

# GEORGE MUNICIPALITY



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

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

### PART A: APPLICANT DETAILS

First name(s)	De Wet		
Surname	de Ridder		
SACPLAN Reg No. (if applicable)			
Company name (if applicable)	ELCO Property developments		
Postal Address	PO Box 1036, Cape Gate		
		Postal Code	7562
Email	dewet@elcoprop.co.za		
Tel	021 979 0959	Fax	
		Cell	0608440854

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

Registered owner	PROVINCIAL GOVERNMENT WESTERN CAPE		
Address	ERF 5265 Protea road George		
		Postal code	
E-mail	newdawnprim01gmail.com		
Tel		Fax	
		Cell	0608440854

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

Property Description [Erf / Erven / Portion(s) and	Erf 5265 Pacaltsdorp, George Western Cape
-------------------------------------------------------	-------------------------------------------

Farm number(s), allotment area.]	George				
Physical Address					
GPS Coordinates	-34.004546, 22.4746138	Town/City	George		
Current Zoning	Community Zone 1	Extent	1.6194 ha	Are there existing buildings?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Current Land Use	School (Place of instruction)				
Title Deed number & date	T54615/2021				
Any restrictive conditions prohibiting application?	Y	<input checked="" type="checkbox"/> N	If Yes, list condition number(s).		
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 Bondholder(s)?		
Has the Municipality already decided on the application(s)?	Y	<input checked="" type="checkbox"/> N	If yes, list reference number(s)?		
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?	Y	<input checked="" type="checkbox"/> N
Are there any pending court case / order 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

**PART D: PRE-APPLICATION CONSULTATION**

Has there been any pre-application consultation?	Y	<input checked="" type="checkbox"/> N	If Yes, please complete the information below and attach the minutes.		
Official's name		Reference number		Date of consultation	

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

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

**BANKING DETAILS**

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

**PART F: DETAILS OF PROPOSAL**
**Brief description of proposed development / intent of application:**

The application for .... entails the following: Consent use on the property to allow for the proposed freestanding base telecommunication station

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

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

Is the following compulsory information attached?

<input checked="" type="checkbox"/>	N	Completed application form	Y	<input type="checkbox"/>	Pre-application Checklist (where applicable)
<input checked="" type="checkbox"/>	N	Power of Attorney / Owner's consent if applicant is not owner	Y	<input type="checkbox"/>	Bondholder's consent
<input checked="" type="checkbox"/>	N	Motivation report / letter	Y	<input type="checkbox"/>	Proof of payment of fees
<input checked="" type="checkbox"/>	N	Full copy of the Title Deed	<input checked="" type="checkbox"/>	N	S.G. noting sheet extract / Erf diagram / General Plan
<input checked="" type="checkbox"/>	N	Locality Plan	<input checked="" type="checkbox"/>	N	Site layout plan

Minimum and additional requirements:

Y	N	<input checked="" type="checkbox"/> N/A	Conveyancer's Certificate	Y	N	N/A	Land Use Plan / Zoning plan
Y	N	<input checked="" type="checkbox"/> N/A	Proposed Subdivision Plan (including street names and numbers)	Y	N	N/A	Phasing Plan
Y	N	<input type="checkbox"/>	Consolidation Plan	Y	N	N/A	Copy of original approval letter (if applicable)
<input type="checkbox"/>	N	N/A	Site Development Plan	Y	N	N/A	Landscaping / Tree Plan
Y	N	<input checked="" type="checkbox"/> N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	<input type="checkbox"/>	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) /	Y	N	<input checked="" type="checkbox"/> N/A	1 : 50 / 1:100 Flood line determination (plan / report)

			Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) <del>(strikethrough irrelevant)</del>				
Y	N	<input checked="" type="checkbox"/>	Services Report or indication of all municipal services / registered servitudes	<input checked="" type="checkbox"/>	N	N/A	Required number of documentation copies <b>2 copies</b>
Y	N	<input checked="" type="checkbox"/>	Any additional documents or information required as listed in the pre-application consultation form / minutes	Y	N	<input checked="" type="checkbox"/>	Other (specify)

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

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

**SECTION I: DECLARATION**

I hereby wish to confirm the following:

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

Applicant's signature: \_\_\_\_\_



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

17/08/2023

Full name: \_\_\_\_\_

De Wet de Ridder

Professional capacity: \_\_\_\_\_

Town Planner

SACPLAN Reg. Nr: \_\_\_\_\_

**FOR OFFICE USE ONLY**

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

--

Received by: \_\_\_\_\_

--

Receipt number: \_\_\_\_\_

--

Date application complete \_\_\_\_\_

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**ANNEXURES**

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

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

Annexure B: Application submission checklist

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

Annexure D: Examples of required documents

**SPECIAL POWER OF ATTORNEY**

I, the undersigned,

FRANCOIS VISAGIE with ID Number 6609175182080

hereby appoint

**NORTHSTAR TOWERS (PTY) LTD**  
**REGISTRATION NUMBER: 2015/152735/07**

And its authorised representatives to

undertake the required actions and/or applications as it relates to the obtaining of all authorisations for the proposed telecommunication mast on **ERF 5265, PACALTS DORP**

and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as we might or could do if personally present and acting herein - hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever our said agent shall lawfully do, or cause to be done, by virtue of these presents.

CERTIFIED A TRUE EXTRACT

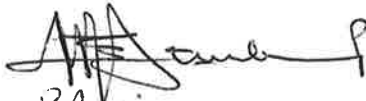
SIGNED AT PACALTS DORP ON THIS 26<sup>TH</sup> DAY OF AUGUST 2025

  
\_\_\_\_\_  
Signature

NAME: F. VISAGIE

Designation: PRINCIPAL

Also see next page

  
P. ALLES

**LAERSKOOL NEW DAWN PARK**  
Protea Weg  
Tel: 044 878 1276 Faks: 044 878 2755  
Posbus 366, Pacaltsdorp 6534  
newdawnprim01@gmail.com

EXTRACT FROM THE MINUTES OF A MEETING OF THE SGB MEMBERS OF

**NEW DAWN PARK PRIMARY**

HELD ON : 26/08/2025

RESOLVED:

1. That **NORTHSTAR TOWERS (PTY) LTD - REGISTRATION NUMBER: 2015/152735/07** be appointed to undertake the required actions and/or applications as it relates to the obtaining of authorisation for the proposed telecommunications mast.
2. That MNR F VISAGIE be authorised to sign any and all documents on our behalf as it relates to the proposed telecommunications mast.

CERTIFIED A TRUE EXTRACT

PLACE: PACALTSDORP

Date: 26/08/2025

  
Signature

NAME: FRANCOIS VISAGIE

Designation: PRINCIPAL



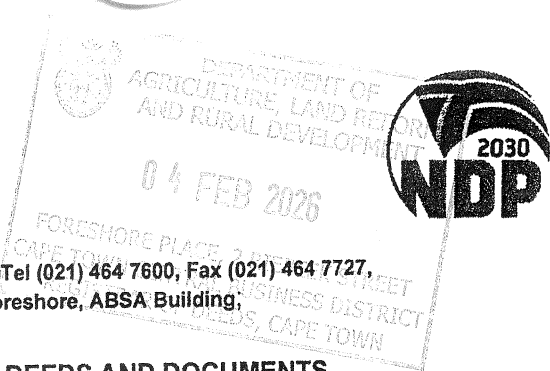
**LAERSKOOL NEW DAWN PARK**  
Protea Weg  
Tel: 044 878 1276 Faks: 044 878 2755  
Posbus 366, Pacaltsdorp 6534  
newdawnprim01@gmail.com



# land reform & rural development

Department:  
Land Reform and Rural Development  
REPUBLIC OF SOUTH AFRICA

Office of the Registrar of Deeds Western Cape: Cape Town, Tel (021) 464 7600, Fax (021) 464 7727,  
Private Bag X 9073, CAPE TOWN, 8000; 2 Riebeeck Street, Foreshore, ABSA Building,  
Website: [www.dalrrd.gov.za](http://www.dalrrd.gov.za)



## REQUEST FOR COPIES OF DEEDS AND DOCUMENTS

Please complete the following

1. NAME OF APPLICANT..... Addie Stemmet
2. NAME OF CONVEYANCING FIRM/INSTITUTION..... Miltons Matsemela
3. YOUR REFERENCE (7 Characters) ..20005364/Addie
4. METHOD OF PAYMENT: Account number CTN...222
5. PLEASE COMPLETE THE FOLLOWING

The Deeds Office will conduct a search to determine the microfilm or scanning reference of the document required

DOCUMENT NUMBER (Please indicate Deeds Office serial reference e.g. T1/2018)	Reg 66 (Information)	Reg 67 (Judicial)	Reg 70 (ANC)	Reg 68 (VA)
1. T49410/2002	X			
2.				
3.				
4.				
5.				

**Application for Reg 68 (VA copy) must be accompanied by a signed copy of affidavit (RC3/2015)**

30/01/2026

Applicant Signature

Date

For office use	Quantity	Amount
Copy Fee (R103)	X1	R 103-00
Page Fee (R18)	X1	R 18-00
<b>Total</b>		<b>R 121-00</b>

APPROVED BY..... *Miltons Matsemela* ..... DATE..... 05/02/2026

Fees stated above is in accordance with Regulation 84: Schedule of Fees of the Deeds Registries Act as amended.



PREPARED BY : DRS08381 - JAPPIE NAASIEG

DOCUMENT WITH MICROFILM ENQUIRY

DOCUMENT NUMBER T49410/2002

YEAR/ROLL/BLIP	YEAR/ROLL/BLIP	YEAR/ROLL/BLIP	YEAR/ROLL/BLIP	YEAR/ROLL/BLIP	YEAR/ROLL/BLIP	YEAR/ROLL/BLIP
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2002 0518 1278						
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\*\*\* END OF REPORT \*\*\*

SETTLER'S DUTY	R. ....
FOOI FEE	R. <u>200,00</u>

~~IN-DEED~~ / ~~DEED~~  
Prepared by me,

*[Signature]*  
Conveyancer  
TAYOB, N.A.

*24/2/02* *[Signature]*

**DEED OF TRANSFER NO:**

BE IT HEREBY MADE KNOWN:

T 049410 / 2002

THAT ~~NAOSANA GARETH VAVEN~~ FELICITY INHUMULE INHOLA

appeared before me, the REGISTRAR OF DEEDS at Cape Town he, the said Appearer, being  
duly authorised thereto by virtue of a Power of Attorney signed at GEORGE on the  
10th April 2002

and granted to him by -

GEORGE MUNICIPALITY

*[Vertical line]* *[Signature]* *[Signature]*

AND the said Appearer declared that his said principal had truly and legally sold and that he, in his capacity as aforesaid, did by these presents cede and transfer to and on behalf of -

THE PROVINCIAL GOVERNMENT:WESTERN CAPE

its successors in title or assigns in full and free property

- (1.) ERF 5265 PACALTSDORP, In the Municipality and Division of George Western Cape Province

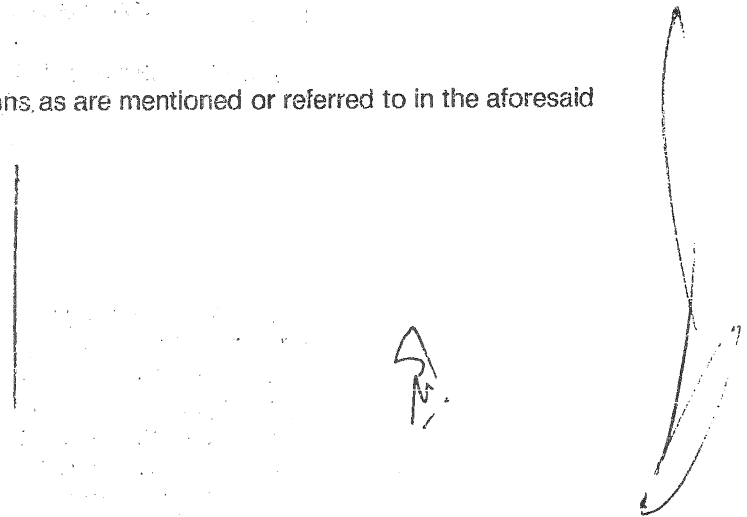
IN EXTENT 4.0722 (FOUR COMMA NOUGHT SEVEN TWO TWO) Hectares;

as will appear from General Plan No.6578/1997 and Held by Certificate of Registered Title No.T65560/1998.

Subject to the Following Conditions:

- "(a) Die Staatspresident het te alle tye die reg om sodanige gedeelte of gedeeltes van die hiermee toegekende grond as wat nog ni deur die Dorpsbestuur Pacaltsdorp vervreem is nie, weer in besit te neem vir Staats- en/of openbare doeleindes. Ingeval van sodanige terugneming sal die Staat vir geen vergoeding aanspreeklik wees nie, behalwe ten aansien van permanente verbeterings van 'n duursame aard op die grond aangebring deur die genoemde Dorpsbestuur of deur enige ander liggaam of persoon uitdruklik daartoe gelas deur die genoemde Dorpsbestuur.
- (b) Dat die Administrasie, soos omskryf in Artikel 1 van Wet Nr.70 van 1957, te eniger tyd, sonder betaling van vergoeding, enige grond hierin toegeken, wat ten tye van hierdie oordrag in besit of deur die Administrasie gebruik was vir sy doeleindes en ondernemings, mag onteien.
- (c) Alle regte op minerale op of onder die grond word aan die Staat voorbehou."

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid deed.



(2.) ERF 5266 PACALTS DORP, In the Municipality and Division of George Western Cape Province

IN EXTENT 7 535 (SEVEN THOUSAND FIVE HUNDRED AND THIRTY FIVE) Square Metres;

as will appear from General Plan No. 6578/1997 and Held By Certificate of Registered Title No.T65560/1998.

Subject to the Following Conditions:

- "(a) Die Staatspresident het te alle tye die reg om sodanige gedeelte of gedeeltes van die hiermee toegekende grond as wat nog ni deur die Dorpsbestuur Pacaltsdorp vervreem is nie, weer in besit te neem vir Staats- en/of openbare doeleindes. Ingeval van sodanige terugneming sal die Staat vir geen vergoeding aanspreeklik wees nie, behalwe ten aansien van permanente verbeterings van 'n duursame aard op die grond aangebring deur die genoemde Dorpsbestuur of deur enige ander liggaam of persoon uitdruklik daartoe gelas deur die genoemde Dorpsbestuur.
- (b) Dat die Administrasie, soos omskryf in Artikel 1 van Wet Nr.70 van 1957, te eniger tyd, sonder betaling van vergoeding, enige grond hierin toegeken, wat ten tye van hierdie oordrag in besit of deur die Administrasie gebruik was vir sy doeleindes en ondernemings, mag onteien.
- (c) Alle regte op minerale op of onder die grond word aan die Staat voorbehou."

