



**NDLAMBE
MUNICIPALITY**
PORT ALFRED

**APPLICATION FOR PERMANENT
DEPARTURE TO ALLOW A 15M
LAMP-POST CELL MAST ON
ERF 1865, PORT ALFRED.**

Applicant: URBAN SCOPE
CONSULTING CC

Owner: NDLAMBE LOCAL
MUNICIPALITY

Property Description: ERF 1865,
PORT ALFRED

Physical Address: LOERIE ROAD,
PORT ALFRED,
6170

Detailed description of proposal:

The matter for consideration is an application for Permanent Departure to Allow a 15m Lamp-Post Cell Mast on Erf 1865, Port Alfred as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the abovementioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway, and Port Alfred Municipal Office. Any written comments may be addressed in terms of Section 98 of the said Bylaw to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170, or emailed to townplanning@ndlambe.gov.za on or before **20 May 2024**. Telephonic enquiries can be made to the Town Planning Section at (046) 604 5520. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments.

NOTICE NR: 57/2024

ADV. R DUMEZWENI
18 April 2024 **MUNICIPAL MANAGER**



Ndlambe Municipality
Corporate Services

20 FEB 2024

RECEIVED

**NDLAMBE MUNICIPALITY
SPLUMA LAND USE APPLICATION
(Spatial Planning and Land Use Management Act 16 of 2013)**

TYPE OF APPLICATION:

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
	Rezoning (SPLUMA)	R
	Consolidation	R
	Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land	R
	Departure Permanent or Temporal Departure (for land use change)	R 6 744,85
	Departure Relaxation building line	R
	Consent use in terms of the Land Use Scheme	R
	Extension approval	R
	Subdivision :	R
	Road closure or Closure of Public Open Space	R
		R
		R
		R
TOTAL		R 6 744,85

COMPLETE THE FOLLOWING:

Local Authority: NDLAMBE LM.	
Description of Land: ERF 1865 PORT ALFRED	
Registered owner(s): NDLAMBE LM.	
Postal Address: 90 MANEOLD ST. NEWTON PARK PE	Code: 6045
Email Address of Owner: daniel@urbanscape.co.za.	
Applicant (With Power of Attorney): URBAN SCOPE CONSULTING 6	
Postal Address: 90 MANEOLD ST. NEWTON PARK	Code: 6045
Email Address of Applicant: daniel@urbanscape.co.za	

INSTRUCTIONS

(These instructions should be read before completing the form)

1. GENERAL REMARKS

- 1.1. All applications should take cognizance of the requirements for the change of land use in terms of the Environment Conservation Act of 1997.
- 1.2. Incorrect and incomplete applications will be returned to the Applicant. The Applicant's attention is drawn to the plans and other documentation that must accompany their application as per the Schedules in the Ndlambe Municipal Spatial Planning and Land Use Management Bylaw (2015).
- 1.3. Applicants must note that until such time that an application has been approved in writing, any correspondence or discussions pertaining to this application must not be regarded as an indication that it will in fact be approved and do not bind the Ndlambe Municipality, in any way.
- 1.4. The Ndlambe Municipality reserves the right to have an approval declared null and void if it was based on wrong information supplied by an applicant. Applicants must therefore ensure that information about restricting factors that could influence the application is provided.
- 1.5. Applicants may supply any additional information, on a particular issue, if they want to and when required to.

2. PRIOR LIAISON WITH OTHER INTERESTED PARTIES

- 2.1. Prior Liaison with interested bodies including National and Provincial Departments, is strongly recommended, as the processing of applications will be expedited in this

way. Where an applicant submits proof that an interested party is satisfied with a proposal, it will not be necessary to again approach such interested party for comments.

- 2.2. A list of the different authorities and other interested parties affected by the development, together with the names, telephone numbers and addresses of contact persons may be available from the Local Authority.

3. SUBMISSION OF APPLICATION

- 3.1. The application must be submitted in duplicate, together with all the required annexes, to the Local Authority in whose area of jurisdiction the land unit is situated. If the land is to be incorporated within the jurisdiction of a Local Authority, the application form must also be submitted to the Local Authority concerned.

