

FARM RIETVALLEI NO 323, ROBERTSON
CONSENT USE & PERMANENT DEPARTURE
APPLICATION

**TO ALLOW A FREESTANDING
BASE TELECOMMUNICATION STATION ON
THE FARM RIETVALLEI NO 323, ROBERTSON**



HIGHWAVE
CONSULTANTS

NOVEMBER 2022

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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:

FARM RIETVALLEI NO. 323, ROBERTSON, LANGEBERG MUNICIPALITY, WESTERN CAPE PROVINCE.

CLIENT:

SBA South Africa (Pty) LTD.

APPLICANT:

Highwave Consultants (Pty) Ltd

OWNER:

Anton Conradie Familie Trust

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)

Rooftop base telecommunication station:

Rooftop Base Telecommunications Station as defined in the Langeberg Integrated Zoning Scheme (LIZS).

Freestanding base telecommunication station:

Freestanding Base Telecommunications Station as defined in the LIZS.

Telecommunication Infrastructure:

Telecommunication Infrastructure as defined in the LIZS.

1. THE APPLICATION

Application is hereby made on behalf of our client SBA South Africa (Pty) LTD to allow the following on Farm Rietvallei No. 323, Robertson.

- **Consent use application** in terms of Section 15 (2)(o) of the Langeberg Municipal Land Use Planning By-Law for the purpose of erecting a Freestanding Base Telecommunication station with a 35m lattice mast on the above-mentioned erf. And,
- **Permanent Departure application** in terms of Section 15 (2)(b) of the Langeberg Municipal Land Use Planning By-Law for the common boundary line (shared with the Remainder of Portion 6 of the Farm Rietvallei No. 115, Robertson) relaxation from 30m to 0.0m to allow the position of the proposed development.

2. PROPERTY DESCRIPTION, SIZE AND OWNERSHIP

The subject property relating to the application is identified as Farm Rietvallei No. 323, Robertson with an extent of 15,8770 Ha (*Fifteen comma Eight Seven Seven Zero hectares*). The property is situated in the Klaasvoogds area and is situated between Robertson and Ashton. The property is situated at Klaasvoogds West, Robertson and is currently owned by the **Anton Conradie Familie Trust**.

A copy of the Title Deed for Farm Rietvallei No. 323, Robertson containing the details outlined below is contained in Annexure A. *(Please refer to Annexure A: Title Deed)*

TITLE DEED DESCRIPTION:	FARM RIETVALLEI NO. 323, ROBERTSON, WESTERN CAPE PROVINCE.
TITLE DEED NUMBER:	T21491/2022
TITLE DEED RESTRICTIONS:	None
PROPERTY SIZE:	15,8770Ha (Fifteen comma Eight Seven Seven Zero hectares)
ZONING:	AGRICULTURAL ZONE 1
PROPERTY OWNER:	Anton Conradie Familie Trust
SERVITUDES:	None - The proposed developments does not encroach or have an impact on the Registered servitude.

3. CONTEXTUAL INFORMANTS

a. Locality

The concerned property is identified as Farm Rietvallei No. 323, Robertson situated in the Robertson District, forming part of the Langeberg Municipality. The proposed mast is to be located on the southwestern boundary of the said Property.

b. Surrounding Area

The proposal entails the erection of a Freestanding Base Telecommunication station on Farm Rietvallei No. 323, Robertson. The property is currently zoned Agricultural Zone 1 and is being utilised in accordance with the zoning scheme. The surrounding land uses in the area are all zoned agricultural zone 1.

c. Land Use

As mentioned, the property is currently zoned Agricultural Zone 1 and the land is predominantly used for agricultural purposes. There are other uses on the farm as specified below:



As seen above, the area earmarked in blue is currently being used as a residence and the area earmarked green is used as a business (transport business).

4. DEVELOPMENT PROPOSAL

a. Development

It is the intention of our client to apply for the consent use and permanent departure to allow a freestanding base telecommunication station on the above-mentioned farm. The application entails the following proposed development parameters:

- Erection of a 35m lattice mast situated in the southwestern portion of the farm.
- Installation of 9 triband antennae on the proposed 35m mast.
- Installation of 4 transmission dishes on the proposed 35m mast.
- Construction of 3 x 3.0m (L) x 3.0m (W) concrete plinths and installation of 2 x telecommunications equipment containers measuring 2.4m (L) x 2.8m (W) at ground level.

- The mast & equipment containers will be placed inside an 8m (L) x 8m (W) compound enclosed off by a 2.4m palisade fence.