AND SUBJECT FURTHER to such conditions as are mentioned or referred to in the aforesaid deed.

WHEREFORE the Appearer, renouncing all the right and title the said -

GEORGE MUNICIPALITY

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

THE PROVINCIAL GOVERNMENT:WESTERN CAPE

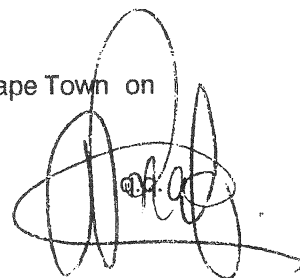


his predecessors in title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R235 000,00 (TWO HUNDRED AND THIRTY FIVE THOUSAND RAND) and the date of sale 20th March 2002.

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

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on

18<sup>th</sup> June 2002



In my presence,

  
REGISTRAR OF DEEDS



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

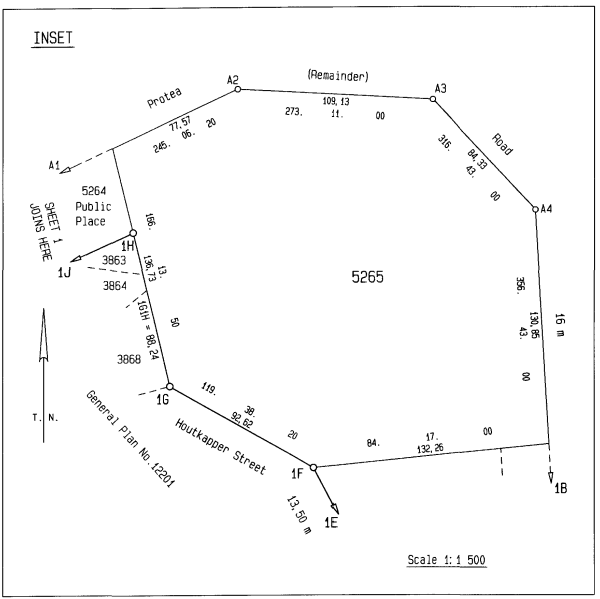
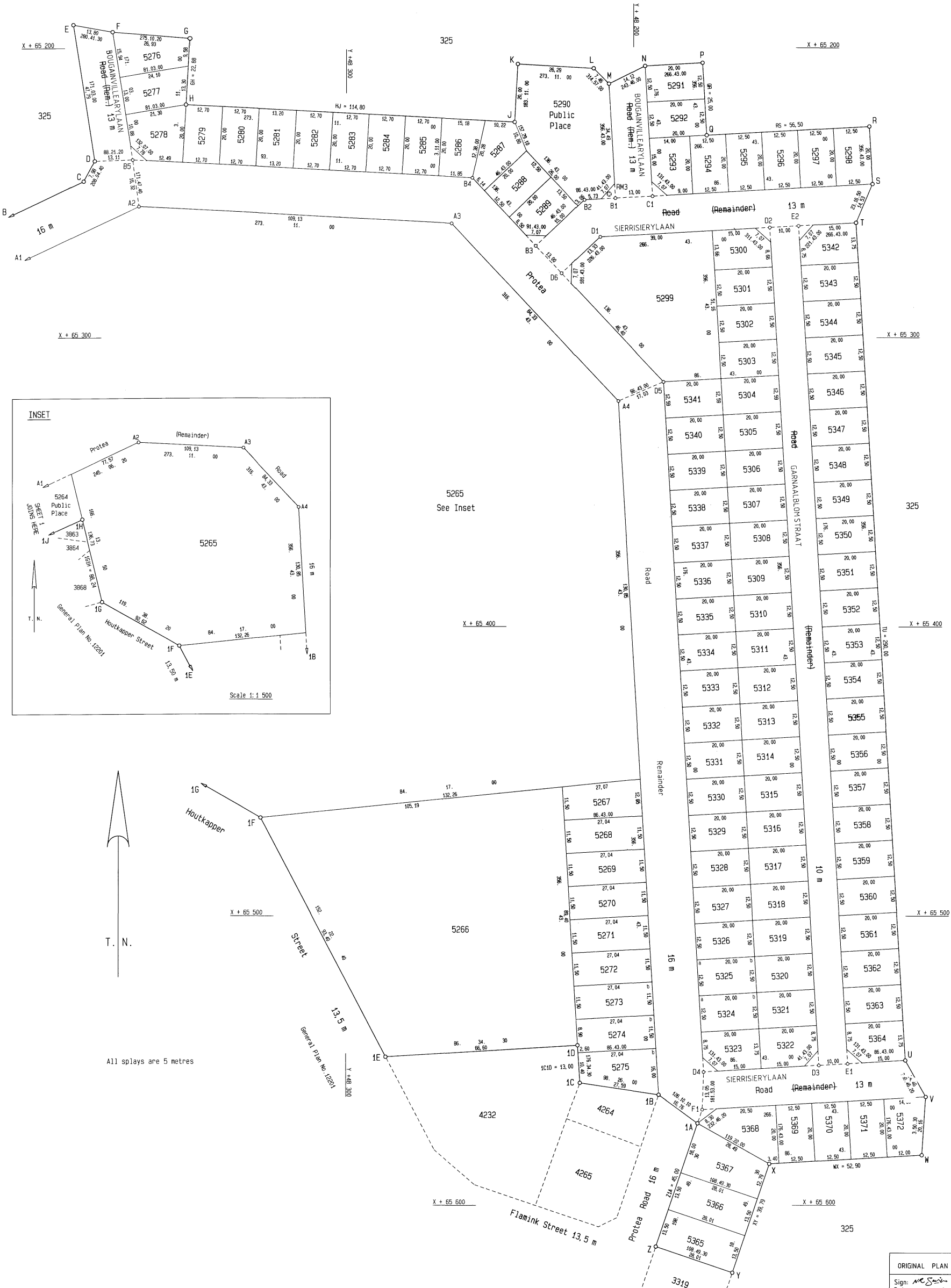
CDR

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

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

SCALE 1: 500

S.G. No. 6578/1997  
APPROVED  
*[Signature]*  
SURVEYOR-GENERAL  
DATED :- 1997-10-25  
SHEET 2 OF 2 SHEETS



All splays are 5 metres

ORIGINAL PLAN  
Sign: *[Signature]*  
Date: 1997-10-20  
for SURVEYOR GENERAL

Gen. Plan No. 12745  
Surveyed in August 1976 - August 1997  
FILE No. S/110  
S.R. No. E2614/97  
COMP. AL-1888 (6485)  
ALNC-1282 (M2126)  
AL-1BB/W4 (649)



CDR

(PACALTSDORP ALLOTMENT AREA)  
**GENERAL PLAN No. 6578/1997**

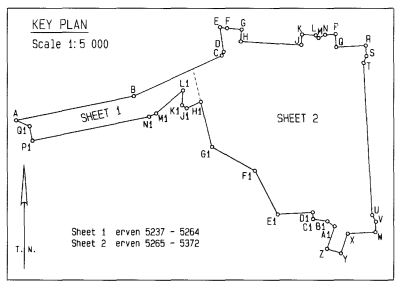
of  
 THE SUBDIVISIONS OF ERF 5236, PACALTSDORP  
 Vide Dgm. No. 6577/1997 Anexed to D/T

Comprising 134 erven numbered 5237 - 5263,  
 5265 - 5289 and 5291 - 5372, 2 Public Places  
 numbered 5264 and 5290, and the streets

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

SCALE 1: 500

- BEACONS**  
 5273b, 5274b, 5275b, 5324a, 5324b, 5325a, 5325b 12 mm hole in concrete slab  
 Others 12 mm iron peg
- REFERENCE MARKS**  
 RM2, VM8, VM11 Standard Town Survey Mark  
 RM3 12 mm iron peg in concrete



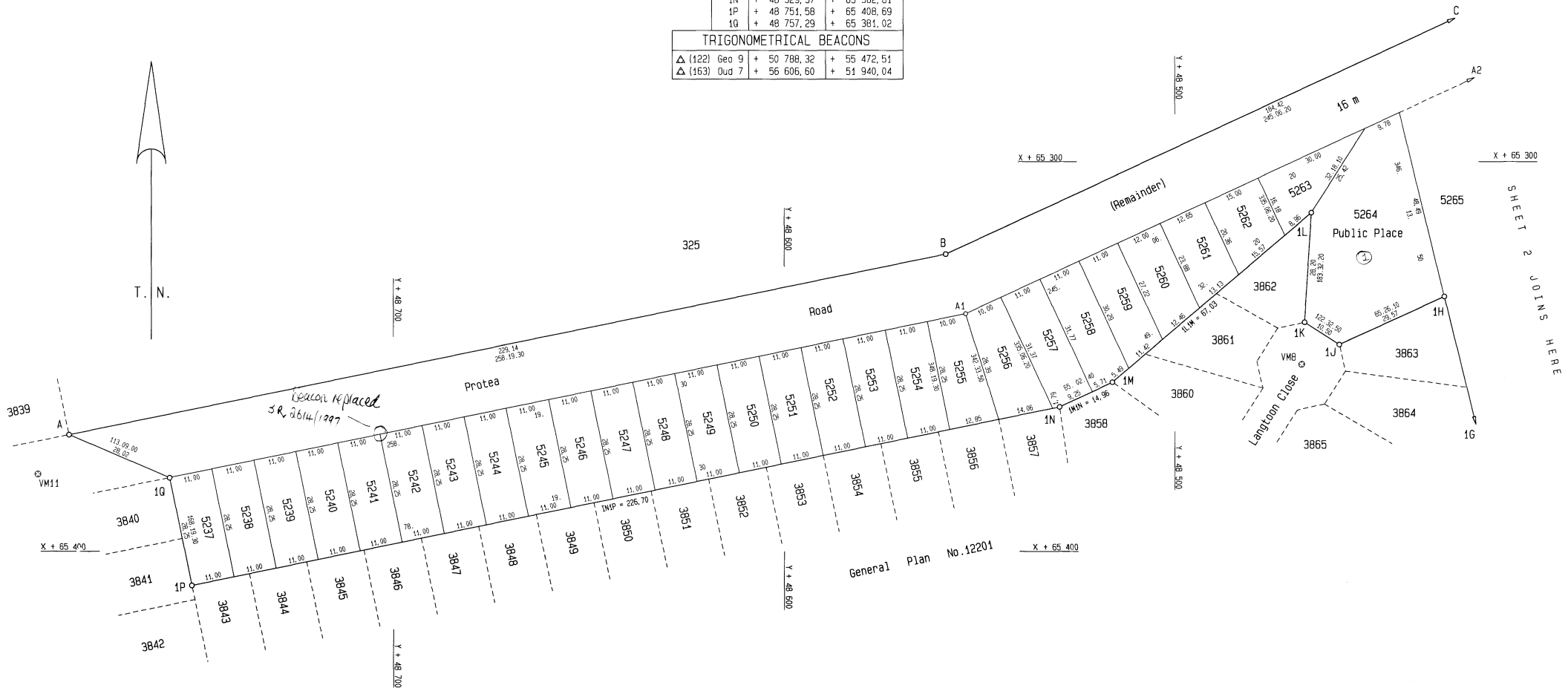
CO-ORDINATES				AREAS									
System Lo. 23°													
Constants Y + 0,00 X + 3 700 000,00													
MAINFIGURE		BLOCK CORNERS		Erf	Square metres	Erf	Square metres	Erf	Square metres	Erf	Square metres	Erf	Square metres
Y metres	X	Y metres	X										
A	+ 48 783,06	+ 65 370,01	A1	+ 48 553,60	+ 65 338,93	5237	311	5273	311	5308	250	5343	250
B	+ 48 558,65	+ 65 323,64	A2	+ 48 372,18	+ 65 254,74	5238	311	5274	311	5309	250	5344	250
C	+ 48 391,37	+ 65 246,01	A3	+ 48 263,21	+ 65 260,80	5239	311	5275	357	5310	250	5345	250
D	+ 48 387,61	+ 65 238,96	A4	+ 48 205,40	+ 65 322,19	5240	311	5276	321	5311	250	5346	250
E	+ 48 395,04	+ 65 191,76	B1	+ 48 206,41	+ 65 252,16	5241	311	5277	295	5312	250	5347	250
F	+ 48 381,48	+ 65 194,32	B2	+ 48 217,12	+ 65 252,77	5242	311	5278	332	5313	250	5348	250
G	+ 48 354,66	+ 65 196,75	B3	+ 48 233,91	+ 65 268,58	5243	311	5279	254	5314	250	5349	250
H	+ 48 355,93	+ 65 219,59	B4	+ 48 255,95	+ 65 245,18	5244	311	5280	254	5315	250	5350	250
J	+ 48 241,31	+ 65 225,97	B5	+ 48 374,51	+ 65 238,59	5245	311	5281	264	5316	250	5351	250
K	+ 48 240,20	+ 65 206,00	C1	+ 48 193,43	+ 65 251,41	5246	311	5282	254	5317	250	5352	250
L	+ 48 213,95	+ 65 207,46	D1	+ 48 211,65	+ 65 265,48	5247	311	5283	254	5318	250	5353	250
M	+ 48 208,67	+ 65 212,73	D2	+ 48 152,75	+ 65 262,10	5248	311	5284	254	5319	250	5354	250
N	+ 48 196,01	+ 65 206,49	D3	+ 48 136,14	+ 65 551,62	5249	311	5285	254	5320	250	5355	250
P	+ 48 176,04	+ 65 205,34	D4	+ 48 176,08	+ 65 553,91	5250	311	5286	270	5321	250	5356	250
Q	+ 48 174,61	+ 65 230,30	D5	+ 48 189,76	+ 65 315,46	5251	311	5287	276	5322	262	5357	250
R	+ 48 118,20	+ 65 227,06	D6	+ 48 225,00	+ 65 278,04	5252	311	5288	250	5323	262	5358	250
S	+ 48 117,06	+ 65 247,03	E1	+ 48 126,16	+ 65 551,05	5253	311	5289	257	5324	250	5359	250
T	+ 48 122,80	+ 65 260,38	E2	+ 48 142,77	+ 65 261,53	5254	311	5291	250	5325	250	5360	250
U	+ 48 106,19	+ 65 549,90	F1	+ 48 176,50	+ 65 566,96	5255	323	5292	250	5326	250	5361	250
V	+ 48 099,13	+ 65 562,52				5256	355	5293	267	5327	250	5362	250
W	+ 48 100,48	+ 65 562,63				5257	349	5294	250	5328	250	5363	250
X	+ 48 153,29	+ 65 585,66				5258	345	5295	250	5329	250	5364	262
Y	+ 48 166,13	+ 65 623,32				5259	316	5296	250	5330	250	5365	378
Z	+ 48 192,64	+ 65 614,29				5260	307	5297	250	5331	250	5366	378
1A	+ 48 178,12	+ 65 571,69				5261	280	5298	250	5332	250	5367	431
1B	+ 48 191,65	+ 65 561,80				5262	274	5299	1 968	5333	250	5368	347
1C	+ 48 218,94	+ 65 557,75				5263	276	5300	261	5334	250	5369	250
1D	+ 48 219,71	+ 65 544,78				5265	4,0722 Ha	5301	250	5335	250	5370	250
1E	+ 48 286,20	+ 65 548,76				5266	7 535	5302	250	5336	250	5371	250
1F	+ 48 329,50	+ 65 466,00				5267	327	5303	250	5337	250	5372	265
1G	+ 48 410,00	+ 65 420,20				5268	311	5304	252	5338	250	Public Places	
1H	+ 48 431,00	+ 65 334,50				5269	311	5305	250	5339	250	5264	1 372
1J	+ 48 457,89	+ 65 346,79				5270	311	5306	250	5340	250	5290	1 286
1K	+ 48 466,74	+ 65 341,14				5271	311	5307	250	5341	252		
1L	+ 48 465,00	+ 65 313,00				5272	311			5342	262		
1M	+ 48 516,00	+ 65 356,50											
1N	+ 48 529,57	+ 65 362,81											
1P	+ 48 751,58	+ 65 408,69											
1Q	+ 48 757,29	+ 65 381,02											

