

Application Reference: LU/10367

Detailed description of land use or development proposal, including its intent and purpose:

1. Application for **consent use** in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law (2015) for the construction of a 25m high freestanding telecommunication base station, which complies of the following, on Erf 1875, Franschhoek:
  - A 25m high tree type mast;
  - 3 x 3 sector antenna attached to the mast;
  - Microwave dishes attached to the mast;
  - 3 x equipment container units, and
  - A 2.4m high palisade fence
  
2. Application for a **departure** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law (2015) to relax the **northern and eastern common building line** from **5m** to **0m** to accommodate the 25m high freestanding telecommunication base station on Erf 1875 Franschhoek

Notice is hereby given in terms of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

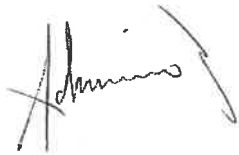
Written comments, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person in the application, may be submitted in terms of Section 50 of the said Bylaw to the Applicant by electronic mail as follows: **Adriano Rodrigues/Warren Petterson Planning** and e-mail address for submission is [adriano@wpplanning.co.za](mailto:adriano@wpplanning.co.za) . By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **12 November 2021**

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at **021 552 5255** during normal office hours.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Adriano Rodrigues', with a large, sweeping flourish extending to the right.

**Adriano Rodrigues**  
**Warren Petterson Planning**

**KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK  
IN DIE STELLENBOSCH MUNISIPALE AREA**

**AANSOEK VIR AFWYKING EN VERGUNNING GEBRUIK OP ERF 1875 FRANSCHHOEK**

L NNMKHIVA  
C/O MONDE B DAYIMANI  
60 ANGELIER STREET  
MOOIWATER  
FRANSCHHOEK  
7690

**13/10/2021**

Geagte Meneer/ Mevrouw:

Adres van eiendom: Angelier Straat, Le Roux, Franschhoek

Aansoeker: Adriano Rodrigues/ Warren Petterson Planning/ 021 552 5255.

Eienaar: Peter Cupido on behalf of Logos Assembly of God, Cell: 073 983 0192

Aansoek Verwysing: LU/ 10367

Beskrywing van grondontwikkelingsaansoek:

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

1. Aansoek word gedoen in terme van Artikel 15(2)(o) van die Stellenbosch Municipal Land Use Planning B-Law (2015) vir 'n **Vergunning Gebruik** aansoek vir die ontwikkeling van 'n 25m hoë vry-staande telekommunikasie toring wat sal voortspruit van die tersaaklike aansoek, op Erf 11875, Franschhoek:
  - 25m hoë Boomas;
  - 3 x 3 sektorantennas vas aan die mas;
  - Skottels aangeheg teen die mas
  - 3 x Toerusting eenhede, en
  - 'n 2.4m hoë Palisade heining
  
2. Aansoek word gedoen in terme van Artikel 15(2)(b) van die Stellenbosch Municipal Land Use Planning B-Law, 2015 vir 'n **Afwyking** aansoek van die noordelike en oostelike gemeenskaplike boulyn van 5m tot 0m, om die 25m hoë vry-staande telekommunikasie toring te akkommodeer.

Kennis word hiermee gegee in terme van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule van die publieke deelname proses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie beskikbaar te stel.

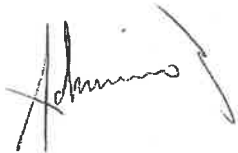
Skryflike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die

kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, kan ingedien word in terme van Artikel 50 van genoemde Verordeninge aan die Aansoeker by wyse van elektroniese pos as volg: **Adriano Rodrigues/Warren Petterson Planning** en die epos adres vir stuur van kommentaar aan: [adriano@wpplanning.co.za](mailto:adriano@wpplanning.co.za) Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **12 November 2021**.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **021 552 5255** gedurende normale kantoor ure.

Die uwe

A handwritten signature in black ink, appearing to read 'Adriano Rodrigues', with a long horizontal stroke extending to the right.

**Adriano Rodrigues**  
**Warren Petterson Planning**



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

## LAND USE PLANNING APPLICATION FORM 2017

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

**KINDLY NOTE:** Please complete this form using BLOCK letters and ticking the appropriate boxes.

### PART A: APPLICANT DETAILS

First name(s)	Adriano				
Surname	Rodrigues				
Company name (if applicable)	Warren Petterson Planning				
Postal Address	PO Box 152				
	Century City		Postal Code	7446	
Email	adriano@wpplanning.co.za				
Tel	(021) 552 5255	Fax	n/a	Cell	082 819 1805

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

Registered owner(s)	Lagos Assembly of God				
Physical address	Angeleir Street				
	Le Roux		Postal code	2169	
E-mail					
Tel		Fax		Cell	

### PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven / Farm No.	Erf 1875	Portion(s) if Farm	/	Allotment area	Franschhoek
Physical Address	Angelier street				
Current Zoning	Community Zone1	Extent	495 m <sup>2</sup> / ha	Are there existing buildings?	Y <b>N</b>

Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme										
Current Land Use	Open space										
Title Deed number and date	T	23178/2004									
Attached Conveyance's Certificate	Y	<input checked="" type="checkbox"/> N	Any Restrictions to the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate								
Are the restrictive conditions in favour of a third party(ies)?	Y	<input checked="" type="checkbox"/> N	If Yes, list the party(ies):								
Is the property encumbered by a bond?	Y	<input checked="" type="checkbox"/> N	If Yes, list the bond holder(s):								
Is the property owned by Council?	Y	<input checked="" type="checkbox"/> N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management								
Is the building located within the historical core?	Y	<input checked="" type="checkbox"/> N	Is the building older than 60 years?	Y	<input checked="" type="checkbox"/> N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) <sup>1</sup>	Y	<input checked="" type="checkbox"/> N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.		
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	<input checked="" type="checkbox"/> N	If yes, is this application to legalize the building / land use? <sup>2</sup>				Y	<input checked="" type="checkbox"/> N			
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	<input checked="" type="checkbox"/> N	Are there any land claim(s) registered on the subject property(ies)?				Y	<input checked="" type="checkbox"/> N			
<b>PART D: PRE-APPLICATION CONSULTATION</b>											
Has there been any pre-application consultation?	Y	<input checked="" type="checkbox"/> N	If Yes, please attach the minutes of the pre-application consultation.								
<b>PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE</b>											
<b>APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)</b>											
<b>Tick</b>	<b>Type of application: Cost are obtainable from the Council Approved tariffs<sup>3</sup></b>										
	15(2)(a) Rezoning of Land										
X	15(2)(b) a permanent departure from the development parameters of the zoning scheme										
	15(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;										
	15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;										
	15(2)(e) a consolidation of land that is not exempted in terms of section 24;										

<sup>1</sup> All applications triggered by section 38(1)(a)-(e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

<sup>2</sup> No application may be submitted to legalize unauthorised building work and or land use on the property if a notice have been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

<sup>3</sup> <http://www.stellenbosch.gov.za/documents/slp-budget/2017-2/4873-appendix-3-tariff-book-2017-2018/file>

	15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit;
	15(2)(g) a permission required in terms of the zoning scheme;
	15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval;
	15(2)(i) an extension of the validity period of an approval
	15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme;
	15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;
	15(2)(l) a permission required in terms of a condition of approval;
	15(2)(m) a determination of a zoning;
	15(2)(n) a closure of a public place or part thereof;
X	15(2)(o) a consent use contemplated in the zoning scheme;
	15(2)(p) an occasional use of land;
	15(2)(q) to disestablish a home owner's association
	15(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;
	15(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.
	15(2)(6) When the Municipality on its own initiative intends to conduct land development or an activity
	15(2)(l) Amendment of Site Development Plan
	15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines

**OTHER APPLICATIONS**

	Deviation from Council Policies/ By-laws;	R
	Other (specify) : _____	R
<b>TOTALA:</b>		<b>R</b>

**PRESCRIBED NOTICE AND FEES\*\* (for completion and use by official)**

Tick	Notification of application in media	Type of application	Cost
	<b>SERVING OF NOTICES</b>	Delivering by hand; registered post; data messages	R
	<b>PUBLICATION OF NOTICES</b>	Local Newspaper(s); <i>Provincial Gazette</i> ; site notice; Municipality's website	R
	<b>ADDITIONAL PUBLICATION OF NOTICES</b>	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	<b>NOTICE OF DECISION</b>	<i>Provincial Gazette</i>	R
	<b>INTEGRATED PROCEDURES</b>	T.B.C	R
<b>TOTALB:</b>			<b>R</b>
<b>TOTAL APPLICATION FEES*</b> (TOTALA + B)			<b>R</b>

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

\*\* The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.

**BANKING DETAILS**

Name:	Stellenbosch Municipality
Bank:	NEDBANK
Branch no.:	198765
Account no.:	1152271679
SWIFT	NEDSZAJJ
Payment reference: (Erf/ Farm number)	.....

DETAILS FOR INVOICE	
Name & Surname/Company name (details of party responsible for payment)	Warren Petterson Planning
Postal Address	PO Box 152. Century City 7446
Vat Number (where applicable)	4720256124

PART F: DETAILS OF PROPOSAL							
Building line encroachment	Street		From	m	Tb	m	
	Street		From	m	Tb	m	
	Side		From	m	Tb	m	
	Side		From	m	Tb	m	
	Aggregate side		From	m	Tb	m	
	Rear		From	m	Tb	m	
Exceeding permissible site coverage		From	%	Tb	%		
Exceeding maximum permitted bulk/ floor factor/ no of habitable rooms		From		Tb			
Exceeding height restriction		From	m	Tb	m		
Exceeding maximum storey height		From	m	Tb	m		
Consent/ Conditional Use/ Special Development							
To permit..... A Freestanding Lattice Mast in terms of Section..... 201 ..... of the ..... page 98 ..... Zoning Scheme Regulations							
Other (please specify)	<hr/> <hr/> <hr/>						

Brief description of proposed development/ intent of application:
Proposed to erect a 25m Tree Mast



**PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION**

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

Information and documentation required

Y	N	Power of attorney / Owner's consent if applicant is not owner	Y	N	Bondholder's consent (if applicable)	
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person	Y	N	Proof of any other relevant right held in the land concerned	
Y	N	Written motivation pertaining to the need and desirability of the proposal	Y	N	S.G. diagram / General plan extract (A4 or A3 only)	
Y	N	Locality plan (A4 or A3 only) to scale	Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
Y	N	Proposed subdivision plan (A4 or A3 only) to scale	Y	N	Proof of agreement or permission for required servitude	
Y	N	Proof of payment of application fees	Y	N	Proof of registered ownership ( <b>Full copy of the title deed</b> )	
Y	N	Conveyancer's certificate	Y	N	Minutes of pre-application consultation meeting (if applicable)	
Y	N	N/A	Y	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Y	N	N/A	Other (specify)
						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)
						Copy of original approval and conditions of approval
						Proof of lawful use right
						Required number of documentation copies

## PART H: AUTHORITY(IES) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc .	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))		
			Y	N/A	National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
			Y	N/A	National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
			Y	N/A	National Water Act, 1998 (Act 36 of 1998)
			Y	N/A	Other (specify)
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	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.			