(Please refer to attached Annexure H – Plans)

b. Ownership and Power of Attorney

The property is currently owned by the Anton Conradie Familie Trust. A power of attorney and approval letter was granted by the Trustees and the construction of a telecommunication base station has been approved pre-luminary..

c. Access

Access to the proposed freestanding base station will be obtained from the existing road on the farm.

d. Security

The proposed freestanding base telecommunications station will be constructed on Farm Rietvallei No. 323, Robertson, partially surrounded by wire fences. Extra security to the actual telecommunications base station will be added by a 2,4m high palisade fence. The telecommunications radio and transmission equipment will be installed inside alarm monitored containers, these containers are secure as they are locked at all times. The antennae will be located 20-25m above ground level and are inaccessible to the public. A mast door 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. We can confirm that our client will ensure all ESKOM permits are in place.

f. Environmental

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

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

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

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

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

"(f) In Western Cape:

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

Our client is currently busy with a Basic Assessment Report as this site falls **outside the urban area** on a farm and the height of the lattice exceed 15m.

The Environmental Authorisation will be sent through as soon as it is received.

5. MOTIVATION

a. Background

Recent research conducted has indicated that there is not necessary a lack of cellular infrastructure, but the aim is to strengthen the coverage for these remote areas to provide optimal and efficient data/ voice coverage to the surrounding community situated in the Klaasvoogds area.

The need for optimal coverage was mainly caused by the increase in farming activities in the area. The Klaasvoogds area have a big farming community which is reliant on communication and also on their own business which is in effect reliant on a reliable internet connection. The coverage radius/ footprint for cellular telecommunications technology are reducing due to the latest technology and additional need for increased data speed and voice quality.

In order to provide clarity and for ease of reference, below please find an extract from the Langeberg Zoning Scheme defining a Freestanding Telecommunications base station in the context of the LIZS and telecommunications infrastructure.

“Rooftop base telecommunication station:”

Rooftop Base Telecommunications Station as defined in the Langeberg Integrated Zoning Scheme (LIZS).

“Freestanding base telecommunication station:”

Freestanding Base Telecommunications Station as defined in the LIZS.

“Telecommunication Infrastructure:”

Telecommunication Infrastructure as defined in the LIZS.

b. Proposed Development Parameters

The current and proposed allowable development parameters as per the Langeberg Scheme Regulations are indicated in the tables below:

Development Parameters	Langeberg Scheme Regulations (SR1)	Proposed Development on Farm Rietvallei No. 323, Robertson
Floor Factor	N/A	COMPLY: N/A
Coverage	N/A	COMPLY: N/A
Building Lines	Street Building Lines:	COMPLY: N/A
	Common Building Lines: 30.0m	Departure being applied for.
	Street Setback Line: N/A	COMPLY: N/A
Parking	Development does not encroach onto parking area	COMPLY: N/A

Height	15m	<i>Departure being applied for.</i>
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The proposed erection of a freestanding base telecommunication station will **NOT** have an impact on parking, coverage or floor factor as prescribed in accordance with the Langeberg Zoning Scheme.

c. Physical Characteristics

RF Engineers are subject matter experts and identify sites by utilizing a specific set of engineering rules and principles, Farm Rietvallei No. 323, Robertson 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.
- Sufficient space to erect a freestanding base telecommunications station.

In order to achieve the optimal data and voice coverage objectives base stations in these specific areas 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.

d. Title Deed Restrictions

In respect of Farm Rietvallei No. 323, Robertson it was found that there are NO restrictive title deed conditions contained in title deed no. T21491/2022 that needs to be removed.

(Please refer to the attached Annexure A: Title Deed)

e. Health

The Directorate: Radio Control, within the South African Department of Health is the responsible authority regulating cellular base-station effects on health. The department of health regulates non-ionizing radiation, and this includes electromagnetic fields (EMF) at frequencies less than 300 GHz.

The Directorate makes use of the World Health Organization's (WHO) International EMF Project (www.who.int/emf) as its primary source of information and guidance with respect to the health effects of EMF and cellular infrastructure.

With reference to EMF there are two relevant publications by the World Health Organization that are of direct relevance.

- (i) International EMF Project Fact Sheet ***"Electromagnetic fields and public health: mobile phones"*** <http://www.who.int/mediacentre/factsheets/fs193/en/index.html>) and;
- (ii) The results of the multi-national 10-year long INTERPHONE study on mobile phone use and brain cancer risk (press release – www.iarc.fr/en/mediacentre/pr/pdfs/pr200_E.pdf). The Directorate endorses the exposure guidelines published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP).

The World Health Organization has officially endorsed these studies with regards to EMF exposure. ICNIRP states categorically that exposure to EMF at any level below that of the ICNIRP exposure guidelines will protect people against the known adverse health effects of EMF.

In addition, measurement assessments conducted in South Africa and around the world have indicated that the actual levels of public exposure of base station emissions are only a fraction of the percentage as regulated by the ICNIRP guidelines, even in cases where the public have been concerned regarding their exposure to emissions from base stations.