S.G. No. 6578/1997  
 APPROVED  
  
 SURVEYOR-GENERAL  
 DATED :- 1997-10-23  
 SHEET 1 OF 2 SHEETS  
 Approved in terms of Section 25(1) of Ordinance 15 of 1985  
 Ref. Erf 325, Pacaltsdorp  
 Dated 10th September 1997

ENDORSEMENTS				
No	AMENDMENT	ADDITION	AUTHORITY	INTD. DATE
1	Close of Public Place erf 5264			

**TRIGONOMETRICAL BEACONS**

△ (122) Geo 9	+ 50 788,32	+ 55 472,51
△ (153) Oud 7	+ 56 606,60	+ 51 940,04



**S G OFFICE NOTES**

1 Street names added vide file no. S/8775/74 p317  
 2. Erf 5264, beacon replaced i.to Reg 18(2) vide SR 2614/1997

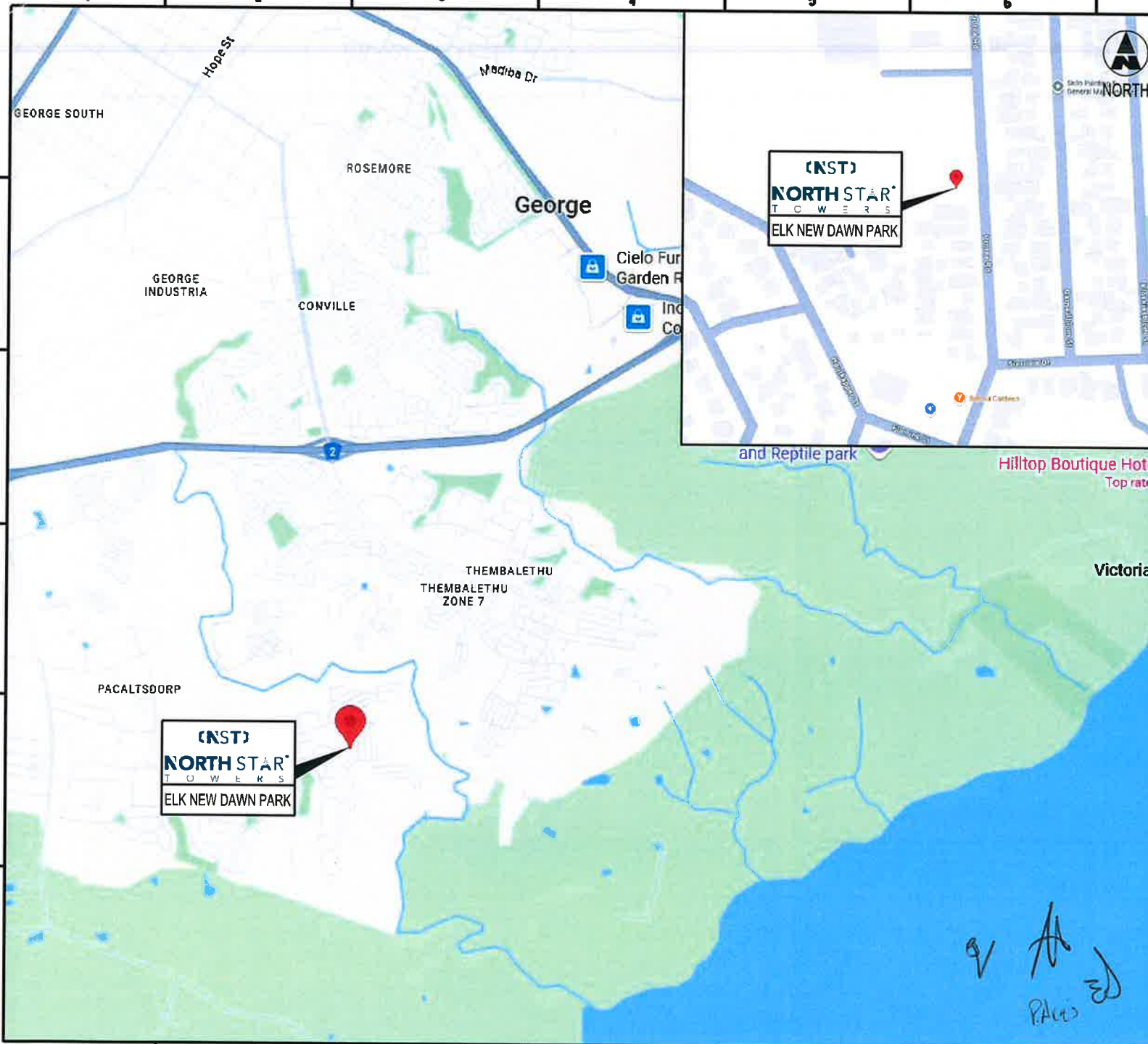
6578/1997 SHT 1

Surveyed in August 1976 - August 1997  
 FILE No. S/110  
 S.R. No. E 2614/97  
 COMP. AL-1888 (6485)  
 ALNC-1282 (M2126)  
 AL-188/W4 (649)  
  
 A. Louw (0356)  
 Professional Land Surveyor

ORIGINAL PLAN  
 Sign:   
 Date: 1997.10.20  
 for SURVEYOR GENERAL

LOGGED	1997/09/26
RETURNED	
RELOADED	
DISPATCHED	

S



**PROJECT:**  
NEW NORTH STAR TOWERS CELLULAR MAST

**DRAWING TITLE:**  
GOOGLE MAPS SITE LOCALITY & SG DIAGRAM

**COMPILED BY:**  
Company Name: Northstar Towers  
Main Consultant: Brett Rheeders  
Cell No: +27 82 990 8149  
E-mail: brett@nst.site

**(NST) NORTH STAR TOWERS**

**ANNEXURE 'A'**

**SITE NAME:**  
ELK NEW DAWN PARK

**PROPERTY DESCRIPTION:**  
ERF 5265 PACALTSDORP

<b>LATITUDE:</b> -34.017614°	<b>LONGITUDE:</b> 22.477557°
<b>ALTITUDE (HASL):</b> 201m	<b>SURVEYED BY:</b> Brett Rheeders
<b>DRAWING SCALE:</b> NTS	<b>PAPER SIZE:</b> A4
<b>SHEET NO:</b> 1 OF 7	

**Main Signatory and Witnesses to INITIAL HERE:**

*[Signature]*

**NOTES:**

- a) 25m Lattice Mast
- b) Access to site via Protea Road
- c) Leased Property: 10m x 12m
- d) Fenced Area: 8m x 8m

**DRAWN:** *[Signature]*  
Signature: *[Signature]*  
E. Cronje  
Reg No. CAD43540754

**DESIGNED:**  
Site Supervisor

0	First Issue	25-08-2025
<b>REV NO.</b>	<b>DESCRIPTION</b>	<b>DATE</b>

*g/v* *AA* *ED*  
*PACALTS*



**PROJECT:**  
NEW NORTH STAR TOWERS CELLULAR MAST

**DRAWING TITLE:**  
GOOGLE EARTH SITE LOCALITY

**COMPILED BY:**  
Company Name: Northstar Towers  
Main Consultant: Brett Rheeders  
Cell No: +27 82 990 8149  
E-mail: brett@nst.site



**ANNEXURE 'A'**

**SITE NAME:**  
ELK NEW DAWN PARK

**PROPERTY DESCRIPTION:**  
ERF 5265 PACALTSDORP


<b>LATITUDE:</b> -34.017614°	<b>LONGITUDE:</b> 22.477557°
---------------------------------	---------------------------------

<b>ALTITUDE (HASL):</b> 201m	<b>SURVEYED BY:</b> Brett Rheeders
---------------------------------	---------------------------------------


<b>DRAWING SCALE:</b> NTS	<b>PAPER SIZE:</b> A4
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<b>SHEET NO:</b>	2 OF 7
------------------	--------

Main Signatory and Witnesses to INITIAL HERE:



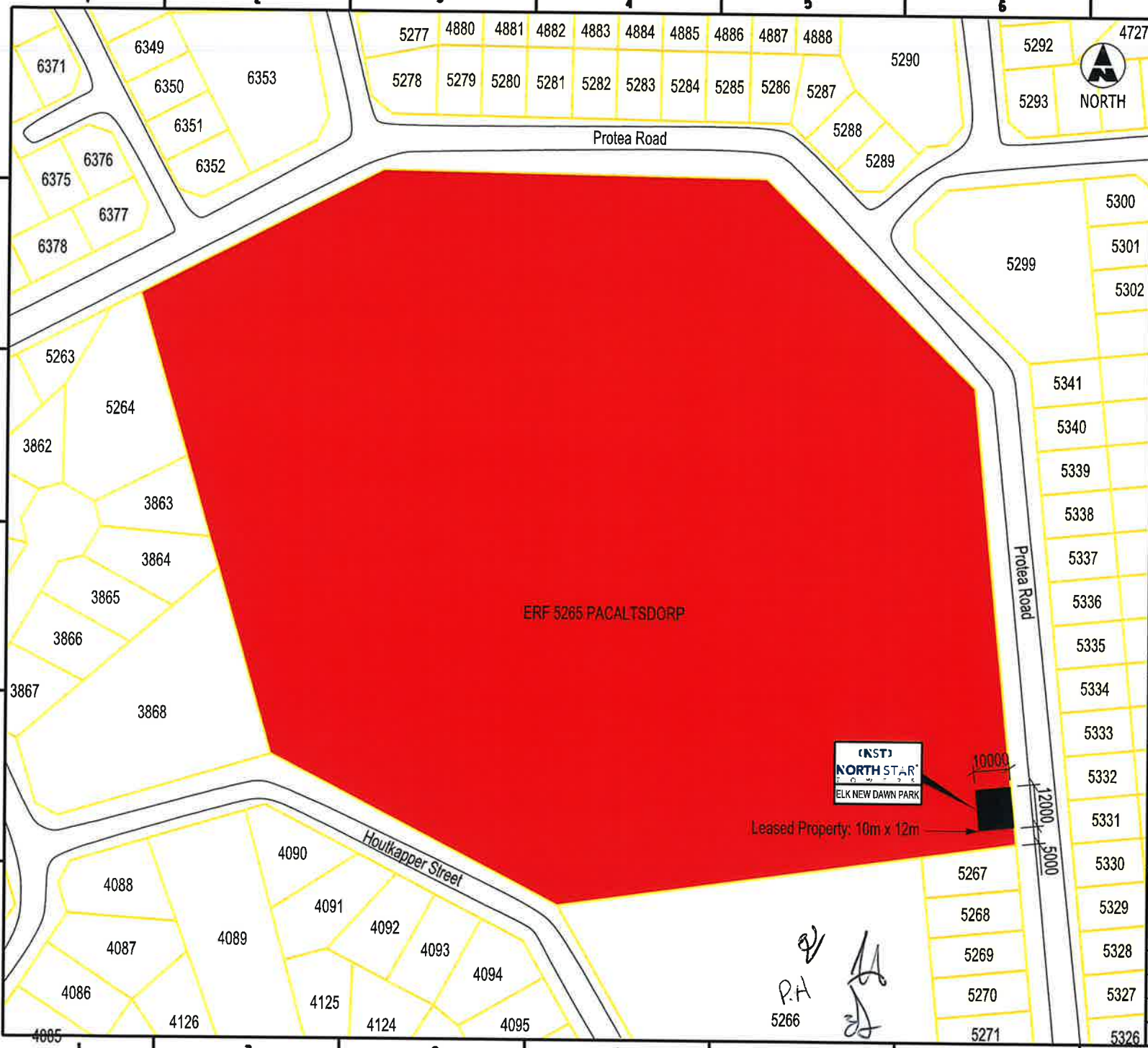
**NOTES:**  
a) 25m Lattice Mast  
b) Access to site via Protea Road  
c) Leased Property: 10m x 12m  
d) Fenced Area: 8m x 8m

<b>DRAWN:</b> Signature  E. Cronje Reg No. CAD43540754	<b>DESIGNED:</b> Site Supervisor
------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------

0	First Issue	25-08-2025
<b>REV NO.</b>	<b>DESCRIPTION</b>	<b>DATE</b>



*Handwritten initials and signature:*  
PA.