## SECTION I: DECLARATION

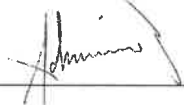
I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. 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/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person / professional person including such information submitted or

*declarations made as to his or her qualification as a Competent person and/or registration as a professional*

- 12. *A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.*
- 13. *A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.*
- 14. *The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.*

Applicant's signature :



Date :

19/04/2021

Full name :

Adriano Rodrigues

Professional capacity :

Town Planner

**FOR OFFICE USE ONLY**

Date received : \_\_\_\_\_

Received By: \_\_\_\_\_



<b>APPLICATION FOR:</b>	<b>LOCAL AUTHORITY CONSENT USE AND PERMANENT DEPARTURE APPLICATION TO ACCOMMODATE A FREESTANDING CELLULAR COMMUNICATIONS BASE STATION</b>
<b>PROPERTY DESCRIPTION:</b>	<b>ERF 1875, FRANSCHHOEK</b>
<b>MUNICIPAL AREA:</b>	<b>STELLENBOSCH LOCAL MUNICIPALITY</b>
<b>SITE NAME:</b>	<b>LOGOS ASSEMBLY OF GOD – LE ROUX</b>



<b>APPLICANT:</b>	<b>WARREN PETTERSON PLANNING</b>
<b>ON BEHALF OF / FOR:</b>	<b>ATLAS TOWERS</b>
<b>OWNER:</b>	<b>LAGOS ASSEMBLY OF GOD</b>
<b>DATE:</b>	<b>APRIL 2021</b>



**Department: Planning and Building Development Management**  
Stellenbosch Municipality  
Municipal Manager  
Town House Complex  
Plein Street, Stellenbosch  
7600

19 April 2021

Dear Sir/Madam

**LOCAL AUTHORITY CONSENT USE AND PERMANENT DEPARTURE APPLICATION FOR A  
FREESTANDING CELLULAR COMMUNICATIONS BASE STATION ON ERF 1875 FRANSCHHOEK**

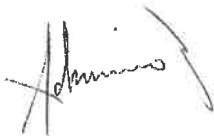
Please find attached our motivation and relevant supporting documentation for a consent use and permanent departure application to install a 25m Freestanding cellular communications base station on erf 1875 Franchhoek.

Telecommunications service coverage in the area is poor and this proposal aims to improve this. The proposed base station will be beneficial to surrounding residents, businesses and the surrounding Agricultural activity in the area, by providing improved network coverage for the users of various service providers (Vodacom, MTN, Cell C and Telkom). This proposed freestanding cellular communications base station 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 especially 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 the 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



**Adriano Rodrigues**  
**Warren Petterson Planning**

## 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

<b>PROPERTY:</b>	Erf 1875 FRANSCHHOEK
<b>CLIENT:</b>	ATLAS TOWER
<b>APPLICANT:</b>	Warren Petterson Planning
<b>OWNER:</b>	TELKOM S.A LTD
<b>CONSENT USE</b>	means a land use permitted in terms of a particular zoning with the approval of the municipality
<b>DEPARTURE</b>	means a permanent departure or a temporary departure
<b>RESTRICTIVE CONDITION</b>	means any condition registered against the title deed of land restricting the use, development or subdivision of land concerned, excluding servitudes creating real or personal rights
<b>SURVEYOR-GENERAL</b>	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

<b>SMDMS</b>	Stellenbosch Municipality Development Management Scheme 2019
<b>SMZS</b>	Stellenbosch Municipality Zoning Scheme 2019
<b>SPLUMA</b>	Spatial Planning and Land Use Management Act, 2013
<b>SMTMIP</b>	Stellenbosch Municipality Telecommunication Mast Infrastructure Policy, 2016
<b>RBTS</b>	Rooftop Base Telecommunication Station
<b>FSBTS</b>	Freestanding Base Telecommunication Station
<b>TI</b>	Telecommunication Infrastructure
<b>SG-DIAGRAM</b>	Surveyor-General Diagram

## 1 APPLICATION

Application is hereby made for the following:

- ✓ **Consent Use** in terms of Section 15 (2)(O) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the purpose of erecting a 25m freestanding telecommunication base station.
- ✓ **Permanent Departure** in terms of section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the relaxation of the northern and eastern common building line from 5m to 0m in order to allow for the abovementioned consent.

## 2 DESCRIPTION OF PROPERTY

According to the Stellenbosch Zoning Scheme (2019) the property is zoned as *Community Zone*. The property is held under title deed number T23178/2004 and measures 495 square meters in extent and is owned by *LAGOS ASSEMBLY OF GOD*. The property is situated adjacent Angelier Street which connects the R45 to Franschoek. The property is currently utilised as an open space but will be utilized as a place of Worship (Lagos Assembly of God Church), however there is an existing substation on the proposed property, so this proposed FSBTS will blend in with the existing use on the property.



Figure 1 – Erf 1875 Franschoek

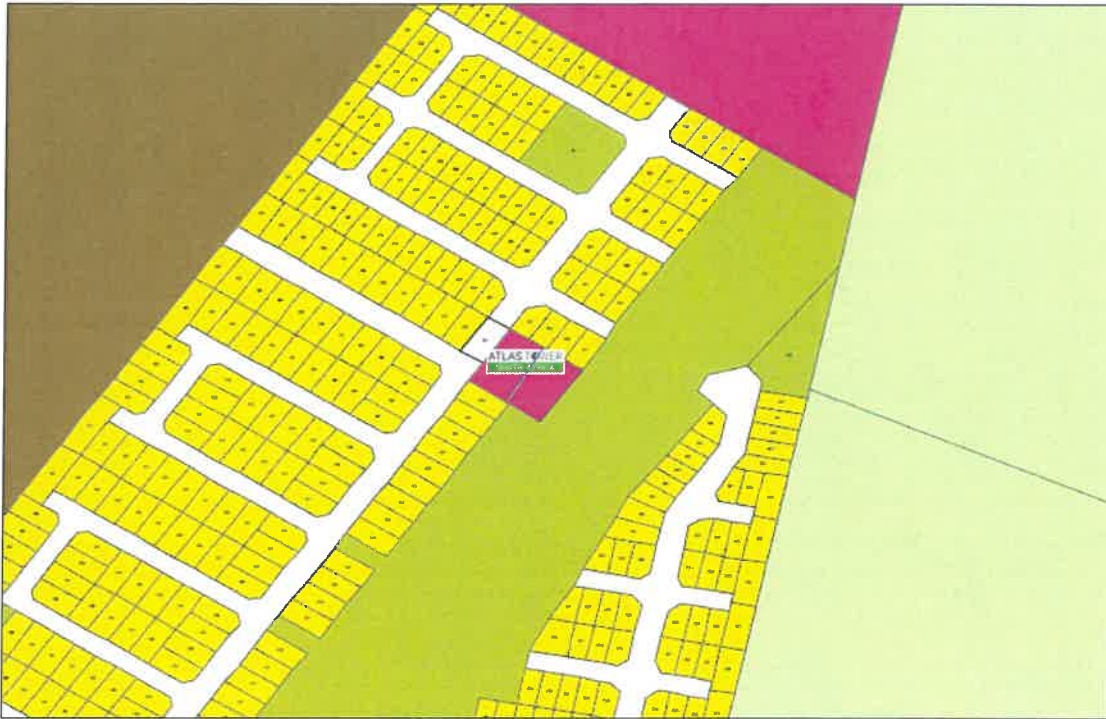


Figure 2 Zoning map of the proposed Erf 1875 Franschhoek

### 3 SURROUNDING AREA

The proposed site for the 25m telecommunication base station is on Erf 1875 Franschoek. The surrounding area predominantly characterised by residential properties, which are very depended on efficient and reliable internet and communication connectivity. The Upper Lea Smith Street road which is adjacent to the proposed property is one of the busiest street in Le Roux as this leads to Dalubuhle Primary School.

### 4 PROPOSAL

#### 4.1 Development

The position for the 25m Tree mast is proposed at  $-33.887345^{\circ}$ ,  $19.107990^{\circ}$ . ATLAS TOWERS approach our company to obtain council approval for the erection of the 25m Tree mast, as the position will be optimally placed between existing FSBTS, which will provide the necessary coverage for the surrounding residential properties of Le Roux near Franschhoek.



This consent use and permanent departure application applies for the installation of a telecommunication base station which comprises of the following:

- A 25m high Tree Type Mast,
- 3 x 3 sector antennas attached to the mast
- Microwave dishes attached to the mast,
- 3 x Equipment container units, and
- A 2.4m High Palisade Fence

The total ground coverage of the Freestanding telecommunication base station is 61.32m<sup>2</sup>

#### **4.2 Access**

Access to the proposed Freestanding telecommunication base station will be obtained from the entrance to the property found on the western side of the property, situated adjacent Angelier Street.

#### **4.3 Security**

The entire base station site will be surrounded by a 2.4m tall Palisade fence with an access gate that will be locked at all times. The proposed equipment will be secure inside the equipment units that will be kept locked at all times. The antennae 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.

#### **4.4 Power**

The base station will be connected to the existing power supply on the property. The electricity supply has been surveyed by a registered electrical engineer who confirmed that the existing power supply has the spare capacity required to successfully and safely operate

the proposed base station. Advances in technology (telecommunication related equipment) enable the Freestanding telecommunication base station to utilise less electricity

#### 4.5 EIA Regulations

Environmental and social sustainability are regulated by *The National Environmental Management Act (Act 107 OF 1998) (NEMA)*. When read together with the National Environmental Management Act Regulation Listing Notice 3 of 2014 (as amended April 2017, GNR 324), an Environmental Impact Assessment (EIA) or Environmental Authorization (EA) is only applicable under the following circumstances:

The requirements in the Western Cape:

*(f) In Western Cape:*

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

The proposed development does not constitute a listed activity and an Environmental Authorization (EA), as this proposed base station is situated in a build-up environment (Annexure E).

#### 4.6 Stellenbosch Municipality Telecommunication mast infrastructure policy, 2016

For ease of reference the table below illustrates how this proposal complies with the SMTMIP, 2016 (Table 5).