- 3.2. Applications can be posted via registered mail or hand delivered to the following address:

The Municipal Manager
Ndlambe Municipality
P O Box 13
Port Alfred
6170

The Municipal Manager
Ndlambe Municipality
Campbell St
Port Alfred
6170

- 3.3. Lack of information leads to delays and adds to the workload of the Department. It is essential that all applications that are submitted for consideration contain all of the information necessary for the relevant authority to take a rational decision. Ideally applications should indicate the following:

3.3.1. Details in respect of the application

- A Locality sketch showing clearly the details of the application;
- A Description of the site that is to be developed;
- What does the owner intend to do with the land;
- What are the envisaged development parameters (for instance the proposed floor area and coverage);
- What portion of the site is to be developed;
- What is the existing zoning and use of the subject land;
- A copy of the advertisement of the proposal;
- A site development plan.

3.3.2. Details in relation to the existing and proposed development of the land in the vicinity of the subject land

- The existing uses and zonings to be shown on separate map;
- The visual or historical characteristics of the area;
- Topographical and physical features;
- Details of illegal and non-conforming uses.

3.3.3. Details in respect of the planning proposals for the subject area

- what are the existing and proposed conditions applicable to the subject land (servitudes, title deed and/or zoning scheme conditions);
- relevant details contained in Land Development Objectives, or any other policy proposals for the area.

3.3.4. Motivation

A written motivation for an application should be based on the criteria referred to in the said legislation (SPLUMA), namely;

- Desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding desirability of proposed land uses;
- Investigations carried out in terms of other laws that are relevant to the consideration of the application;
- The impact of the proposed land development on municipal engineering services;
- Applicable policies of the Municipality that guide decision making;
- Applicable provisions of the zoning scheme;
- Consideration of the following forward planning documents;
- Integrated development plan, including the municipal spatial development framework; Provincial spatial development framework; and
- Policies, principles and planning and development norms and criteria set by the national and provincial government; and -
- Land development principles as referred to in section 42 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA).
- When an application is submitted for an amendment, suspension or removal of restrictive conditions the criteria referred to in section 33(5) of the said legislation, should also be considered.

3.3.5 Supporting information and documentation

The following information or documentation may be requested at the discretion of the Municipality and can include the following;

- Copy of Traffic Impact Statement (TIS - if between 50 – 150 peak hr trips) or Traffic Impact Assessment (TIA - if > 150 peak hr trips);
- Floodline determination (report / plan);
- Copy of the Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) report;
- Confirmation of submission of EIA / HIA; or Copy of the Environmental Authorisation (EA) / Record of Decision (ROD);
- Services report or indication of all municipal services / registered servitudes;
- Landscaping / Tree plan;
- Typical unit types (plan & elevation);
- Abutting neighbour consent;
- Body Corporate / Home Owners Association (HOA) consent;
- Home Owners Constitution / architectural guidelines;
- Copy of original approval and conditions of approval;
- Minutes of pre-application consultation meeting;
- Confirmation from the Department of Rural Development and Land Reform regarding land claim(s) / restitution claim(s);
- Proof of lawful use right;
- Additional copies of selected documentation;
- Additional motivation; and –
- Any other specialist studies, etc.

SECTION A**TO BE COMPLETED BY THE APPLICANT**

(* ANSWER YES, NO, OR NOT APPLICABLE)

1. PERSONAL PARTICULARS OF APPLICANT

Your reference number	MULLER DRIVE
Name of person to whom correspondence should be addressed	DANIEL BEUKES OF URBAN SCOPE CONSULTING
Address:	90 MANGOLD ST. NEWTON PARK PE
Telephone number:	041 467 4134 / 083 357 2057
Email:	daniel@urbanscope.co.za

1.1. Is the applicant the only registered owner of the property? **NO**

If not, attach the power of attorney from the registered owner(s) to the application. This is also applicable if the person who is applying is still in the process of obtaining the land unit, or if the land unit is owned by a company or more than one person.