The South African Department of Health is therefore satisfied that the health of the general public is not being compromised by their exposure to the emissions of cellular base stations, at present no confirmed scientific evidence exists that would indicate any hazard to human health in situations that members of the public would typically find themselves in.

The following is an extract from www.arpana.gov.au and clearly differentiate between two types of radiation, one can cause harm to the human body and the other one pose no threat to the human health. The name of the two are:

- **Ionising Radiation**

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

- **Non-Ionising Radiation**

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

It is proven that the proposed cell mast development and every other freestanding base telecommunication station utilise **non-ionising** radiation. The health of the public will not be in danger as the 50m Safety Zone is in effect to make sure that there are no one in direct line with the antennas of the mast.

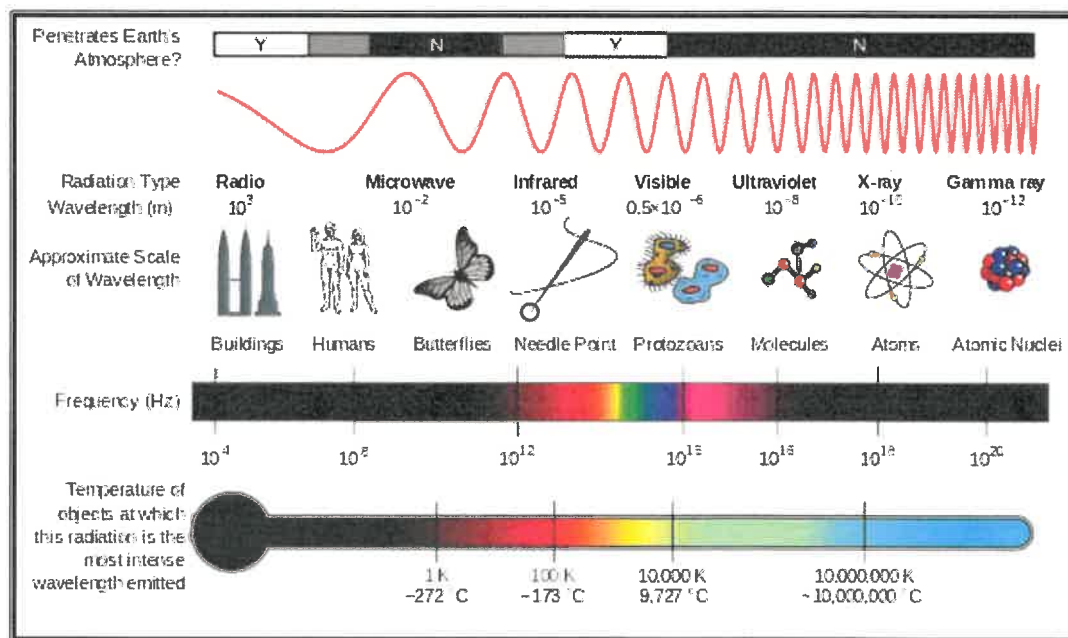
5G and the concerns related to it:

The following was a study that was conducted in South Africa and published on the 6th of September 2021 on My Broadband. (The source is below)

“The electromagnetic radiation you are exposed to when standing close to an active microwave oven is much higher than a 5G cellular tower, a MyBroadband investigation has shown.

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

All testing was performed using an [RS Pro IM-195 RF Field Strength Meter](#).



A diagram of the electromagnetic spectrum, showing various properties across the range of frequencies and wavelengths ([Wikipedia](#))

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

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

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

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

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

- 900MHz — 4.5 W/m²
- 1.8GHz — 9 W/m²
- 1.9GHz — 9.5 W/m²
- 2.0GHz+ — 10 W/m²

To get a sense of the ambient electromagnetic radiation we are exposed to, we took a baseline reading outside, in a suburban neighbourhood. The measurement varied from about 0.002W/m² to 0.004W/m². We then took measurements at varying distances from a cellphone tower, and the highest reading we got was 0.004W/m² — entirely within what is considered normal.

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

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

Source:

https://mybroadband.co.za/news/science/412846-we-measured-the-radiation-from-a-microwave-and-compared-it-to-a-5g-tower.html?utm_source=newsletter

The placement of the antennas on the freestanding base telecommunication station will be of sort that there will be no building in line within a 50m range thus falling in line with the 50m safety zone. As seen above, the proposal is in line with both the 5m and 50m public exposure zones as indicated in the above-mentioned policy and we therefore do not anticipate any health risks. The applicable legislation clearly stipulates and defines the 50m Safety Zone and the effect on all buildings outside this buffer is considered as very low as it falls outside this area

f. Need & Desirability

In modern times it is become a rear instance where a member of the public only utilizes one cellular phone, majority utilize a cellular phone for personal and an additional phone, iPad or dongle for business purposes, it's on this premise that we believe it to be in both the Langeberg 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 SBA South Africa (Pty) LTD is an established corporation that 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 commissioning of the proposed telecommunication base station will alleviate the congestion experienced by cellular operator customers and ensure that their needs are accommodated.

g. 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 Langeberg Municipality Electrical Department requirements and standards. Our client will ensure that the proposal will be in line with the above mentioned electrical supply requirements.

h. 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 position of the proposed erection of a 35m lattice was decided on as the area is being used predominantly for agricultural reasons.