**PROJECT:**  
NEW NORTH STAR TOWERS CELLULAR MAST

**DRAWING TITLE:**  
CADASTRAL MAP

**COMPILED BY:**  
Company Name: Northstar Towers  
Main Consultant: Brett Rheeders  
Cell No: +27 82 990 8149  
E-mail: brett@nst.site



**ANNEXURE 'A'**

**SITE NAME:**  
ELK NEW DAWN PARK

**PROPERTY DESCRIPTION:**  
ERF 5265 PACALTSDORP

**LATITUDE:** -34.017614°      **LONGITUDE:** 22.477557°

**ALTITUDE (HASL):** 201m      **SURVEYED BY:** Brett Rheeders

**DRAWING SCALE:** N.T.S      **PAPER SIZE:** A4

**SHEET NO:** 3 OF 7



Main Signatory and Witnesses to INITIAL HERE:

**NOTES:**  
a) 25m Lattice Mast  
b) Access to site via Protea Road  
c) Leased Property: 10m x 12m  
d) Fenced Area: 8m x 8m




**DRAWN:**      **DESIGNED:**   
Signature E. Cronje      Site Supervisor  
Reg No. CAD43540754

REV NO.	DESCRIPTION	DATE
0	First Issue	25-08-2025

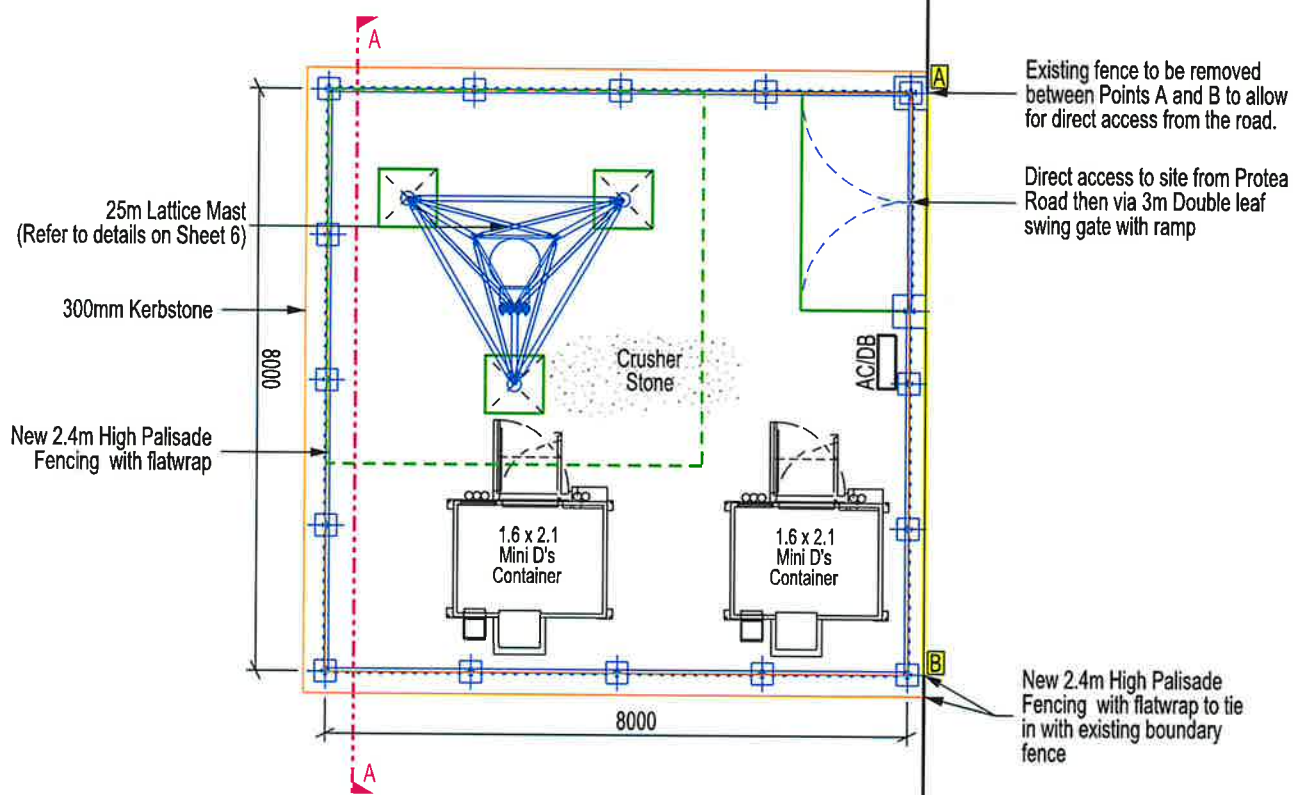
P.H  
5266

<b>LEGEND:</b>	
	Tree
	Existing Buildings or Structures



<b>PROJECT:</b> NEW NORTH STAR TOWERS CELLULAR MAST		
<b>DRAWING TITLE:</b> SITE DEVELOPMENT PLAN		
<b>COMPILED BY:</b> Company Name: Northstar Towers Main Consultant: Brett Rheeders Cell No: +27 82 990 8149 E-mail: brett@nst.site		
		
<b>ANNEXURE 'A'</b>		
<b>SITE NAME:</b> ELK NEW DAWN PARK		
<b>PROPERTY DESCRIPTION:</b> ERF 5265 PACALTSORP		
<b>LATITUDE:</b> -34.017614°		<b>LONGITUDE:</b> 22.477557°
<b>ALTITUDE (HASL):</b> 201m		<b>SURVEYED BY:</b> Brett Rheeders
<b>DRAWING SCALE:</b> 1 : 1500		<b>PAPER SIZE:</b> A4
<b>SHEET NO:</b>		4 OF 7
Main Signatory and Witnesses to INITIAL HERE: 		
<b>NOTES:</b> a) 25m Lattice Mast b) Access to site via Protea Road c) Leased Property: 10m x 12m d) Fenced Area: 8m x 8m		
<b>DRAWN:</b> Signature  E. Cronje Reg No. CAD43540754	<b>DESIGNED:</b> Site Supervisor	
0	First Issue	25-08-2025
<b>REV NO.</b>	<b>DESCRIPTION</b>	<b>DATE</b>

ERF 5265 PACALTS DORP



**PROJECT:**  
NEW NORTH STAR TOWERS CELLULAR MAST

**DRAWING TITLE:**  
SITE LAYOUT

**COMPILED BY:**  
Company Name: Northstar Towers  
Main Consultant: Brett Rheeders  
Cell No: +27 82 990 8149  
E-mail: brett@nst.site



**ANNEXURE 'A'**

**SITE NAME:**  
ELK NEW DAWN PARK

**PROPERTY DESCRIPTION:**  
ERF 5265 PACALTS DORP

**LATITUDE:** -34.017614°      **LONGITUDE:** 22.477557°

**ALTITUDE (HASL):** 201m      **SURVEYED BY:** Brett Rheeders

**DRAWING SCALE:** 1 : 100      **PAPER SIZE:** A4

**SHEET NO:** 5 OF 7

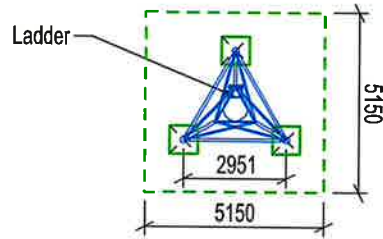
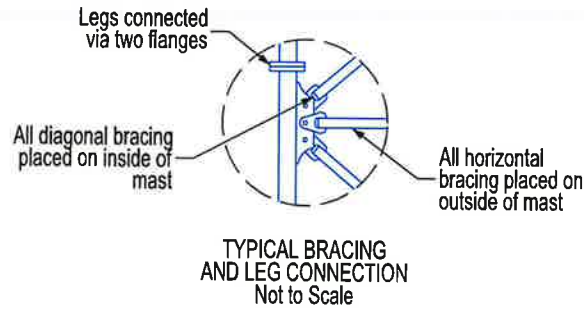
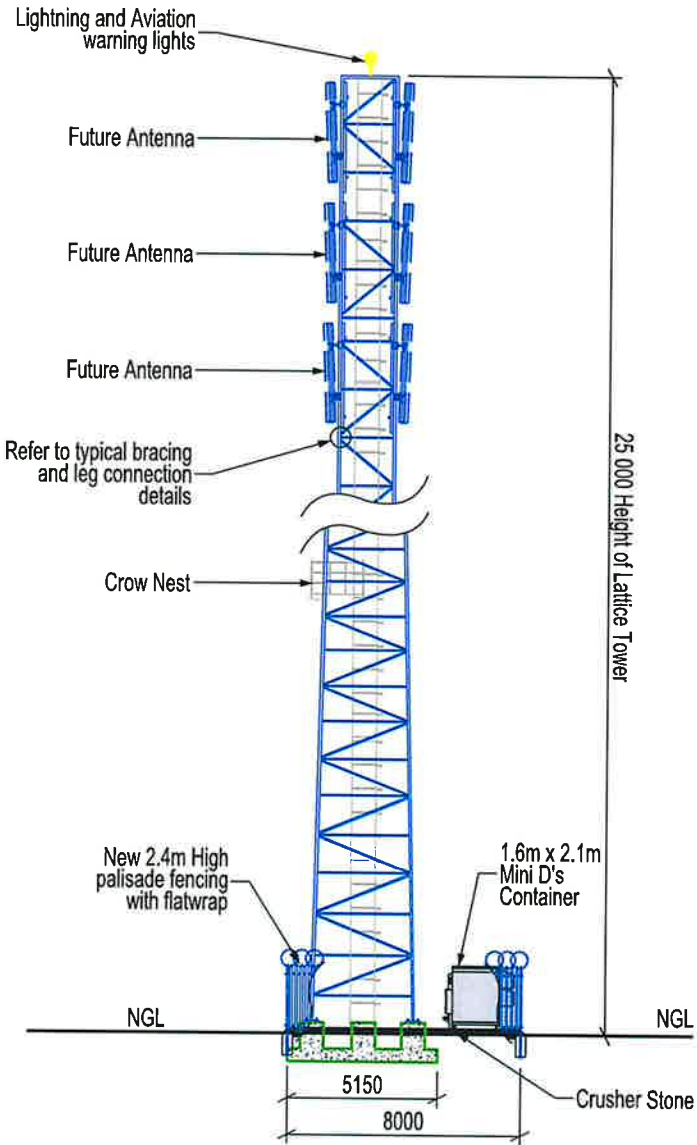
Main Signatory and Witnesses to INITIAL HERE:

**NOTES:**  
a) 25m Lattice Mast  
b) Access to site via Protea Road  
c) Leased Property: 10m x 12m  
d) Fenced Area: 8m x 8m

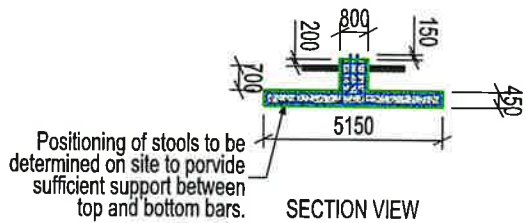
**DRAWN:**      **DESIGNED:**   
Signature \_\_\_\_\_ Site Supervisor  
E. Cronje  
Reg No. CAD43540754

REV NO.	DESCRIPTION	DATE
0	First Issue	25-08-2025

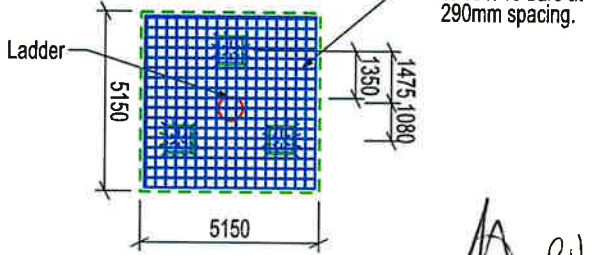
*Handwritten notes:*  
P.A.  
E



FOUNDATION TOP VIEW



SECTION VIEW





TOP VIEW REINFORCING DETAILS

*E. Cronje*  
P.H

FOUNDATION DETAILS  
SCALE 1:200

ELEVATION DETAILS: SECTION A-A  
SCALE 1:250

<b>PROJECT:</b> NEW NORTH STAR TOWERS CELLULAR MAST		
<b>DRAWING TITLE:</b> ELEVATION & FOUNDATION DETAILS		
<b>COMPILED BY:</b> Company Name: Northstar Towers Main Consultant: Brett Rheeders Cell No: +27 82 990 8149 E-mail: brett@nst.site		
		
<b>ANNEXURE 'A'</b>		
<b>SITE NAME:</b> ELK NEW DAWN PARK		
<b>PROPERTY DESCRIPTION:</b> ERF 5265 PACALTSORP		
<b>LATITUDE:</b> -34.017614°		<b>LONGITUDE:</b> 22.477557°
<b>ALTITUDE (HASL):</b> 201m		<b>SURVEYED BY:</b> Brett Rheeders
<b>DRAWING SCALE:</b> AS SHOWN		<b>PAPER SIZE:</b> A4
<b>SHEET NO:</b>		6 OF 7
<b>Main Signatory and Witnesses to INITIAL HERE:</b> 		
<b>NOTES:</b> a) 25m Lattice Mast b) Access to site via Protea Road c) Leased Property; 10m x 12m d) Fenced Area: 8m x 8m		
<b>DRAWN:</b> Signature: <i>E. Cronje</i> E. Cronje Reg No. CAD43540754	<b>DESIGNED:</b> Site Supervisor	
0	First Issue	25-08-2025
<b>REV NO.</b>	<b>DESCRIPTION</b>	<b>DATE</b>