POA ATTACHED

1.2. Name the registered owner(s): **NDUMBE LM**1.3. Is the property encumbered with a bond? **NO**

If so, please attach the authorisation of the mortgage holder to the application.

2. DETAILS OF LAND UNIT

2.1. Registered description of the property, as is shown on title deed:

ERF 1865, PORT ALFRED

Number and date of the title deed:

T2205/1942

Area of land:

1631m²

2.2. What is the present zoning of land unit?

PUBLIC OPEN SPACE

2.3. Are any departures applicable to the land unit?

NO

2.4. Is there any building or other development on the land unit?

NO

If so, what are the nature and condition of these improvements?

2.5. Is the site being used in accordance with its present zoning?

Yes

If not, how is the land being utilised?

3. DETAILS OF APPLICATION

3.1. Describe the proposed development in detail (A separate motivational report MUST be added):

APPLICATION FOR THE PLACEMENT OF A 15m CELLULAR MAST ON THE PROPERTY TO IMPROVE THE CURRENT CELL COVERAGE IN THE AREA.

3.2. Does the proposed development involve the entire land unit? If not, indicate the position and size of the portion of the land unit that is not included in the proposed development and for what purpose it is, or will be used:

NO ONLY 15m² WILL BE USED

3.3 Is a departure being applied for in order for a temporary change of use on the land unit?

NO

If so, explain why rezoning is not being considered and supply reasons for the proposed period of the departure:

.....
.....

3.4 Departure (for an alteration of the conditions in respect of a particular zone) in terms of Section 76(1) of the Ndlambe Municipality Spatial Planning and Land Use Management Bylaw (2015) for a relaxation of the:

- i. Lateral (side) building line(s) from m to m; and / or
- ii. Rear building line from m to m; and / or
- iii. Street building line from m to m; and / or
- iv. Coverage factor from % to %; and / or
- v. Building height restriction from m to m; and / or

- vi. Street boundary wall / fence height restriction from m to m;
- vii. Other zoning scheme condition(s) (as specified).....

4. RESTRICTING FACTORS

(a separate report may be added to address the restricting factors)

4.1. Are there any title deed restrictions, which may have an effect on the application?

No

If so, furnish details:

4.2. Is there any portion of the land unit subject to tidal flow or situated under the high water mark?

No

If so, furnish details:

.....

.....

.....

4.3. Is any portion of the land unit situated in a flood-plain of a river under the 1 in 50 years flood-line or subject to any floods?

No

.....

.....

.....

4.4. Are there any physical restrictions (such as steep slopes, unstable soil formations, swamps etc.) which could affect the development?

No

If so, furnish details and state how the problem can be solved:

.....

.....

.....

4.5. Are there any other restrictions of which you are aware, but which were not mentioned above?

NOT TO MY KNOWLEDGE

.....

.....

.....

5. POSSIBLE REFERRAL TO OTHER BODIES

5.1. Does the application fall within the area of a Land Development Objective (LDO) and/or Policy Plan (Structure Plan, Framework Plan etc.)?

If so, please give details in so far as they affect the application under consideration:

TBD

5.2. Are the provision of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) applicable in the case of this application?

N/A

5.3. Is the land unit situated within the boundaries of a nature area reserved in terms of Section 4 of the Physical Planning Act, 1967 (Act 88 of 1967), or a mountain catchment area reserved in terms of the Mountain Catchment Areas Act, 1970 (Act 63 of 1970), or a nature reserve reserved in terms of the former Nature and Environmental Conservation Ordinance, 1974 (Ordinance 19 of 1974), or a national park reserved in terms of the Nature Parks Act, 1978 (Act 57 of 1976).

If so, furnish details:

NO

5.4. Does the land unit abut on the area of jurisdiction of another local authority or does any other local authority have an interest in this application?