Highwave Consultants can confirm that we considered a monopole mast but we decided against it as it is our opinion that a lattice mast has a "see-through" design which mitigate the visual impact of the proposed mast. The agricultural backdrop will also assist in this venture and we therefore request the Planning Authority to include restrictions should they deem it necessary.

Cognizance needs to be taken of the fact that our client is willing to alter the design and height of the mast should it be deemed necessary. We therefore request the relevant Authority to communicate such request with Highwave Consultants.

i. Access & Traffic considerations

Farm Rietvallei No. 323, Robertson is easily accessible and access will be obtained from within the farm portion. The main access point from the Klaasvoogds West road will be utilised during construction.

j. Alternative candidates

Cognizance needs to be taken of the fact that the coordinates were given to Highwave and also the first property owner agreed to accommodate such a structure. Thus, no other alternatives were looked for.

k. Spatial Planning and Land Use Management Act Principles

The following section outlines how this proposed development complies with the principles in SPLUMA:

HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?

Principle 7a: Spatial Justice

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. The aim of this proposal is to provide excellent communication service to the inhabitants of the area of Klaasvoogds.

Principle 7b: Spatial Sustainability

Spatial sustainability is an explicit concept which describe the relations between environmental and socio-economical facets related to a societal environment. Enhanced signal in an area will promote all three the dimensions of sustainability (economic, social and environmental facets). Economically, businesses in the area will benefit from enhanced connectivity. The social facet is addressed as more people will have access to emergency services (e.g., Healthcare, Police, Fire response etc.). The third dimension (Environmental

facets) will be promoted as the sensible placement of telecommunication base stations and the possibility of co-location will limit the number of base stations should there be sufficient signal in an area.

Principle 7c: Spatial Efficiency

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.

Principle 7d: Spatial Resilience

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.

Principle 7e: Good administration

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.

Cognizance needs to be taken that our client places these masts strategically not to only increase the coverage of the area, but also to increase internet speeds together with line of sight masts which carries communications over long distances.

6. CONCLUSION

As per the planning By-Law, the application for the consent use and permanent departure to allow a freestanding base telecommunications station on the concerned property will not impact negatively on surrounding uses, heritage or health and safety. As supported by various policies and legislation it is clear that the proposal will have a positive economic and social impact ensuring that the surrounding community benefits from optimal and effective voice and data coverage. The development will not have an impact on parking, coverage or the floor factor. It should also be noted that the application will aid the Property Owners to regularize the current land use.

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 Langeberg Municipality provide their support for the following:

- (i) Consent Use Application in terms of Section 15(2)(o) to allow the additional use of a freestanding base telecommunication station on the above mentioned erf. And, the,***
- (ii) Permanent Departure application in terms of Section 15(2)(b) to allow the common boundary line (shared with The Remainder of Portion 6 of the Farm Rietvallei No. 115, Robertson) relaxation from 30.0m to 0.0m to allow the placement of the proposed development on the Farm.***

7. ANNEXURES

- **ANNEXURE A – TITLE DEED**
- **ANNEXURE B – LUM APPLICATION FORM**
- **ANNEXURE C – POWER OF ATTORNEY**
- **ANNEXURE D - RESOLUTION**
- **ANNEXURE E – S.G. DIAGRAMS**
- **ANNEXURE F – SITE DEVELOPMENT PLAN**
- **ANNEXURE G – DESIGN DRAWINGS**

