



TOWN PLANNING

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DEVELOPMENT MANAGEMENT CONSULTING

PROPOSED CONSENT USE
FOR HEROTEL (PTY) LTD (KRAAIBOSCH RESIDENTIAL ESTATE PTY LTD)
ERF 1765, REMSKOEN STREET, WILDERNESS
GEORGE MUNICIPALITY & DIVISION



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Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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PROPOSED CONSENT USE
ERF 1765, REMSKOEN STREET, HOEKWIL, WILDERNESS
GEORGE MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION & PROPERTY DETAILS

Erf 1765 Wilderness is zoned Open Space Zone III (nature conservation area) and 1,3091ha in extent. The property is developed with a dwelling house thereon and a freestanding base telecommunication station (FBTS) that was erected in 2018 by CloudConnect and was later bought by Herotel. The tower has been in place for about 8 years. A land use application for a new FBTS was refused in 2025. The proposed tower would have been 15m in height and additional to the existing tower and municipal electricity service poles. The previous decision is attached as **Annexure 1**.

The subject, longstanding FBTS is only 6.0m in height and has minimal impact considering its surroundings and positioning. Consent use is required for the FBTS to be retained in position. *DMC Town Planning* was appointed to address the land use requirements so that the FBTS can be retained and building plans submitted for approval. The power of attorney attached as **Annexure 2** to this report. The table to follow includes relevant information regarding Erf 1765 Wilderness.

Property Description:	Erf 1765 Wilderness
Physical Address:	Remskoен Street, Wilderness
Owner:	Kraaibosch Residential Estate Pty Ltd
Title Deed No:	T28286/2017 (Annexure 3)
Bond:	Yes, Investec (Annexure 4)
Size of the property:	1.3091ha
SG Diagrams	3986/88 (Annexure 5)
Zoning	Open Space Zone III (nature conservation area)

The conveyancer certificate (**Annexure 6**) identified paragraph U(a) & (b) in the title deed as restrictive. Paragraph U was imposed by the Administrator in 1988 when Erf 1745 Wilderness was subdivided to create amongst other erven, Erf 1765 Wilderness.

- “U. **SUBJECT FURTHER** to the following special conditions created in Certificate of Registered Title No T33831/1989, imposed by the Administrator of the Province of the Cape of Good Hope in terms of Section 25 (1) of Ordinance No. 15 of 1985, when approving of the subdivision of Erf 1745 Wilderness, namely:

Paragraph U(a) states the following:

- (a) Tensy die Nasionale Vervoerkommissie skriftelik goedkeuring tot die teendeel verleen, mag grond slegs vir woon en landboudoeleindes gebruik word en op die grond mag slegs daardie geboue of bouwerke opgerig word wat in direkte verband daarmee staan.

It can be stated that a FBTS is not directly associated with residential and agricultural purposes. It is however a possible consent use – a possible added land use right without changing the zoning. Subsequently, this land use application will be sent to SANRAL (formerly known as the ‘Nasionale Vervoerkommissie’) for approval in terms of the applicable legislation.

Then Paragraph U(b) states the following:

- (b) Met die uitsondering van bestaande bouwerke mag geen bouwerk of enigiets anders hoegenaamd sonder die skriftelike goedkeuring van die Nasionale Vervoerkommissie binne 'n afstand van 20 meter, gemeet vanaf die nasionale padreserwegrens nie, opgerig nie.”

The FBTS forming the subject of this land use application, is located about 68m from the boundary with the reserve of the N2. This paragraph of the title deed is therefore not affected.

2. APPLICATION

This land use application in terms of Section 15(2) of the George Municipality: Land Use Planning By-law (2023) for Erf 1765 Wilderness entails the following:

- **Consent use** in terms of Section 15(2)(o) of said by-law for a freestanding base telecommunication station (FBTS).

3. LOCALITY, CHARACTER OF THE PROPERTY, ZONING

Erf 1765 Wilderness, zoned Open Space Zone III (nature conservation area), is located in Wilderness at the top of the hill above what is known as the Dolphin Point lookout point. The N2 is located between the subject property and this lookout point. Erf 1765 Wilderness is one of the ‘last’ off Remskoek Street in Wilderness Heights. From the end of Remskoek Street, access is via a 5m wide right of way servitude over Erf 381 Hoekwil (see the SG diagram attached hereto as **Annexure 5**). A locality map is attached hereto as **Annexure 7**.

Erf 1765 Wilderness is located on the boundary with Wilderness Heights.

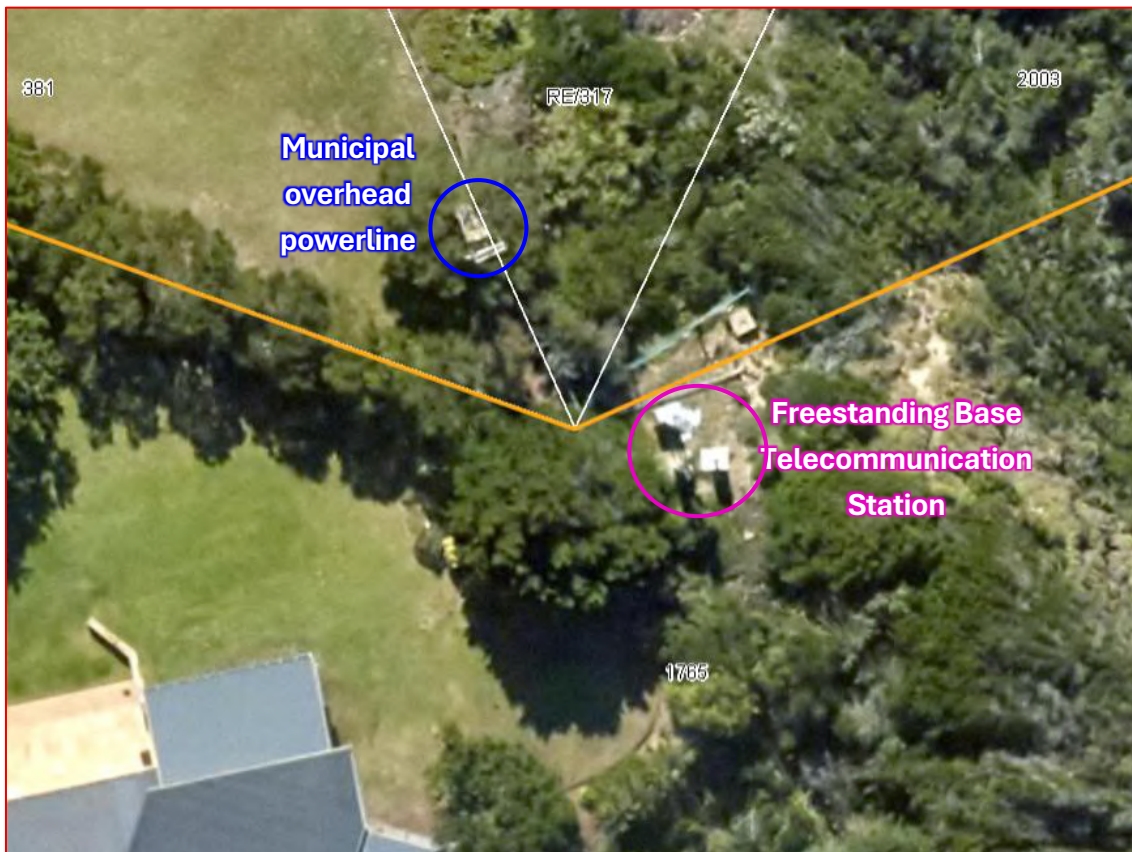




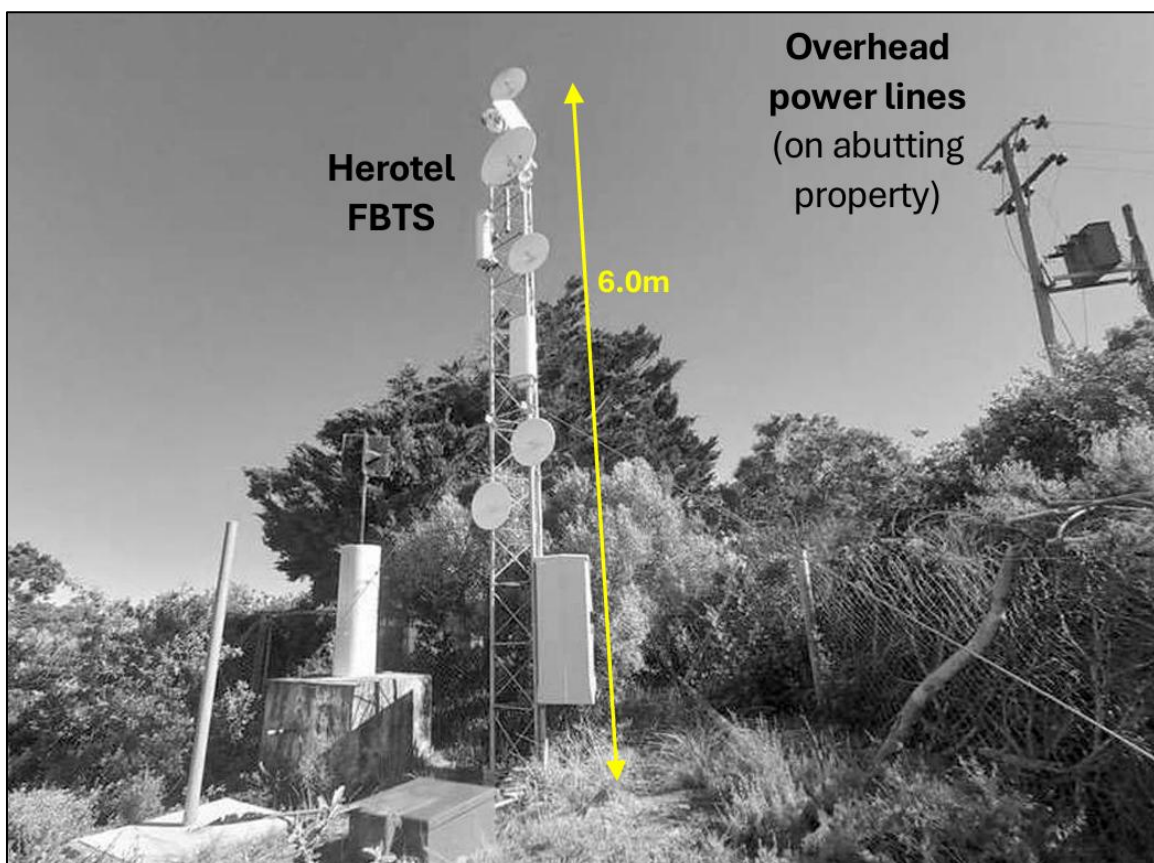
As stated earlier, the property is developed with a dwelling house thereon and a freestanding base telecommunication station (FBTS) that was erected in 2018 by CloudConnect and was later bought over by Herotel. The tower has been in place for about 8 years and supports reliable internet and wireless services for a significant number of residential and business clients in the surrounding area.

The following images show the aerial image of the area, the property, and the existing infrastructure on the property and in the direct area.





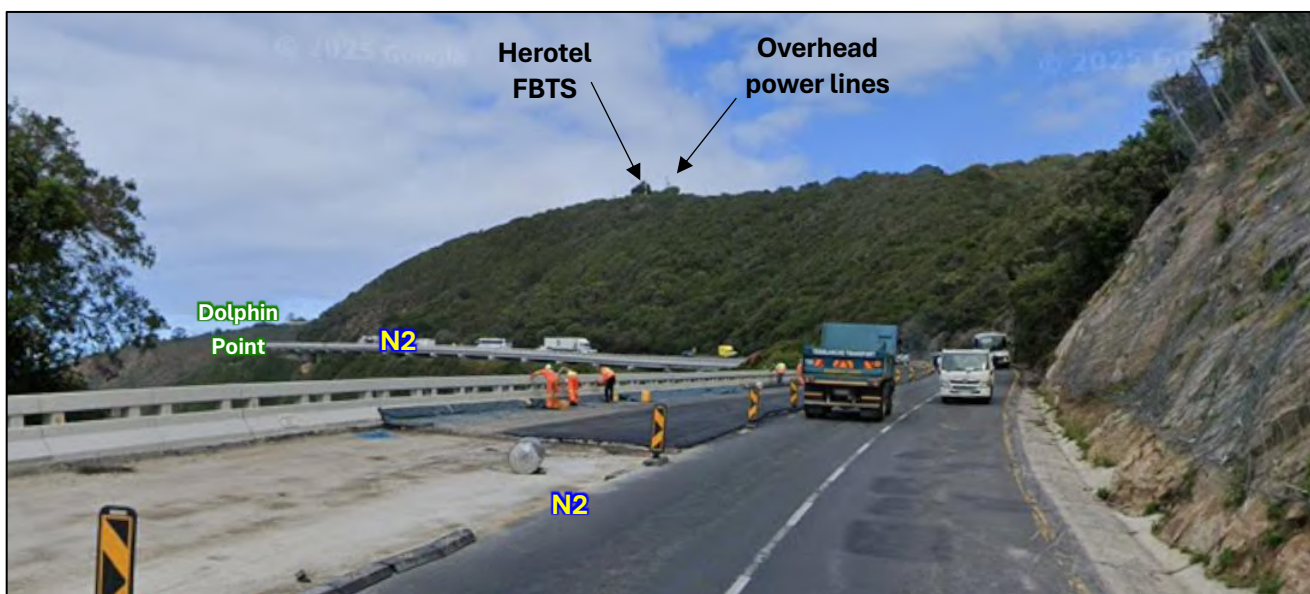
The following image shows a photo of the infrastructure as seen from ground level on Erf 1765 Wilderness.



4. DEVELOPMENT PROPOSAL

As mentioned earlier in this report, the property is already developed with a dwelling house and a 6.0m high freestanding base telecommunication station. The property sits at the tip of the crest of the hill around which the Kaaimans Pass (N2) wraps around. To the west of the hill is the Kaaimans River and to the east is Wilderness.

The FBTS is only 6.0m in height and is significantly lower than the overhead power lines directly adjacent to it the FBTS is located in the same line as a tree as seen from the N2 which directly mitigates its visual impact significantly as opposed to the exposed overhead lines next to it.



The site plan is attached hereto as **Annexure 8**.

The existing FBTS design does not detract from the rural and natural character of the property or the surrounding area, nor does it negatively impact the natural appearance of the landscape. The structure is effectively screened by established natural vegetation on the property, which significantly mitigates its visual impact when viewed from surrounding properties and public vantage points.

The FBTS mostly complies with the Telecommunication Policy, 2023, and is further justified by its highly strategic, site-specific location. The placement of the mast on the elevated hilltop of Erf 1765 Wilderness allows the structure to achieve optimal coverage at a reduced height compared to typical FBTS. It is also lower than a double storey dwelling which could be up to 8.5m in height. This prime positioning not only enhances operational efficiency but also ensures that the mast remains visually unobtrusive due to both its reduced height and the natural screening afforded by the topography and vegetation on the property.

The FBTS does not compromise the sense of place of the immediate area or the broader landscape context. Instead, it is integrated appropriately within its setting while fulfilling an essential infrastructure function. A coverage map illustrating the extent of the reach of the FBTS is attached as **Annexure 9**.

4.1 MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services provided to this property will continue to be used as at present. The authorisation of the FBTS does not warrant a change or expansion of municipal services to the property. Access to the property will remain as it is across abutting properties from Remskoek Street.

4.2 PUBLIC INTEREST

4.2.1. IMPACT ON SURROUNDING PROPERTIES

The public interest in this application is limited in our opinion, as no new development is proposed and there have been no known disturbances toward any of the surrounding property owners by the FBTS on Erf 1765 Wilderness. The FBTS plays an important role in supporting reliable internet and wireless services to a substantial number of residential and business users in the greater Wilderness area. Its location at the crest of the hill is optimal, ensuring sufficient line-of-sight connectivity across Wilderness and the further east lying areas, without requiring any additional height beyond its current 6.0m.

The public participation process will inform the surrounding property owners of the proposed consent use application for the existing 6.0 FBTS and they will have 30 days to provide comment should they wish to.

4.3 ENVIRONMENTAL CONSIDERATIONS

CapeFarmMapper shows the property is demarcated as a Critical Biodiversity Area. No new development is proposed so no impacts on the natural environment is expected.



Our understanding of the National Environmental Management Act (2014) is that no listed activity is triggered under NEMA as the mast is less than 15m in height and the footprint is negligible.