Table 3 - Compliance of application with objectives 1-10 of the SMTMIP, 2016

	<b>Objective content:</b>	<b>Compliance to Objective</b>
10	<i>To improve and maintain communication</i>	This application is in line with this objective as it aims at providing the inhabitants of the said neighbourhood (Le Roux near Franchhoek, as well as the surrounding farms) with effective and efficient voice and data coverage

02	<i>To ensure that the TMI is placed in the best possible location</i>	The location of the proposed base station is positioned optimally between existing sites in order to ensure that no additional masts will be required in the near future to serve the surrounding area.
03	<i>To ensure the co-location or sharing of TMI wherever possible</i>	As explained there are no existing TI or high enough buildings in the surrounding area to provide the option to install antennas to provide coverage for the much needed area of Le Roux near Franchhoek. The proposed 25m Tree mast will allow for co-location.
04	<i>To retain the visual integrity, special character and amenity of the Stellenbosch municipality</i>	The mast has been proposed as a Tree structure as it is deemed more appropriate within the surrounding environments. This Tree mast will blend in with the landscape.
05	<i>To design with the landscape and use modern mitigation measures to reduce impact</i>	The mast has been proposed as a Tree type mast as it will blend in with the landscape and the backdrop of the mountain. The mast is furthermore kept to a minimum height of 25m in order to provide sufficient coverage to the surrounding area, and provide co-location as discussed in O3.
06	<i>To retain and improve the environmental and heritage quality of the public arena</i>	The proposal has no impact on the environmental and heritage quality of the public arena.
07	<i>To preserve areas of environmental or heritage significance</i>	This application will have no effect on the natural or cultural (heritage) environment.
08	<i>TMI must be situated and operated in a manner so as not to interfere with any other utility functions</i>	This application is in line with this objective as no utilities services are nearby and the equipment being used is ICASA approved.
09	<i>Where possible TMI should be placed on other structures such as light posts, road signs etc.</i>	There are no tall structures in the nearby surrounding area that can accommodate the proposed infrastructure. As explained earlier the need for coverage is extremely necessary especially in this specific area of Le Roux near Franschhoek. The 25m Tree mast will provide the much needed height to produce the network coverage.

O10	<p><i>To protect the health, safety and wellbeing of the inhabitants of Stellenbosch Municipality</i></p>	<p>This installation will contribute to health and safety of the inhabitants of Le Roux near Franschoek, as less drop calls will be experienced leading to accessibility to emergency services e.g. Ambulances, fire and Police. There are no conclusive studies linking emissions at these levels (height above building) to any health effects and scientific research that may reveal such a link is ongoing. No habitable structures are within 50m directly in front of the antennas (Please refer to the <i>Health Issues – ICNIRP and World Health Organisation</i> - section in this motivation) (Please refer to the <i>Health Issues – ICNIRP and World Health Organisation</i> - section in this motivation)</p>
-----	---	---

#### 4.6 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 1 - Compliance of application with Principles 7a-7e of SPLUMA, 2013

	HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?
<p><b><i>Principle 7a:</i></b> <b><i>Spatial Justice</i></b></p>	<p>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.</p> <p>The aim of this proposal is to provide excellent communication service to the inhabitants of an area.</p>
<p><b><i>Principle 7b:</i></b> <b><i>Spatial Sustainability</i></b></p>	<p>Spatial sustainability is an explicit concept which describe the relations between environmental, economic and socio-cultural facets related to a societal environment.</p> <p>Enhanced signal in an area will promote all three the dimensions of sustainability (economic, social and environmental facets). Economically, businesses in the area will benefit from enhanced connectivity. The social facet is addressed as more people will have access to emergency services (e.g. Healthcare, Police, Fire response etc.). The third dimension (Environmental facets) will be promoted as the sensible placement of 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><b><i>Principle 7c:</i></b> <b><i>Spatial Efficiency</i></b></p>	<p>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.</p>

<b>Principle 7d:</b> <b>Spatial Resilience</b>	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.
<b>Principle 7e:</b> <b>Good administration</b>	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.

#### 4.7 Other policies and legislation

Other policies and legislative frameworks include: Stellenbosch’s fourth generation five-Year Integrated Development Plan (2017/2022, and the Stellenbosch Municipality Spatial Development Framework (SMSDF), 2017.

##### 4.7.1. Fourth Generation Five-Year Integrated Development Plan (2017/2022)

The Five-Year IDP (2017/2022) refers to the enhancement of TI in order to provide Stellenbosch with information communicative technologies as set out in section 6.15.

Stellenbosch is faced with the following ICT Industry trends:

- Cloud Computing (Remote hosting) which will bring its own unique challenges to balance systems integration complexities, security measures and potential cost savings.
- Convergence of ICT technologies enabling corporate data and information exchange in a seamless processing environment. Also referenced in the industry as Multi-media – Anytime from anywhere. Social Media – enabling instant collaboration/communication between individuals and between groups. Also referenced in the industry as SMS, Twitter, Blogs, e-mails, photo’s, videos and more.
- The Internet of Things (IoT) is the network of physical objects—devices, vehicles, buildings and other items—embedded with electronics, software, sensors, and network connectivity that enables these objects to collect and exchange data

This application is in line with addressing these ICT industry trends as the TI installed on the said property will provide the sought-after services (e.g. Optic-Fibre, 4G and LTE coverage).

### D.3.2. Stellenbosch Municipal Spatial Development Framework, 2017

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 Stellenbosch Municipal Spatial Development Framework, 2017. These principles are also echoed in the National Development Plan (NDP) and the Provincial Spatial Development Framework (PSDF). The core focus of the IDP principles and the MSDF, 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 Stellenbosch.

## **5. MOTIVATION**

### **5.1 Historical Background**

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.

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 portion 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.

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. ATLAS Towers strives to make this technology available to a wider spectrum of the population.

ATLAS Towers have identified this specific position in the settlement of Le Roux, area where poor network coverage, dropped calls are experienced. The residents in Le Roux, is highly effected as most of these houses especially during the Covid epidemic works from home, and is dependent on fast and efficient coverage to work form home. This can have a negative economic spill over effect on the surrounding areas and even the Western Cape.

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

The congestion of existing sites together with the decrease in its coverage range necessitates that the distance between base stations decreases, resulting in the need for construction of new freestanding and rooftop cellular base stations. It is estimated that cellular network operators in South Africa will build more than 4000 new base stations over the next 5 years.

The proposed site is located at a nominal point as identified by ATLAS Tower 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.

## **5.2 Planning Motivation**

Please read together with previous sections in this application. This consent use and permanent departure application to allow the erection of a 25m freestanding telecommunication base station should be supported based on the m following grounds:

### **5.2.1. 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 Franschhoek and Stellenbosch, dropped calls and poor network coverage (related to both voice and data) are experienced. This application is motivated by several customer complaints (from residents, businesses and commuters) received by ATLAS Towers in and around the

area of Le Roux (near Franschoek) and the surrounding farms. ATLAS Towers identified several positions in the area that need to be equipped with base stations to alleviate the pressure and to cater for the ever-increasing demand.

The increase in coverage brought by the proposed FSBTS will aid the local businesses and can unlock the much needed 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 R1.5mil. 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 and will in fact improve/supplement the coverage at the Le Roux (near Franschoek). 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, transport or traffic related considerations, or on the biophysical environment. It is proposed to erect a Tree mast to make it less visually intrusive and blend it into the surrounding landscape. 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.

#### 5.2.2. Area of existing coverage

The following maps illustrate the existing MTN, Vodacom, Cell C and Telkom coverage maps (3G and LTE Advance) for the area of Le Roux (near Franschoek) and the surrounding farms.