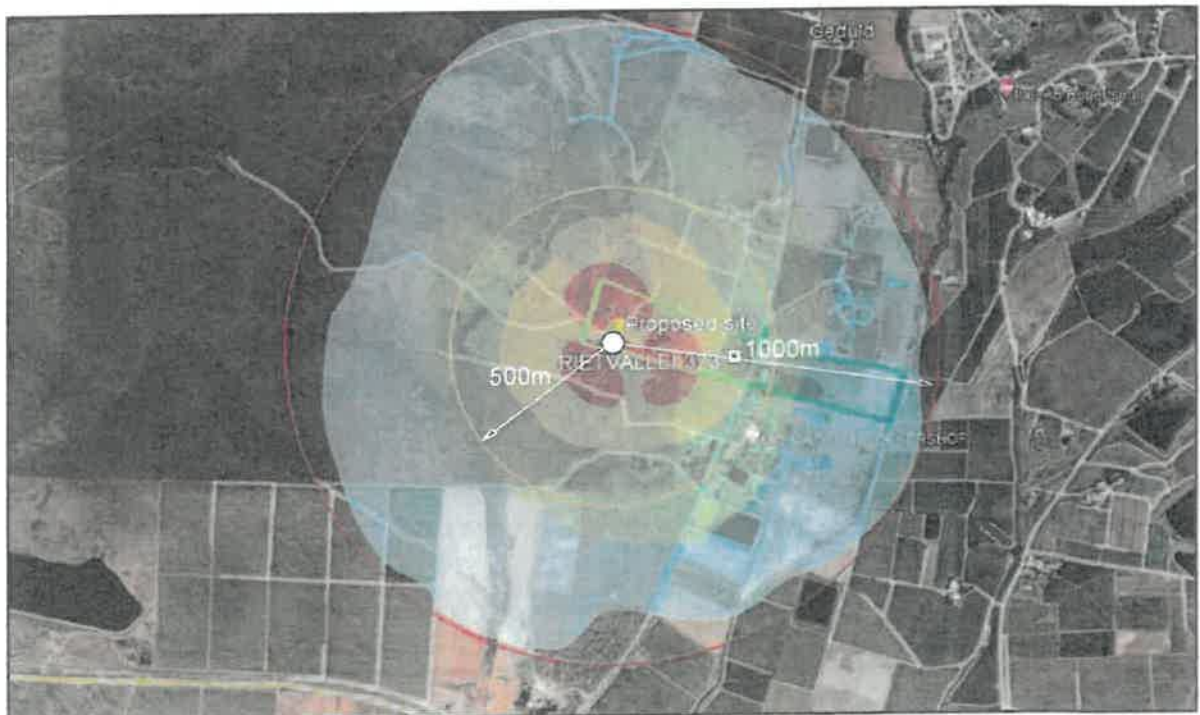
ERF NUMBER: FARM RIETVALLEI NO. 323
ALLOTMENT: ROBERTSON
SITE REFERENCE NAME: KLAASVOOGDS

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RF COVERAGE PLOT & ANALYSES (BEFORE)
May 2023



RF COVERAGE PLOT & ANALYSES (AFTER)
May 2024



ERF NUMBER: FARM RIETVALLEI NO. 323
ALLOTMENT: ROBERTSON
SITE REFERENCE NAME: KLAASVOOGDS

HIGHWAVE
CONSULTANTS

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.

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)	

DATE: 17 MAY 2023



GOOGLE EARTH

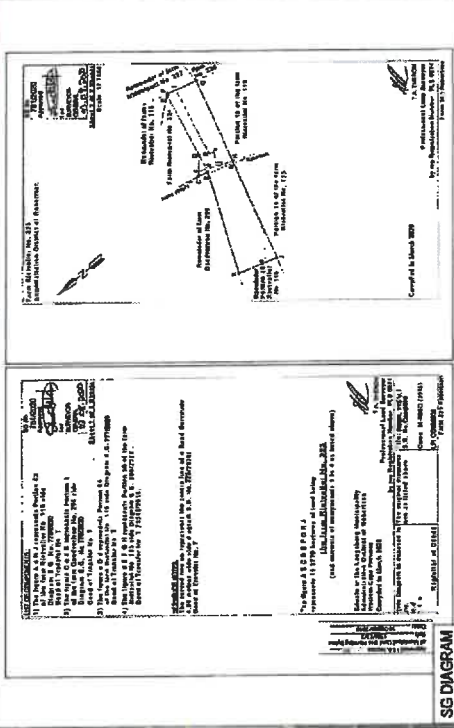


CADASTRAL



AERIAL CADASTRAL

SITE LOCALITY
N.T.S.



SG DIAGRAM

Project Description:

Proposed 8m x 8m Base Telecommunications Transmission Station with 35m High Lattice Mast

Site Name & Site ID:

Klaasvoogds ATSA1534

Client:



Author:



CAD Drawing Services

Property Particulars

Property Description: The farm Rikvallei No.323, Wesslem Capi
Property Address: Klaasvoogds West, Robertson, 6705
Site Co-ordinates: Lat: 33° 46' 31.72" S Long: 19° 48' 32.72" E 252m HASL
Do not scale. Drawings are in mm.