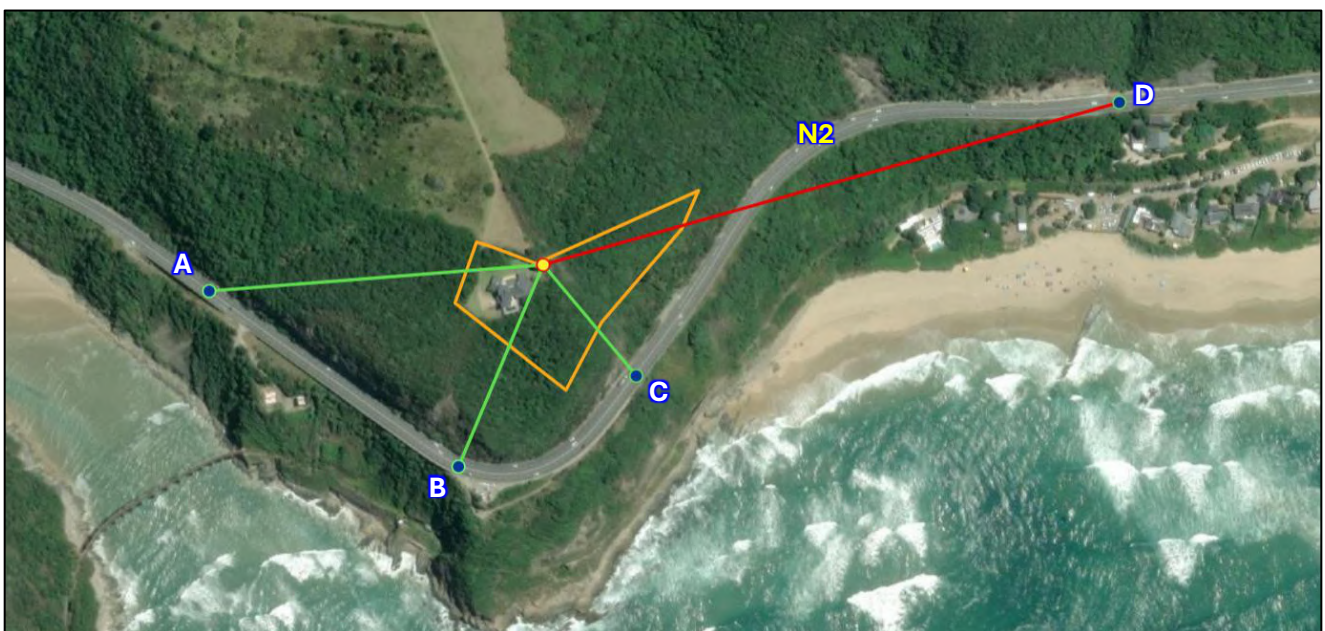
4.3.1. VISUAL IMPACT & ADAPTABILITY ON WILDERNESS VIEWSHEDS

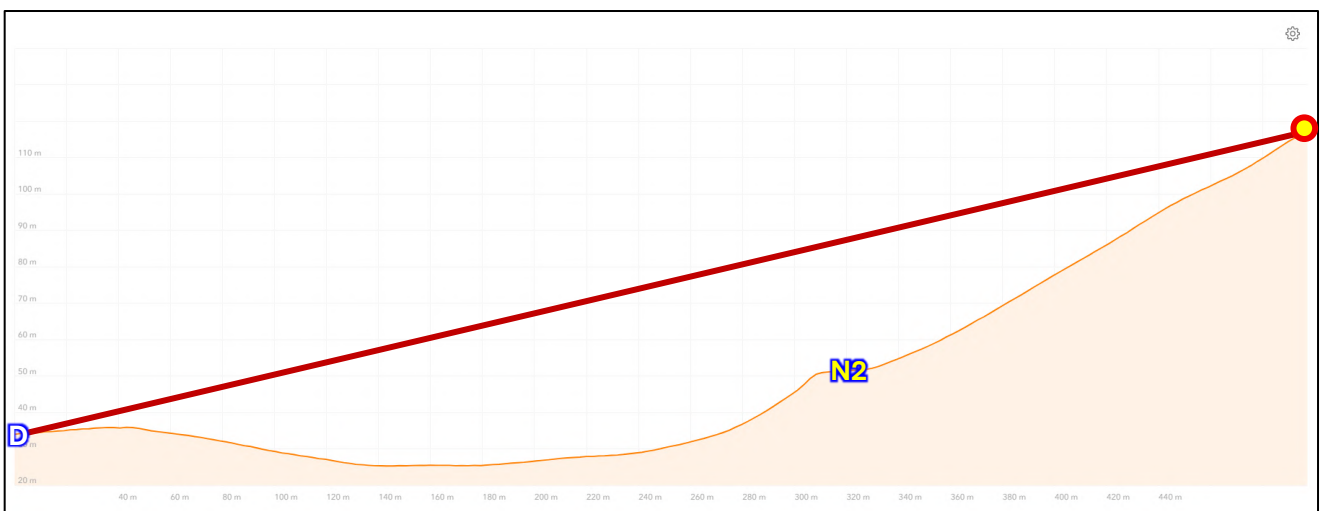
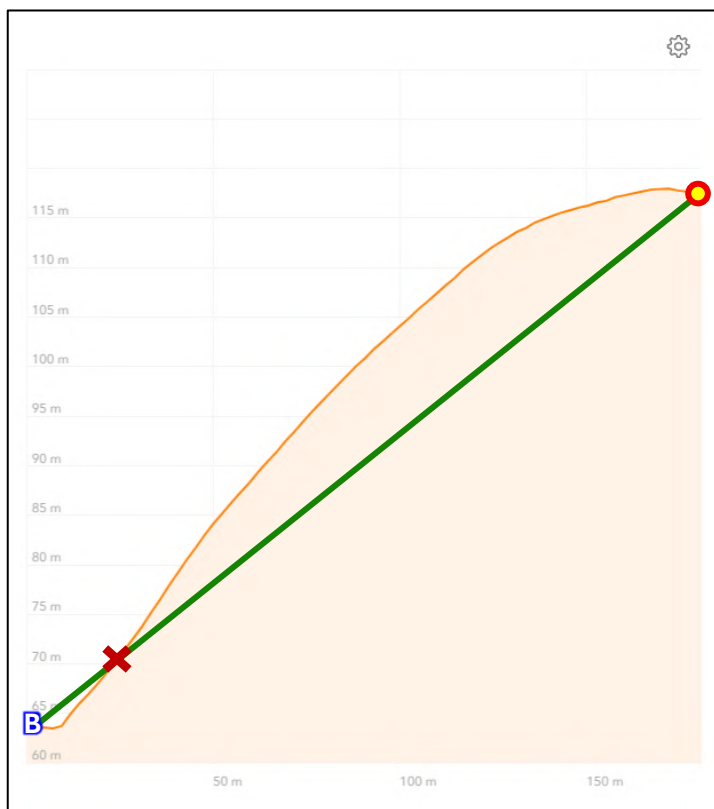
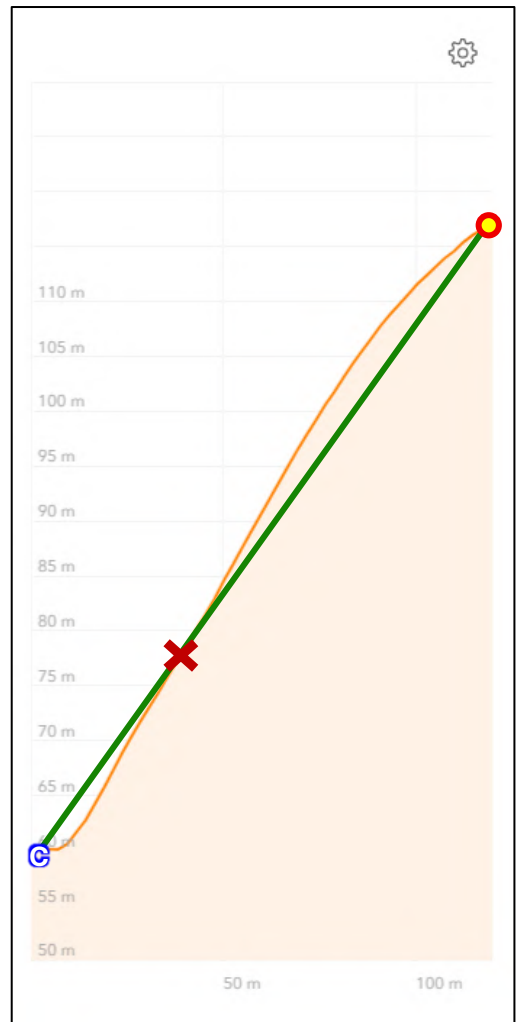
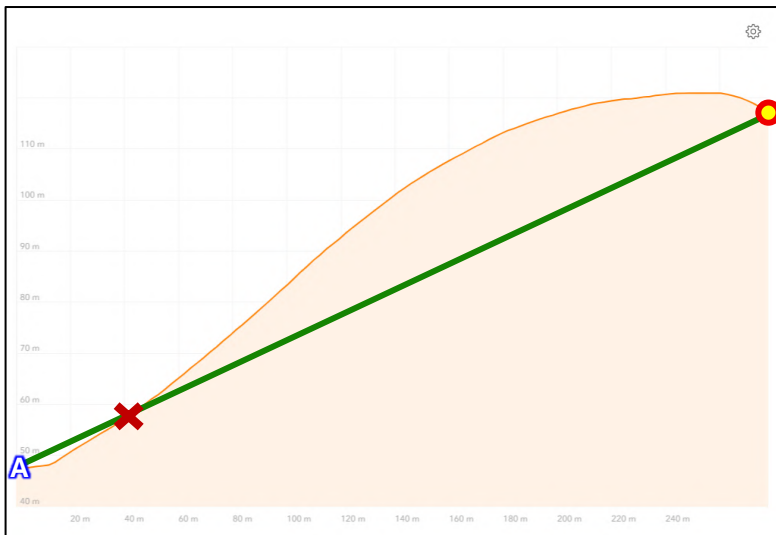
From the N2, where it curves around the property directly below the site to the south and southwest, the steep topography completely obscures the mast from view at all angles. The closest potential vantage point from which it could be visible would be several hundred metres offshore to the south.

From the west, there are no publicly accessible viewpoints from which the mast would be visible. In addition, the residential properties along the Kaaimans River are situated too far north and at too low an elevation to obtain any view of the structure.

At present, the only location from which the mast is marginally visible is from the N2 as the road ascends from Wilderness toward the first bend of the pass. Fortunately, the mast is only 6.0m in height and is lower than existing surrounding infrastructure in the area and it is barely apparent due to the vegetated backdrop behind it.

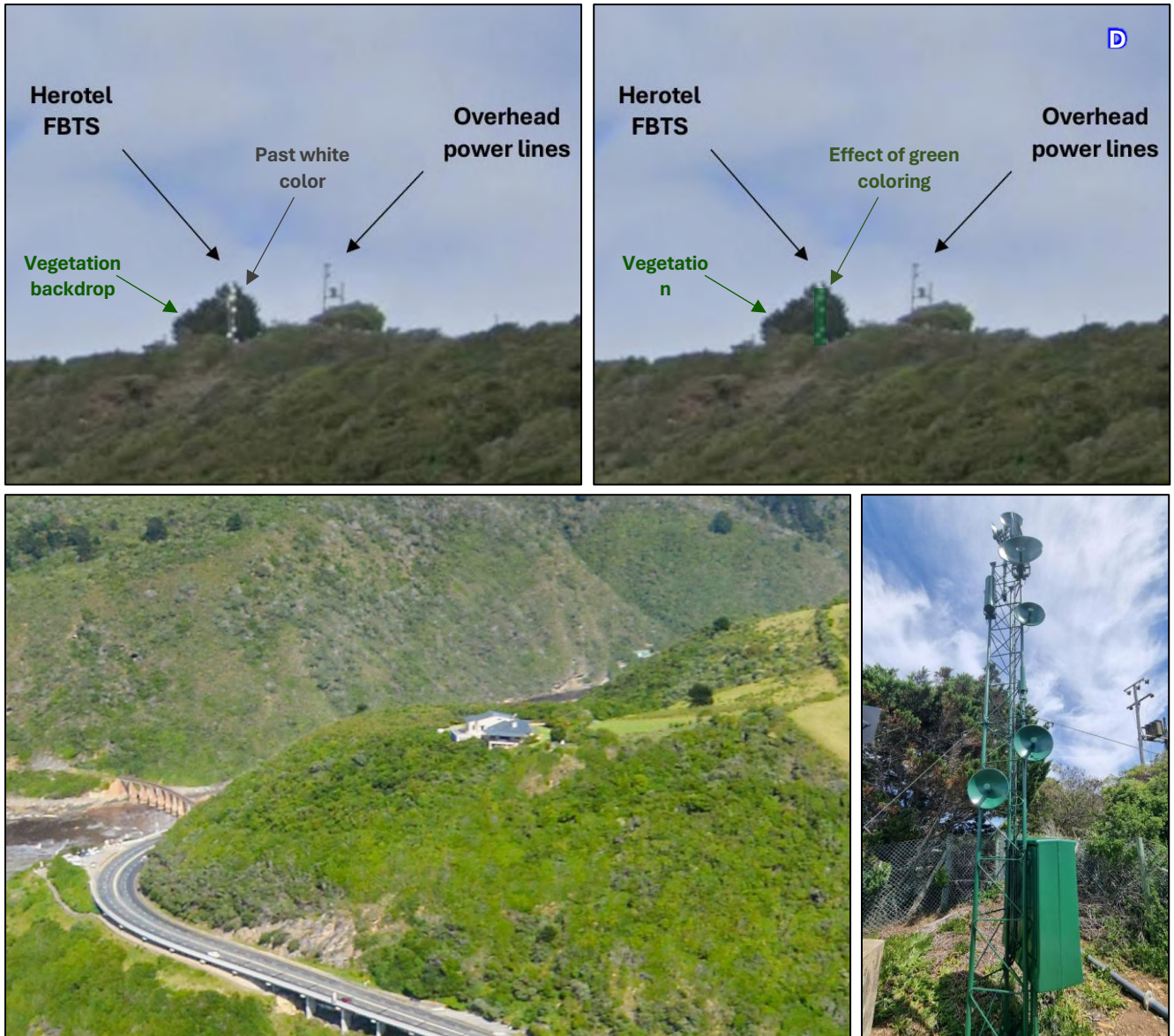
The following illustrations shows the elevation profiles and lines of sight from different viewpoints along the N2. The elevation profiles show that the only point form where the mast is visible is for a brief section from the N2 when ascending from Wilderness toward the west. As for further east down the N2, the distance becomes too far to even see or notice the mast.





4.3.2. MITIGATION MEASURES

The mast was repainted a darker green colour as to further blend in with the existing vegetation backdrop behind the mast. The mast is now even less detectable by the naked eye since it was painted in a green colour and has the tree / shrub directly behind it as seen from east.



4.4 HERITAGE CONSIDERATIONS

There are no heritage structures in the immediate vicinity of the existing mast that are directly or indirectly affected by its presence. The nearest significant heritage resource is the Kaaimans Pass (N2), which is located at a sufficient distance from the mast and remains entirely unaffected in terms of visual, spatial, or contextual integrity.

In terms of the National Heritage Resources Act, there are no heritage implications associated with the existing 6.0m mast. The structure does not impact on any protected heritage resource, nor does it alter the character, setting, or significance of any known heritage site.



5. NEED & DESIRABILITY

Need from a planning perspective depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the proposed consent use for the FBTS on Erf 1765 Wilderness, is appropriately aligned with the property's specific locality. The site has a highly advantageous and beneficial position for a communication station, allowing the structure to operate at a lower height (6.0m) than conventional towers (15m) due to its elevation and uninterrupted line-of-sight coverage.

Desirability from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. These include the physical characteristics of the property, existing planning in the area, character of the area, the locality and accessibility of the property and the provision of services.

Physical characteristics of the properties

No physical characteristics of the property will be changed or negatively affected by the application. The physical character of the property is what guided the initial placement of the tower in this very specific location.

Existing planning in the area

As indicated later in this land use report, this land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF).

Character of the area

The consent use will not negatively affect the character of the area. Hilly areas are commonly characterised by telecommunication stations at the tops to reach lower lying areas. In this instance, the inherent topographical character of the property directly informed the placement of the FBTS. The advantageous elevation enables the structure to function effectively at a height of only 6.0 m, which is lower than typical telecommunications installations, thereby limiting its visual presence within the surrounding landscape.

Provision of services

Municipal engineering services are already available on the property and will continue to be used as at present.

Economic impact

This application for consent use will have no direct economic impact. It does however provide a very essential service to many residents in Wilderness.

Direct impact on surrounding properties

No neighbours are expected to be impacted negatively by the proposed consent use as discussed earlier in this report.

It is our view that the need and desirability of the proposed consent use on Erf 1765 Wilderness (Wilderness Heights), shows no negative impacts.

6. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

6.1 SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed in the earlier paragraphs of this land use report, are addressed below:

6.1.1. FIVE DEVELOPMENT PRINCIPLES

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not fully relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant as follows:

- The proposal holds no expected negative environmental impact as discussed earlier in this report.
- The effective and equitable functioning of land markets is not negatively affected by this application.
- No negative impacts are expected for surrounding properties.

Efficiency as described in Section 7(c) of SPLUMA is not fully relevant for this application.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erf 1765 Wilderness supports the relevant development principles of SPLUMA.

6.2 WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs. Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 1765 Wilderness (WH), no conflict was found with the GMSDF. Land uses in rural areas are governed by the George Integrated Zoning Scheme Bylaw as read with the WC: Rural Development Guidelines (2019).

6.3 GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this land use report as relevant.

6.4 GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

Erf 1765 Wilderness is a 1.3091ha nature conservation area (Open Space Zone III) in terms of the George Integrated Zoning Scheme By-law (GIZS) (2023) and developed with a dwelling house. The property's zoning will not change but an additional consent the land use will be added, namely freestanding base telecommunication station.

The property does not have instated building lines.

No new development is proposed, merely authorisation of the existing essential telecommunication station which is 6.0m high and along the northern boundary of the property. All other development parameters are complied with.

The George Municipality Town Planning Policy on Base Telecommunication Station Infrastructure (2023) is applicable in this case as an extension of the regulations for telecommunications in the George Municipality.

6.5 GEORGE MUNICIPALITY: TOWN PLANNING POLICY ON BASE TELECOMMUNICATION STATION INFRASTRUCTURE (2023)

The purpose of the Base Telecommunication Station Infrastructure Policy is to formulate uniform set of parameters, objectives, and guidelines for the planning, design, assessment and construction of base telecommunication station infrastructure within the George Municipality. The Telecommunication Policy lists the following policy focus areas to consider:

Table 4: Policy Focus Area A: Location and Site Selection

Policy Focus Area A: Location and Site Selection		
Objectives	Evaluation Parameters	Requirements
<ul style="list-style-type: none"> Encourage the optimal site selection and location of base telecommunication station infrastructure so that there is maximum coverage and it has minimal impact on the surrounding land uses. Ensure that the identification of a site for base telecommunication station infrastructure has 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. 	<ol style="list-style-type: none"> No application for base telecommunication station infrastructure may be approved or permitted where there is a residential, educational or health facility within a 50-metre zone directly in front of the antennae. In the case of office buildings, no antenna or mast will be permitted where there are similar uses in adjacent buildings. <ol style="list-style-type: none"> Wherever possible or feasible the location of base telecommunication station infrastructure should be located in industrial / commercial / business areas. Base telecommunication station infrastructure should be limited to 15m in residential areas. The use of existing structures to accommodate base telecommunication station infrastructure is encouraged e.g. power lines, rooftops, water towers, highway overpasses, bridges, tall buildings, utility poles, light masts, billboards and smokestacks where possible – provided that this does not conflict with any other relevant legislation. Base telecommunication station infrastructure should preferably be located within areas where they have the least visual impact. All possible site location alternatives should be explored early in the planning process to minimize visual impact rather than relying only on mitigation measures to reduce such impact. Wherever the integration of base telecommunication station infrastructure is not possible all measures must be taken to minimise the negative impact of this land use on the amenity of the surrounding area. 	<ol style="list-style-type: none"> The applicant shall provide a coverage plan to accompany the application to provide motivation in terms of coverage requirements. The Municipality may request a Site Acquisition Report (SAR) or similar document to accompany the application to provide proof of other possible locations for site selection and reasons why those sites were not pursued. In the case a site was not selected due to unfavourable technical site circumstances with the service provider/real estate company, the Municipality may require the relevant report to accompany the Site Acquisition Report. The Municipality may request comments from South African Civil Aviation Authority if deemed necessary. The Municipality may request comments from Western Cape Department of Education or Western Cape Department of Health if deemed necessary.

The existing FBTS is located on Erf 1765 Wilderness, zoned Open Space Zone III (Nature Conservation Area), within a rural context at the crest of a hill above the N2 at Dolphin Point. The structure is 6.0m high, significantly below the 15m guideline threshold and there are no educational or health facilities within 50m directly in front of the antennae at the same height. The mast has been operational since 2018 without known complaints or incidents.

The site selection is functionally justified due to the natural elevation of the property, the clear line-of-sight coverage across Wilderness and further eastern areas, and the ability to operate at a reduced height due to the optimal topography.

Although a formal Site Acquisition Report from the original provider is unavailable (due to ownership transfer), the existing placement demonstrates technical necessity and functional efficiency.

It is our opinion that the existing mast is compliant with this focus area.

Table 5: Policy Focus Area B: Co-Location

Policy Focus Area B: Co-Location		
Objectives	Evaluation Parameters	Requirements
<ul style="list-style-type: none"> Ensure the co-location (co-use or sharing of) existing base telecommunication station infrastructure before a new site is approved to optimally use existing sites and minimise impact. 	<ol style="list-style-type: none"> Wherever possible the co-sharing of sites for the installation of base telecommunication station infrastructure shall be encouraged. Wherever possible new proposed FBTS is required to provide opportunity for co-sharing. New proposed base telecommunication station infrastructure within 500m of existing base telecommunication station infrastructure in urban areas, or 1000m in rural areas is not encouraged and must be motivated in terms of site specific circumstances. An application for base telecommunication station infrastructure shall present an analysis of the benefits of co-location which will be weighed up against any possible negative effects. The opportunity for co-location should not be considered as more important than other considerations identified by the Municipality, local communities or these guidelines. Such consideration could include:- <ul style="list-style-type: none"> Increasing the height of a support structure to accommodate other service providers which may result in a tower that becomes visually unacceptable; The potential for an increase in power output from one location; The physical and technical limitations of a telecommunication tower or antenna which may not be able to support additional infrastructure; and The location may not be suitable for the required planned coverage needed by a service provider. 	<ol style="list-style-type: none"> An application submitted to a Municipality shall indicate if the proposed base telecommunication station infrastructure, base tower or antenna is a shared or stand-alone facility and provide reasons for such decisions. An application submitted to a Municipality must include a structural design report to ensure proposed structures can accommodate additional service providers. An application submitted to a Municipality must include possible co-location sites as possible alternatives and motivate why the co-location is not sufficient and a new structure is required. An application submitted to the Municipality must include a locality map indicating all other base telecommunication station infrastructure within a 750m of the proposed base telecommunication station infrastructure.

At present, the infrastructure is adequately utilised by Herotel to provide coverage to the greater Wilderness area, and no additional service providers have formally requested co-location at this site. The structure as is (6.0m in height) is not capable to accommodate any other suppliers at this stage.

The proposal also does not result in unnecessary duplication of infrastructure and remains aligned with the intent of Policy Focus Area B.

Table 6: Policy Focus Area C: Visual Impact

Policy Focus Area C: Visual Impact		
Objectives	Evaluation Parameters	Requirements
<ul style="list-style-type: none"> Address the visual impact of base telecommunication station infrastructure on urban and rural landscapes. Prevent the visual impact of base telecommunication station infrastructures in natural environments, environmentally sensitive and landscape areas where tall structures located on high points can be intrusive. Encourage innovative design for base telecommunication station infrastructure and its ancillary uses. Promote the provision of appropriate landscaping in and around base telecommunication station infrastructure sites so that the amenity of the surrounding areas is not adversely affected. 	<ol style="list-style-type: none"> Wherever possible, the design and location of base telecommunication station infrastructure and associated ancillary land uses, building or containers should be designed so that they can be integrated into the surrounding land uses. The design and location of base telecommunication station infrastructure should be undertaken so that it minimises any potential negative visual impact on the character and amenity of the local environment including viewpoints e.g. prominent landscape features, general views in a specific locality and individual significant views. Base telecommunication station infrastructure located in residential areas must be located, designed and constructed so as to have a minimal impact on or to mitigate or avoid adverse impacts on the visual character and amenity of the area. Wherever possible or feasible, the design and attachment of base telecommunication station infrastructure to an existing building or support structure shall be undertaken in an integrated manner. Antennae shall not be attached to the side of a building in a haphazard fashion or protrude above the top or apex of the roof. It shall form an integral part of the building structure and conform to the building design and colour scheme. There are a number of design techniques which may be utilised to 	<ol style="list-style-type: none"> A service provider will need to motivate for the design of the support structure and indicate its applicability to the context of the site. Generally, the normative design for new base cellular towers is a slim line monopole in an urban context and a lattice mast in a rural context. A departure from the normative design must be motivated for as part of the application. The applicant shall provide a description of what measures are to be taken to improve the aesthetic impact of the telecommunication base tower or mast. Any application for the erection of a freestanding mast or antennae on the roof of a multi-storey building will show measures taken to reduce the visual impact of the mast including the location and siting of ancillary uses e.g. maintenance sheds or containers. Where necessary, an application may include a landscaping plan to demonstrate how the impact on the visual amenity has been addressed.

	<p>minimise the adverse visual impacts for rooftop base telecommunication station infrastructure, and these include:</p> <ul style="list-style-type: none"> - An adjustment to the overall size (height and scale); - The use of colour or cladding materials to match adjacent walls, or to complementing a facade thereby maintaining visual balance and integrity; and - The creation of an architectural feature such as a spire, column, finial or screening to minimise visibility of the facility from adjacent areas. <p>6. Freestanding base telecommunication station infrastructure can also utilise design measures to address negative visual impact as outlined above, but may also consider:-</p> <ul style="list-style-type: none"> - An adjustment to the overall size (height, width and dimension); - Specific colour coding to match the predominant background (e.g. sky, vegetation); - The design of the infrastructure as a work of urban art; 	<ul style="list-style-type: none"> (v) An application for the establishment of new base telecommunication station infrastructure will include the specific design and mitigation measures undertaken to lessen the visual impact which will include the colour, cladding and camouflage used on site. (vi) If required, an applicant will have to submit an alternative design option for the establishment of the base telecommunication station infrastructure that has a lower visual impact on site, e.g. adjustment in height, type of structure (a monopole or lattice), measures undertaken to disguise the structure, the use of natural colour and/or locality. (vii) A Visual Impact Assessment may be requested from the applicant if the potential negative impact of the
Policy Focus Area C: Visual Impact		
Objectives	Evaluation Parameters	Requirements
	<ul style="list-style-type: none"> - Using stealth camouflage e.g. disguising the tower as another structure (e.g. a flagpole, a signpost, or a tree); - Matching or complementing a fencing style or type of roof pitch and repeating this design for the equipment room; and - Using stone cladding for the equipment room to compliment natural boulders or stones on site. <p>7. An equipment room or container, which has an ancillary use, should be enclosed with a wall or fence constructed of appropriate materials e.g. metal, stone, wood or brick.</p> <p>8. Alternatively, an equipment room could be housed in a specifically designed building that matches the other buildings on the site.</p> <p>9. Where a container is utilised as an equipment room on a rooftop, such a container shall be set back as far as possible from the edges of the roof so that it is not visible from street level.</p> <p>10. Wherever it is possible, underground cables should be used unless it is impractical to do so and there is no significant effect on visual amenity.</p> <p>11. The use of ridgelines for base telecommunication station infrastructure should be avoided. Especially on ridgelines visually observed from the N2 scenic corridor.</p> <p>12. The use of appropriate sites with vegetation (trees), landforms or other features which will assist with the screening and reduce the visual impact of base telecommunication station infrastructure should be encouraged.</p> <p>13. Where necessary, additional landscaping or the planting of trees shall be undertaken to reduce the visual impact of base telecommunication station infrastructure, the base tower and ancillary uses. In some instances, additional new tree line planting may be required to protect or screen the tower from more distant areas. Plants and trees shall be complementary to the natural vegetation and support biodiversity.</p> <p>14. The obstruction of established viewpoints by base telecommunication station infrastructure e.g. significant vistas, important landmarks or any element of the cultural landscape should be avoided.</p> <p>15. No commercial advertising or signage is allowed on base telecommunication station infrastructure unless it has been approved under the applicable bylaw of the Municipality.</p> <p>16. Sites used for Base telecommunication station infrastructure should be lit. Such lighting should be screened, energy efficient and tilted downwards.</p>	<p>base telecommunication station infrastructure should warrant this additional information.</p> <ul style="list-style-type: none"> (viii) Photographic examples of the proposed design of the base telecommunication station infrastructure may be requested as an additional element of an application.
Policy Focus Area C: Visual Impact		
Objectives	Evaluation Parameters	Requirements
	<p>17. Where the lighting from base telecommunication station infrastructure has a negative impact on surrounding land uses, additional shielding for lights may be required in order to mitigate visual disturbance.</p> <p>18. Wherever possible the location of base telecommunication station infrastructure shall not interfere with a public viewing point or landscape view open to the public.</p> <p>19. In open areas, avoid placing base telecommunication station infrastructures in visually sensitive zones see “Factors affecting visual sensitivity in Appendix C, such as:</p> <ul style="list-style-type: none"> - On highly visible skyline locations, such as ridges and coastal promontories. - In stark open fields, particularly on hillcrests – rather relate the mast to other structures or clumps of trees in the area. <p>20. In instances where the negative visual impact or impact on the amenity of a base tower structure is such that it requires additional mitigation measures, a Municipality may, in its conditions of approval, require that the developer makes an optional positive contribution that would directly benefit the local community where the structure is located. Such mitigation measures may include greening interventions e.g., the planting of trees or the establishment of a community garden, hard and/or soft landscaping and/or the provision of public amenities (e.g., street furniture, lighting, benches / dustbins.)</p>	

The mast is located on a ridgeline above the N2 scenic corridor and is marginally visible from a brief section of the N2 when ascending westward. However, the mast is only 6.0m high, it is painted dark green, and it is lower than adjacent municipal overhead power lines (as illustrated earlier). The mast is also positioned against a vegetation backdrop.

The mast is not visible from Dolphin Point lookout, and it does not obstruct any scenic vistas or landmarks.

The mast was repainted from white to dark green as to blend in further with the existing vegetation. No signage or commercial branding are proposed. The mast has no lighting impacts, and the existing vegetation screening will be retained.

While ridgeline placement is generally discouraged in policy, the limited height, vegetation integration, and extremely short exposure window significantly mitigate visual intrusion.

It is our opinion that the visual impact is low and proportionate to function.

Table 7: Policy Focus Area D: Environmental & Heritage

Policy Focus Area D: Environmental & Heritage		
Objectives	Evaluation Parameters	Requirements
<ul style="list-style-type: none"> Ensure that base telecommunication station infrastructure sites are developed with minimal disruption and removal of natural vegetation. Ensure that wherever possible base telecommunication station infrastructure is not located within an area of environmental or heritage significance. Ensure that if base telecommunication station infrastructure has to be located within an area of environmental or heritage significance, the necessary guidelines are available to mitigate its impact on the amenity and importance of these areas. Ensure that where base telecommunication station infrastructure is located adjacent to such environmentally sensitive areas or heritage sites, that its design and management is undertaken in such a manner that the integrity of the landscape or resource is not negatively impacted on in any way. Identify a typology of typical environmental, architectural and heritage sensitive sites which will require careful consideration in terms of mitigating impacts from base telecommunication station infrastructure. 	<ol style="list-style-type: none"> Wherever possible base telecommunication station infrastructure should not be erected in an area which has biodiversity, environmental or heritage significance. Base telecommunication station infrastructure attached to heritage buildings, buildings of architectural merit, or those buildings older than 60 years and subject to an Heritage application approval must be designed and located in such a manner as to preserve the integrity of the building. Where proposed base telecommunication station infrastructure is situated or a new power supply is required to support a base station site and excavation works are necessary, all alien vegetation shall be removed but no indigenous mature trees or vegetation may be affected. Applications for base telecommunication station infrastructure located on a listed site, in terms of NEMA regulations, will need to comply with those regulations for approval. In the construction of base telecommunication station infrastructure in environmentally sensitive areas, appropriate methods must be used to ensure that disruption to, and damage of, the natural habitat is minimised. Natural habitats disturbed during construction shall be rehabilitated by the service provider at their own cost and to the satisfaction of the Municipality and the provincial Department of Environmental Affairs and Development Planning (DEA&DP). Base telecommunication station infrastructure should when developed within or abutting an area of environmental or heritage significance be located and positioned on the property where it will have the least impact on the surroundings. An application for base telecommunication station infrastructure in or adjacent to areas that are environmentally sensitive or have heritage status, will need to comply with NEMA, this policy guideline and other requirements of the Municipality within which the site is located. (see Appendix B). All possible alternative site locations must be explored during the feasibility stage of the planning process with a view to minimizing the impact of the base telecommunication station infrastructure on such sensitive environments, rather than relying only on camouflage to reduce the impact. 	<ol style="list-style-type: none"> Where a new site for base telecommunication station infrastructure is proposed and the tower is 15 meters or more in height, compliance with the List 3 of the NEMA regulations, published in 2012, is required. For the construction of base telecommunication station infrastructure on sites that are environmentally sensitive or have a heritage status, a site plan/landscape plan will be provided indicating the natural vegetation and how it is to be retained or rehabilitated or re-planted. Where an application indicates the proposed removal of trees or vegetation from a site, it must also provide a strategy for the potential relocation of adult trees to alternative sites and the replanting of natural vegetation in the post construction phase. An application must demonstrate what consideration has been given to the environmental impact of the base telecommunication station infrastructure on the site and what remedial measures are to be taken to address any adverse impacts of the proposal. An Environmental Management Programme (EMPr) including rehabilitative strategies for the site can be requested from an applicant or service provider as an additional component of an application and can include any ancillary works or access roads.