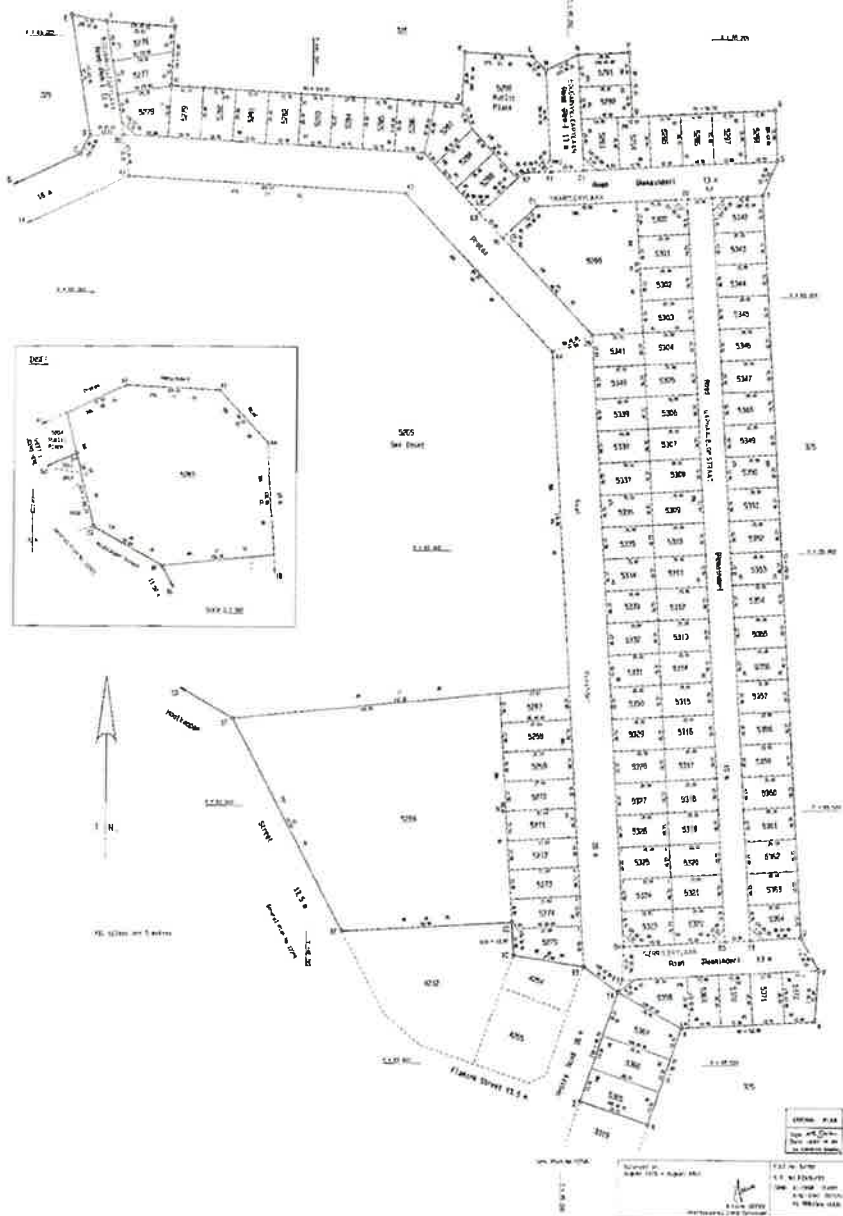
6578/1997 SHT 2

PACALTDORP ALYMENT PLAN  
GENERAL PLAN NO. 6578/1997

THE SUBDIVISION OF THE SITE, PACALTDORP  
ERF 5265, IN ACCORDANCE WITH SECTION 27(1)  
OF THE SURVEY ACT, 1981, AND TO BE  
REGISTERED IN THE MATRICULATION AND  
ADMINISTRATIVE DISTRICT OF GEORGE  
WESTERN PROVINCE.

CDR

SCALE 1: 500



PROJECT:  
NEW NORTH STAR TOWERS CELLULAR MAST

DRAWING TITLE:  
SG DIAGRAM

COMPILED BY:  
Company Name: Northstar Towers  
Main Consultant: Brett Rheeders  
Cell No: +27 82 990 8149  
E-mail: brett@nst.site



ANNEXURE 'A'

SITE NAME:  
ELK NEW DAWN PARK

PROPERTY DESCRIPTION:  
ERF 5265 PACALTDORP

LATITUDE:  
-34.017614°

LONGITUDE:  
22.477557°

ALTITUDE (HASL):  
201m

SURVEYED BY:  
Brett Rheeders

DRAWING SCALE:  
NTS

PAPER SIZE:  
A4

SHEET NO:  
7 OF 7

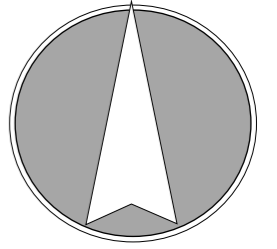
Main Signatory and Witnesses to INITIAL HERE:

NOTES:  
a) 25m Lattice Mast  
b) Access to site via Protea Road  
c) Leased Property: 10m x 12m  
d) Fenced Area: 8m x 8m

DRAWN: DESIGNED:  
Signature Site Supervisor  
E. Cronje  
Reg No. CAD43540754

REV NO.	DESCRIPTION	DATE
0	First Issue	25-08-2025

ANNEXURE I – RF / Coverage Map



SCALE: N/A

Drakenstein Centre

ERF LEGEND

ERF NUMBER	5265
AREA/REGION	George, WC
ERF ZONING	
LOCAL AUTHORITY	George Municipality
MAIN ACCESS STREET	
PROVINCE	WC PROVINCE

OWNER

N/a

CLIENT

STAR TOWERS

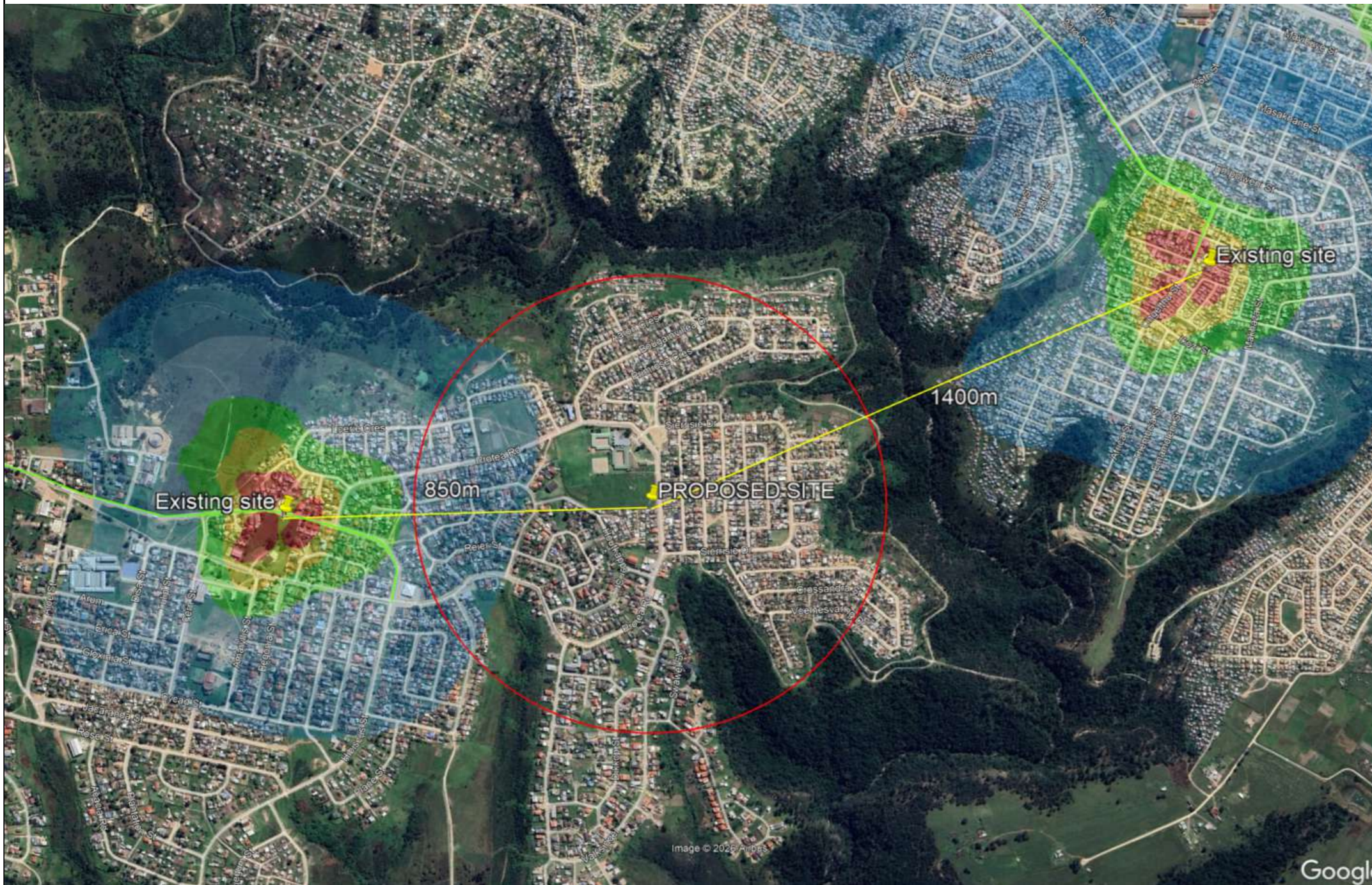
CONSULTANT

ELCO PROPERTY DEVELOPMENTS

DATE: August 2025

CREATED BY  
De Wet de Ridder

67 dBµV/m -77 dBm	Fair
77 dBµV/m -67 dBm	
87 dBµV/m -57 dBm	Good
97 dBµV/m -47 dBm	
102 dBµV/m -42 dBm	Excellent
107 dBµV/m -37 dBm	



**DESCRIPTION:** RF / COVERAGE MAP INDICATING THE APPROXIMATE RANGE OF COVERAGE THE CELL MAST WILL PRODUCE SHOULD ANTENNAS BE PLACED ATOP. THE MEASUREMENTS ARE IN dBµV/m AND INDICATES THE SIGNAL RANGE EMITTED FROM THE TOWER AND THE EXTEND OF THE ASSORTMENT. IT ALSO INDICATES OTHER TELECOMMUNICATION INFRASTRUCTURE IN THE AREA AND THE DISTANCE LOCATED FROM THEM.

**District Manager**  
**Department of Planning and Building Development Management**  
**GEORGE MUNICIPALITY**

Dear Sir/Madam,

**APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL, ON ERF 5265, PACALTS DORP**

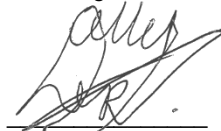
We hereby formally apply for the abovementioned in terms of the by-law on the subject property to allow the approved Freestanding base telecommunication's position to be changed.

Please find attached the following documentation for your perusal and circulation:

- Motivation Report;
- Completed & signed application form (Annexure A);
- Power of Attorney (Annexure B);
- Copy of the Title Deeds (Annexure C);
- Locality (Annexure D);
- SG (Annexure E);
- Plan (Annexure F);
- Previous approval (Annexure G)
- Council correspondence (Annexure H)
- Coverage Map (Annexure I)
- Annexure J – DoH Letter

Trust the abovementioned suffices.

Kind Regards,



De Wet de Ridder

**For and on behalf of ELCO PROPERTY DEVELOPMENTS**  
Email: [dewet@elcoprop.co.za](mailto:dewet@elcoprop.co.za)

# SECTION A: HISTORY AND BACKGROUND INFORMATION

## A) 1. INTRODUCTION

Elco Property Developments was mandated by our client to apply on their behalf for the amendment of conditions Erf 5265, Pacaltsdorp in order to allow for a Freestanding Base Telecommunication Station (FBTS). As per the plans, the site will be moved to another location to allow for a 25m high tower available for the mounting of antennas. The Power of Attorney from the current owner authorizing this firm is herewith attached.

This memorandum serves to outline the proposal and to prove the necessity and desirability of the abovementioned application in order to obtain the approval from the relevant authorities. In addition, its purpose is also to elaborate on information required by Council, which will enable Interested and Affected Parties and Council to make informed comments and/or decisions on the proposed development.

## A) 2. HISTORY AND BACKGROUND

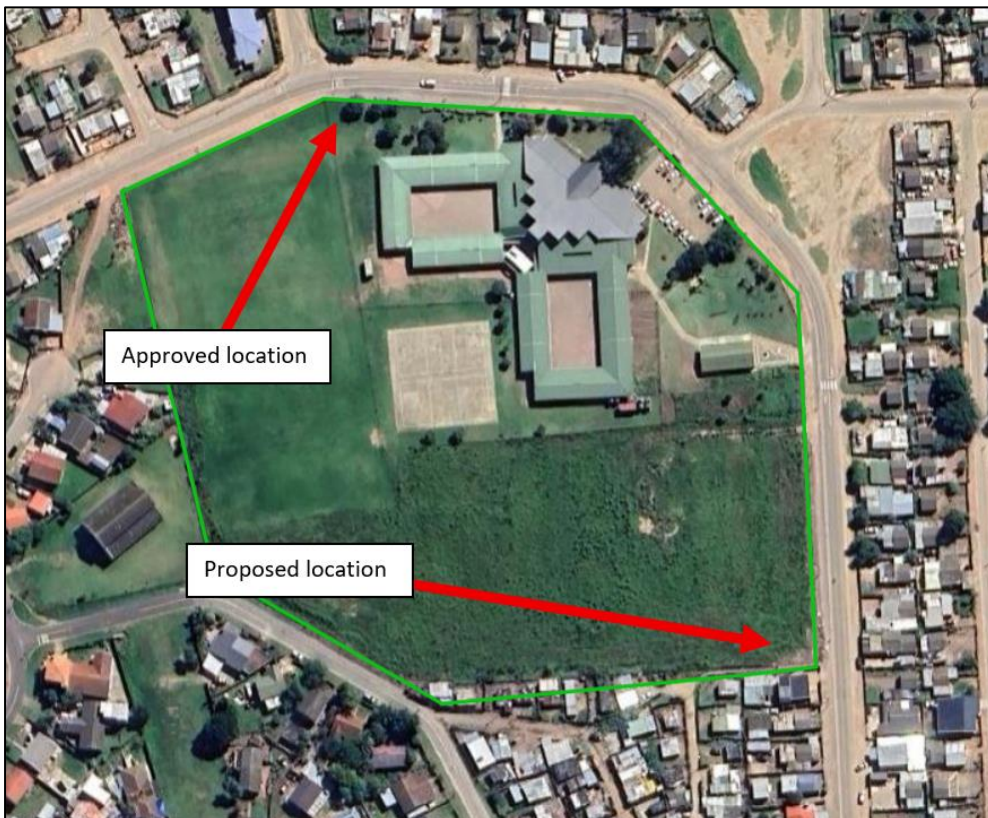


Fig. 1: Locality

The subject property relating to the application is identified as Erf 5265, Pacaltsdorp with an extent 4.0722ha (Four comma Zero Seven Two Two hectares). The property is situated in Pacaltsdorp which forms part of the George Municipality in the Western Cape Province. The property is situated on Protea

Road and is currently owned by the Provincial Government Western Cape and utilised as a school. A copy of the Title Deed for Erf 5265, Pecaltsdorp containing the details outlined below is contained in Annexure C. There is an existing approval (case 1714546) for a 25m high freestanding base telecommunication station which was obtained 26-11-2021. The current application is to amend that approval in order to relocate the site to a more preferable location on the erf. The need for optimal coverage was mainly caused by the increased urbanisation & development in the surrounding area over the past few years as well as the introduction of LTE and 5G. In addition to the research there has been a clear increase in customer complaints in the area regarding poor or no voice & data coverage. This application is made in order to address these issues and provide a solution which accommodates this need as well as consider and mitigate the tower to fit council's requirements and minimally detrimentally impacting the area.