Owner Name:
SBA Rep:
Author Name:
Date:

Charlote Reinhardt
03 November 2022

Signatures

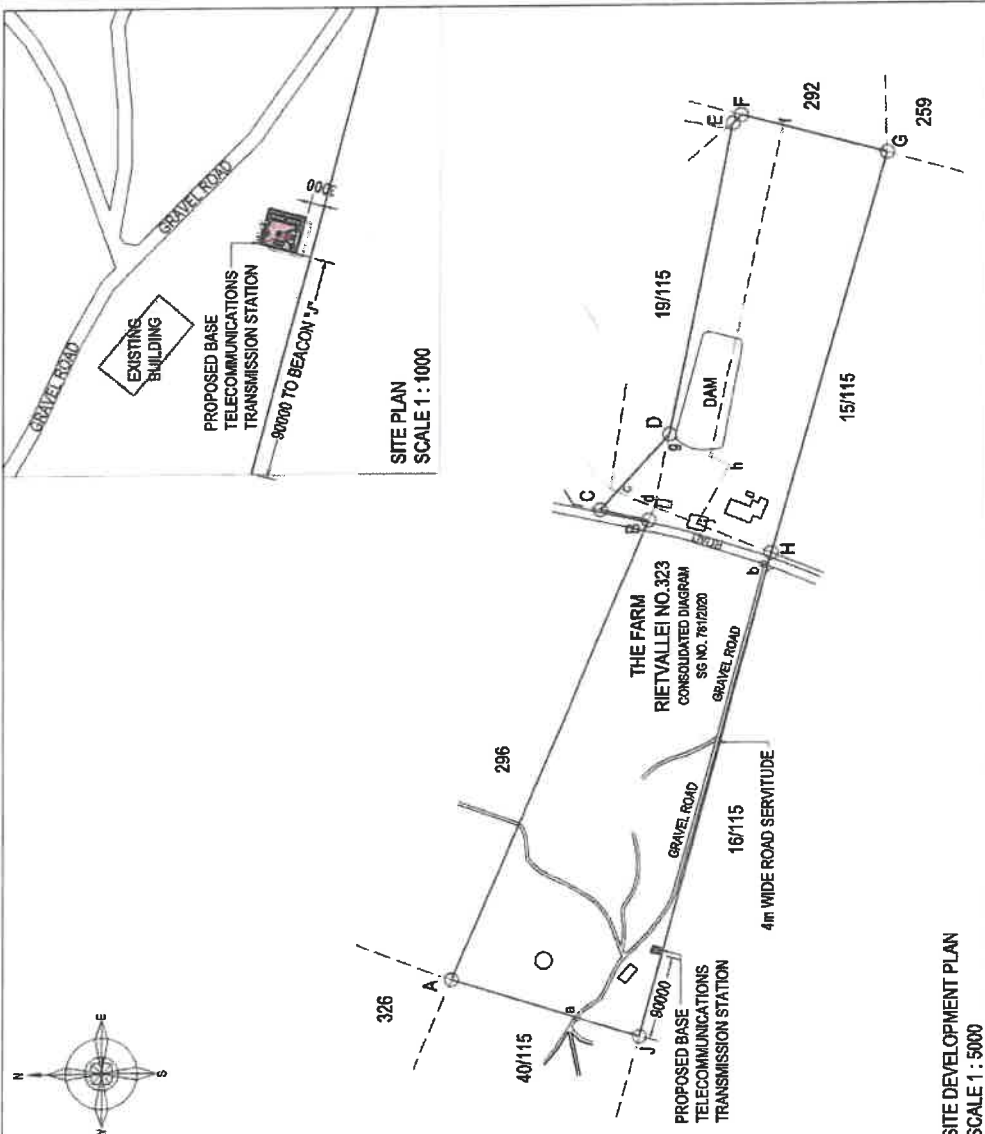
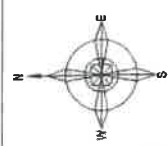
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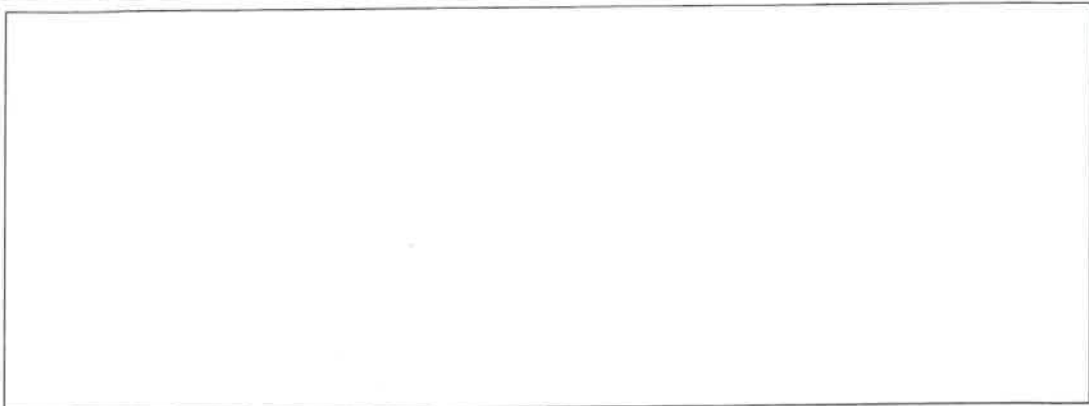
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01 of 04