The site falls within a Critical Biodiversity Area, however, the mast footprint is approximately 4m² and the total cleared area only about 23m². No new vegetation removal is proposed. No expansion of disturbed footprint. No new access roads are proposed. No removal of vegetation is proposed, and the mast is below 15m and does not trigger NEMA listed activities. This is a consent use application for an existing installation, not new development.

There are no heritage triggers, no structures older than 60 years affected, and no heritage overlays applicable. It is our opinion that the mast is compliant with this focus area.

Table 8: Policy Focus Area E: Access, Existing Infrastructure, Services & Utilities

Policy Focus Area E: Access, Existing Infrastructure, Services & Utilities		
Objectives	Evaluation Parameters	Requirements
<ul style="list-style-type: none"> Ensure that base telecommunication station infrastructure is located and operated in a manner so as not to interfere with any other service or utility functions. 	<ol style="list-style-type: none"> Direct vehicle access to freestanding base telecommunication station sites are encouraged. Where the construction of new access roads is required to service a free-standing base telecommunication station infrastructure site, such roads will be appropriately landscaped with plants, trees and/or ground covers. Additional landscaping may be required in areas in and around the site that is not within the freestanding tower site itself. Wherever possible the use of an underground electricity supply is to be used to provide for base telecommunication station infrastructure and meet Eskom/ municipal supply, operational and safety standards. Base telecommunication station infrastructure sites located on roof tops shall have their electrical cabling placed in a properly sealed metal channelling. The use of green energy sources e.g. wind and solar power, where the current electricity supply is inadequate, should be considered. Public access to base telecommunication station infrastructure sites (base towers and roof top installations) is to be restricted through the installation of appropriate safety measures as stipulated in Public Health & Safety Guidelines. Redundant infrastructure not utilized for telecommunication purposes must be removed and rehabilitated. See General policy measure No. 8. 	<ol style="list-style-type: none"> An application for base telecommunication station infrastructure must address access to the infrastructure including arrangements, ROW, etc. An application for base telecommunication station infrastructure must address what security measures are to be put in place to prevent the unauthorised access to the base telecommunication station infrastructure, base tower or antenna located on the roofs of buildings. This will include safety doors, fencing, secured access points and warning notices on site, in buildings and along access roads. All necessary safety measures shall be provided to ensure that no member of the public or unauthorised person shall be able to gain access to rooftop antennae or come within 5 meters thereof. An application for the establishment of base telecommunication station infrastructure shall include a review of potential conflict with other infrastructure and how this has been addressed by the service provider.

The existing access road serves both dwelling and mast. No new roads are required for the consent use. No new municipal service upgrades are required. Existing fencing and security measures are in place and there is no known conflict with underground services or utilities.

Table 9: Policy Focus Area F: Public Health, Noise & Safety.

Policy Focus Area F: Public Health, Noise & Safety.		
Objectives	Evaluation Parameters	Requirements
<ul style="list-style-type: none"> Outline a set of normative measures required for base telecommunication station infrastructure to ensure that the health, well-being and safety of the residents are protected. Encourage the use of alternative green energy production, e.g. wind turbines to support base telecommunication station infrastructure where possible depending on the location and noise impact. Reduce the levels of noise emitted by a base telecommunication station infrastructure site, where energy production is reliant on generators, through the installation of noise reduction panels. 	<ol style="list-style-type: none"> Where necessary, appropriate precautionary measures, preventive action and reactive investigation and remedial measures may be needed to address EMR levels above acceptable levels of safety. All antennae will need to be constructed and positioned so that no habitable structures are within a zone of 50 meters directly in front of them at the same height. No base telecommunication station infrastructure may be placed on the roof of a building that is lower than the surrounding buildings Once a base telecommunication station infrastructure site is operational, the Municipality may request an independent test be carried out by a certified company to ensure that the EMR levels emitting from that site are compliant with (ICNIRP) guidelines for public safety. The cost of carrying out such tests shall be borne by the service provider. Service providers submitting an application to the Municipality for base telecommunication station infrastructure will ensure that at no time will the public be exposed to EMR levels that exceed the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines or those prescribed under other policies or national legislation for public exposure. Base telecommunication station infrastructure will not be permitted on educational or health facility sites unless there is adequate safety zone distances between the antennae and the buildings that ensure the safety of users (e.g. 50 meters from classrooms, playing fields, offices, consulting rooms.) This parameter is subject and may change based on the relative department's comments on the proposal. E.g. Education and Health. 	<ol style="list-style-type: none"> An application for base telecommunication station infrastructure which requires power from a generator must indicate whether the use of green technology is possible, and if not, what measures are to be taken to prevent the negative impact on the amenity of the surrounding area through noise abatement measures. An application for the installation of base telecommunication station infrastructure that requires a generator for power must include the mitigation measures taken to reduce noise. The Municipality may request service providers of base telecommunication station infrastructure to include in their application an additional form which confirms their adherence to ICNIRP Public Exposure Guidelines. The Municipality may request service providers of base telecommunication station infrastructure to include a safety zone plan indicating the extent of EMR from the mast for a delineated area of 50 to 500 meters. When required in terms of point (iv) the safety zone plan shall indicate both the central and side EMR radiation beams and where there are more than two antennae (e.g. on shared towers) will illustrate the full extent of the EMR from all antennae mounted on the mast. When required in terms of point (iv & v) the safety zone plan shall indicate distances on a Site plan as part of the application. A notice not larger than 400 mm x 500 mm in size shall be erected on all sites where base telecommunication station infrastructure and antennae are constructed and shall include warnings to the general public in writing and pictogram format.

No habitable structure lies within the 50m forward beam exclusion zone at the same height. Only the same property owners' residence. The FBTS have no generator noise impacts. The structure has operated since 2018 without health or safety complaints. Given the limited scale and rural location, public health impact is regarded as negligible.

The proposed consent use for the existing 6.0m FBTS on Erf 1765 Wilderness is substantially aligned with the objectives of the George Municipality Town Planning Policy on Base Telecommunication Station Infrastructure (2023).

While the location on a ridgeline visible from portions of the N2 requires careful consideration, the limited height, vegetation backdrop integration, short-duration visibility, absence of skyline dominance, and lack of expansion or additional disturbance render the visual impact minimal and acceptable within a rural context.

The proposal does not introduce environmental disturbance, does not conflict with heritage resources, does not compromise public safety, and supports essential telecommunications infrastructure in a topographically challenging area.

Accordingly, the proposal is found to be compliant with Policy Focus Areas A–F

6.6 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 1765 Wilderness is not addressed specifically in the GMSDF. It is, however, located within the designated retained rural area (spatial element) of Wilderness.

The Spatial Development Vision for George Municipality is based on six specific themes, as noted in Table 15:

Theme A:

Prioritize infrastructure which yields best cost-benefit ratio, from a social and economic perspective and facilitates the spatial concept (10-year horizon).

The existing FBTS represents infrastructure that has been operational since 2018 and does not require any new capital investment in bulk municipal services or access infrastructure. No new roads, service upgrades or extensions are required to retain the mast in its current position. The elevated location of the property enables the infrastructure to operate effectively at a reduced height of only 6.0m, significantly lower than conventional telecommunication structures (15m). This topographical advantage allows broad coverage across Wilderness and the eastern areas without necessitating additional height or duplication of infrastructure. From a social and economic perspective, the consent use formalises infrastructure that already delivers substantial connectivity benefits while maintaining a minimal physical footprint, thereby aligning with the GMSDF objective of efficient, long-term infrastructure investment.

Theme B:**Facilitate enabling and inclusive Economic Growth.**

The existing FBTS supports residential users, home-based enterprises, tourism-related businesses, and remote working activities in the greater Wilderness area. In a topographically constrained environment such as this, digital connectivity is essential to ensure economic resilience and inclusivity. The consent use therefore supports enabling infrastructure that supports economic activity without introducing incompatible land uses or altering the character of the area. The proposal contributes to inclusive growth by ensuring continued access to digital services in a peripheral and coastal setting.

Theme C:**Manage the Growth of Urban Settlements, and accommodation of rural living, to ensure the optimum and efficient use of resources.**

The subject property is located within a rural/nature conservation context. The consent use application does not introduce additional built form, does not intensify residential density, and does not generate additional traffic or pressure on engineering services. Rather than promoting urban expansion, the existing infrastructure supports the sustainability of rural living by enabling digital access without necessitating relocation to urban areas. The proposal therefore strengthens rural settlement viability while maintaining the established spatial structure and settlement pattern of the area.

Theme D:**Balanced, integrated housing options to be provided.**

Not relevant to this application.

Theme E:**Manage the use of land in the Municipal area in a manner which protects natural resources, ecological functioning and -services, as well as the rural character.**

Erf 1765 Wilderness is zoned Open Space Zone III (Nature Conservation Area) and falls within a Critical Biodiversity Area. The consent use application relates to an existing installation with a mast footprint of less than 4m² and a total disturbed area of only about 20m². No expansion of this footprint is proposed. No indigenous vegetation removal is required, no new access roads are proposed, and no additional disturbance to natural areas will occur. The mast has been operational for 8 years without recorded ecological degradation.

The limited height of 6.0m, combined with the existing vegetated backdrop and the new dark green colouring, ensures that the structure does not materially alter the rural character of the ridgeline. The proposal therefore balances the protection of ecological resources and landscape character with the provision of essential communication infrastructure.

Theme F:**Celebrate Heritage assets in a manner that contributes to renewal urban or rural quality and opportunity.**

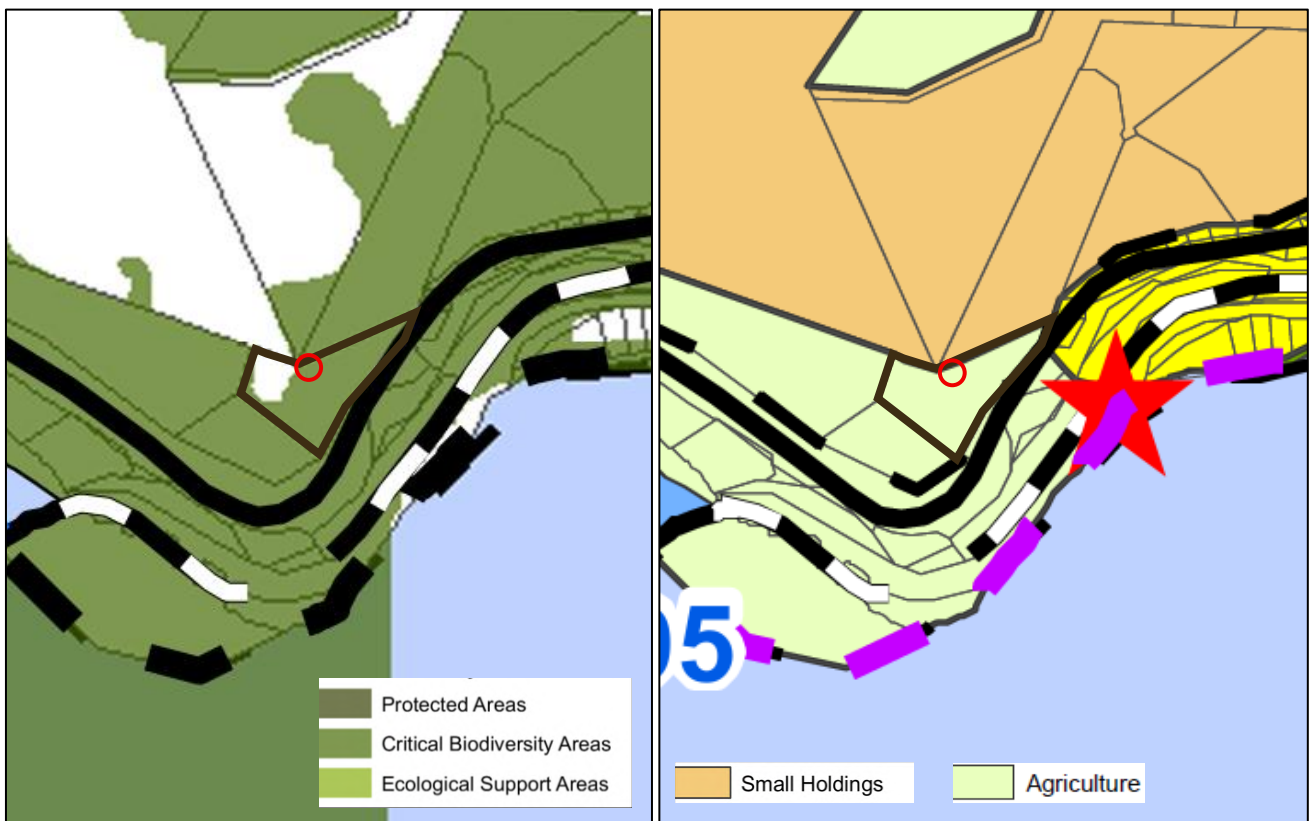
This is not relevant to this application as discussed earlier.

The proposed consent use for the existing 6.0m freestanding base telecommunication station on Erf 1765 Wilderness is found not to be in conflict with the SDF of the George Municipality. The proposal formalises existing infrastructure that is efficient, economically enabling, environmentally limited in impact, supportive of rural living, and respectful of the surrounding landscape and heritage context. The application is therefore aligned with Themes A–F of the GMSDF.

This land use application and the nature is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

6.6.1. WILDERNESS-LAKES-HOEKWIL LOCAL SPATIAL DEVELOPMENT FRAMEWORK (LSDF) (2015)

Erf 1765 Wilderness is not addressed specifically in the WLH LSDF. It is a nature conservation area in the designated agricultural area of Wilderness. The property is also mostly shown as Critical Biodiversity Area in the WLWH LSDF. The image below shows the property's locality and the mast's location (red) as per the WLH LSDF.



The WLH LSDF identifies demarcated agricultural areas as landscapes that should be protected from urban sprawl and inappropriate intensification, while allowing for rural-compatible land uses and essential infrastructure. The proposed consent use for the existing 6.0m telecommunication mast does not introduce additional residential or commercial development; does not result in subdivision or fragmentation of agricultural land; does not compromise agricultural viability; and does not require additional bulk services or access infrastructure.

The proposal does not alter the agricultural potential of the property nor introduce urban development pressure into the rural landscape.

Telecommunications infrastructure of this limited scale is generally considered compatible with rural and agricultural landscapes where visual and environmental impacts are appropriately mitigated. In this case, the reduced height of 6.0m, the vegetation screens, and the absence of expansion ensures no conflict with the rural character envisioned by the LSDF. Accordingly, the proposal is consistent with the LSDF's objective of maintaining rural land uses while accommodating essential infrastructure.

The WLH LSDF emphasises the protection of CBAs to ensure the maintenance of ecological functioning, biodiversity corridors and environmental services. The consent use application does not propose new development or expansion of the existing installation. No additional vegetation or indigenous tree removal is proposed as the footprint will remain exactly as is. No new access roads or service infrastructure are required, and no intensification of land use is proposed.

The WLH LSDF also recognises the scenic and visual sensitivity of the Wilderness coastal and ridgeline environment, particularly in relation to views from the N2 and coastal corridors. While the mast is positioned on a ridgeline and is marginally visible from a brief section of the N2 when ascending westward, the following factors significantly mitigate visual impact:

- The structure is only 6.0m in height
- It is lower than nearby municipal overhead powerlines
- It is positioned against a dense indigenous vegetation backdrop
- Visibility is limited to a short viewing window of approximately 300m or more from the nearest visible point on the N2
- It does not obstruct recognised scenic viewpoints or coastal vistas
- Dark green colouring further reduces the contrast with the natural environment

The limited scale and contextual integration ensure that the structure does not dominate the skyline nor detract from the scenic character of the area as protected by the LSDF.