NO

If so, state the name of the local authority and its interest in the application:

5.5. Does the property abut on any national, trunk, main or divisional road or such proposed road?

NO

If so, furnish full details (including status of the road and full statutory width):

5.6. Is the land situated in a metropolitan transport area in terms of the Urban Transport Act, 1977 (Act 78 of 1977)?

NO

If so, has it been referred to the relevant transport authority?

5.7. Is the land unit close to, or is it affected by, a power line, a power station, a railway line, a railway station, airport or harbour?

NO

If so, furnish details:

5.8. Are there any conservation worthy buildings/grave/rock engravings/archeological finds on the property including those that have not been declared national monuments?

NO

5.9. Is the land unit situated within 100m from the high-water mark of the sea or tidal river?

NO

If so, has Nature Conservation been consulted?

5.10. Does the land unit abut on, or is it in any way influenced by any property belonging the S.A. National Defence Force?

If so, please supply details:

NO

ANNEXURES

HAVE THE FOLLOWING ANNEXURES BEEN ATTACHED

(* ANSWER YES, NO OR NOT APPLICABLE)

ANNEXURE	YES	NO	NOT APPLICABLE
Power of attorney / Owner's consent if applicant is not owner	✓		
Resolution or other proof that applicant is authorised to act on behalf of a juristic person	✓		
Flood-line certificate			✓
Bondholder's consent			✓
Locality map	✓		
Extract from zoning map		✓	
Land-use map	✓		
Layout plan	✓		
Motivation report	✓		
Full Copy of Signed Title Deed	✓		
Conveyancer's certificate	✓		
Proof of payment	✓		
Any other annexures, give details			

If any of the above questions, answers are no, give

reasons: ZONING CERTIFICATE IN PLACE OF MAP

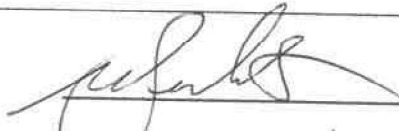
AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION		
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.

DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications required to enable the development proposed herein.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.

Applicant's signature:



Date:

15 FEB 2023

Full name:

NICUMS Daniel Bankes.

Professional capacity &
Registration Nr:

A/1949/2014

FOR OFFICE USE ONLY

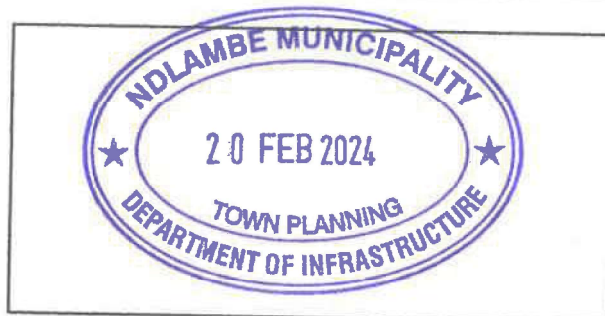
Date received:

20 FEBRUARY 2024

Received by:

ZAMAGGINA DANTILE

For Erf No.: ERF 1865 PORT ALFRED



SPECIAL POWER OF ATTORNEY

I, **ADVOCATE ROLLY DUMEZWENI** in my capacity as the **MUNICIPAL MANAGER** of the **NDLAMBE LOCAL MUNICIPALITY** and duly authorized thereto do hereby nominate, constitute and appoint **JASON LEGASSICK, IDENTITY NUMBER 750305 5129 080** with power of substitution, to be the lawful agent in its name, place or stead, to prepare and submit an application to the **NDLAMBE LOCAL MUNICIPALITY** for the proposed Land Use Management Application(s) as provided for in terms of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA), and from which approval was obtained by **INSITE TOWERS (PTY) LIMITED, REGISTRATION NO. 2017/382291/07** vide Council Resolution **ECM211/08/2022** dated 15 August 2022 to lease the undermentioned property of which the Ndlambe Local Municipality vide Title Deed Number **T2205/1992** is the owner, for the purpose of constructing a 15m High Telecommunications Lamp Post and Equipment Cabinet.