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Notes:
 Any unusual, unclear or incorrect construction methodology indicated on this drawing, must be brought to the attention of the principal agent, before commencing with any construction.
 This drawing must be read in conjunction with any other specification or consultant's drawings being referred to herein.
 Where local authority or government regulations require more stringent specification than shown herein, they are to be followed with prior consent of the owner.
Demolitions
 Owner of the site shall not demolish any building on site prior to written permission from the local authority.
Site Operations & Excavations
 Contractor is to check all dimensions and levels before commencing work and report any discrepancies to drawing service.
 Contractor is to confirm and ensure correctness of levels physically on site before commencing work.
Foundations
 All foundations to engineers design and detail, to comply with SANS 10400-T: 2020 Regulations.
Fire Protection
 4.7 Fire stability of structural elements or components
 4.8 Tenancy-separating elements
 4.9 Partition walls and partitions
 4.10 Protection of openings
 4.28 Marking and signposting
 4.32 Provision and maintenance of fire-fighting equipment, installations and fire protection systems
 4.37 Portable fire extinguishers (CO₂ 4,5kg)



SITE DEVELOPMENT PLAN
 SCALE 1 : 5000



SITE PLAN
 SCALE 1 : 1000

Project Description: Proposed 8m x 8m Base Telecommunications Transmission Station with 35m High Lattice Mast

Site Name & Site ID: Klaasvoogds ATSA1534



Client:



Author:

Property Particulars

Property Description: The farm Rietvallei No. 323, Western Cape
Property Address: Klaasvoogds West, Robertson, 6705
Site Co-ordinates: Lat: 33° 46' 31.72" S Long: 19° 58' 32.72" E 252m HASL
 Do not scale. Drawings are in mm.

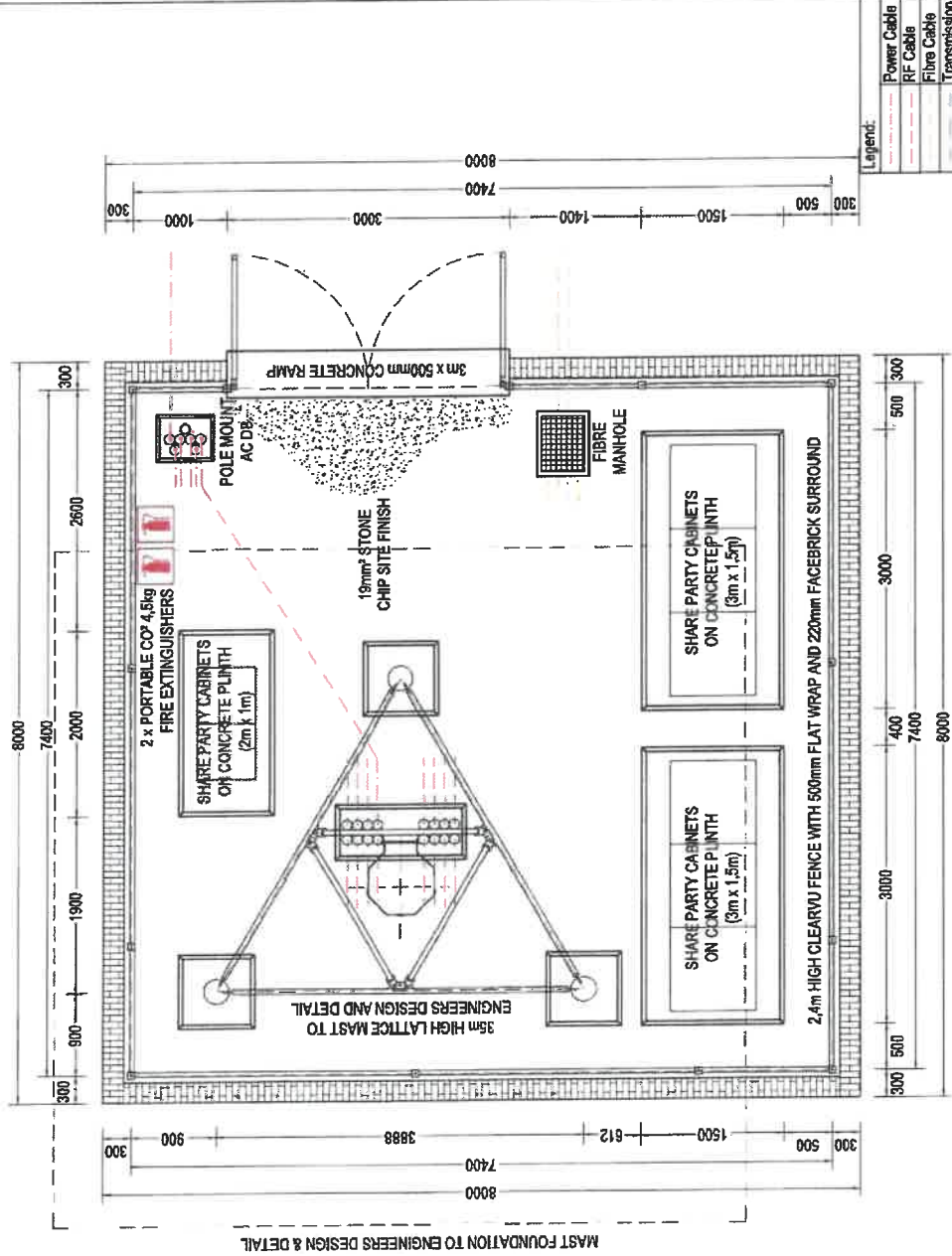
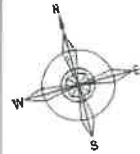
Owner Name:
SBA Rep:
Author Name:
Date:

Charlotte Reinhardt
 03 November 2022

Signatures

Owner:
SBA Rep:
Drawing Ref:
 CRDS2769
 Rev 02
 A3 Sheet
 02 of 04

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SITE LAYOUT
SCALE 1 : 50

Project Description: Proposed 8m x 8m Base Telecommunications Transmission Station with 35m High Lattice Mast

Site Name & Site ID: Klaasvoogds ATSA1534



Author: CR Design

Property Particulars

Property Description: The farm Reteklaai No 323, Westlun Cape

Property Address: Klaasvoogds West, Robertson, 6705

Site Co-ordinates: Lat: 33°48'31.72"S Long: 19°58'32.72"E 252m HASL

Do not scale. Drawings are in mm.

Owner: Charlotte Reinhardt

SBA Rep: 03 November 2022

Author Name: Charlotte Reinhardt

Date: 03 November 2022

Signatures

Owner: [Signature]

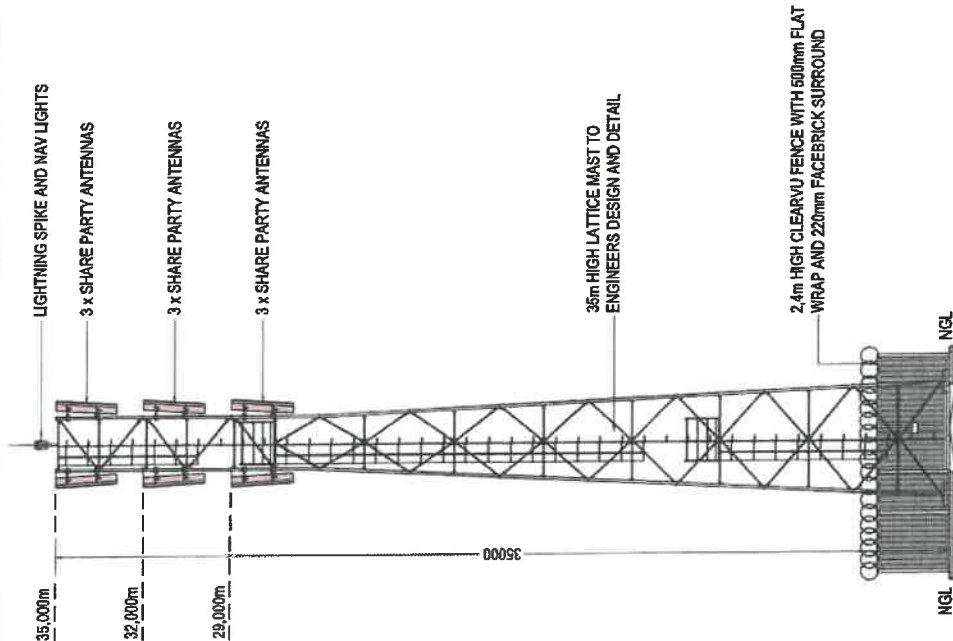
SBA Rep: [Signature]

Drawing Ref: CRD52769

Rev 02

A3 Sheet: 03 of 04

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NORTH EAST ELEVATION
SCALE 1 : 150

Project Description: Proposed 8m x 8m Base Telecommunications Transmission Station with 35m High Lattice Mast
Site Name & Site ID: Klaasvoogds ATSA1534

Client:

SBA

South African
Broadcasting
Authority

CRS DESIGN

CAD Drawing Services

Property Particulars

Property Description:	The farm Khevaler No. 523, Western Cape
Property Address:	Klaasvoogds West, Robertson, 6705
Site Co-ordinates:	Lat: 33° 28' 31.72" S Long: 19° 58' 32.72" E 125m HASL
Do not scale. Drawings are in mm.	

Owner:	Signatures	Drawing Ref.
SBA Rep:		CRDS2789
		Rev 02
		A3 Sheet:
		04 of 04

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