The WLH LSDF further acknowledges that essential infrastructure may be accommodated within rural and environmentally sensitive areas where such infrastructure is necessary for service provision and where impacts are minimised. The subject mast provides critical telecommunications connectivity to the greater Wilderness area, where topography necessitates elevated sites to ensure effective line-of-sight coverage. The use of a naturally elevated site enables the structure to remain significantly lower than conventional telecommunications masts, thereby reducing overall visual impact.

The proposed consent use does not detract from the landscape character of Wilderness. It does not create conflict with the LSDF's objectives of protecting the natural environment, maintaining rural scale and density, and ensuring that the property continues to contribute positively to the broader rural and natural landscape setting.

7. PRE-APPLICATION CONSULTATION

The pre-application consultations are attached hereto as **Annexure 10**. The pre-application was held on 11 February 2026. The comments are discussed in the table below.

FEEDBACK	RESPONSE
Town Planning	
Applicant advised to provide a radio motivation report to substantiate the location of the mast.	See Annexure 11
Application must be motivated in terms of the telecommunication policy.	Noted and done accordingly.
The proposed mast is located on a ridge, in front of a relatively steep slope. The position may pose a visual impact from the N2 highway. Cognisance must be given when studying visual impacts along the Wilderness view corridor – and illustrate how the tower appears/impact on the scenic route.	Noted and done accordingly.
Motivation in terms of the LSDF must be provided, specifically visual impacts and adaptability with the existing natural environment.	Noted and done accordingly.
It must be noted that an application for a 15m telecommunications mast on this property was refused in 2025. An appeal was subsequently submitted, and the decision was upheld by the appeals authority	Noted. The existing FBTS does not detract from the rural and natural character of the property or surrounding landscape. It is effectively screened by established vegetation, which significantly reduces its visual impact from surrounding properties and public viewpoints. The structure is largely compliant with the Telecommunication Policy, 2023, and is only 6.0m in height as opposed to the refused application for a mast over 15m in height. This reduced height of 6.0m limits visual prominence while maintaining operational efficiency. The existing FBTS is visually unobtrusive and does not compromise the sense of place of the immediate area or broader landscape, functioning as appropriately integrated essential infrastructure.
Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.	Noted.

CES	
Access: - Access must adhere to the applicable GIZS 2023 from the existing access and must be indicated on the building plan. Any future change in access must be indicated on future required building plan.	Noted and done accordingly.
Parking: - All parking, including vehicle movement, must be fully accommodated on-site. - No parking will be allowed within the road reserve.	Noted and done accordingly.
Water & Sewer: - Not required.	Noted.
Development Conditions: - Development charges (DC) will be applicable based on the rates at the time of building plan submission in accordance with the applicable DC policy.	Noted.
Stormwater: - The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.	Noted.

8. CONCLUDING

Obtaining the necessary consent use for the existing FBTS on Erf 1765 Wilderness will enable the continued operation of essential telecommunications infrastructure in a highly strategic and functionally optimal location. The mast's elevated position allows it to achieve extensive coverage at a reduced height of only 6.0m, thereby minimising its physical and visual footprint.

The structure has a very limited impact on the N2 scenic corridor, the surrounding rural landscape, the natural environment, and the public. Its low height, vegetated backdrop, and the presence of taller surrounding infrastructure significantly mitigate its visual prominence. No expansion of footprint or additional environmental disturbance is proposed.

The FBTS supports a substantial and established user base within the greater Wilderness area and forms part of the limited telecommunications infrastructure serving this topographically constrained region. Its continued operation is therefore both functionally necessary and spatially appropriate. Accordingly, the proposed consent use represents a reasonable, proportionate, and policy-aligned retention of essential infrastructure.



MARLIZE DE BRUYN PR. PLN



DENISE JANSE VAN RENSBURG PR. PLN

APRIL 2026

ANNEXURE 1



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**Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development**

Collaborator No.: 2914170
Reference / Verwysing: Erf 1765, Wilderness
Date / Datum: 17 January 2025
Enquiries / Navrae: Marisa Arries

Email: daniel@urbanscope.co.za

URBAN SCOPE CONSULTING
90 MANGOLD STREET
NEWTON PARK
PORT ELIZABETH
6045

APPLICATION FOR CONSENT USE: ERF 1765, WILDERNESS

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 decided that the application in terms of Section 15(2)(o) of the Land Use Planning By-Law of George Municipality, 2023 for Consent for a 15m tree Freestanding Base Telecommunication Station on Erf 1765, Wilderness:

BE REFUSED in terms of Section 60 of said By-law for the following reasons:

REASONS FOR DECISION

- (a) The proposed freestanding base telecommunication station design is not considered compatible with the existing rural and natural character of the property and area.
- (b) The proposed freestanding base telecommunication station will have a negative impact on the pristine natural appearance of the area, including the natural heritage associated with this area.
- (c) The proposed freestanding base telecommunication station does not provide sufficient mitigating factors to support the development considering potential visual impacts.
- (d) The application does not align with the requirements and criteria determined in the Telecommunication Policy, 2023, which criteria is designed to ensure compatibility of the structure within the area it is erected and to preserve sense of place.
- (e) Alternative sites for the proposed freestanding base telecommunication station were not investigated or considered.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 07 FEBRUARY 2025** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully



I. HUYSEN

ACTING SENIOR MANAGER: TOWN PLANNING

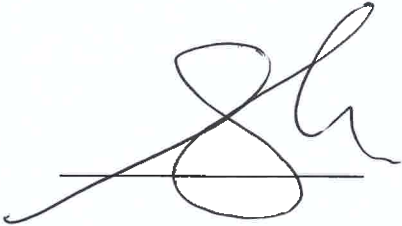
C:\Marisa\Decisions_New By-Law Pro formas_(applicant)\Erf 1765, Wilderness(consent use_ approval)urban scope consulting).docx

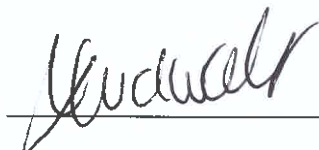
ANNEXURE 2

Power of Attorney

I, **Kraaibosch Residential Estate Proprietary Limited (1994/007292/07)**, the registered owner of *Erf 1765 Wilderness, George Municipality & Division* hereby authorise *Marlize de Bruyn and Denise Janse van Rensburg* from *DMC Town Planning* to submit the required land use application in terms of Section 15(2) of the Municipality's Land Use Planning By-law (2023) as well as Administrator's Consent in terms of the Western Cape Land Use Planning Act, 2014.

Signed at GEORGE on 4th of MARCH 2026

A handwritten signature in black ink, appearing to be 'Jh', written over a horizontal line.

Witness 



COR39: Director Amendments

Registration Number: **1994/007292/07**

Enterprise Name: **KRAAIBOSCH RESIDENTIAL ESTATE (PTY) LTD**

Date: **18/03/2024**

Our Reference: **60001411130**

Customer Name: **ANDREW DU TOIT BURGER**

Email Address: **MINETTE@GR8AUDIT.NET**

RE: Amendment to Company Information

Registration Number: **1994/007292/07**

Enterprise Name: **KRAAIBOSCH RESIDENTIAL ESTATE (PTY) LTD**

We have received a COR39 (Notice of change of company directors) from you dated **18/03/2024**

The following change was effected to Director:

- DIRECTOR PIETER FRED DE KOCK, NO CHANGE
- DIRECTOR ARNO DE VILLIERS DE VOS CHANGES,
 - STATUS ACTIVE TO RESIGNED
 - TITLE N/A TO MR
 - GENDER FROM N/A TO MALE
 - DISABILITY FROM N/A TO NOT DISABLED
 - DEMOGRAPHIC FROM N/A TO WHITE
 - PROFESSION FROM N/A TO BUSINESS MAN
 - POST COUNTRY N/A TO 0

Yours truly

CIPC Commissioner

Physical Address

the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies

P O Box 429
Pretoria
0001

Docex: 256

Web: www.cipc.co.za

Contact Centre: 086 100 2472(CIPC)

Contact Centre (International): +27 12 394 9573



1994/007292/07



60001411130



COR39: Director Amendments

Registration Number: **1994/007292/07**

Enterprise Name: **KRAAIBOSCH RESIDENTIAL ESTATE (PTY) LTD**

ENTERPRISE DETAILS

Registration Number: **1994 / 007292 / 07**

Enterprise Name: **KRAAIBOSCH RESIDENTIAL ESTATE (PTY) LTD**

Registration Date: **15/09/1994**

Business Start Date: **15/09/1994**

Enterprise Type: **PRIVATE COMPANY**

Enterprise Status: **IN BUSINESS**

Financial Year End: **JUNE**

Main Business/Main Object: **PROPERTY HOLDING AND PROPERTY INVESTMENT COMPANY**

Tax Number: **9050688812**

Address: **POSTAL ADDRESS**
PO BOX 12486
GARDEN ROUTE MALL
GEORGE
WESTERN CAPE
6546

ADDRESS OF REGISTERED OFFICE
2 CAPE ASH CLOSE
KRAAIBOSCH PARK
GEORGE
WESTERN CAPE
6546

Location of Company Records: **138 MERRIMN STREET
GEORGE**

6529

Physical Address

the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies

P O Box 429
Pretoria
0001

Docex: 256

Web: www.cipc.co.za

Contact Centre: 086 100 2472(CIPC)

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1994/007292/07



60001411130



COR39: Director Amendments

Registration Number: 1994/007292/07

Enterprise Name: KRAAIBOSCH RESIDENTIAL ESTATE (PTY) LTD

ACTIVE DIRECTORS/MEMBERS

Full Name	Director Type	ID Number/ Passport Number	Appointment Date	Address
DE KOCK PIETER FRED	DIRECTOR	[REDACTED]	07/11/2005	Postal Address: P O BOX 12486,GARDEN ROUTE MALL,GEORGE,WESTERN CAPE,6546 Residential Address: 12 TRIPLETS WAY,ERINVALLE,SOMERSET-WEST,WESTERN CAPE,7130



Physical Address
the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies
P O Box 429
Pretoria
0001

Docex: 256
Web: www.cipc.co.za
Contact Centre: 086 100 2472(CIPC)
Contact Centre (International): +27 12 394 9573



1994/007292/07



60001411130

ANNEXURE 3

184

Snyders & Associates
10 Huising Street
Somerset West
7129

Prepared by me

abellor

CONVEYANCER
ALOIS CILLIERS

Tax Disbursement	
	Amount
Purchase price/Value	[REDACTED]
Mortgage capital Amount	R [REDACTED]
Reason for exemption	Exempt i.t.o section Act

DATA / VERIFY
25 MAY 2017
VAN TONDER ELIZABETH

VERBIND MORTGAGED

VIR FOR R [REDACTED]

B 000012692 / 2017

2017-05-22

REGISTRAR/REGISTRAR

DEED OF TRANSFER

T 000028286 / 2017

BE IT HEREBY MADE KNOWN THAT

DRISKE OLIVIER

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at George on 9 February 2017 granted to her by

PIETER FRED DE KOCK acting by virtue of a Special Power of Attorney signed at

Somerset West on 11 January 2017 by

HESTER GETRUIDA DE KOCK

Identity number 550415 0116 08 1

MARRIED OUT OF COMMUNITY OF PROPERTY

DATA / CAPTURE
24 MAY 2017
MITYATYAMBA NOUNDO

CA

And the appearer declared that her said principal had, on 2 February 2017, truly and legally sold by Private Treaty, and that she, the Appearer, in his capacity aforesaid, did, by virtue of these present, cede and transfer to and on behalf of:

KRAAIBOSCH RESIDENTIAL ESTATE PROPRIETARY LIMITED

Registration number 1994/007292/07

its Administrators or Assigns in full and free property,

ERF 1765 WILDERNESS,
In the Municipality and Division of George
Western Cape Province;

IN EXTENT: 1,3091 (One comma Three Zero Nine One) hectares

FIRST REGISTERED by Certificate of Registered Title No T 33831/1989 with Diagram No 3986/88 relating thereto and **HELD BY** Deed of Transfer No T 77104/2007

- A. SUBJECT** to the conditions referred to in Deed of Transfer No T 2059/1923.
- B. SUBJECT FURTHER** to the terms of the servitude referred to in an endorsement on Deed of Transfer No T 4632/1905 to the effect that certain water and other rights ceded in favour of the property transferred by Deed of Transfer No T 2955/1907 and T 2956/1907.
- C. SUBJECT FURTHER** to the following conditions contained in Deed of Transfer No T 2059/1923, namely:

"Special Conditions

Wilderness Estate

George Freeholds Vol. 12 No. 7 – 13 March 1852.
General Plan W71

.....

(Remaining Extent 259.8037 hectares)

(Remaining Extent 259.8037 hectares)

Without prejudice to existing vested rights (if any) of the public or of any persons whomsoever the Liquidator of the Wilderness Estate Company Limited, in so far as the said Company may be entitled so to do imposed the following special conditions.

ROADS

All public roads and all roads shown on the original diagram and/or General Plan W71 shall unless and until closed or altered by competent authority remain free and open as heretofore.

The owner of the remaining extent shall not be under obligation to maintain such roads.

RECOGNISED ROAD In this term is included:

A certain private road, not shown on either the original diagram or the General Plan W71, constructed by the Wilderness Estate Company Limited and called "Whites Road", branching off the public road to The Wilderness at the spot called "Standers House" on the "Lot B of the Wilderness" transferred to the Kerkeraad of the Dutch Reformed Church by Transfer No. 14200 dated 6 October 1920 and the crossing part of that land and eventually crossing part of the remaining extent and again joining the public road aforesaid on the remaining extent, shall remain free and open for the use of owners hereinafter defined. So long as this road be not taken over by a local or provincial authority and be not proclaimed a public road and as such maintained by a local or provincial authority, the road shall remain open for the use of owners as hereinafter defined, but the owner of the remaining extent shall have the right to control the said road and to limit the use of such road to such classes of vehicles or traffic as it may think fit. The owners of Lots "d" and "dd" shall contribute one half of the cost of maintenance and repair shall not be included relaying or regrading or deviation of any portion thereof.

RECOGNISED PATHS In this term are included:

- (1) A path leading from Lots "d" and "dd" across the remaining extent to the Kaaimans River and to the top of the Hill on the remaining extent, overlooking the Kaaimans River, and what is known as the "Map of Africa".
- (2) A path leading from Lots "d" and "dd" across the remaining extent direct to the Beach.

The Recognised Paths shall (subject to the provisions hereinafter contained) remain free and open for the use of owners as hereinafter defined, provided always that the use of these Recognised Paths shall not constitute a servitude for camping or picnicking and further that the owner of the Remaining Extent shall be at liberty at any time to deviate the whole or any part of these paths or to close the same upon providing other roads or paths giving facilities of access of substantially equal degree.

In respect of the portion of the Road shown on the General Plan W71 and included in the Diagram of Transfer No. 9087 22 September 1921, the owners of:

- (1) Lots "a", "b", "d", "dd" Block E Lots 1, 2 and 3
- (2) The Park
- (3) The Remaining Extent
- (4) Any portions hereafter transferred therefrom shall make no claim in respect of the above portion of the road included in the Diagram of Transfer No. 9087 22 September 1921 and no objection shall be raised by such owners to the closing and cancellation of the said portion of such road should the owner of the land described in the said Transfer hereafter take any steps to have the same closed or cancelled according to law.

Nothing hereinbefore contained shall be taken as preventing the owner of Remaining Extent from passing transfer of further portions of the Wilderness Estate subject to similar conditions with or without modification in regard to such future transfers.

BUILDINGS

It shall be a condition in respect of all portions which may hereafter be laid out as lots and transferred from the present Remaining Extent that all dwelling houses erected on any such portions shall be built of brick, stone or concrete provided that this shall not apply to what are known as "Sand Plots" being the lots comprised in Block "A", "B", "C", "D" as shown on the General Plan W71, nor to such further plots as the owner of the Remaining Extent may lay out on land similar to Blocks "A", "B", "C", "D".

WATER

The owner of the Remaining Extent shall allow the owner of Lots "d" and "dd" access to the Kaaimans River and other sources of water for the purposes of drawing a reasonable supply of water therefrom, whether by pipes or otherwise, provided that this shall not interfere with the present or future rights, if any, of other parties entitled."

- D. **ENTITLED** to the benefits in terms of the servitude referred to in the endorsement dated 24 February 1928 on Deed of Transfer No T 2059/23, namely:

"By Deed of Transfer No. 1613 dated 24 February 1928 The Wilderness (1921) Limited as owner of the remaining extent of the property set out under Para 2 hereof reserves to itself the right to construct and maintain a road over Lots 28 and 29 Block E of the Wilderness Estate and shown on the diagrams annexed to Deed of Transfer No. T14199 dated 6 October 1920, as will more fully appear on reference to the said Deed of Transfer."