**PORTION OF ERF 1865, PORT ALFRED
MEASURING 7.8 SQUARE METERS IN EXTENT
LOCATED IN THE AREA OF THE NDLAMBE LOCAL MUNICIPALITY**


And generally, for affecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as Insite Towers (Pty) Limited, Registration No. 2017/382291/07 might or could do if personally present and acting herein – hereby ratifying, allowing, and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said agent shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED at Port Alfred on this 23 day of February 2024 in the presence of the undersigned witnesses:

AS WITNESSES

1. _____

2. _____



**MUNICIPAL MANAGER
(ON BEHALF OF THE NDLAMBE
LOCAL MUNICIPALITY)**



NDLAMBE MUNICIPALITY

PORT ALFRED

Causeway
P O Box 13
Port Alfred
6170

Phone: (046) 604 5500
Fax: (046) 624 2689
portalfred@ndlambe.co.za
http://www.ndlambe.co.za

Please address all correspondence to The Municipal Manager.

Our Ref: 7/2/1/1

Enquiries: Shirley-Ann Boshoff

E-mail: boothraymond71@yahoo.com

M M Designs
P.O. Box 788
JEFFREYS BAY
6330

09 December 2022

Dear Sir

PROPOSED LEASE OF PORTION OF PUBLIC PLACE ERF 1865 LOERIE ROAD, PORT ALFRED

Firstly, our sincere apology for the delay regarding your request.

We are pleased to inform you that the Executive Committee meeting held on the 15th of August, Resolution ECM212/08/2022, resolved inter alia:

- "a) THAT it BE APPROVED that the request from M & M Designs Jeffreys Bay on behalf of Insite Towers (Pty) Limited, Registration No. 2017/382291/07 to lease a portion, 7.8 m² of Public Place Erf 1865 Port Alfred, measuring 1153 m² in extent as depicted on Locality Plan No. PTN PUBLIC PLACE ERF 1865/PA, ownership which vests in the Ndlambe Municipality under Deed of Transfer No. T2205/1992 for the purposes of constructing a proposed 15m High Telecommunications Lamp Post and Equipment Cabinet be considered, subject to the following conditions:
- i) The applicant complies with all statutory and land use requirements by lodging a formal departure application with the Town Planning Section in terms of Section 76 of the Ndlambe Municipal Spatial Planning and Land Use Management By-Laws, 2015 within a period of three (3) months of acceptance of condition (ii).
 - ii) The applicant first indicates the acceptance of condition (i) above in writing before the transaction is proceeded with.

You are hereby informed that an item will only be submitted to the Executive Committee for consideration to enter into a lease agreement on the approval of condition (i) above together with the valuation report, stipulating the monthly market rental chargeable, etcetera.

You are hereby requested to provide the Estates Section of the Directorate Infrastructural Services, via e-mail: sboshoff@ndlambe.gov.za with your response as per condition b (ii) above within seven (7) days of this notification, and if positive to proceed with condition (ii) above.

Yours faithfully


DR. N VITHI-MASIZA
DIRECTOR: INFRASTRUCTURAL DEVELOPMENT



YOLANDE MALAN
ATTORNEYS
NOTARIES & CONVEYANCERS

CONVEYANCER'S CERTIFICATE

I, the undersigned,

YOLANDE MALAN

a practicing attorney and conveyancer of the firm Yolande Malan Attorneys, carrying on practice at 1st Floor, 69 Voortrekker Road, Malmesbury, Western Cape.

do hereby certify that after doing a Pivot Search of

ERF 1865 PORT ALFRED

In the Port Alfred Municipality

Division of Bathurst

Province of the Eastern Cape

In extent: 1631 (ONE THOUSAND SIX HUNDRED AND THIRTY ONE) square metres

Held by Deed of Transfer T2205/1992

That there are no restrictive conditions contained in the Deed of Transfer T2205/1992 that restrict the installation of a cellular mast on the property.

DATED AT MALMESBURY ON 19th DAY OF JANUARY 2024.