## SECTION B: APPLICATION

### B) 1. THE APPLICATION

Application is hereby made on behalf of the client for:

- **Amendment** of conditions of approval application in terms of section 15(2)(k) of the George Municipality Land Use Planning ByLaw, 2023:

- 2. This approval shall be taken to cover only the consent application applied for as indicated on the site plan attached as "Annexure A" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision

**Replaced by:**

- 2. This approval shall be taken to cover only the consent application applied for as indicated on the site plan attached as "Annexure A" **dated 25-08-2025** which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision

- 3. The developer must erect a monopole type mast, painted in a grey colour to blend in with the skyline. The mast should preferably be disguised as a high light mast for the nearby sports field on the property.

**Replaced by:**

- 3. The developer must erect a **lattice** type mast, painted in a grey colour to blend in with the skyline. The mast should preferably be disguised as a high light mast for the nearby sports field on the property.

## SECTION C: LEGAL AND GENERAL INFORMATION

### C) 1. TITLE ASPECTS

Erf 5265 is held by virtue of Transport Deed T49410/2002. Please find a copy attached.

#### a) PROPERTY DESCRIPTION

ERF 5265, PECALTSDORP IN THE MUNICIPAL SECTION OF GEORGE PROVINCE OF THE WESTERN CAPE

**b) PROPERTY SIZE**

The extent of the property is 4.0722Ha

**c) REGISTERED OWNER**

The registered owner of property is PROVINCIAL GOVERNMENT WESTERN CAPE

**d) MORTGAGE BONDS**

There are no bonds registered over the title of the property.

**e) TITLE DEED CONDITIONS**

There are no Title Deed Conditions preventing the development.

**C) 2. GENERAL INFORMATION**

**a) LOCATION & ACCESSIBILITY**

The physical address of Erf 5265 is Protea Road in George Municipality. The locality plan and aerial photo are contained in Annexure.

**b) SITE CHARACTERISTICS**

The erf has a relatively flat topography with some buildings located on the property. A few trees exist on the property, which will not be impacted by the proposal.

**c) EXISTING ZONING**

The property is currently zoned as Community Zone 1 in accordance with the Scheme.

**d) EXISTING LAND USE**

The property is currently utilised as a school.

**e) SURROUNDING LAND USES & ZONING**

The surrounding properties are mainly residential zoned and consists of a lower density scale.

## **SECTION D: DEVELOPMENT PROPOSAL**

**D) 1. PROPOSED DEVELOPMENT**

Erf 6391 consists of a Community Zone I. The property is currently being utilised as a place of instruction. The zoning make provision for a Freestanding base telecommunication station (FBTS).

Community Zone I (CZI)		
<p><i>The objective of this zone is to provide for educational facilities of all kinds, but controlled provision is made for other compatible community uses.</i></p>	<p><b>Primary use</b></p> <ul style="list-style-type: none"> <li>• Place of instruction</li> </ul>	<p><b>Consent uses</b></p> <ul style="list-style-type: none"> <li>• Clinic</li> <li>• Conference facility</li> <li>• Utility service</li> </ul>

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

Utility Zone (UZ)		
<p><i>The objective of this zone is to reserve land for uses normally undertaken by central, provincial and municipal government agencies as well as land for utility services such as electrical substations, and which do not fall into another zoning category. Some flexibility for the use of land and development parameters is provided.</i></p>	<p><b>Primary uses</b></p> <ul style="list-style-type: none"> <li>• Utility service</li> </ul>	<p><b>Consent uses</b></p> <ul style="list-style-type: none"> <li>• Authority use</li> <li>• Urban Agriculture</li> </ul>

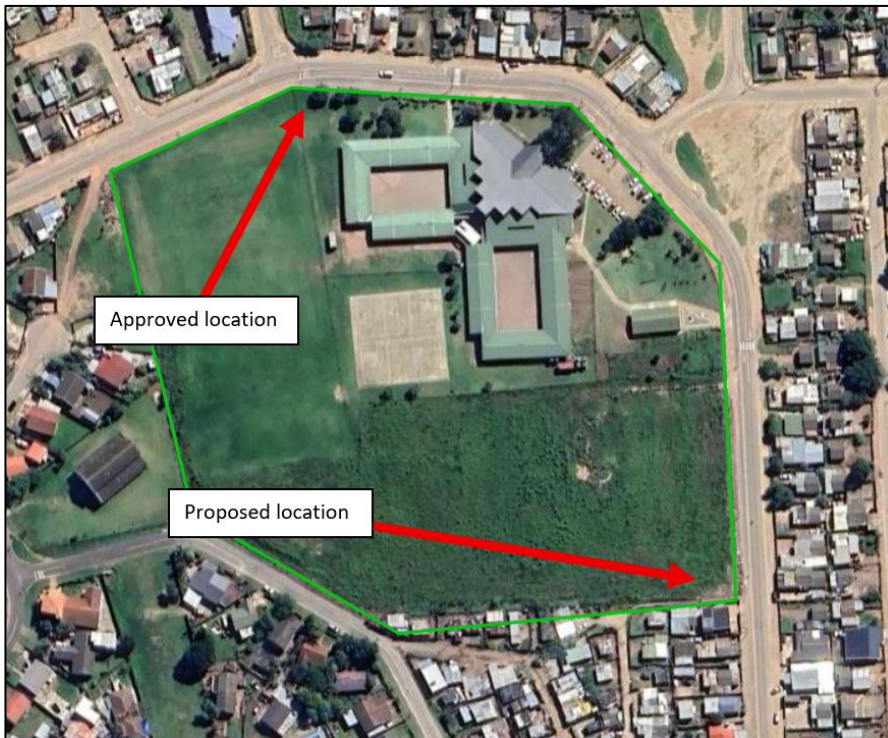
**“utility service”**

**Land use description:** “utility service” means a use or infrastructure that is required to provide engineering and associated services for the proper functioning of urban development and—

- (a) includes a water reservoir and purification works, electricity substation, storm water retention facilities, and a waste-water pump station and treatment works, data centre, fibre optic infrastructure, rooftop base telecommunication station and freestanding base telecommunication station, renewable energy structures; and
- (b) does not include transport use; and
- (c) provided that a road is not regarded as a utility service.

**Development parameters:**

As determined by the Municipality.



**Amendment** of conditions of approval application in terms of section 15(2)(k) of the George Municipality Land Use Planning By-Law, 2023:

o 2. This approval shall be taken to cover only the consent application applied for as indicated on the site plan attached as “Annexure A” which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision

Replaced by:

2. This approval shall be taken to cover only the consent application applied for as indicated on the site plan attached as “Annexure A” dated 25-08-2025 which bears Council’s stamp and shall not be construed as to depart from any other Council requirements or legal provision

o 3. The developer must erect a monopole type mast, painted in a grey colour to blend in with the skyline. The mast should preferably be disguised as a high light mast for the nearby sports field on the property.

Replaced by:

3. The developer must erect a lattice type mast, painted in a grey colour to blend in with the skyline. The mast should preferably be disguised as a high light mast for the nearby sports field on the property.

### 1.2 Access

Erf 5265 can be accessed from Protea Road, and the FBTS will have direct access from Protea Road. The site will have access via a 3m wide gate. It is not required that vehicles directly access the site, thus no CWC is required. The site itself will be locked at all times with VMC locks.

### 1.3. Electricity

Electricity will be connected via the school’s existing connection, 3 phase 60Amps will be required for operations.

1.4. Security

Access will be limited to authorised persons and the access point will be kept locked for security purposes. The equipment located inside the operator containers is secured as it is locked. These precautionary measures rule out the possibility of any public access to the equipment. This address what security measures are to be put in place to prevent the unauthorised access to the Telecommunication Infrastructure.

## SECTION E: POLICIES & FRAMEWORKS

**E) 1. Western Cape Integrated Development Plan**

As depicted in the Western Cape IDP, a change in intensified land use and form is anticipated. Pacaltsdorp has been identified as an easily accessible activity corridor where increased public movement (the town is halfway between Cape Town and Port Elizabeth on the Garden Route) and transportation is both being expected and supported by the district municipality. The positioning of the base station will be in close proximity of the district restructuring routes. This will lead to an increase in tourism, commercial and business activities and would require the need to erect base station which in turn will address the increased communication needs of the surrounding community.

**2. Western Cape Economic Development Strategy (2009)**

The Directorate for Economic and Human Development published a draft Economic Development Strategy in 2009 which supports the need to provide fundamental telecommunications infrastructure and to provide the best possible available coverage. This will lead to the attraction and growth of the commercial sector and at the same time retain and advance skilled persons Please find below an extract from the above-mentioned policy supporting telecommunications infrastructure: “High data access and low telecommunications costs are a key input factor for local community, business and industry to achieve sustainable growth” “Taking into account the high accessibility of mobile telephones and the growth in the mobile telecommunications market, the provincial government will actively seek to create technology parks in nodal areas in order to increase the digital literacy of citizens”. As confirmed by the policy, basic access to voice and data coverage is defined as a basic need for the public and falls under the umbrella of electricity, water, sanitation and access.

**3. Town Planning Policy on base telecommunication station infrastructure, 2023**

POLICY FOCUS AREA	OBJECTIVE	COMPLIANCE
A LOCATION AND SITE SELECTION	Encourage the optimal site selection and location of base telecommunication station infrastructure so that there is maximum coverage and it has	The sites are selected because of an increase of customer complaints, and increased demand within an area. The site as is, was deemed as the most appropriate, having a central location.

	<p>minimal impact on the surrounding land uses. • Ensure that the identification of a site for base telecommunication station infrastructure has considered all the environmental, visual aspects as well as the impact on health, well-being and safety. • Ensure that sites selected for base telecommunication station infrastructure are located in appropriate areas where such use of the site is compatible with adjacent land uses.</p>	<p>Alternative sites were considered during the procurement, but all other sites were deemed inappropriate or not available. The site chosen is as such deemed as the best option. Although the property is located adjacent to residential properties, mitigation measures have been taken to reduce the impact</p>
<p>B CO-LOCATION</p>	<p>Ensure the co-location (co-use or sharing of) existing base telecommunication station infrastructure before a new site is approved to optimally use existing sites and minimise impact.</p>	<p>There are no nearby base stations where the proposed location is. The current sites are too distant for the latest technologies to cover the area adequately. The new mast will cater to up to four service providers. Moreover, a structural assessment will confirm whether more service providers can be accommodated later on.</p>
<p>C VISUAL IMPACT</p>	<p>Address the visual impact of base telecommunication station infrastructure on urban and rural landscapes. • Prevent the visual impact of base telecommunication station infrastructures in natural environments, environmentally sensitive and landscape areas where tall structures located on high points can be intrusive. • Encourage innovative design for base telecommunication station infrastructure and its ancillary uses. • Promote the provision of appropriate landscaping in and around base telecommunication station infrastructure sites so that the</p>	<p>The 25m also considers the low-density area, in order to not obtrude the visual integrity. The proposed FSTBS will create an opportunity for other service providers to co-locate, as other structures of this height do not exist in this immediate area. The mast is designed in terms of specific engineering designs to ensure mitigating measures.</p>

	amenity of the surrounding areas is not adversely affected.	
D ENVIRONMENTAL & HERITAGE	<p>Ensure that base telecommunication station infrastructure sites are developed with minimal disruption and removal of natural vegetation. • Ensure that wherever possible base telecommunication station infrastructure is not located within an area of environmental or heritage significance. • Ensure that if base telecommunication station infrastructure has to be located within an area of environmental or heritage significance, the necessary guidelines are available to mitigate its impact on the amenity and importance of these areas. • Ensure that where base telecommunication station infrastructure is located adjacent to such environmentally sensitive areas or heritage sites, that its design and management is undertaken in such a manner that the integrity of the landscape or resource is not negatively impacted on in any way. • Identify a typology of typical environmental, architectural and heritage sensitive sites which will require careful consideration in terms of mitigating impacts from base telecommunication station infrastructure</p>	<p>The proposed development would not negatively impact the biophysical environment. No listed activities will be triggered in terms of the National Environmental Management Act, 107 of 1998. Furthermore, the Western Cape Government: Guidelines on Communication Networks, 2001 states that structures associated with communication networks which are proposed in a sensitive environment will be strongly discouraged or completely avoided. In reference to the application property, the proposed cellular base station does not contradict this condition. No heritage impacts are foreseen.</p>
E ACCESS, EXISTING INFRASTRUCTURE, SERVICES & UTILITIES	<p>Ensure that base telecommunication station infrastructure is located and operated in a manner so as not to interfere with any other service or utility functions.</p>	<p>The property can be accessed from the Street, but the FBTS will have direct access from Proteas Road. The site will have access via a 3m wide gate. It is not required that vehicles directly access the site, thus no CWC</p>

		is required. The site itself will be locked at all times with VMC locks.
F PUBLIC HEALTH, NOISE & SAFETY	Outline a set of normative measures required for base telecommunication station infrastructure to ensure that the health, well-being and safety of the residents are protected. • Encourage the use of alternative green energy production, e.g. wind turbines to support base telecommunication station infrastructure where possible depending on the location and noise impact. • Reduce the levels of noise emitted by a base telecommunication station infrastructure site, where energy production is reliant on generators, through the installation of noise reduction panels	Implementing green energy solutions for masts designed to host multiple service providers isn't quite practical due to their substantial power requirements, needing around 80 Amps of 3-phase electricity. In cases where a generator is necessary for brief periods, a silent one will be employed to mitigate noise disturbance. Nonetheless, every effort will be made to avoid using a generator whenever feasible.