- E. **ENTITLED FURTHER** to the benefit in terms of a servitude referred to in the endorsement dated 23 April 1928 on Deed of Transfer No T 2059/1923, namely:

"By Notarial Deed dated 10 March 1928, the owner of the remainder of Wilderness Estate held under Para 2 of this Deed and its successors is granted the right to construct, maintain and use in perpetuity, a road not exceeding 5,04 metres in width over the property (Lot 27 Block E) held under Transfer No. 638 dated 30 January 1928 and shown on the diagrams thereof, as will more fully appear on reference to the copy annexed hereto."

- F. **ENTITLED FURTHER** to the benefits in terms of the conditions of the servitude referred to in the endorsement dated 11 July 1929 on Deed of Transfer No T 2059/1923, namely:

"By Notarial Deed dd. 22 May 1929 the conditions in favour of the land contained in Transfer 9209, September 1925, relating to paths, buildings and water, etc. have been cancelled and certain other conditions imposed as will more fully appear on reference to the copy annexed hereto."

- G. **ENTITLED FURTHER** to the benefits in terms of the servitude referred to in the endorsement dated 7 April 1932 on Deed of Transfer No. 2059/1923, namely:

"By Deed of Transfer No. 1999 dd, 7.4.1932, certain road, more fully described in the Diagram No. 498/1932 attached hereto, has been reserved for the owners of the remaining extent of the freehold land now called the Wilderness Estate held under Para 2 hereof, subject to conditions as will more fully appear on reference to the said Deed of Transfer."

- H. **ENTITLED FURTHER** to the benefits in terms of the servitude referred to in the endorsement dated 9 June 1932 on Deed of Transfer No T 2059/1923, namely:

"By Deed of Transfer No. 3497 dd., 9.6.1932, the owner of the remainder of the property held by Para 2 hereof is entitled to construct, use and maintain a road across that portion of the property thereby conveyed marked "pathway reserve" on the diagram thereto annexed, as will more fully appear on reference to the said Deed of Transfer."

- I. **ENTITLED FURTHER** to the benefits in terms of the servitude referred to in the endorsement dated 21 June 1940 on Deed of Transfer No T 2059/1923, namely:

"By Notarial Deed No. 152/1940 dated 10.6.1940, the properties conveyed by Transfer No. 6029/1940 have been made subject to conditions relating to the prohibition of trades or business, nature of buildings, walls, fences, etc.,

provisions for sanitation, water, electric light, etc., clearing or destroying bush or shrub, for the benefit of Wilderness (1921) Limited, as owners of the property conveyed by Para 2 hereof and the owners of properties which are subject to similar conditions as will more fully appear on reference to the said Notarial Deed registered this day in the Servitude Register under No. 152/1940."

- J. **SUBJECT FURTHER** to the terms of the servitude referred to in the endorsement dated 12 December 1945 on Deed of Transfer No T 2059/1923, namely:

"By Deed of Transfer No. 17695/1945 dated 12.12.1945, the owner of Lot 65 Block E, Wilderness, thereby conveyed is entitled to construct, use and maintain a right of way 3,78 metres wide across the remaining extent of the land under Para 2 hereof for the purpose of access to and from Crescent Road, as will more fully appear on reference to the said Deed of Transfer."

- K. **SUBJECT FURTHER** to the terms of the servitude referred to in the endorsement dated 4 September 1946 on Deed of Transfer No T 2059/1923, namely:

"By Deed of Transfer No. 14975 dated 4.9.1946, the owner of Lot 66 Block E, Wilderness, thereby conveyed is entitled to construct, use and maintain a right of way, 3,68 metres wide across the remaining extent of the land under Para 2 hereof for the purpose of access to and from Crescent Road, as will more fully appear on reference to the said Deed of Transfer."

- L. **ENTITLED FURTHER** to the benefits in terms of the servitude referred to in the following endorsement dated 12 August 1947 on the Deed of Transfer No T 2059/1923, namely:

"By Deed of Transfer 15345 dated 12.8.1947, the property thereby conveyed is subject to the following conditions : that no hotel or boarding house shall be established thereon, but such expressions shall include the construction and letting of service flats with necessary outbuildings and appurtenances in favour of portion of the property held hereunder."

- M. **SUBJECT FURTHER** to the terms of the servitude referred to in the following endorsement dated 18 May 1949 on said Deed of Transfer No T 2059/1923, namely:

"By Deed of Transfer 8173 dated 18 May 1949, the owner of the land transferred thereby (Lot 68) has been given the benefit of a servitude right of way 3,78 metres wide from Crescent Road to the property transferred thereby, represented

on the Diagram No. 11996/48 annexed thereto the figure DXYZ, as will more fully appear on reference to the said Deed of Transfer."

- N. SUBJECT FURTHER** to the terms of the servitude referred to in the following endorsement dated 25 February 1952 on said Deed of Transfer No T 2059/1923, namely:

"By Notarial Deed No. 61/52 dated 15.5.51, the owner of the remainder held under Para 2 hereof, has granted to the owners of the properties held by Transfers 4691/47, 15345/47, K20653/49 and 19389/50, the unimpeded access of light, air and view over the servitude area on the said remainder as indicated in red on extract from General Plan W71 annexed to said Not. Deed (more fully described therein), subject to conditions as will more fully appear on reference to the said Not. Deed, a copy of which is annexed hereto."

- O. ENTITLED FURTHER** to the benefits in terms of the servitude referred to in the following endorsement dated 23 December 1949 on said Deed of Transfer No T 2059/1923, namely:

"By Deed of Transfer No. 20653 dated 23 December 1949, the property thereby conveyed is subject to the following conditions : that no hotel or boarding house shall be established thereon, but such expression shall not include the construction and letting of service flats with necessary outbuildings and appurtenances in favour of portion of property held hereunder, as will more fully appear on reference to said transfer."

- P. SUBJECT FURTHER** to the terms of the servitudes referred to in the endorsement dated 10 September 1952 on said Deed of Transfer No T 2059/1923, namely:

"By Deed of Transfer No. 14969/1952, the owner of the properties transferred thereby (Lots 69, 70 and 95) has been given the benefit of a servitude right of way 3,78 metres wide from Crescent Road to the properties thereby transferred, represented on the Diagrams No. 1544/52, 1545/52 and 1546/53 annexed thereto by the figures Efgh, Defg and Defg respectively, as will more fully appear on reference to said Deed of Transfer."

- Q. ENTITLED FURTHER** to the benefits in terms of the servitude referred to in the endorsement dated 18 November 1958 on said Deed of Transfer No T 2059/1923, namely:

"By Notarial Deed No. 705/1958 dated 21 May 1958

alo

- (1) A condition prohibiting the establishing of hotels and boarding houses on Lots 15 and 16 Block F, Wilderness held by T20653/1949, Lot 15 Block G and Lot 5 Block F, Wilderness held by T15345/1947, the remainder of Wilderness Extension Township 1G and Lots 88 and 85 Wilderness Extension Township site 1G held by T4691/1947 has been cancelled (The said condition being referred to in endorsements dated 12/8/1947 and 23/12/1949 on this Deed)
- (2) Conditions (b) to (f) hereinafter set out are imposed against Lots 15 and 16, Block F, Wilderness held by Transfer No. 20653 dated 23/12/1949 and the remaining extent of Wilderness Extension Township 1G (excluding the figure above marked on Diagram A.4501/1931 annexed to Certificate of Consolidated Title No. 4126/32 held by T4691/1947):
- (b) No trade or business of any description may be carried out on the Lot without the written permission of the Company first had and obtained.
 - (c) All buildings erected on the Lot shall be built of brick, stone or concrete and the ground plan showing the relation of the position of such buildings to the boundaries of the Lot, as well as the elevation plans of such buildings for its approval in writing before any buildings are commenced.
 - (d) All walls, fences or hedges or like structures abutting upon any road or pathway shall be of a type approved of by the Company. The Company shall not be liable to contribute to the cost of any party or dividing fence or wall, nor to the cost of repair thereof, but it may call upon the said Grant to enclose the said Lot. The said Grant agrees to observe uniformity in respect of fencing line for all fences that may abut on to any road, pathway, open space, or property of the Company and to maintain all boundary fences of the said Lot in good repair and order. No corrugated iron fence or screen shall be erected on the Lot without the leave of the Company.
 - (e) The said Grant shall be obliged to plant and maintain at a suitable height, such live hedge and/or such trees or shrubs as shall be prescribed by the Company suitably to screen any premises situate on the Lot.
 - (f) The said Grant agrees to be bound not to clear or destroy the trees and bush on the Lot without first consulting the Company, whose consent to such clearing or destroying shall be necessary but shall not unreasonably interfere with the said Grant's full use and enjoyment of the Lot."
- (3) The following condition is imposed against Lot 15 Block G of Lot H, held by Deed of Transfer 15345 dated 12 August 1947:

or

ab

"No trade or business of any description may be carried out on the Lot without the written permission of the Company first had and obtained."

- (4) That the area marked xCDy on Diagram A.4026/1924 annexed to Transfer, 7863/1926 of Lot 5 Block F Wilderness held by T15345/1947 is subject to the conditions that the owner shall not without the permission of Wilderness (1921) Limited make or suffer to stand any building, structure or thing whatsoever, including fencing.

- (5) That Hugh Owen Bruce Grant as owner of the following properties:

1. Certain piece of freehold land situate in the Division of George, being Lot 15, Block F, Wilderness; Held under T20653 dated 23.12.1949.

Certain piece of freehold land situate in the Division of George, being Lot 16, Block F, Wilderness; Held under T20653 dated 23.12.1949.

Certain piece of freehold land situate in the Division of George, being Lot 5, Block F, Wilderness; Held under T15345 dated 12.8.1947.

Certain piece of freehold land situate as above, being the remaining extent of Wilderness Extension Township No. 1G.

Certain piece of freehold land situate in the Division of George, being Lot 88, a portion of Wilderness Extension Site No. 1G.

Certain piece of freehold land situate in the Division of George, being Lot 85. A portion of Wilderness Extension Site No. 1G.

Held under T4691 dated 20.3.1947

shall not sell or dispose of any of them save as provided in Clause 5 of the said Notarial deed.

- R. **SUBJECT FURTHER** to the endorsement dated 17 May 1978 on Deed of Transfer No T 6167/1973, namely:

"Remainder Para 2

By Deed of Transfer No. T10573/78 dated this day the Remainder of The Farm 158 George is subject to the conditions imposed by the Administrator of the Province of the Cape of Good Hope in terms of Section 9 of Ordinance 33/1934 when approving of the said subdivision, namely:

- (a) The owner of this erf shall without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or

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other waterpipes and the sewage and drainage, including stormwater of any other erf or erven to be conveyed across this erf if deemed necessary by the Local Authority, and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.

- (b) The owner of this erf shall be obliged without compensation, to receive such material or permit such excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to the difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the Local Authority."

S. SUBJECT FURTHER to the following conditions contained in deed of Transfer No T 9458/1987 imposed by the Administrator of the Cape of Good Hope with the approval of the subdivision of The Farm 158 Wilderness, which conditions are also imposed against the remainder, namely:

- "(a) The owner of this erf shall without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or waterpipes and the sewage and drainage including stormwater of any other erf or erven to be conveyed across this erf, and surface installations such as mini-substations, meter kiosks and service pillars to be installed thereon if deemed necessary by the Local Authority in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purposes of constructing, altering, maintaining, removing or inspecting any works connected with the above.

T. ENTITLED to the benefits in terms of the servitude referred to in the endorsement dated this day on Deed of Transfer No T 9458/1987, namely:

"Kragtens Notariele Akte Nr. K665/87S is die binnegemelde eiendom geregtig op 'n serwituut reg van weg 5 meter wyd, welke serwituut ewewydig is aan en strek in die volle lengte van die oostelike grens van Erf 381 Hoekwil, groot 21,3102 hektaar, gehou kragtens T3086/1980 en aangedui op Kaart Nr. LG5450/79 geheg aan voormelde T3086/1980."

U. SUBJECT FURTHER to the following special conditions created in Certificate of Registered Title No T 33831/1989, imposed by the Administrator of the Province of the Cape of Good Hope in terms of Section 25 (1) of Ordinance No. 15 of 1985, when approving of the subdivision of Erf 1745 Wilderness, namely:

ab

- "(a) Tensy die Nasionale Vervoerkommissie skriftelike goedkeuring tot die teendeel verleen, mag die grond slegs vir woon en landboudoeleindes gebruik word en op die grond mag slegs daardie geboue of bouwerke opgerig word wat in direkte verband daarmee staan.
- (b) Met die uitsondering van bestaande bouwerke mag geen bouwerk of enigiets anders hoegenaamd sonder die skriftelike goedkeuring van die Nasionale Vervoerkommissie binne 'n afstand van 20 meter, gemeet vanaf die nasionale padreserwegrens nie, opgerig nie.
- (c) Indien die grond of enige gedeelte daarvan met enige ander grond wat ook binne die boubeperkingsgebied geleë is, gekonsolideer word, gaan bovermelde voorwaardes oor op die gekonsolideerde titel van die grond."

V. **SUBJECT** to a right of way servitude area in favour of Erf 1766 Wilderness, in the Municipality and Division of George, Province of the Western Cape; **EXTENT** 7954 (Seven Thousand Nine Hundred and Fifty Four) Square Metres, which said servitude area is represented by the figure G A B H J K on Diagram No. S.G. No. 3986/1988 annexed to Certificate of Registered Title No T 33831/1989.

W. **SUBJECT** to a right of way servitude area in favour of Remainder Erf 1745 Wilderness, in the Municipality and Division of George, Province of the Western Cape; **EXTENT** 4,0003 (Four Comma Zero Zero Zero Three) Hectares, held by Deed of Transfer No. T63465/2002, which said servitude area is represented by the figure G A B H J K on Diagram No. S.G. No. 3986/1988 annexed to Certificate of Registered Title No T 33831/1989.

For Imprints

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

HESTER GETRUIDA DE KOCK

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

KRAAIBOSCH RESIDENTIAL ESTATE PROPRIETARY LIMITED

its Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of [REDACTED]

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

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on 22 MAY 2017

q.q.

In my presence

REGISTRAR OF DEEDS

ANNEXURE 4

DMC TOWN PLANNINGAttention: Denise Janse van Rensburg
Email: denise@mdbplanning.co.za

02 March 2026

c/c CAPE ESTATES PROPERTIES OUTENIQUA (PTY) LTDAttention: Mr Pieter Fred De Kock / Nadia Gee
Email: fred@capeestates.co.za / georgeoffice@capeestates.co.za

Dear Sir / Madam

OUR CLIENT: CAPE ESTATES PROPERTIES OUTENIQUA (PTY) LTD
CLIENT NUMBER: 343409/007
ERF 1765 WILDERNESS (the "Property")

We confirm we are the registered bondholder over the aforementioned Property.

We hereby confirm that we have no objection to our Client's application for the Consent use in terms of Section 15(2)(o) of the George Municipality: Land Use Planning By-law (2023) for a freestanding base telecommunication station.

The consent is granted on condition that the Mortgage Bond in our favour remains in place and that the relevant approvals from the George Municipality are obtained.

For queries, please contact Jacques Wessels or Tracey Smith on 041 396 6700.