CONVEYANCER

YOLANDE MALAN (LPCM92646)

Yolande Malan Attorneys, Notaries, Conveyancers &
Accredited Mediators
1st Floor, 69 Voortrekker Road, Malmesbury, 7300
yolande@ymattorneys.co.za
(084) 951 6707
In Association with Frank Biccari Attorneys,
174 Loop Street, Cape Town, 8001

Andries Struwig
041 5085800
0795031762
Andries.struwig@dedea.gov.za
Ref: ECm1/Q47-2022



Urban Scope Consulting CC
58A Newton Street
Newton Park
Port Elizabeth
6045

Attention: Mr Daniel Beukes

E-mail: daniel@urbanscope.co.za

ENQUIRY REGARDING ENVIRONMENTAL REQUIREMENTS IN TERMS OF THE EIA REGULATIONS 2014 AS AMENDED: PROPOSED CONSTRUCTION OF A 14.9M COMMUNICATION MAST ON ERF 1865, PORT ALFRED WITHIN THE NDLAMBE MUNICIPALITY

Refer to your letter dated 20 January 2023 and received via e-mail on 20 January 2023 enquiring about possible environmental requirements for the proposed construction of a 14.9m communication mast and associated infrastructure at coordinates 33°36'21"S and 26°53'29.38"E on Erf 1865, Port Alfred within the Ndlambe Municipality.

From the information provided it is evident that the site on which it is proposed to construct the communication mast and associated infrastructure is located inside the urban/built up area of Port Alfred and that the mast and associated infrastructure will be wholly contained within the perimeter of Erf 1865. That being said it is noted that Erf 1865 is zoned Public Open Space which is one of the geographical areas contemplated in Listing Notice 3 of the 2014 NEMA EIA Regulations as amended. The height of the mast will however only be 14.9m and will thus not exceed the threshold of 15m as contemplated in Activity 3 in Listing Notice 3. It is however imperative that the project proponent confirm that the mast height of 14.9m is adequate for their purposes and that it would not be necessary in future to construct a higher mast at this locality. Any extension of the mast that will result in the height of the mast exceeding the threshold of 15m will require an Environmental Authorisation.

You are reminded that the project proponent is required to be cognizant of the general principles of NEMA, the provisions of Section 28 of NEMA (Duty of Care) and general principles of environmental management and to inform the relevant persons of such principles and provisions and their obligation in that regard.

ANDRIES STRUWIG
MANAGER: EQM
SARAH BAARTMAN/NMB REGION
DATE: 22 February 2023



Physical Address:
Rivonia Lekuruvilla
Treur Cloof
Waterfall Park
Bekker Street
Midrand

Postal Address:
Private Bag X1
Halfway House
1685

Telephone Number:
+27 11 545 1232
Fax Number:
+27 11 545 1451

E-mail Address:
obstacles@caa.co.za
Website Address:
www.caa.co.za

OBSTACLE APPROVAL

CAA Obstacle ID

CAA_2023_3_030

APPLICANT

Applicant Name: URBAN SCOPE CONSULTING
Contact Person: DANIEL BEUKES
Cell Nr: (083) 357-2057
Tel Nr: (041) 467-4134
Email: DANIEL@URBANSOPE.CO.ZA
VAT Nr: 4530288887
Address: 90 MANGOLD STREET, NEWTON PARK
City: PORT ELIZABETH
Province: EASTERN CAPE
Postal Code: 6045

OWNER

Owner Name: INSITE TOWERS
Contact Person: JASON LEGARSICK
Cell Nr: 0825000789
Tel Nr: N/A
Email: JASON@INSITETOWERS.CO

Application Date: 2023/02/22 Received Date: 2023/03/08
Application Type: New Shared Replacement
Attachments: GIS/Google File Survey Report
 Plan/Eng Drawing Other