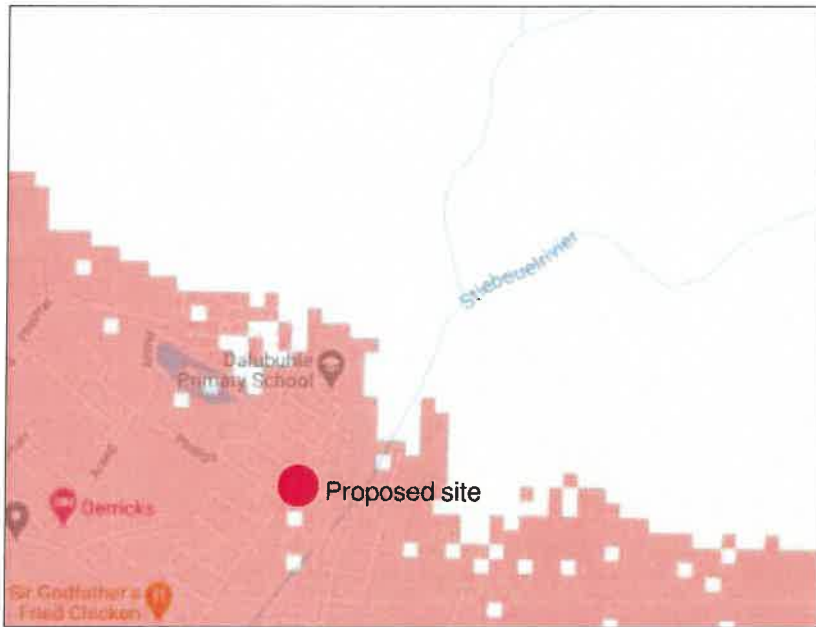


Figure 3 – MTN Fixed LTE Coverage (Red) map



Figure 4 – Vodacom Fixed LTE Coverage (Purple) map

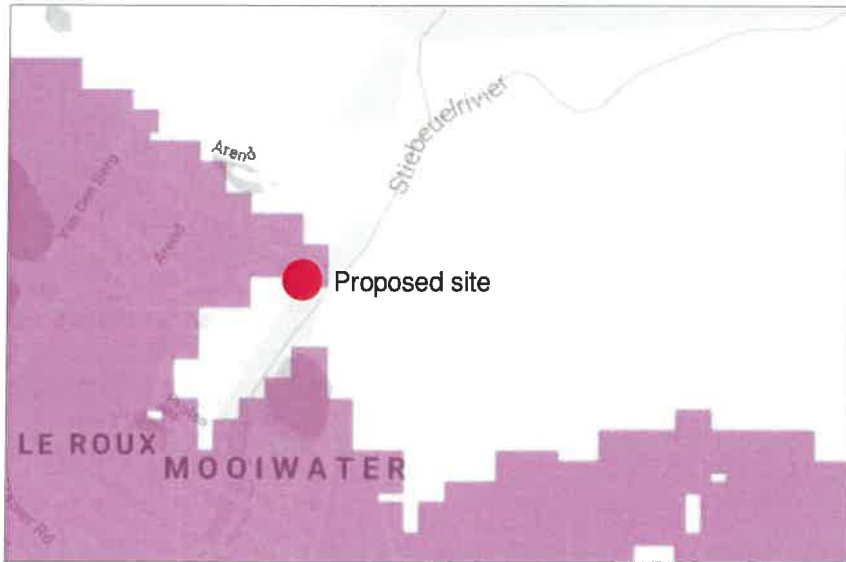


Figure 5 - Cell C Fixed LTE Coverage (Purple) map

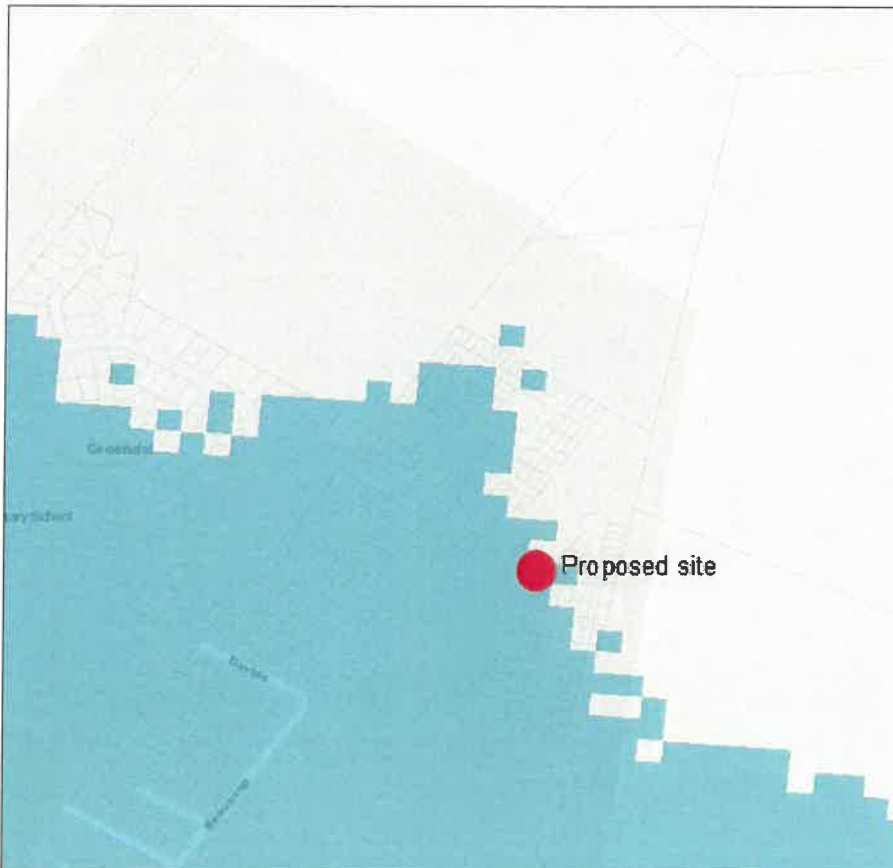


Figure 6 - Telkom Fixed LTE Coverage (Blue) map

Figures 3-6 illustrate the current coverage for all the Network providers in Le Roux (near Franschhoek). It should be noted that some areas have very limited Fixed LTE and other has capacity problems while the area show full coverage. Therefore, a FSBTS as proposed in this application will increase the amount of coverage and accommodate capacity in this area.

### 5.2.2.1. Choice of site

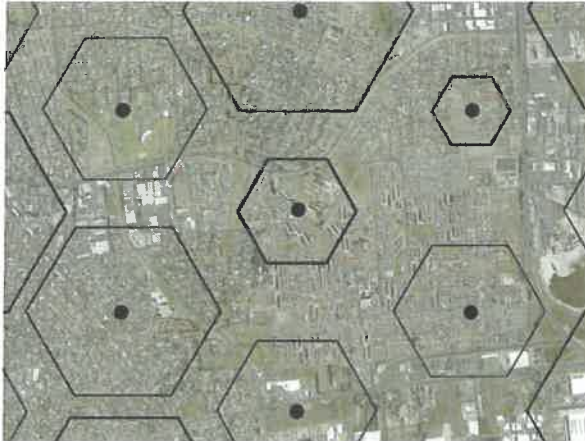
These points are selected because of an increase of customer complaints, within an area. As an increase in the number of users occurs, the area which is covered by the existing network decreases, leading to poorer network coverage. Figures 7-9 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area.

#### *Cellular infrastructure explained:*



*Figure 7 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).*

*Figure 7- Initial coverage (cell) provided by Telecommunication Base Stations*



*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 8 - Coverage decrease due to increase in network users - cell size decreases*



*Gaps between cells require new/additional telecommunication base stations to be placed in these gaps to retain good network coverage*

*Figure 9 - Additional telecommunication base stations required to fill the gaps*

Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage (refer to Figure 9). 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 one existing freestanding telecommunication base stations in the surrounding area supports the statement that there is a clear need for coverage in the area. Please see the illustration below which indicate that existing surrounding base station which is situated +/- 780 from the proposed mast.



Figure 8: Surrounding Base stations

The need for coverage is however not the only determining factor when identifying a possible position for a telecommunication base station. Other determining factors include altitude, zoning and the visual impact of the proposed base station.

### 5.2.3. Alternative sites considered and 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.

Alternative sites were not considered in this application as the nature of the surrounding properties and zoning residential properties would not comply with Stellenbosch Zoning

Scheme to erect a Freestanding Telecommunication base station at any location near the identified nominal point in Le Roux (near Franschoek). As mentioned previously in this motivation, erf 1875 Franschoek is zoned community 1 which allow for a consent use, to erect the mast at the proposed position, so it was decided to proposed the mast at this position.

This site was selected for several reasons, namely:

- It is situated optimally between planned and existing sites,
- There is a large demand by the visitors living in and around the Le Roux 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
- Again it will serve the complaint area (the area with the lowest levels of cellular reception due to locality and high volumes of users) optimally.

#### 5.2.4. Visual Impact

The mast is proposed at a height of 25m to encourage co-location, reducing the need for more base stations in the area as the service providers will be able to provide the surrounding area with efficient coverage from this proposed base station. A tree mast design will be used in to further mitigate the visual impact by allowing this mast to blend in with the surrounding landscape.



Figure 9 - Superimposition as viewed from Upper Lea Smith Street

### 5.2.5. Health concerns

There has been increasing public concern about health risks associated with cellular communication. Current scientific research is yet to produce conclusive evidence suggesting adverse health effects associated with, working with or living close to cellular technology. Although antennae and base stations emit radio waves, their frequency is not considered high enough to pose a health risk. Antennas mounted on towers, masts or any other structures are usually substantially elevated above ground level, and as radio waves are emitted at this level thereby further reducing the amount of radiation at ground level. Furthermore, regular tests regarding the compliance to safety regulations add to reducing the health risk factor.

South Africa's Department of Health has published EMF exposure limit guidelines. These are based on guidelines endorsed by the ICNIRP (International Commission on Non-Ionising Radiation Protection), an independent scientific organization established in 1992. Emissions from the base stations and antennae comply with these guidelines.

In a statement made by the Department of Health dated 8 September 2020 on the Health Effects of base stations states the following:

"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"

"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"

There are no conclusive studies linking emissions at these levels to any health effects and scientific research that may reveal such a link is ongoing. The steps taken by the cellular communication companies to ensure the safety of the public against any possible harmful emissions, along with the above facts, concerns about health issues can be allayed.

## 5 CONCLUSION

This consent use and permanent departure application for a proposed FSTBS on erf 1875 Franschhoek, will provide an essential and sort after service to the community and surrounding farms. This application is in line with the current policy and legislation on a local level. Furthermore, this application is in compliance with the Stellenbosch Fourth Generation Five-Year Integrated Development Plan (2017/2022), and the Stellenbosch Municipal Spatial Development Framework (SMSDF), 2017.

We would like to emphasise the positive contribution this base station will have on the immediate as well as the surrounding community and passing commuters:

- Most households and Farms (Agricultural industries) 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: The residents in the area are not the only ones being provided with these services. Visitors to the area, 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.



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

**T:** (021) 552 5255  
**F:** (086) 537 9187  
**C:** 082 819 1805  
**E:** [adriano@wpplanning.co.za](mailto:adriano@wpplanning.co.za)

---

# ATLAS TOWER SOUTH AFRICA

ATLAS TOWER SITE ID: ATSA1135

ATLAS TOWER SITE NAME: LOGOS ASSEMBLY OF GOD - LE ROUX

PROPERTY DESCRIPTION: ERF 1875, FRANSCHHOEK

ADDRESS: ANGELIER STREET, FRANSCHHOEK, WESTERN CAPE

CO-ORDINATES: Lat: -33.887345° Long: 19.107990°

ELEVATION: 325m



Tel: (021) 552 5256 Unit H, 2nd Floor, Mainz Building, Bragweg, Century City, Cape Town, 7446  
 Fax: (086) 537 6167

PROJECT: PROPOSED NEW ATLAS TOWER 25m TREE MAST WITH 8.4m X 7.3m BASE STATION

APPROVED MAST: 25m TREE MAST

NOTES:

- A) NEW 25m TREE MAST
- B) 61.32m<sup>2</sup> BASE STATION
- C) 2.4m PALISADE FENCE
- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- E) BASE STATION: CHIP STONE SURFACE

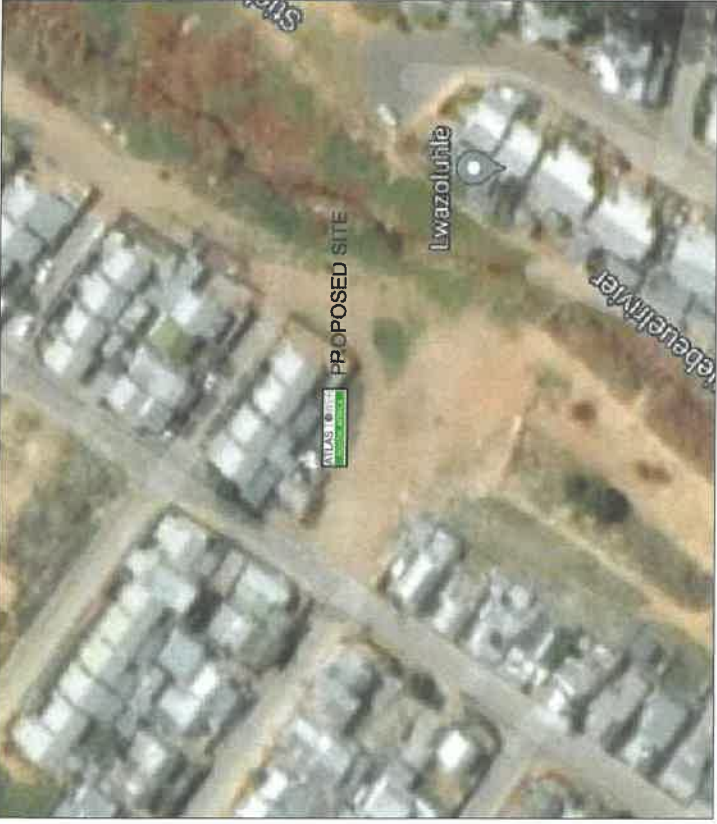
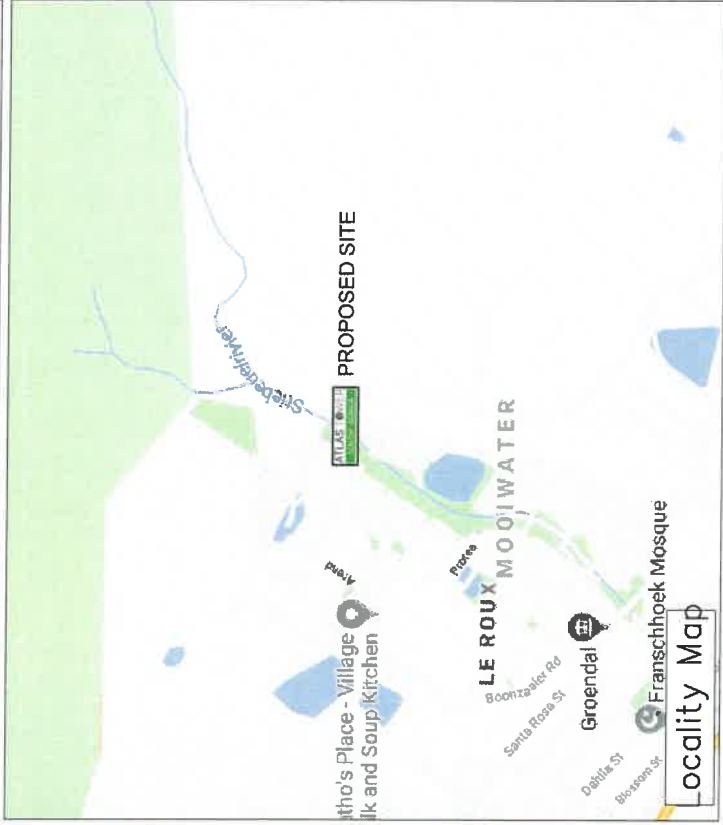
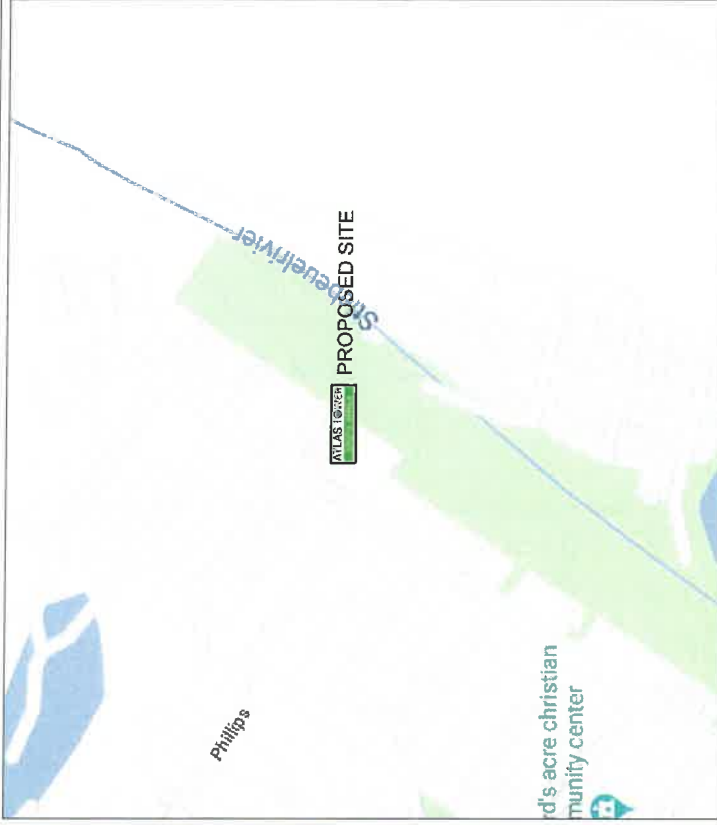
DATE	DESCRIPTION	REVISION
10-03-2021	1st Issue	0