Yours sincerely

Investec Private Bank

_____
Authorised Signatory_____
Authorised Signatory

ANNEXURE 5

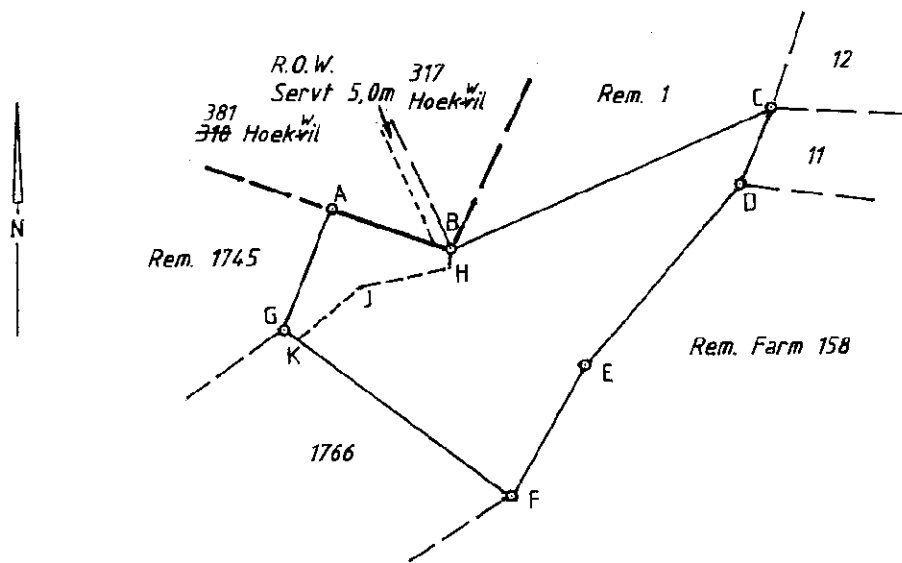
SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES			S.G. No.	
		Y	System	Lo. 23 X		
	Constants		+	0,00	+3700000,00	3986-88 Approved <i>R.A.T.</i> for Surveyor-General 1988.09.20
AB	53,00	289 41 10	A	+ 40 604,69	+ 63 001,97	
BC	146,91	245 44 40	B	+ 40 554,79	+ 63 019,82	
CD	34,37	22 30 00	C	+ 40 420,85	+ 62 959,47	
DE	101,24	40 40 50	D	+ 40 434,01	+ 62 991,22	
EF	63,88	28 00 30	E	+ 40 500,00	+ 63 068,00	
FG	117,27	127 37 20	F	+ 40 530,00	+ 63 124,40	
GA	54,00	199 41 10	G	+ 40 622,89	+ 63 052,81	
	Berg 14	No.108	Δ	+ 38 455,57	+ 55 217,28	
	Knys 34	No.231	Δ	+ 37 341,14	+ 62 089,46	

Description of Beacons

A,D,E,F,G - 16mm iron peg and cairn.
 B - Planted stone.
 C - Iron standard.

Servitude note

The figure GABHJK represents a Right of Way servitude area.
 Vide diagram No 3987/88



Scale 1:3 000

The figure A B C D E F G

represents 1,3091 hectares of land, being
 Erf 1765 (a portion of Erf 1745) Wilderness

situate in the Local Area of Wilderness

Administrative District of George
 Surveyed in May 1988
 also in April-May 1986
 by me

Province of Cape of Good Hope.

[Signature]
 Land Surveyor

This diagram is annexed to No. <i>T. 3383/89</i> dated i.f.o. Registrar of Deeds	The original diagram is S.G. No. 6357/1986 Annexed to <i>D/T</i> <i>1987-4-945B</i>	File No. S. 8692 S.R. No. E 1348/88 Comp. <i>E 1873/86</i> BL-8CC/233 (1763) BL-8CC/234 (1764)

APPROVED IN TERMS OF SECT. 25
OF ORD. 15/1985
REF. AF. 395/20/2/2 - P1
DATE 1988.03.03

THIS PORTION IS APPROVED
IN TERMS OF ACT 64 OF 1971.

ANNEXURE 6

CONVEYANCER CERTIFICATE

I the undersigned, **J.J. VAN DER BERG (LPCM61135)**, in my capacity as conveyancer and attorney practising at PH Attorneys in Mossel Bay certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

**ERF 1765 WILDERNESS
IN THE MUNICIPALITY AND DIVISION OF GEORGE,
WESTERN CAPE PROVINCE;**

IN EXTENT: 1,3091 (ONE COMMA THREE ZERO NINE ONE) hectares

Held by Deed of Transfer Number T28286/2017

In respect of which it was found that there are restrictive conditions registered against such property, namely:

- “**U. SUBJECT FURTHER** to the following special conditions created in Certificate of Registered Title No T33831/1989, imposed by the Administrator of the Province of the Cape of Good Hope in terms of Section 25 (1) of Ordinance No. 15 of 1985, when approving of the subdivision of Erf 1745 Wilderness, namely:
- (a) Tensy die Nasionale Vervoerkommissie skriftelik goedkeuring tot die teendeel verleen, mag grond slegs vir woon en landboudoeleindes gebruik word en op die grond mag slegs daardie geboue of bouwerke opgerig word wat in direkte verband daarmee staan.
 - (b) Met die uitsondering van bestaande bouwerke mag geen bouwerk of enigiets anders hoegenaamd sonder die skriftelike goedkeuring van die Nasionale Vervoerkommissie binne ‘n afstand van 20 meter, gemeet vanaf die nasionale padreserwegrens nie, opgerig nie.”

In respect of which there are no further restrictive conditions prohibiting the proposed consent use as further elaborated on in the accompanying application. It is further confirmed that a mortgage bond is currently registered over this property, for which the Mortgagee’s consent is attached to the accompanying application.

DATED and SIGNED at MOSSEL BAY on the 14th day of APRIL 2026.



CONVEYANCER

J.J. VAN DER BERG

PH ATTORNEYS INC.

SIOUX BUILDING

16 SIOUX STREET

VOORBAAI

MOSSEL BAY

ANNEXURE 7

LOCALITY PLAN



Copyright ©

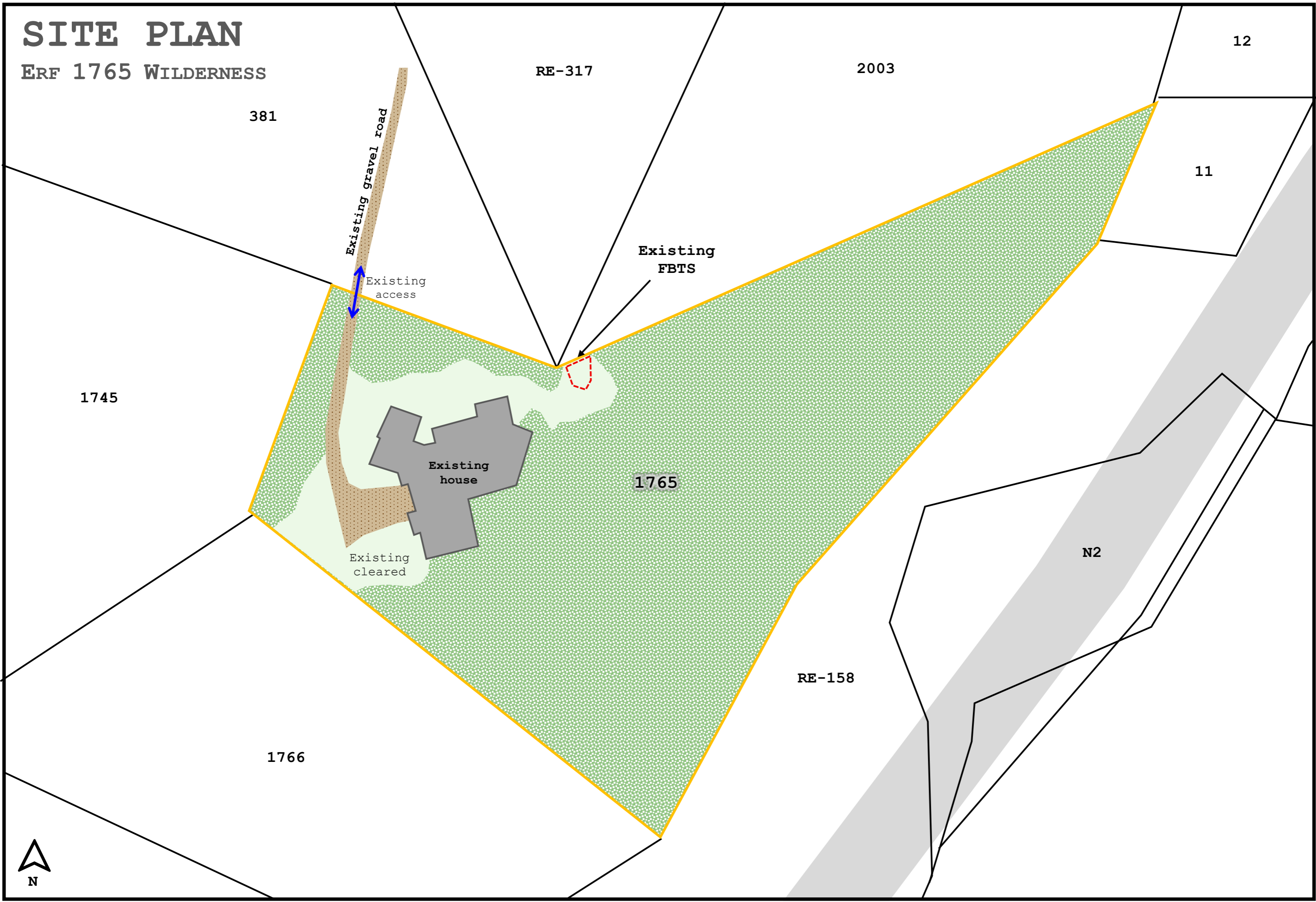
ERF 1765
REMSKOEN STREET, WILDERNESS
GEORGE MUNICIPALITY & DIVISION

For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

ANNEXURE 8

SITE PLAN

ERF 1765 WILDERNESS



381

RE-317

2003

12

11

Existing
FBTS

Existing gravel road

Existing
access

1745

Existing
house

1765

Existing
cleared

N2

1766

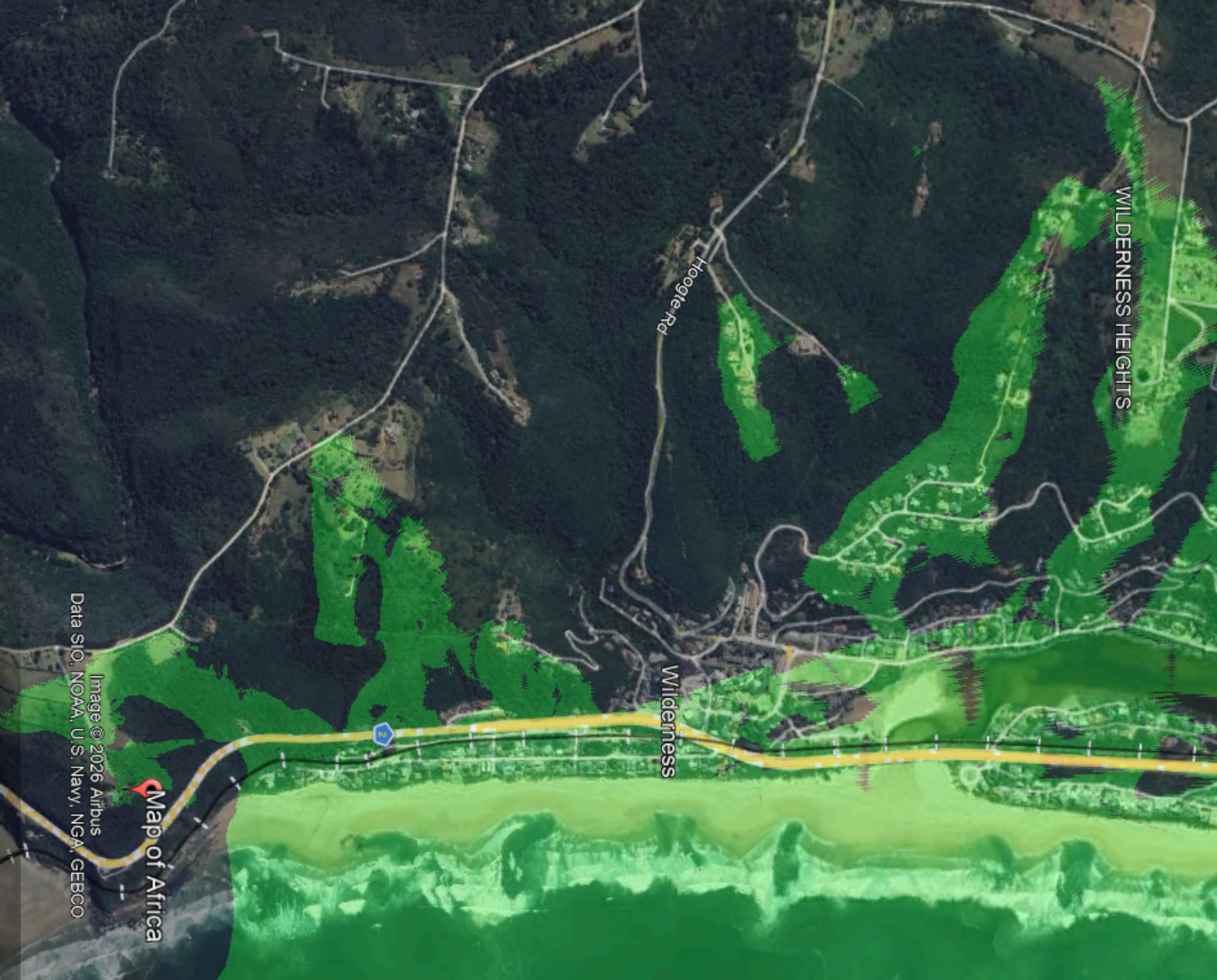
RE-158



SITE LAYOUT PLAN



ANNEXURE 9



WILDERNESS HEIGHTS

Hoogte Rd

Wilderness

Map of Africa

Image © 2026 Airbus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO



Map of Africa

Wilderness

Image © 2026 Airbus

ANNEXURE 10



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

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

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

PART A: PARTICULARS

Reference number: 4032963

Purpose of consultation: To discuss proposed land use application

Brief proposal: Proposed consent use

Property(ies) description: Erf 1765 Wilderness

Date: 11 February 2026

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	Ilané Huyser	George Mun.	044 801 9477	ihuyser@george.gov.za
Official	Fakazile Vava	George Mun.	044 801 9477	fvava@george.gov.za
Pre-applicant	Denise Janse van Rensburg	DMC Town Planning	067 817 3733	denise@mdbplanning.co.za marlize@mdbplanning.co.za

Documentation provided for discussion:

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

Copy of title deed, locality, building plans, two previous pre-applications

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

YES	NO
-----	----

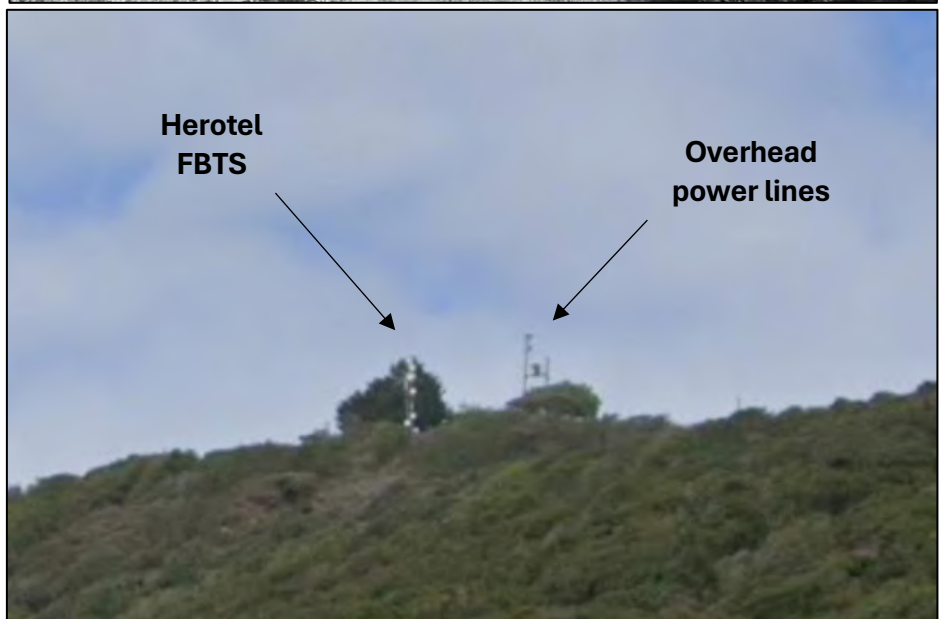
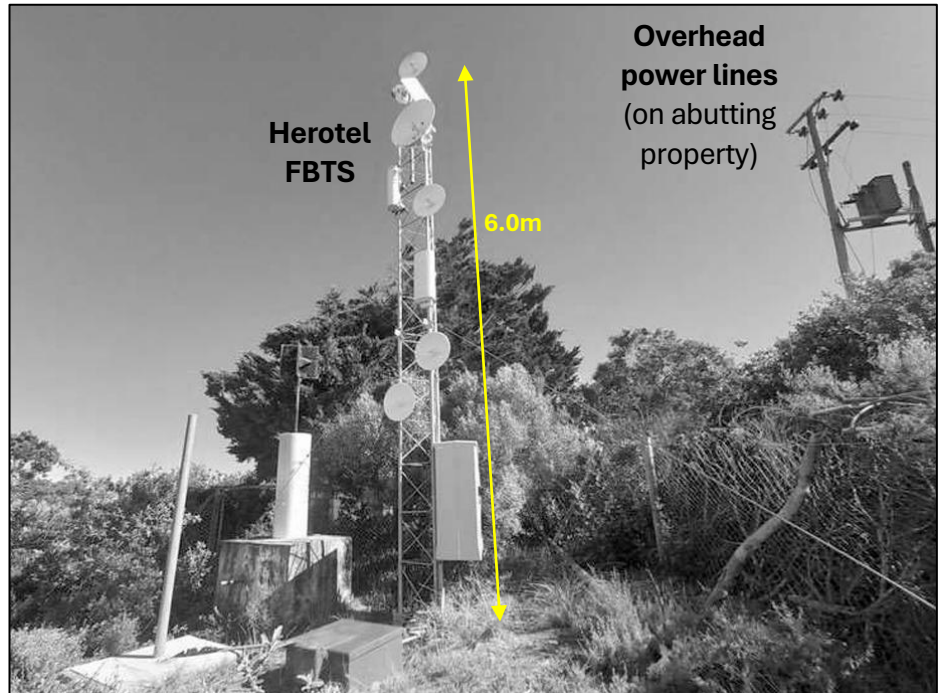
Comprehensive overview of proposal:

Erf 1765 Wilderness is zoned Open Space Zone III (nature conservation area) and 1,3091ha in extent. The property is developed with a dwelling house thereon and a freestanding base telecommunication station (FBTS) that was erected in 2018 by CloudConnect and was later bought over by Herotel. has been in place for about 8 years.