DETAILS OF PROPOSED STRUCTURE

Type of Structure: Tower
Site Name: MULLER DRIVE
Site ID: ISSA856
Construction Start Date:
Construction End Date:
LAT (Degrees): 33 LAT (Minutes): 36 LAT (Seconds): 20.96 Jib/Guywire (m):
LONG (Degrees): 26 LONG (Minutes): 53 LONG (Seconds): 29.55 Datum: WGS84
Site Elevation (m): 34 Notes: LAMP POST Coord Data Source: Handheld GPS (non su)
Substructure Height (m): 3 Other (specify):
Superstructure Height (m): 15 Elevation Data Source: Handheld GPS (non su)
Structure Elevation (m): 52 Other (Specify):
Other (Specify):

APPROVAL STATUS: CONDITIONALLY APPROVED

Note: 1. Conditional Approval only valid for 5 years from date of signature.
2. Final approval subject to applicant/owner providing 'As-Built' data.

Approval Conditions:

- No Markings
 Day Markings
 Night Markings
 Day/Night Markings
 UPS
 Other/Special

Other/Special Conditions:

FOR THE SACAA

SOUTH AFRICAN CIVIL AVIATION AUTHORITY

Name: *[Signature]*

Date: 17/05/2023

TO WHOM IT MAY CONCERN

January 2024 – December 2024

Dear Sir/Madam,

LETTER OF DELEGATED AUTHORITY

This serves to confirm that Urban Scope Consulting CC has been appointed by INSITE TOWERS (PTY) LTD to undertake approvals with the relevant authorities for environmental, town planning and building plan applications for the erection of telecommunication towers.

Urban Scope Consulting CC, their employees and other authorised agents are hereby delegated to submit, process, facilitate and uplift development applications and building plans on our behalf.

Should you have any queries please contact the writer.

Yours faithfully



Insite Towers



Rural Deployment



Urban Development



4G Solutions

URBAN SCOPE CONSULTING CC

CK 2011/071266/23 VAT: 4530288887

**90 MANGOLD STEET, NEWTON PARK, PORT ELIZABETH, 6045
TEL: 041 467 4134 FAX: 086 670 0575**

25-01-2024

To Whom it may Concern:

APPLICATION IS MADE TO THE NDLAME LOCAL MUNICIPLITY FOR. (1) PERMANENT DEPARTURE, IN TERMS OF SECTION 76(1)(A) OF THE NDLAMBE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW OF 2015, TO ALLOW THE PLACEMENT OF A LAMPOST TELECOMMUNICATION MAST ON THE PROPERTY. HE ABOVEMENTIONED APPLICATION IS TO PERMIT THE CELLULAR MAST ON THE PROPERTY.

This letter confirms that Nicolaas Daniel Beukes ID No. 8903135011085 has been granted authority to act on behalf of Urban Scope Consulting CC to submit all documents relating to the approval of a cellular mast on the property mentioned above.

Kind regards,


.....
Richard Louis Barry

Director

0832126590


.....
Nicolaas Daniel Beukes

Director

0833572057

1. INTRODUCTION

INSITE Towers has recognized the necessity for a cellular mast in the Port Alfred area due to the substantial rise in the number of cellular users in recent years. This demand surged even more in the wake of the COVID-19 pandemic, as many residents, students, and schools had to rely heavily on remote teaching and working, where internet and cellular communication became a fundamental necessity rather than a luxury.

INSITE Towers intends to erect a 15-meter cellular mast (lamp Pole design) on Erf 1865, Port Alfred, to cater to the requirement for coverage. Moreover, they aim to employ their facility sharing business model to minimize the proliferation of additional masts in the immediate community.

2. NATURE OF THIS APPLICATION

An application has been submitted to the Ndlambe Local Municipality in accordance with the Ndlambe Spatial Planning and Land Use Management By-law of 2015. The application seeks the following approvals for Erf 1865, Port Alfred:

(1) Permanent Departure in compliance with Section 76(1)(a) of the Ndlambe Spatial Planning and Land Use Management By-law of 2015, as permitted by the scheme, for a Telecommunications mast.