DRAWING NUMBER: ATSA1135 SHEET: 1 OF 8

DRAWING TITLE: LOCALITY MAP

DRAWN: D. LOOTS SCALE: NTS

DATE: 2021-03-10 REVISION: 0



# ATLAS TOWER SOUTH AFRICA

ATLAS TOWER SITE ID: ATSA1135

ATLAS TOWER SITE NAME: LOGOS ASSEMBLY OF GOD - LE ROUX

PROPERTY DESCRIPTION: ERF 1875, FRANSCHHOEK

ADDRESS: ANGELIER STREET, FRANSCHHOEK, WESTERN CAPE

CO-ORDINATES: Lat: -33.887345° Long: 19.107990° ELEVATION: 325m



PROJECT: PROPOSED NEW ATLAS TOWER 25m TREE MAST WITH 8.4m X 7.3m BASE STATION

APPROVED MAST: 25m TREE MAST

NOTES:

- A) NEW 25m TREE MAST
- B) 61.32m<sup>2</sup> BASE STATION
- C) 2.4m PALISADE FENCE
- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- E) BASE STATION: CHIP STONE SURFACE

DATE	DESCRIPTION	REVISION
10-03-2021	1st issue	0

DRAWING NUMBER: ATSA1135 SHEET: 2 OF 8

DRAWING TITLE: SITE PLAN

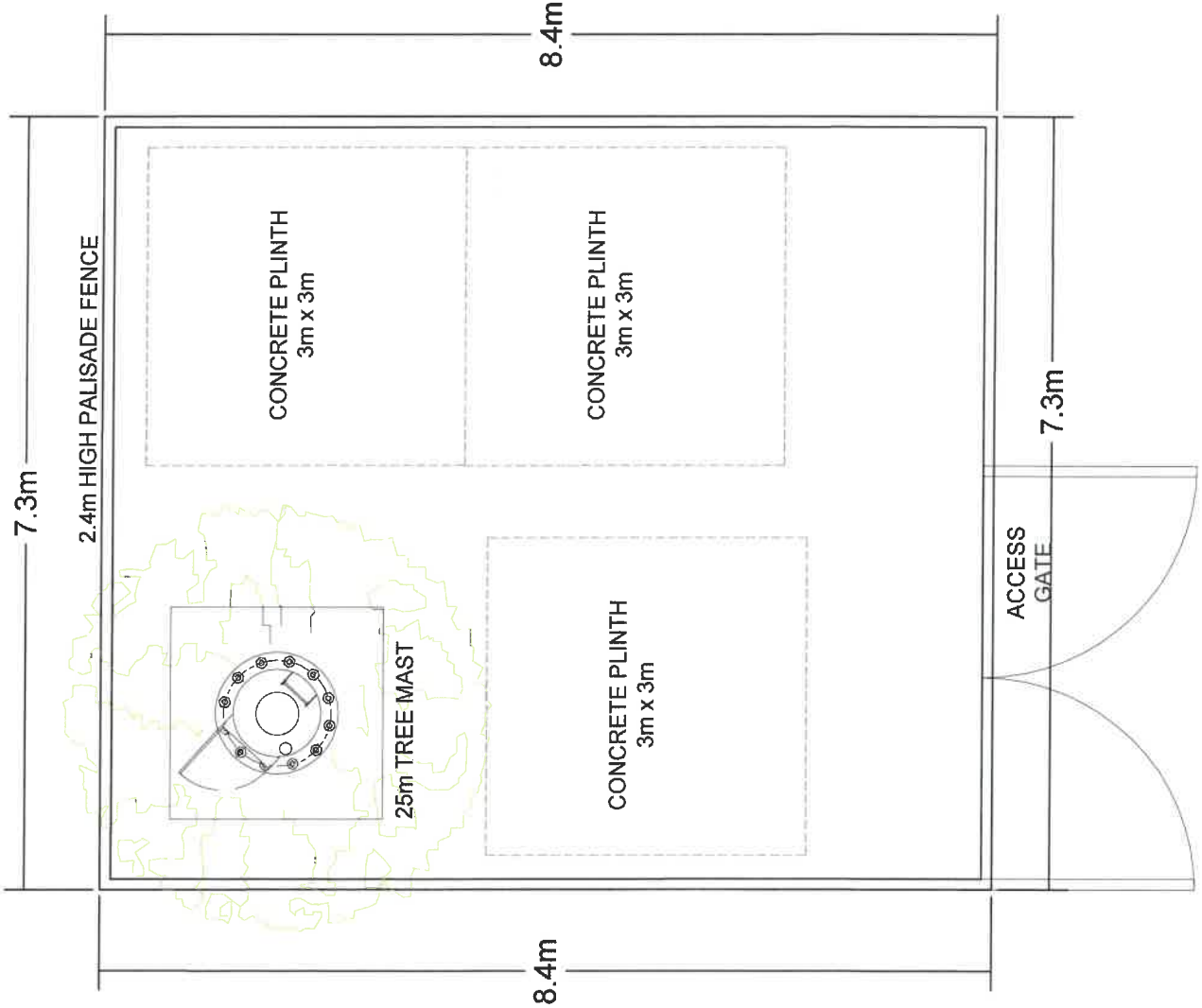
DRAWN: D. LOOTS SCALE: 1:250

DATE: 2021-03-10 REVISION: 0

## Site Plan



Top View



# ATLAS TOWER SOUTH AFRICA

ATLAS TOWER SITE ID: ATSA1135

ATLAS TOWER SITE NAME: LOGOS ASSEMBLY OF GOD - LE ROUX

PROPERTY DESCRIPTION: ERF 1875, FRANSCHHOEK

ADDRESS: ANGELIER STREET, FRANSCHHOEK, WESTERN CAPE

CO-ORDINATES: Lat: -33.887345° Long: 19.107990°

ELEVATION: 325m



Town and Regional Planning Consultants  
Unit H, 2nd Floor  
Main Building, Bridgeway,  
Century City, Cape Town  
Tel: (021) 552 5255  
Fax: 086 837 9167

PROJECT: PROPOSED NEW ATLAS TOWER 25m TREE MAST WITH 8.4m X 7.3m BASE STATION

APPROVED MAST: 25m TREE MAST

- NOTES:
- A) NEW 25m TREE MAST
  - B) 61.32m<sup>2</sup> BASE STATION
  - C) 2.4m PALISADE FENCE
  - D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
  - E) BASE STATION: CHIP STONE SURFACE

DATE	DESCRIPTION	REVISION
10-03-2021	1st Issue	0

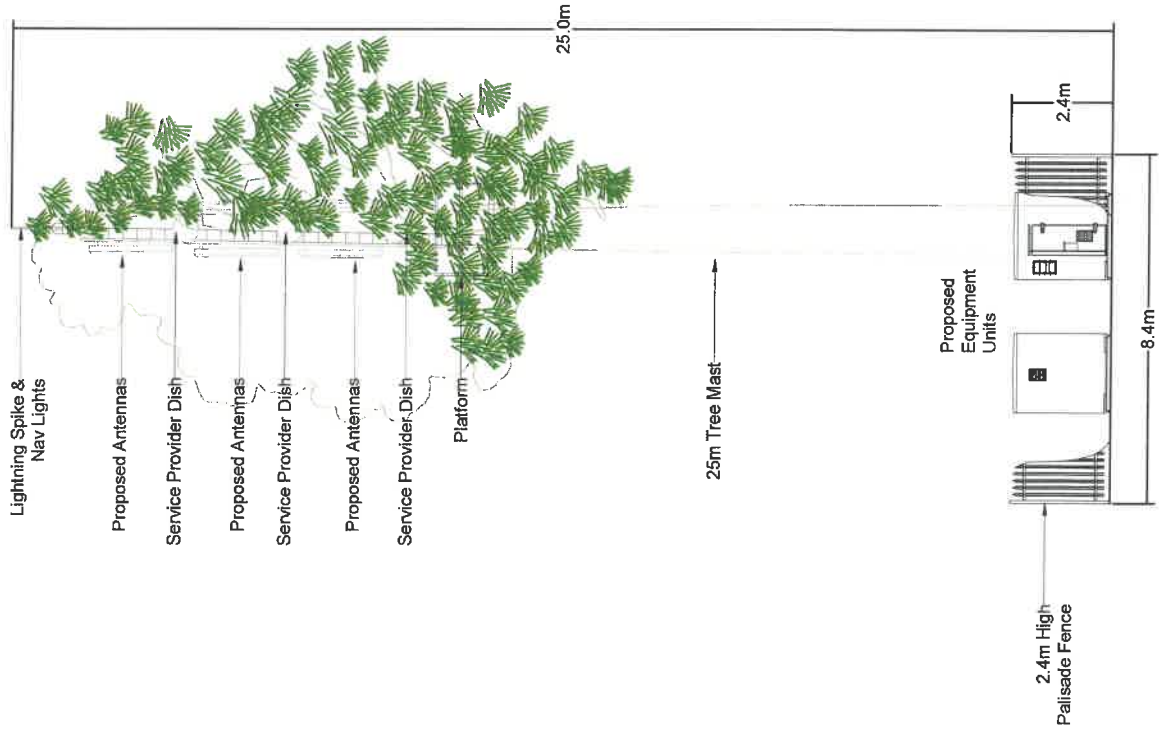
DRAWING NUMBER: ATSA1135  
SHEET: 3 OF 8