The FBTS has been in place for several years and supports reliable internet and wireless services for a significant number of residential and business clients in the surrounding area.

The FBTS is only 6.0m in height and from photos included in a previous land use application, it is evident that the FBTS is significantly lower than the overhead power lines directly adjacent to it and it is located in the same line as a tree as seen from the N2 which directly mitigates its visual impact significantly as opposed to the exposed overhead lines next to it.

The FBTS on Erf 1765 Wilderness is not in conflict with the George Municipality: Town Planning Policy on Base Telecommunication Station Infrastructure (2023) and will be addressed during the application phase.

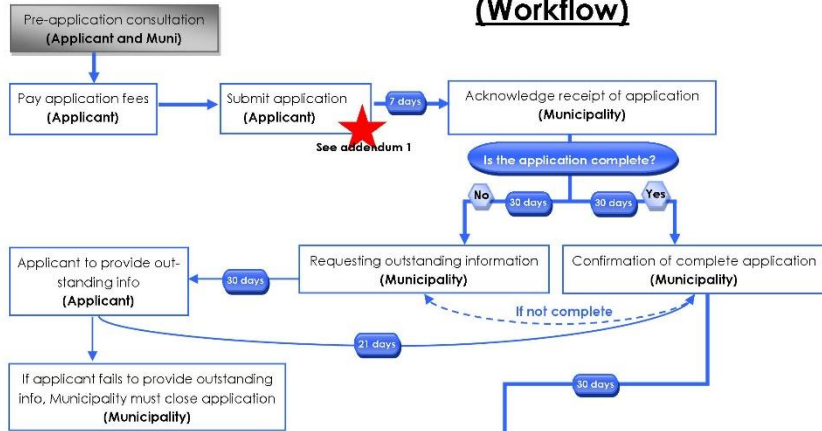


A FBTS is a consent use under the applicable zoning (OSZIII). A consent use application will be required for the FBTS.

PART B: APPLICATION PROCESS (WILL FULLY APPLY ONLY ONCE LUPA REGULATIONS ARE IN FORCE)

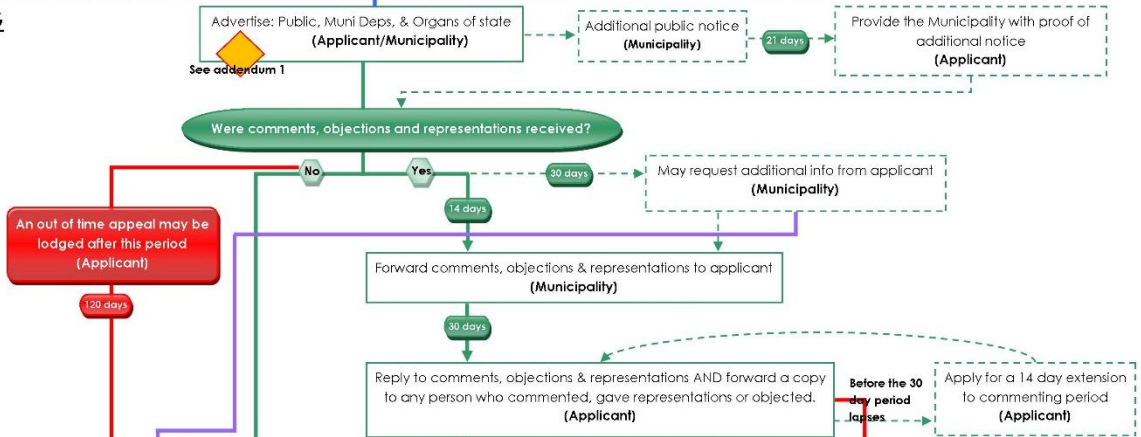
**Draft By-Law on Municipal Land Use Planning
(Workflow)**

SUBMISSION



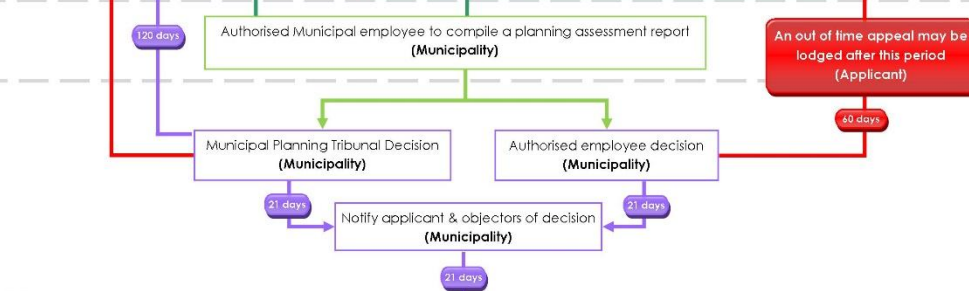
- Types of applications that can be submitted in terms of Section 15 (2)**
- (a) Rezoning of land
 - (b) Permanent departure
 - (c) Temporary departure
 - (d) Subdivision of land
 - (e) Consolidation of land
 - (f) Amendment, suspension or removal of restrictive conditions
 - (g) Permission required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

ADVERTISING



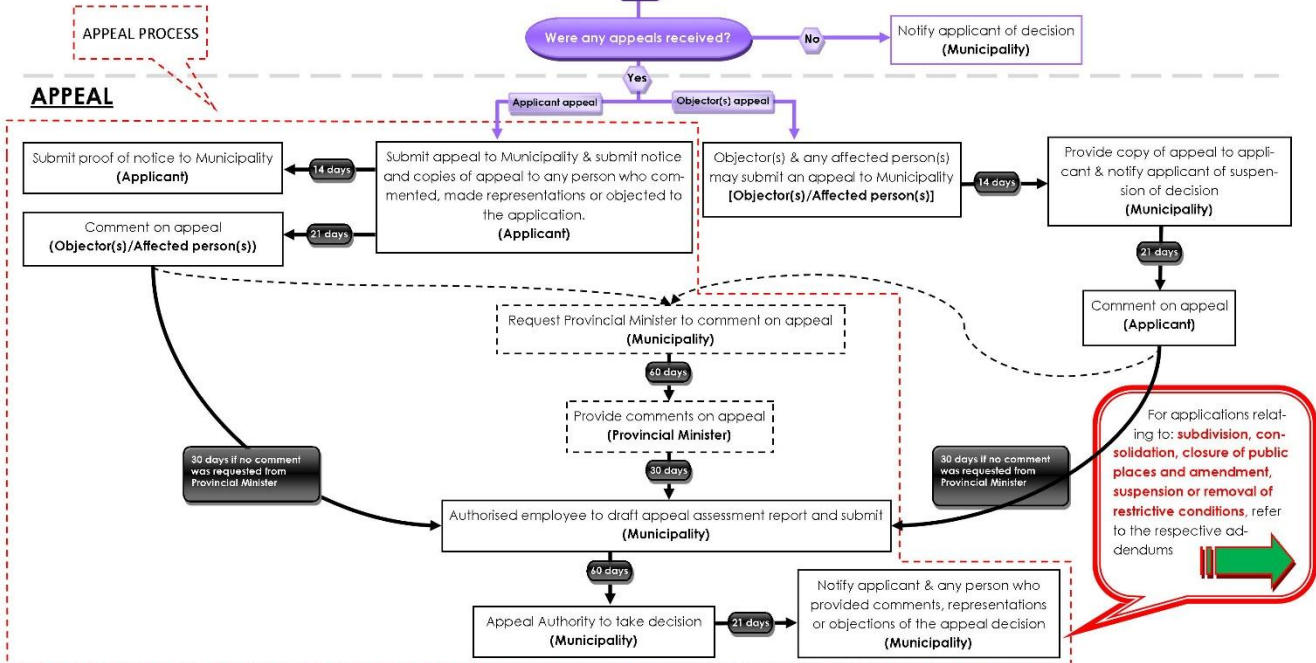
ASSESSMENT

DECISION



APPEAL PROCESS

APPEAL



SECTION A:

DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

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

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

**SECTION B:
PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES**

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X			
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]		X		
Any other Municipal by-law that may be relevant to application? (If yes, specify)			X	
<p>Zoning Scheme Regulation considerations:</p> <p>Which zoning scheme regulations apply to this site? <u> GIZSB 2023 </u></p> <p>What is the current zoning of the property? <u> OSZIII </u></p> <p>What is the proposed zoning of the property? <u> OSZIII with consent for a freestanding base telecommunication station </u></p> <p>Does the proposal fall within the provisions/parameters of the zoning scheme? <u> To be determined </u></p> <p>Are additional applications required to deviate from the zoning scheme? (if yes, specify) <u> To be determined </u></p>				

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

**SECTION C:
CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

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

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

**SECTION D:
SERVICE REQUIREMENTS**

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

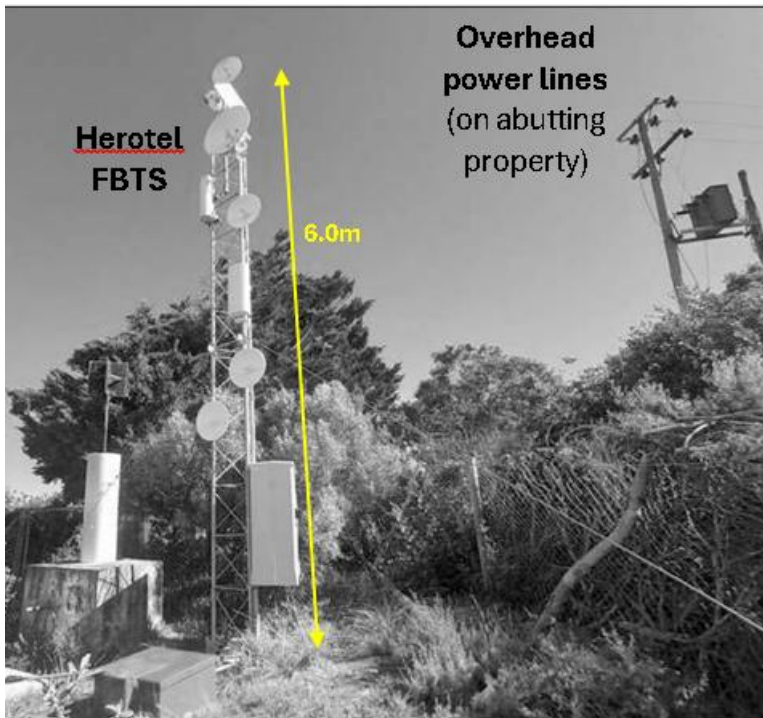
Development charges:			X	
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PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

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

PART E: DISCUSSION

Pre-application as discussed on 11 February 2026 for consent use to allow for the existing 6m high cell mast and associated infrastructure. Applicant was not present for the pre-app and provided the following detail.



- Applicant advised to provide a radio motivation report to substantiate the location of the mast.
- Application must be motivated in terms of the telecommunication policy.
- The proposed mast is located on a ridge, in front of a relatively steep slope. The position may pose a visual impact from the N2 highway. Cognisance must be given when studying visual impacts along the Wilderness view corridor – and illustrate how the tower appears/impact on the scenic route.
- Motivation in terms of the LSDF must be provided, specifically visual impacts and adaptability with the existing natural environment.
- It must be noted that an application for a 15m telecommunications mast on this property was refused in 2025. An appeal was subsequently submitted, and the decision was upheld by the appeals authority
- **Furthermore, this pre-application comments are not exhaustive and should not be relied upon as a definitive assessment or preliminary approval of the proposal. It remains the applicant's responsibility to ensure the accuracy and completeness of the application and to ensure that it is prepared and submitted in accordance with all relevant requirements and legislation.**


CES:

- **Access:**
 - Access must adhere to the applicable **GIZS 2023 from the existing access** and must be indicated on the building plan. Any future change in access must be indicated on future required building plan.
- **Parking:**
 - All parking, including vehicle movement, must be fully accommodated on-site.
 - No parking will be allowed within the road reserve.
- **Water & Sewer:**
 - Not required.
- **Development Conditions:**


- Development charges (DC) will be applicable based on the rates at the time of building plan submission in accordance with the applicable DC policy.
- **Stormwater:**
 - The developer must adhere to all applicable Municipal Bylaws and National Building Regulations concerning stormwater management.


PART F: SUMMARY / WAY FORWARD

See comments above.

OFFICIAL: 
Fakazile Vava (Town Planner)

PRE-APPLICANT: Denise Janse van Rensburg
(FULL NAME)

SIGNED: 

SIGNED: 

DATE: _____

DATE: 09 February 2026

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

ANNEXURE 11

RADIO MOTIVATION REPORT

FOR THE FREESTANDING BASE TELECOMMUNICATION STATION

ERF 1765 WILDERNESS

Introduction

The proposed consent use relates to an existing 6.0m Freestanding Base Telecommunication Station (FBTS) located on Erf 1765 Wilderness. The infrastructure provides essential telecommunications coverage to the greater Wilderness area and has been operational since 2018.

Due to the hilly topography and dispersed settlement pattern of Wilderness and the surrounding areas, elevated sites are required to ensure reliable line-of-sight connectivity and to prevent signal gaps and service limitations. The location of the mast on the elevated hilltop of Erf 1765 allows for effective coverage across the surrounding area while maintaining a relatively small and unobtrusive structure.

The FBTS forms part of the existing Herotel telecommunications network and supports a substantial established user base in Wilderness and surrounding areas. The infrastructure is one of the limited telecommunication stations servicing this topographically constrained environment.

Network Need

Reliable telecommunications infrastructure is required in the Wilderness area to provide stable connectivity to residential users and businesses. Due to the varied terrain and valleys in the area, signal propagation is dependent on elevated sites to ensure adequate line-of-sight coverage.

The existing FBTS assists in addressing coverage limitations within the greater Wilderness area and supports the functioning of the broader telecommunications network.

Coverage Analysis

Coverage mapping indicates that the mast provides extensive signal reach across the surrounding area due to its elevated position and favourable topography. The coverage area extends across large portions of Wilderness and adjacent residential areas, enabling reliable service provision within a challenging terrain environment.

Site Selection Motivation

The site was selected primarily due to its elevated hilltop location, which allows for optimal line-of-sight coverage over the surrounding landscape. The natural elevation of the property enables the infrastructure to achieve extensive network reach without the need for a tall telecommunications structure.

This strategic positioning reduces the physical scale required for the infrastructure while still achieving effective network performance.

Mast Height Justification

The mast height of 6.0m is sufficient due to the elevated topography of the site. The hilltop position allows the antennas to achieve clear signal propagation across the surrounding area without requiring a larger tower structure.

The relatively low height of the mast demonstrates that the infrastructure has been designed to meet technical requirements while limiting visual and environmental impacts.

Alternative Locations

Alternative locations would likely require significantly taller structures or multiple installations to achieve comparable coverage levels. This would increase both visual impact and infrastructure footprint within the surrounding landscape.

The existing location therefore represents the most efficient and least intrusive solution for providing telecommunications coverage in the area.

Conclusion

The existing FBTS on Erf 1765 Wilderness is strategically positioned to provide effective telecommunications coverage to the greater Wilderness area. Its elevated hilltop location enables extensive line-of-sight coverage while allowing the infrastructure to remain relatively small in scale at only 6.0m in height.

The mast forms part of the established Herotel network and supports a substantial existing user base. Due to its reduced height, vegetated backdrop, and optimal siting, the structure maintains a limited visual presence while providing essential telecommunications infrastructure in a topographically constrained environment.

The continued operation of the FBTS is therefore technically justified and represents an efficient and appropriate location for telecommunications infrastructure within the area.

ANNEXURE 12

