**4. NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO.107 OF 1998)**

According to Activity 3 of Listing Notice 3 (04 December 2014) the proposed development would not trigger any activity since the proposed BTS will fall within an urban area and is not situated in an area designated for conservation use. The height is 25m - therefore clear conclusion could be made that no activity is triggered. It is, therefore, deemed that environmental authorization in terms of the Environmental Management Act, 1998 (Act No. 107 of 1998) is not required. Please see extract below:

<i>The development of masts or towers of any material or type used for telecommunication broadcasting or radio transmission purposes where the mast or tower- (a) is to be placed on a site not previously used for this purpose; and (b) will exceed 15 metres in height – but excluding attachments to existing buildings and masts on rooftops.</i>	<b>(f) In Western Cape:</b> 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.
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**5. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (SPLUMA 16 of 2013)**

<b>(a) The principle of Spatial Justice, whereby -</b>		
<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implications</b>
(i) Past spatial and other development imbalances must be redressed through improved access to and use of land.	N/A	The provision does not apply to this application.
(ii) Spatial development frameworks and policies at all spheres of	N/A	The provision does not

	government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;		apply to this application.
(iii)	Spatial planning mechanisms, including land use schemes, must incorporate provisions that enables redress in access to land by disadvantaged communities and persons;	N/A	The provision does not apply to this application.
(iv)	Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;	N/A	The provision does not apply to this application.
(v)	Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas; and	N/A	The provision does not apply to this application.
(vi)	A Municipal Planning Tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application;	N/A	The provision does not apply to this application.
<b>(b) The principle of spatial sustainability, whereby spatial planning and land use management systems must –</b>			
	<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implications</b>
(i)	Promote land development that is within the fiscal, institutional and administrative means of the Republic;	Comply	This applications approach to the additional land development of a base telecommunication station will result in positive long-term contributions to the existing and surrounding urban development. The proposed development is in accordance with the fiscal component of this provision as the base telecommunication station will result in a more viable community with sufficient cellular coverage.
(ii)	Ensure that special consideration is given to the protection of prime and unique agricultural land;	N/A	The provision does not apply to this application.
(iii)	Uphold consistency of land use measures in accordance with environmental management instruments;	N/A	The provision does not apply to this application.
(iv)	Promote and stimulate the effective and equitable functioning of land markets;	N/A	The provision does not apply to this application.
(v)	Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;	N/A	The provision does not apply to this application.
(vi)	Promote land development in locations that are sustainable and limit urban sprawl; and	N/A	The provision does not apply to this application.
(vii)	Result in communities that are viable;	Comply	This application complies with this provision on an urban scale through promoting mixed land use on a property with a created use for a base telecommunication station. Moreover, resulting in a viable community through optimising land development to ensure sufficient network coverage for the existing social demand.
<b>(c) The principle of Efficiency, whereby -</b>			
	<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implications</b>

(i)	Land development optimises the use of existing resources and infrastructure;	Comply	The proposed development will be situated within an existing neighbourhood. Access to 3 phase electricity is already established on the property, thus no additional services are required.
(ii)	Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and	N/A	The provision does not apply to this application.
(iii)	Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;	N/A	The provision does not apply to this application.
<b>(d) The principle of Spatial Resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impact of economic and environmental shocks; and</b>			
	<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implications</b>
(i)	Flexibility in spatial plans, policies and land use systems is accommodated to ensure increased resilience in communities most vulnerable to the impact of economic and environmental shocks.	Comply	The base telecommunication station, being the subject of this land use application, is a consent to allow the use on the current zoning of the subject erf.
<b>(e) The principle of Good Administration, whereby -</b>			
	<b>Criteria</b>	<b>Compliance</b>	<b>Planning Implications</b>
(i)	All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;	This is a general principle to which the municipality must comply.	This principle is applicable to this application. It refers to aspects that is to be dealt by the George Municipality. Thus, it is assumed that the Municipality has the necessary measures in place to ensure compliance with this principle.
(ii)	All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks;	This is a general principle to which the municipality must comply.	This principle is applicable to this application. It refers to aspects that is to be dealt by the George Municipality. Thus, it is assumed that the Municipality has the necessary measures in place to ensure compliance with this principle.
(iii)	The requirements of any law relating to land development and land use are met timeously;	This is a general principle to which the municipality must comply.	This principle is applicable to this application. It refers to aspects that is to be dealt by the George Municipality. Thus, it is assumed that the Municipality has the necessary measures in place to ensure compliance with this principle.
(iv)	The preparation and amendment of spatial plans, policies, land use schemes as well as procedures of public participation that afford all parties the opportunity to provide inputs on matters affecting them; and	This is a general principle to which the municipality must comply.	This principle is applicable to this application. It refers to aspects that is to be dealt by the George Municipality. Thus, it is assumed that the Municipality has the necessary measures in place to ensure compliance with this principle.
(v)	Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.	This is a general principle to which the municipality must comply.	This principle is applicable to this application. It refers to aspects that is to be dealt by the George Municipality. Thus, it is assumed that the Municipality has the necessary measures in place to ensure compliance with this principle.

## 6. SOUTH AFRICAN CIVIL AVIATION AUTHORITY

An application was submitted to SACAA for approval for the proposed base telecommunication station and approved accordingly for 25m, which exceeds the requirements. Thus, stating that the proposed development is not within a flight path.

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

### George Municipality Integrated Development Plan (2022/2027)

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

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

STRATEGIC OBJECTIVE	DEVELOP AND GROW
MUNICIPAL KEY PERFORMANCE AREA	LOCAL ECONOMIC DEVELOPMENT
DESCRIPTION	<p>In order to boost the local economy, the Municipality should establish favorable conditions that attract investments to the region. The goal is to expand the service-oriented economy to broaden the economic foundation and reinforce sectors that exhibit untapped potential. This approach will trigger economic dynamism, resulting in the emergence of new businesses, increased sales, and job opportunities, ultimately working to alleviate poverty. The objective is to achieve an annual growth rate of 8%.</p> <p>Equally important is the focus on retaining and expanding existing businesses while reinstating investor confidence in the George Municipal area. This will involve implementing strategies to retain and expand businesses, particularly in areas identified in the Municipal Spatial Development Framework (MSDF). To facilitate the economy's growth, it's crucial to ensure that the necessary infrastructure is in place to accommodate both current and future business activities. Thus, prioritizing infrastructure investment over the next 10 to 15 years is imperative.</p>

	<p>Key sectors, such as the Finance and Business Services sector, need to be invigorated to position George as a hub for regional services in the Garden Route and Klein Karoo region. Sector-specific strategies should be devised to stimulate economic growth. This includes promoting agricultural processing linked to the manufacturing sector, as well as targeted tourism development, especially within the sports and business tourism domains.</p>
<p>CHALLENGES</p>	<p>The following challenges have an impact on the development and growth of the local economic sector :</p> <ul style="list-style-type: none"> <li>• Revitalising the Central Business District.</li> <li>• Re-instill investor and consumer confidence.</li> <li>• Job creation through the Expanded Public Works Programme (EPWP).</li> <li>• Undoing the segregated spatial legacy that former regimes have left.</li> <li>• Safeguarding natural and agrarian assets against development pressures.</li> </ul>
<p>DEPARTMENTAL OBJECTIVES/PREDETERMINED OBJECTIVES</p>	<ul style="list-style-type: none"> <li>a) To create and facilitate an enabling environment for economic development in George</li> <li>b) To ensure the development of participatory, practically implementable economic development and business retention and expansion strategies.</li> <li>c) To ensure that industry support is focused on high-growth potential areas, with high job absorption ratios</li> <li>d) To leverage construction industry potential through strategic housing-related projects</li> <li>e) To focus on building a revitalised and interactive CBD through a City Improvement District</li> <li>f) To establish incubators, clusters and centres of excellence to contribute meaningfully to the demands of a growing economy</li> <li>g) Red-tape reduction at all administrative levels</li> <li>h) To ensure that Spatial Development Framework encourages sustainable development</li> <li>i) To maximise job creation opportunities through government expenditure (e.g. EPWP)</li> <li>j) To establish a Science Park</li> <li>k) To swap strategic land and buildings with other government departments to unlock economic potential.</li> <li>l) To promote George as a sports tourism and business destination.</li> <li>m) To identify an educational and research hub and to facilitate the continued growth of NMMU in George.</li> <li>n) To improve</li> </ul>
<p>HOW THE TELECOMMUNICATION INFRASTRUCTURE WILL ASSIST IN ACHIEVING SOME OF THE DEPARTMENTAL OBJECTIVES/PREDETERMINED OBJECTIVES</p>	<p>It's important to recognize that Telecommunication infrastructure can play a pivotal role in establishing and supporting a conducive environment for economic progress. Enhanced LTE coverage, for instance, can unlock opportunities for local businesses to flourish within the regional economy. By utilizing advanced LTE, these businesses can enhance their daily operations, including client communication and product distribution. As highlighted in the Integrated Development Plan (IDP), the George Municipality area holds significant importance as both a prominent tourism and business destination. Developing robust telecommunication infrastructure in this region can serve as a catalyst for promoting and</p>

	<p>attracting investment opportunities. This, in turn, can yield positive ripple effects on the local businesses and residents of the George Municipality. Ultimately, this enhanced telecommunication infrastructure can contribute to fostering job creation and overall economic improvement within the area.</p>
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Draft George Municipal Spatial Development Framework 2023/2027

The proposed application is not hasty in any way, as it aligns with the guiding principles of the Integrated Development Plan (IDP), as outlined in the Draft George Municipal Spatial Development Framework 2023/2027. These principles find resonance in both the National Development Plan (NDP) and the Provincial Spatial Development Framework (PSDF). As articulated in the Draft George Municipality Spatial Development Framework 2023/2027, the municipality is committed to embracing the "Smart City" concept. This vision seeks to mold a future George that's characterized by safety, security, environmental sustainability, and efficiency.

The foundation of the "smart city" vision is built upon three primary pillars, all of which are closely aligned with the municipality's strategic goals:

- **Governance and Management Services:** This encompasses practices of good governance, financial stewardship, and institutional transformation to bolster the city's foundation. Policies, regulations, and community leadership drive investments and growth.
- **Infrastructure:** Physical infrastructure and services, along with development management, form a vital part. Reliable infrastructure spanning engineering, transportation, energy, communications, and technological innovation provides the groundwork for intelligent development.
- **Human and Social Services:** This pillar revolves around economic development, safety, security, and sustainable communities. Essential community and social infrastructure are integral to the smart city framework. Leveraging technology and innovative partnerships helps establish best practices. Sustainable services aim to enhance the quality of life while mitigating financial, health, and safety risks for George's residents. We believe that improving the telecommunication infrastructure within the George Municipality area will significantly contribute to achieving these strategic goals (the three pillars), ultimately realizing the "Smart City" concept.

The essence of the IDP principles and the MSDF review centers on effecting spatial transformation by integrating communities. Achieving this transformation necessitates the development of more densely populated and inclusive neighborhoods. These types of neighborhoods can be realized by harnessing advancements in energy, water, transportation, and telecommunication to enhance resource efficiency. As such, this application is fully in line with the George Municipality's MSDF objectives.

## SECTION F: MOTIVATION

This section intends to motivate the desirability of the proposed development through discussing general desirability aspects. Moreover, the Western Cape Government: Guidelines on Communication Networks, 2001

have also been taken into consideration to motivate this applications alignment with the guidelines set in place for communication network infrastructure.

#### **F) 1. IMPACT ON THE CHARACTER OF THE SURROUNDING AREA**

The surrounding scale of the area is characterized by residential erven and a church located to the South West. The measures taken to provide mitigation and camouflaging agents are as such implemented to fit with the character of the area. The 25m high mast will be designed to be suitable for the area. This development will hence be appropriate in with the area as the bulk and scale remain as per the direct surrounding uses.

#### **F) 2. COMPATIBILITY WITH SURROUNDING USES**

To ensure optimal coverage, cellular stations should ideally not be more than 500m to a 1000m apart. The application site has been specifically identified by network planners, as being in a position ideally situated to provide optimal cellular network capacity (for data and voice) for current and future needs in the area. Telecommunication base stations offer a public service in order to accommodate the network need that the modern urban city requires. Taking this into consideration, cellular towers and associated infrastructure have formed part of the urban fabric. This application motivates that the proposed telecommunication base station will not threaten the character of the area as cellular base stations are present throughout the George and larger Western Cape area.

#### **F) 3. ACCESSIBILITY, PARKING ON ERF & TRAFFIC IMPACT**

No additional traffic impacts or parking related issues are foreseen due to the fact that the application site will remain the same. Additionally, the proposed development would not yield any increase in traffic congestion or require increased parking requirements.

#### **F) 4. SOCIAL IMPACT**

The provision of TMI does not have a direct correlation to the social aspect in order to achieve greater social justice.

#### **F) 5. ENVIRONMENTAL IMPACT**

No trees are located on the area earmarked for the base station's development. Department of Environmental Affairs and Development Planning provided a checklist confirming that NEMA is not triggered as it does not constitute an activity listed in terms of GN No R.326, 327, 325 and 324 as amended 7 April 2017, as promulgated under Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA").

## **F) 6. IMPACT ON BIOPHYSICAL ENVIRONMENT**

The proposed development would not negatively impact the biophysical environment. No listed activities will be triggered in terms of the National Environmental Management Act, 107 of 1998. Furthermore, the Western Cape Government: Guidelines on Communication Networks, 2001 states that structures associated with communication networks which are proposed in a sensitive environment will be strongly discouraged or completely avoided. In reference to the application property, the proposed cellular base station does not contradict this condition.

## **F) 7. IMPACT ON SAFETY, HEALTH AND WELLBEING OF THE SURROUNDING COMMUNITY**

It is the intention to develop and establish the required infrastructure in order to support the need for the area. The proposed development will allow the subject property to be developed to a state supporting its potential. The surrounding area is characterised by residential erven and land earmarked for future development. The proposal will contribute to sustain the need for internet access increasing security measures and telecommunication related services. The proposed development's impact on the surrounding properties will be minimal, with no alterations made to the boundaries. The site will be enclosed, locked and monitored at all times to ensure a secure development. The community will benefit of the additional coverage provided and as such see a stimulated wellbeing factor. The health impact of the radiation is clarified under section 9 below.