DRAWING TITLE: TOP VIEW

DRAWN: D. LOOTS  
SCALE: NTS

DATE: 2021-03-10  
REVISION: 0

# Elevation



ATLAS TOWER SITE ID: ATSA1135

ATLAS TOWER SITE NAME: LOGOS ASSEMBLY OF GOD - LE ROUX

PROPERTY DESCRIPTION:

ERF 1875, FRANSSCHHOEK

ADDRESS:

ANGELIER STREET, FRANSSCHHOEK, WESTERN CAPE

CO-ORDINATES:

Lat: -33.887345°  
Long: 19.107990°

ELEVATION:

325m



Unit H, 3rd Floor  
Main Building, Bridgeway,  
Century City, Cape Town  
Tel: (021) 552 9295  
Fax: 086 537 9167

PROJECT:

PROPOSED NEW ATLAS TOWER 25m TREE MAST WITH 8.4m X 7.3m BASE STATION

APPROVED MAST:

25m TREE MAST

NOTES:

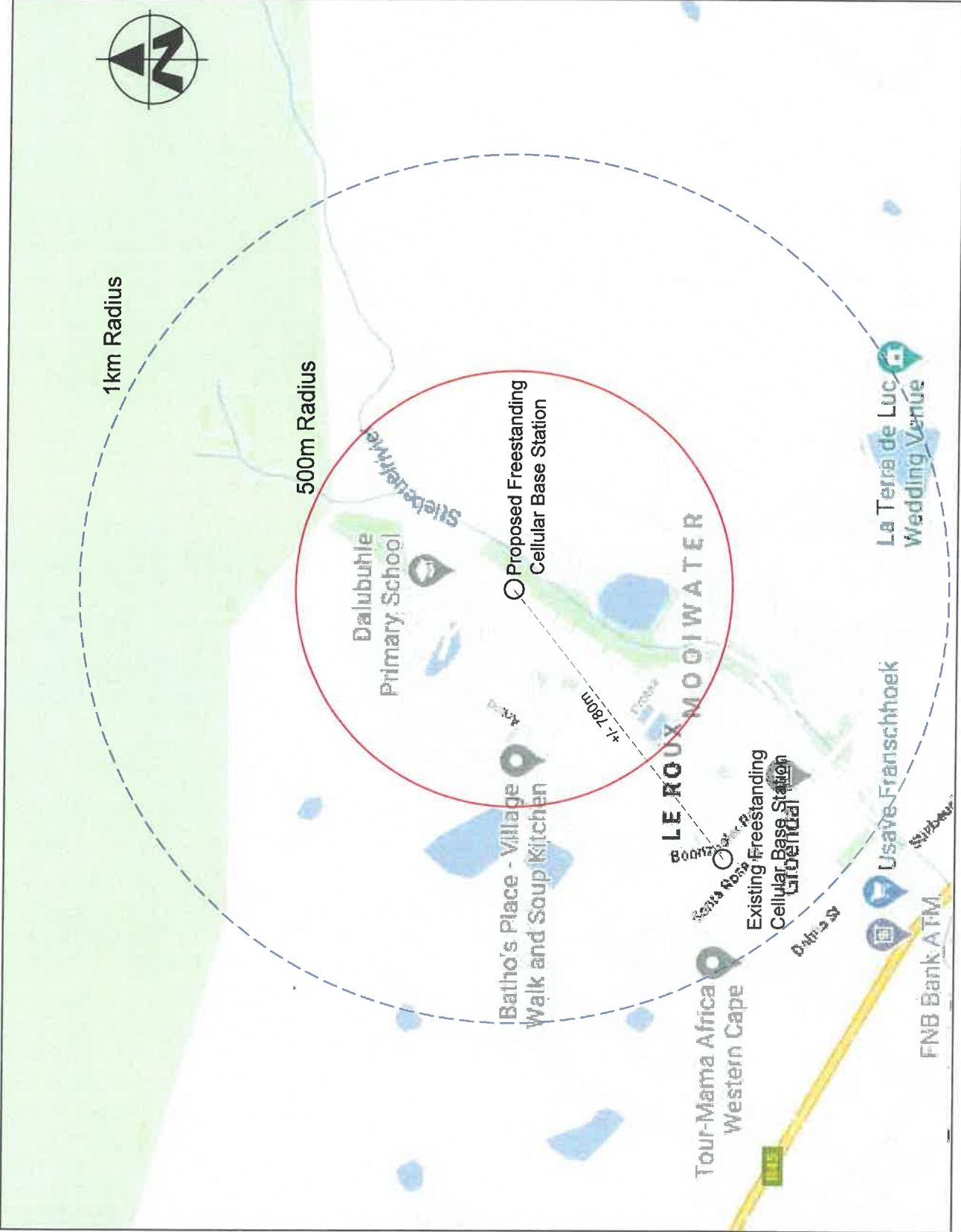
- A) NEW 25m TREE MAST
- B) 61.32m<sup>2</sup> BASE STATION
- C) 2.4m PALISADE FENCE
- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- E) BASE STATION: CHIP STONE SURFACE

DATE	DESCRIPTION	REVISION
10-03-2021	1st Issue	0

DRAWING NUMBER: ATSA1135	SHEET: 4 OF 8
DRAWING TITLE: ELEVATION	ELEVATION
DRAWN: D. LOOTS	SCALE: NTS
DATE: 2021-03-10	REVISION: 0

# Surrounding Base Station Map



# ATLAS TOWER SOUTH AFRICA

ATLAS TOWER SITE ID: ATSA1135

ATLAS TOWER SITE NAME: LOGOS ASSEMBLY OF GOD - LE ROUX

PROPERTY DESCRIPTION: ERF- 1875, FRANSCHHOEK

ADDRESS: ANGELIER STREET, FRANSCHHOEK, WESTERN CAPE

CO-ORDINATES: Lat: -33.867345° Long: 19.107990°  
ELEVATION: 325m



PROJECT: PROPOSED NEW ATLAS TOWER 25m TREE MAST WITH 8.4m X 7.3m BASE STATION

APPROVED MAST: 25m TREE MAST

- NOTES:
- A) NEW 25m TREE MAST
  - B) 61.32m BASE STATION
  - C) 2.4m PALISADE FENCE
  - D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
  - E) BASE STATION: CHIP STONE SURFACE

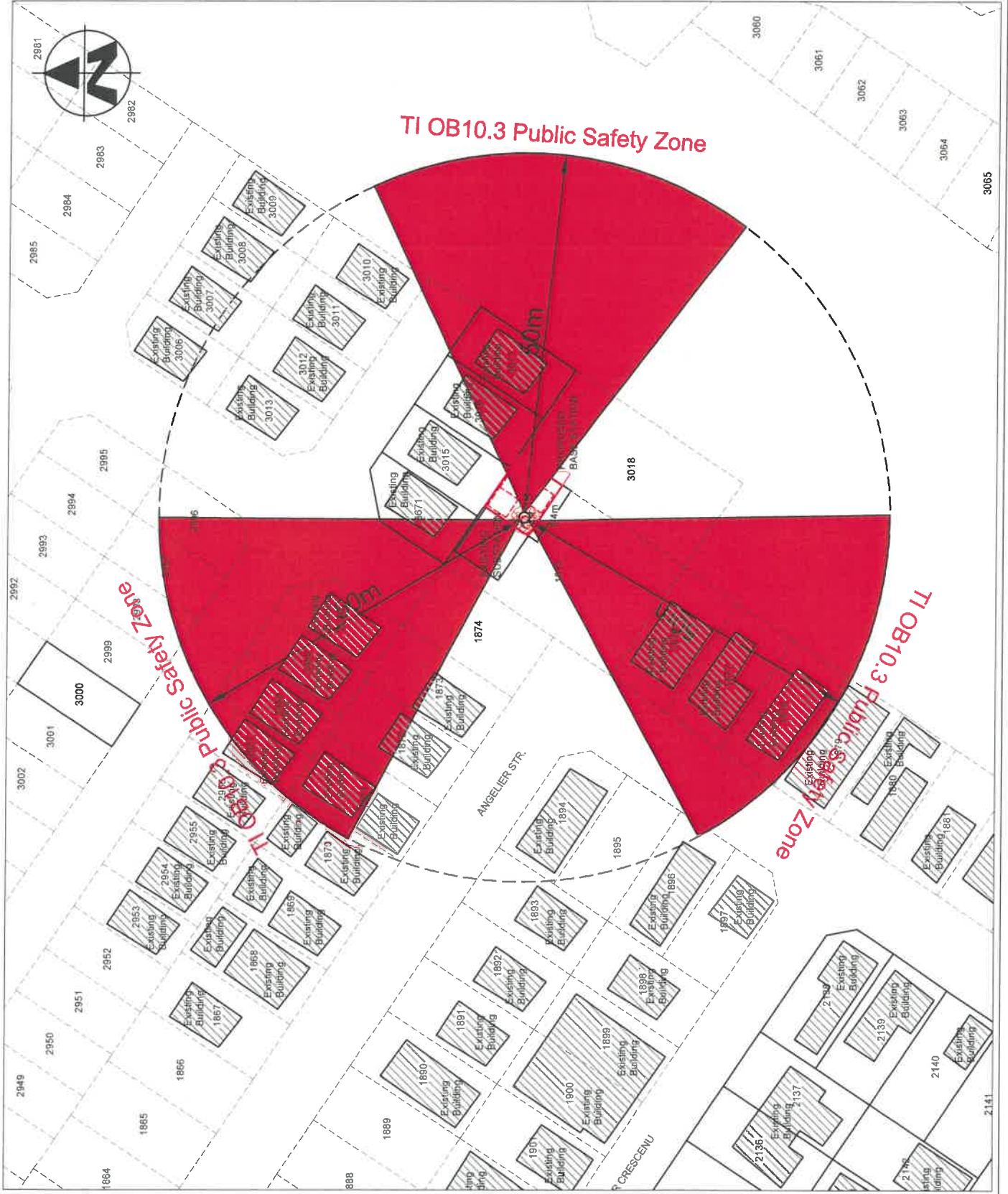
DATE	DESCRIPTION	REVISION
10-03-2021	1st Issue	0

DRAWING NUMBER: ATSA1135  
SHEET: 5 OF 8

DRAWING TITLE: SURROUNDING BASE STATIONS

DRAWN: D. LOOTS  
SCALE: NTS  
DATE: 2021-03-10  
REVISION: 0

Public Safety Zone Map



**ATLAS TOWER**  
**SOUTH AFRICA**

ATLAS TOWER SITE ID: ATSA1135  
 ATLAS TOWER SITE NAME: LOGOS ASSEMBLY OF GOD - LE ROUX  
 PROPERTY DESCRIPTION: ERF 1875, FRANSCHHOEK  
 ADDRESS: ANGELIER STREET, FRANSCHHOEK, WESTERN CAPE  
 CO-ORDINATES: Lat: -33.887345° Long: 19.107990°  
 ELEVATION: 325m



PROJECT: PROPOSED NEW ATLAS TOWER 25m TREE MAST WITH 8.4m X 7.3m BASE STATION

APPROVED MAST: 25m TREE MAST

NOTES:  
 A) NEW 25m TREE MAST  
 B) 61.32m<sup>2</sup> BASE STATION  
 C) 2.4m PALLISADE FENCE  
 D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE  
 E) BASE STATION: CHIP STONE SURFACE

DATE	DESCRIPTION	REVISION
10-03-2021	1st Issue	0

DRAWING NUMBER: ATSA1135  
 SHEET: 6 OF 8

DRAWING TITLE: PUBLIC SAFETY ZONE MAP

DRAWN: D. LOOTS  
 SCALE: NTS  
 DATE: 2021-03-10  
 REVISION: 0



# Public Safety Zone Elevation



**ATLAS TOWER SITE ID:**  
ATSA1135

**ATLAS TOWER SITE NAME:**  
LOGOS ASSEMBLY OF GOD - LE ROUX

**PROPERTY DESCRIPTION:**  
ERF 1875, FRANSCHHOEK

**ADDRESS:**  
ANGELIER STREET, FRANSCHHOEK,  
WESTERN CAPE

**CO-ORDINATES:**  
Lat: -33.887345°  
Long: 19.107990°

**ELEVATION:**  
325m



**PROJECT:**  
PROPOSED NEW ATLAS TOWER 25m TREE MAST  
WITH 8.4m X 7.3m BASE STATION

**APPROVED MAST:**  
25m TREE MAST

- NOTES:**
- A) NEW 25m TREE MAST
  - B) 61.32m<sup>2</sup> BASE STATION
  - C) 2.4m PALISADE FENCE
  - D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
  - E) BASE STATION: CHIP STONE SURFACE

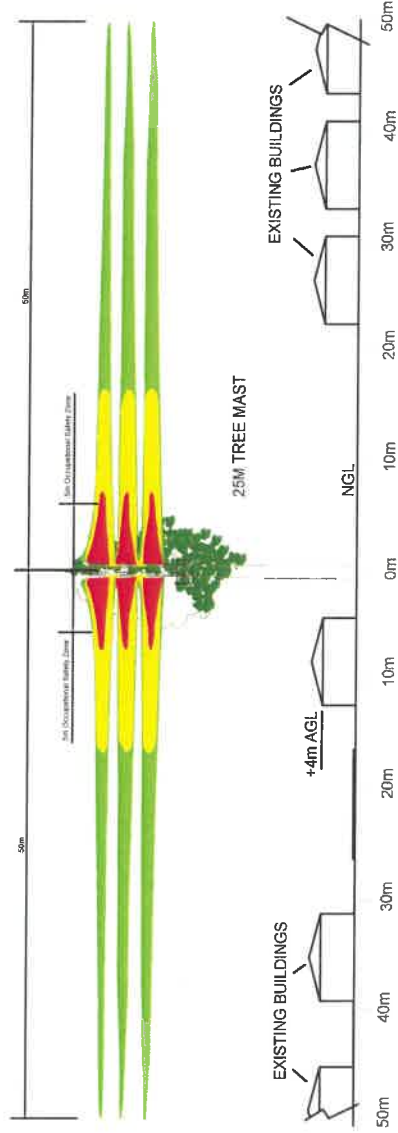
DATE	DESCRIPTION	REVISION
10-03-2021	1st Issue	0

**DRAWING NUMBER:** ATSA1135  
**SHEET:** 7 OF 8

**DRAWING TITLE:** PUBLIC SAFETY ZONE ELEVATION

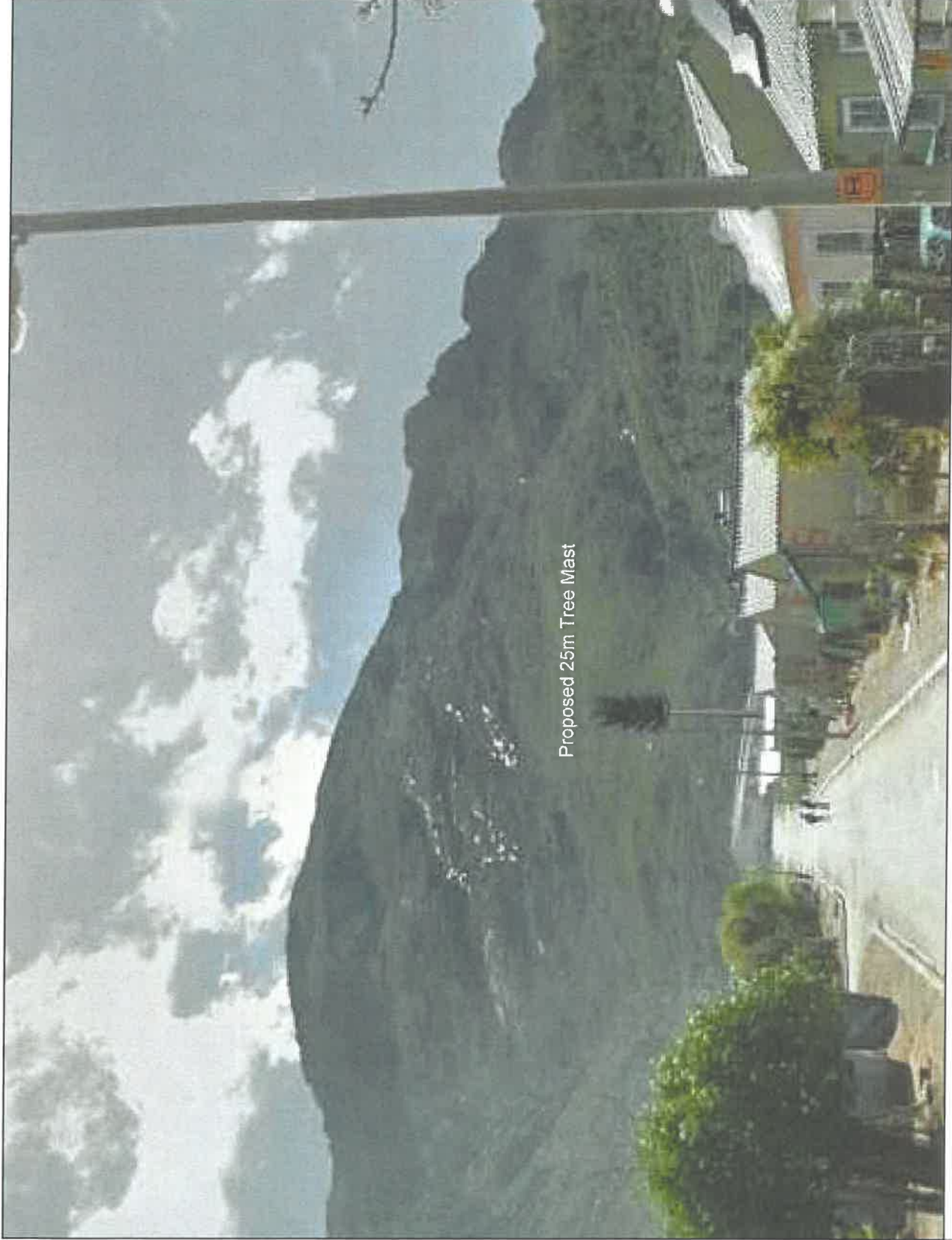
**DRAWN:** D. LOOTS  
**SCALE:** NTS

**DATE:** 2021-03-10  
**REVISION:** 0



PUBLIC SAFETY ZONE WESTERN ELEVATION

Artist Impression



Superimposition of Proposed 25 m Tree Mast (As Viewed from Upper Lea Smith Street)

**ATLAS TOWER**  
**SOUTH AFRICA**

ATLAS TOWER SITE ID: ATSA1135

ATLAS TOWER SITE NAME:  
LOGOS ASSEMBLY OF GOD - LE ROUX  
PROPERTY DESCRIPTION:

ERF 1875, FRANSCHHOEK

ADDRESS:  
ANGELIER STREET, FRANSCHHOEK,  
WESTERN CAPE

CO-ORDINATES:  
Lat: -33.887345°  
Long: 19.107950°

ELEVATION:  
325m



TEL: (021) 552 5255  
FAX: 066 637 8167  
UNIT: H, 3rd Floor  
Methu Building, Bridgeway,  
Century City, Cape Town,  
7446

PROJECT:  
PROPOSED NEW ATLAS TOWER 25m TREE MAST  
WITH 8.4m X 7.3m BASE STATION

APPROVED MAST:  
25m TREE MAST

NOTES:

- A) NEW 25m TREE MAST
- B) 61.32m<sup>2</sup> BASE STATION
- C) 2.4m PALISADE FENCE
- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- E) BASE STATION: CHIP STONE SURFACE