## **F) 8. ECONOMIC IMPACT**

In terms of economic return, the proposed development will ensure an input towards stimulating the connectivity and internet access of the area. The newly established telecommunication services will contribute to job opportunities and an expansion of the technology and security measures. No elements in the proposed services and infrastructure can be construed to be undesirable in respect of the safety, welfare, connectivity and amenity value of the area, the immediate surrounding parts or the broader planning objectives of the area.

## **F) 9. HERITAGE IMPACT**

No Heritage significance/aspect is impacted by the development.

## **F) 10. IMPACT ON THE EXTERNAL ENGINEERING SERVICES**

No development costs would be incurred for which the municipality would be liable. Any additional costs will be covered by the owner of the site. Furthermore, the development does not incur any external engineering/municipal services, as the on-site electrical connection will be utilised.

## **F) 11. NEED AND DESIRABILITY**

Cellular communication has changed over the years, from merely being a convenience to being essential for business and communication purposes, including for emergency and safety purposes. There is a lack of cellular infrastructure to provide the necessary coverage to the community in the proximity of the application site. This was mainly created by more users over the past few years as well as the introduction of LTE and 5G whereby more sites are required per square area. There have also been various customer complaints in and

around the area regarding poor or no coverage. Telecommunication infrastructure should ideally be situated on properties with Industrial, Business and large Open Spaces zones, however, due to the need for coverage in neighborhoods, zonings such as churches are sufficient.



**Figure 6:** 550m radius Coverage

As per the figure above, there are no existing telecommunication infrastructure in the 500m area. Cellular communication has changed over the years, from merely being a convenience to being essential for business and communication purposes, including for emergency and safety purposes. There is a lack of cellular infrastructure to provide the necessary coverage to the community in the proximity of the application site. It is clear from the coverage map that there is a gap in the network coverage for the area. There are no constructed telecommunication stations or rooftop antenna placements in the vicinity. Please note that even though another site has been approved at the school, the site has not been constructed and as such the network gap still exists. Various providers opt for the sites.

The Base Telecommunication Station, such as the proposal for this application, is specifically designed by engineers to be practical and multi-functional in order to minimise the visual implications.

### ALTERNATIVE SITES

The sites are selected because of an increase of customer complaints, and increased demand within an area. The site as is, was deemed as the most appropriate, having a central location. Alternative sites were considered during the procurement, but all other sites were deemed inappropriate or not available. The site chosen is as such deemed as the best option.

Alternative sites considered:

- Alternative site: Church – not willing to sign an agreement
- Alternative site: Sports field - locality not ideal (not enough coverage and located too close to existing site)

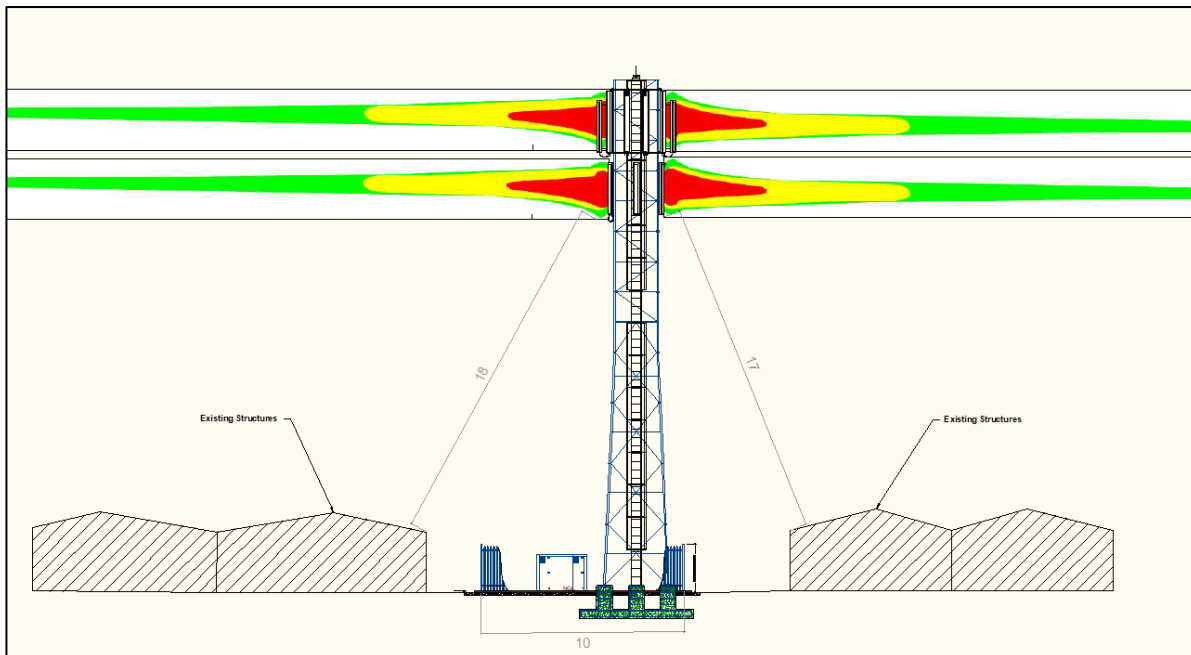
The proposed development will increase the level of coverage and capacity to all consumers in the catchment area which will benefit the community by having access to improved internet connection and communication facilities and services. It is important to note that as the proposed cellular station is built specifically to accommodate more than one operator through co-location/sharing, all cellular uses will benefit from the proposed development and not only those using a specific cellular operator.

## **F) 12. HEALTH CONCERNS**

The National Department of Health (NDoH) is the legally mandated national authority for the regulation of public exposure to radiation and related matters. The NDoH have been utilizing the World Health Organization's (WHO) International Electromagnetic Fields (EMF) Project as its primary source of information and guidance with respect to the health effects of cellular stations and electromagnetic fields. The Directorate: Radiation Control is the section within the NDoH responsible for regulating non-ionizing radiation. In a letter dated 19 January 2018 (please refer to Annexure for a copy of this letter), this Directorate endorsed the exposure guidelines published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP), based on the official endorsement of the WHO in this regard. The Directorate found that measurement surveys conducted in South Africa and around the world have shown that the actual levels of public exposure, as a result of base station emissions, are invariably only fractions of a percentage of the ICNIRP guidelines, even in instances where members of the public have been really concerned about their exposure to these emissions.

In the above-mentioned letter, the Directorate confirmed that they are satisfied that the health of the general public is not being compromised by their exposure to the microwave emissions of cellular base stations, because 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. Misconceptions are held by the general public in South Africa about the radiation (non-ionising radiation) of the electromagnetic waves used for telecommunications especially from FSTBSs. This perception has often led to public opposition on the construction and existence of these facilities in many parts of the country. The general public often misunderstand the concept that non-ionizing radiation (produced by the FSTBS) can cause cancer and other health related issues. Although both forms of energy are correctly called radiation, their biological effects are vastly different. Half-true or inaccurate information written in web sites, newspaper and circulated materials by some groups of people with vested interest has caused a lot of opposition by the public on the development of telecommunication infrastructures.

Current research on telecommunications base stations has reached a point whereby scientists are satisfied that the base stations do not pose a health threat. Research on handsets is however ongoing, as it is deemed that placing the handset against your head could pose a greater threat to health. Mobile phones are low powered radiofrequency transmitters. They operate at frequencies between 450 and 2700 MHz. The handset only transmits power when turned on. Using the phone in areas of good reception decreases exposure as it allows the phone to transmit at reduced power. In a statement made by the World Health Organisation (WHO) it is stated that effects from base stations and wireless networks are so low that the temperature increases are insignificant and do not affect human or animal health.



**Figure 4: Safety Zone**

The figure above is a visual representation of the microwave emissions emitted from the base telecommunication station on the subject property. As illustrated, the general health of the public would not be compromised by the exposure to the microwave emissions. The letter from the NDoH (Annexure) states that unless a person would climb to the top of a mast and position him/herself directly adjacent to and within close proximity of the antennae no real possibility exists of being exposed to the emissions, as mentioned below in Section 4.3 the site will be secured to ensure only authorised access.

The figure also illustrates the relation between the telecommunication infrastructure and single/double story dwellings. In addition, it is evident that the microwave emissions are situated above a clearance gap of estimated 17 meters from the dwellings. Taking note of the letter from the NDoH, it is proposed that local authorities, in considering the environmental impact of any base station, do not need to and should not attempt to set, from a public point of view, any restrictions with respect to parameters such as mast heights, separation distances, and duration of exposure. All operators who establishes on the proposed cellular tower will be strictly monitored by the NDoH, the ICNIRP and the Independent Communications Authority of South Africa (ICASA) and are accountable to them directly for any deviations from the regulated use of antenna.

**F) 13. VISUAL IMPACT**

The application proposes a co-location base telecommunication station in the form of a lattice mast with the placement of the antennas and equipment. In addition to a co-location cellular station, sufficient height is required to ensure that each operator could allocate their antennas to ensure optimal coverage. The proposed 25m lattice will allow for a maximum of four operators, the placement of these antennae and microwave dishes are close to the top of the 25m which is considered a sufficient height to allow for maximum coverage on this elevation level. The 25m also considers the low-density area, in order to not obtrude the visual integrity. The proposed FSTBS will create an opportunity for other service providers to co-locate, as other structures of this height do not exist in this immediate area.

**F) 14. WESTERN CAPE EDUCATION DEPARTMENT:**

It is imperative to note that the Western Cape owns the property and that the school falls under the Western Cape Education Department. The WCED, together with the school governing body and principal all gave the required permission and approval from their side for the tower to be constructed. The permission is attached as Annexure B.

## **SECTION G: SUMMARY AND CONCLUSION**

As outlined in this report, the proposed development will be desirable in the area and will not adversely affect the rights of any other properties in the area. The development is also compatible with the policies and Frameworks as discussed in Section E and is therefore considered desirable. In relation to the above Elco Property Developments recommends the approval of the application.



## Department of Health

Directorate: Radiation Control  
Private Bag X62  
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Enquiries: LL du Toit  
Date: 19 January 2018

### To whom it may concern

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

The Directorate: Radiation Control is the section within the National Department of Health that is 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. In carrying out this 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 published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and reconfirmed in 2009 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

**De Wet de Ridder**

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**From:** Robert Janse van Rensburg <rhjansevanrensburg@george.gov.za>  
**Sent:** Friday, 05 September 2025 09:54  
**To:** De Wet de Ridder  
**Cc:** Eldred Smith; Hercule le Roux  
**Subject:** RE: Erf 5265 George - Consent application

Hi De Wet,

An amendment of condition of approval will suffice. I can unfortunately not send you the approval letter as it is a different applicant (Highwave). You may contact them for the approval letter.

Kind Regards  
Robert

**Robert Janse van Rensburg (Pr.Pln.A/2925/2020)**

Town Planner  
Directorate: Planning & Development

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**Office (Internal):** 1300

**Address:** 46 Market Street (Old York Hostel Building), George, 6529

**Email:** [rhjansevanrensburg@george.gov.za](mailto:rhjansevanrensburg@george.gov.za)



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**From:** De Wet de Ridder <dewet@elcoprop.co.za>  
**Sent:** Wednesday, 03 September 2025 16:29  
**To:** Robert Janse van Rensburg <rhjansevanrensburg@george.gov.za>  
**Cc:** Eldred Smith <eldred@elcoprop.co.za>; Hercule le Roux <hlr@nst.site>  
**Subject:** RE: Erf 5265 George - Consent application

**Caution:** There is no DKIM signature present. DKIM helps ensure that the email has not been altered during transit.

**Caution:** External email. Avoid links or attachments unless sender is trusted.

**WRITTEN RESOLUTION BY THE MEMBERS, REPRESENTATIVES AND DIRECTORS of**

NEW DAWN PARK PRIMARY SCHOOL ("LESSOR")

Completed on the 26 Augustus 2025 (date)

**WHEREAS:**

The Lessor wishes to enter into a lease agreement ("**Lease Agreement**") with **Northstar Towers (PTY) LTD** (REGISTRATION NUMBER 2015/152735/07) ("**Lessee**") for the purposes of

letting the Premises being: ERF 5265, PACALTS DORP


situated on: PROTEA ROAD, PACALTS DORP

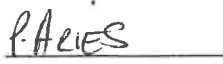
(both as defined in the Lease Agreement) to the Lessee, and matters ancillary thereto.

**RESOLVED THAT:**

1. The terms and conditions of the Lease Agreement, a copy of which was tabled at the meeting of the members of the SGB, be and are hereby approved.
2. The Lessor accepts and enters into the Lease Agreement.
3. **Name:** MR FRANSOIS VISAGIE (Identity number: 6609175182080) or failing him/her any other member of the Lessor, be and is hereby authorised to sign the Lease Agreement and all required documentation and perform all such acts for and on behalf of the Lessor as may be required in respect of the execution and implementation by the Lessor of the Lease Agreement.
4. All acts already taken in this regard by any of the aforementioned persons be and are hereby confirmed and ratified.
5. The Lessee and its appointed agents are hereby duly authorised to do all such things and take all such steps, or procure the doing of all such things and the taking of all such steps, to apply for and to obtain all such consents, licenses, permits and the like as may be required in connection with, arising from or incidental to the Lease Agreement and the construction by the Lessee of a Telecommunications Base Station and incidental purposes, and that all acts already taken in this regard by any of the aforementioned persons be and are hereby confirmed and ratified.
6. The Lessor confirms and accepts that the Lessor is bound by all of the terms and conditions of the Lease Agreement.

**LAERSKOOL NEW DAWN PARK**  
Protea Weg  
Tel: 044 878 1276 Faks: 044 878 2755  
Posbus 366, Pacaltsdorp 6534  
newdawnprim01@gmail.com

 MR. F. VISAGIE 6609175182080 26/8/25  
SGB Member's Signature Name Identity number Date

 Priscilla Ariès 841221043086 26/8/25  
SGB Member's Signature Name Identity number Date

 EMR STEENKAMP 6801215129086 26/08/2025  
SGB Member's Signature Name Identity number Date

 HENDRIK 7510055301086 26/08/25  
SGB Member's Signature Name Identity number Date

 MC JOSTE 8802045121082 26/08/25.  
SGB Member's Signature Name Identity number Date