DATE	DESCRIPTION	REVISION
10-03-2021	1st Issue	0

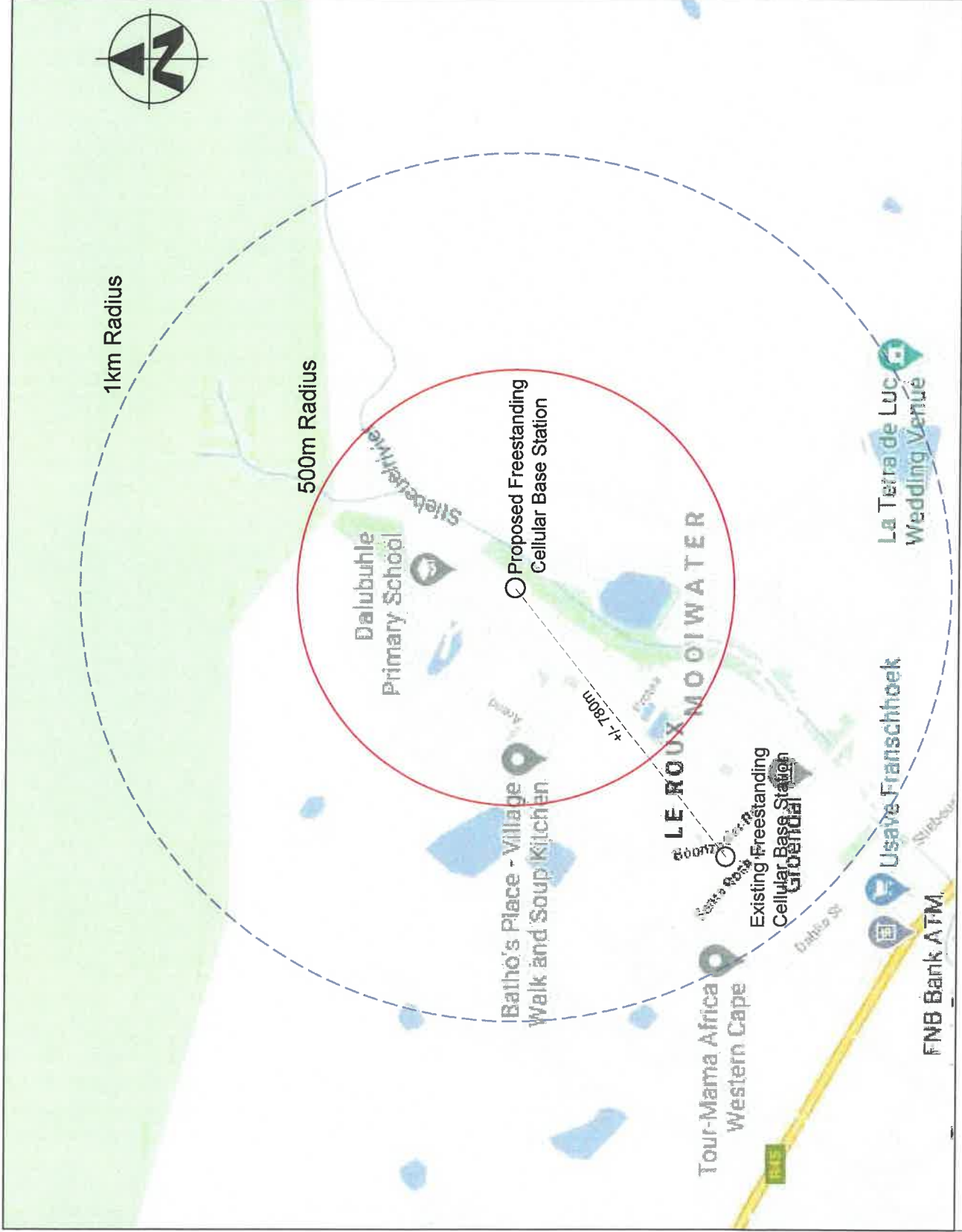
DRAWING NUMBER: ATSA1135  
SHEET:  
8 OF 8

DRAWING TITLE: ARTIST IMPRESSION

DRAWN: D. LOOTS  
NTS

DATE: 2021-03-10  
REVISION:  
0

# Surrounding Base Station Map



# ATLAS TOWER SOUTH AFRICA

**ATLAS TOWER SITE ID:** ATSA1135

**ATLAS TOWER SITE NAME:** LOGOS ASSEMBLY OF GOD - LE ROUX

**PROPERTY DESCRIPTION:** ERF 1875, FRANSCHHOEK

**ADDRESS:** ANGELIER STREET, FRANSCHHOEK, WESTERN CAPE

**CO-ORDINATES:** Lat: -33.887345° Long: 19.107990°

**ELEVATION:** 325m



**TOWN AND REGIONAL PLANNING CONSULTANTS**  
 Unit: H, 3rd Floor  
 Math Building, Bridgeway,  
 Century City, Cape Town  
 Tel: (021) 652 5255  
 Fax: 066 637 9167

**PROJECT:** PROPOSED NEW ATLAS TOWER 25m TREE MAST WITH 8.4m X 7.3m BASE STATION

**APPROVED MAST:** 25m TREE MAST

**NOTES:**  
 A) NEW 25m TREE MAST  
 B) 61.32m<sup>2</sup> BASE STATION  
 C) 2.4m PALISADE FENCE  
 D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE  
 E) BASE STATION: CHIP STONE SURFACE

DATE	DESCRIPTION	REVISION
10-03-2021	1st Issue	0

**DRAWING NUMBER:** ATSA1135  
**SHEET:** 5 OF 8

**DRAWING TITLE:** SURROUNDING BASE STATIONS

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

**DATE:** 2021-03-10  
**REVISION:** 0



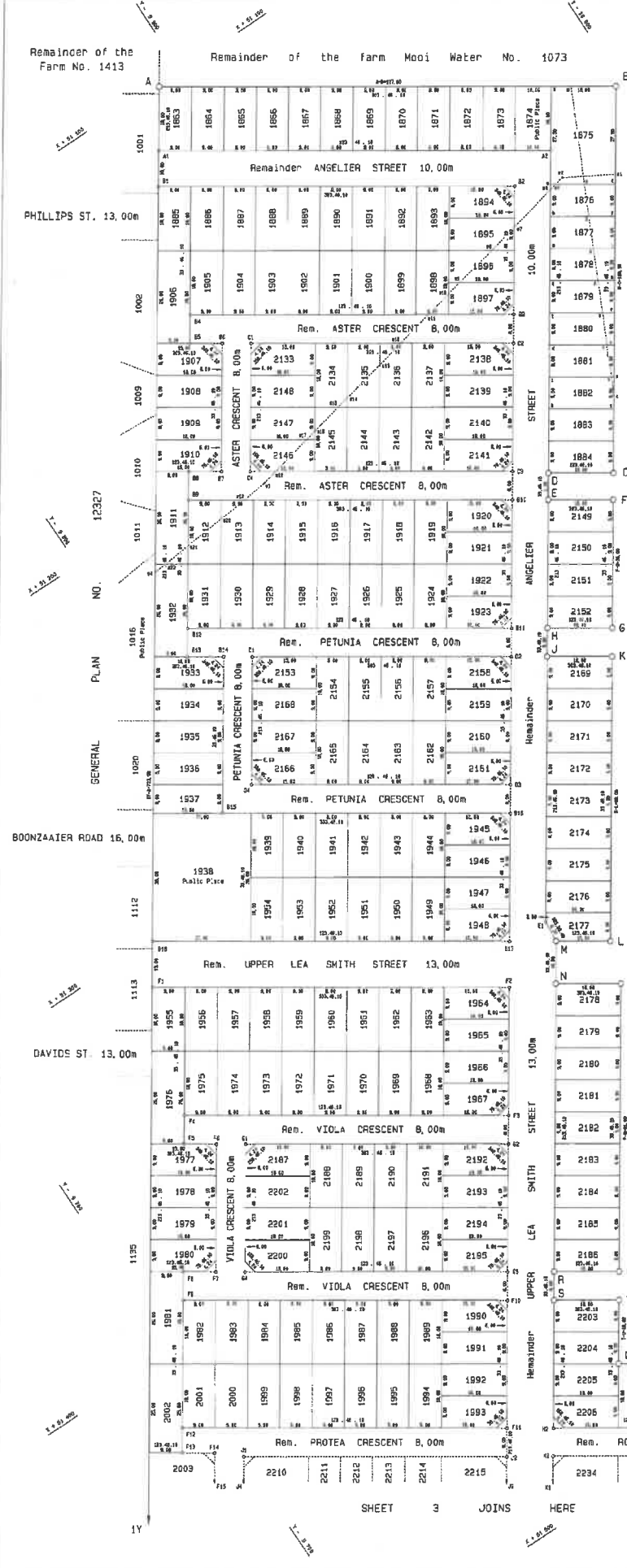
**Warren Petterson Planning**  
P.O. Box 152  
Century City  
7446

**T:** (021) 552 5255  
**F:** (086) 537 9187  
**C:** 082 819 1805  
**E:** [adriano@wpplanning.co.za](mailto:adriano@wpplanning.co.za)

---

S.G. No. 3059/2000  
 Sheet 2 of 7 Sheets  
 APPROVED (Provisionally)  
 for Surveyor-General: Cape Town  
 Date: 2000-09-17

APPROVED  
 for Surveyor-General: Cape Town  
 Date: 2001-08-11



CDR

(FRANSCHOEK ALLOTMENT AREA)  
**GENERAL PLAN NO. 3059/2000**  
 of  
**Subdivisions of Erf 1676 Franschhoek**  
 Situate in the Administrative District of Paarl  
 Province of Western Cape

SCALE 1 : 400

- NOTES:
1. All widths are 3.00 metres, unless otherwise indicated.
  2. The symbol  $\text{---}$  represents a party wall.
  3. For minor subdivisions see sheet 1.
  4. For Reference Notes, see sheet 1.

THIS GENERAL PLAN WAS FRAMED BY ME AND I UNDERTAKE TO PLACE THE BEACONS OF THE ERVEN IN POSITIONS WHICH CORRESPOND TO THE DATA ON THIS PLAN, AND TO SIGNIFY THE FINAL GENERAL PLAN AND SURVEY RECORDS PERTAINING THEREIN WITHIN THE PRESCRIBED PERIOD, TO THE SURVEYOR-GENERAL FOR APPROVAL.

*Al Cooper*  
 S.G. DISTRICT 162829  
 Land Surveyor  
 Date: July 2000



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

**T:** (021) 552 5255  
**F:** (086) 537 9187  
**C:** 082 819 1805  
**E:** [adriano@wpplanning.co.za](mailto:adriano@wpplanning.co.za)

---



## Department of Health

Directorate: Radiation Control  
Private Bag X62  
BELLVILLE  
7535

☎: 021 957 7483  
Fax: 021 946 1589  
E-mail: [Leon.DuToit@sahpra.org.za](mailto:Leon.DuToit@sahpra.org.za)

Enquiries: LL du Toit  
Date: 8 September 2020

### To whom it may concern

#### HEALTH EFFECTS OF CELLULAR BASE STATIONS AND HANDSETS

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

In June 2005 the International EMF Project hosted a workshop that was specifically aimed at considering the possible health consequences of the emissions from cellular base stations and wireless networks. The findings of this workshop were summarised in a 2-page Fact Sheet (<http://www.who.int/peh-emf/publications/facts/fs304/en/>). The following extract from this Fact Sheet is still considered by the WHO as a summary of the findings to date, i.e. ***“Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects.”***

Another WHO Fact Sheet was published in June 2011 and reviewed in October 2014, i.e. *Electromagnetic fields and public health: mobile phones*. This Fact Sheet can be found at

<http://www.who.int/mediacentre/factsheets/fs193/en/>) and the conclusion is stated as follows:

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

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

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

The Department of Health is not able to make any pronouncements about the specific levels of EMF that a member of the public would experience at any particular base station site when it is in operation. However, generally-speaking unless a person would climb to the top of a mast (or other structure supporting an antenna) and position him/herself not more than a few meters away right in front of the active antenna, such a person would have no real possibility of being exposed to even anywhere near the afore-mentioned ICNIRP guideline limits. Since these base stations are typically cordoned off by means of barbed wire fencing and locked gates/doors in order to protect the sensitive and expensive technology, getting to a mast and actually climbing it despite the afore-mentioned security measures would certainly not be considered responsible behaviour. Even then the only real threat to the health of the person would be falling at any height from the structure in question. Based on the results of numerous global and local surveys, the experience has been that the exposure to base station EMF at ground level is typically in the range of between 0.001 – 1.0 % of the



afore-mentioned ICNIRP guideline limits. Against this background of available data, there would be no scientific grounds to support any allegation that adverse health effects might be suffered by a responsible member of the public due to the EMF emitted by a base station.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'LL du Toit', written in a cursive style.

**LL du Toit**  
DEPUTY DIRECTOR: RADIATION CONTROL