2.1 PERMANENT DEPARTURE [IN ACCORDANCE WITH SECTION 76(1)(A)]

A Departure refers to an application seeking a temporary deviation from, or permanent amendment of, the provisions of the land use scheme applicable to the land. In the context of the telecommunication mast, a permanent departure is sought to allow the use of a telecommunication mast on the property.

3. GENERAL INFORMATION

3.1 LOCATION

The property is located within the beachfront neighbourhood of Port Alfred, making it an ideal location for providing much-needed coverage to the community. Additionally, the elevation of the property is well-suited to this purpose, as its height will aid in extending the coverage area. Due to the short mast being proposed, moving the cellular mast from this location would render it impractical as it would be unable to

reach the intended area, resulting in the need for additional masts to be erected within the immediate vicinity. Please refer to the Site Development plan of the property for further information.

3.2 LOCAL AUTHORITY

The application falls within the jurisdiction of the Ndlambe Local Municipality.

3.3 OWNERSHIP

The property in question is registered to the Ndlambe Local Municipality (refer to Annexure C - Title Deed). INSITE Towers, in collaboration with the property owner, has authorized Urban Scope Consulting CC (refer to Annexure F - Power of Attorney) to submit the required applications to the Ndlambe Local Municipality.

3.4 SIZE OF THE PROPERTY

The application Property measures 1.5217ha / 15217m² (Annexure G – SG Diagram)

4. EXISTING LAND USES AND ZONING

4.1 THE APPLICATION PROPERTY

As per the Municipality's classification, the property is Zoned open Space and therefore, a formal request for a departure is submitted to permit the installation of a telecommunication mast.

Presently, the property is vacant and unoccupied, with no formal structures. This application seeks approval to allocate approximately 15 square meters for the proposed mast.

The chosen location, in proximity to Muller Drive, is strategically selected to facilitate convenient access and, importantly, avoid impeding potential future developments on the property.

4.2 SURROUNDING LAND USES

Unfortunately, the mast will be located within a predominately residential area, although placing mast in these areas are frowned upon it should be noted that

telecommunication infrastructure is indispensable in residential areas owing to their high population density. The concentration of people in these places necessitates robust communication networks infrastructure to meet the diverse needs of residents. Inhabitants of residential areas rely on telecommunication services for personal, professional, and emergency communication.

Furthermore, with the prevalence of small businesses, home offices, and telecommuting professionals, a solid telecommunication framework becomes vital for supporting economic activities. The significance extends to education, as reliable internet connections are crucial for accessing educational resources and participating in online learning. In emergency situations, quick and efficient communication facilitated by telecommunication infrastructure is paramount for the timely response of emergency services.

Moreover, telecommunication networks enhance social connectivity by enabling residents to stay in touch with friends and family, fostering community engagement. Additionally, as cities embrace smart technologies, telecommunication infrastructure plays a pivotal role in implementing smart city initiatives, contributing to improved efficiency and quality of life in residential areas.).

4.3 PROPOSED LAND USES

As specified in Section 2 of the motivation, the objective of this application is to secure permission for the installation of a 15m Freestanding Telecommunications mast on the property.

5. ENGINEERING SERVICES

5.1 ENTRANCES AND EXITS

Access to the property is facilitated through Muller Drive to streamline entry. It should be emphasized that entry to the site will be restricted to instances of maintenance, which will be infrequent.

5.2 ENGINEERING SERVICES

- Sanitation: N/A
- Water: N/A

- **Electricity:** Electricity will be obtained from the Municipal grid/ ESKOM in the area; electricity consumed will be separately metered to INSITE Towers account.

5.3 FACILITY SHARING

INSITE Towers conducts its business by constructing Cellular Masts and leasing space to service providers such as Vodacom, Cell C, and MTN for the installation of their equipment. This approach aims to minimize the impact on the surrounding area by reducing the number of cellular masts erected in the vicinity. It should be noted that, in doing so, a minimum height of 25m is required to accommodate three providers. Due to the 15m height and design of the mast it will only be able to accommodate a single user and for that reason it should be noted that additional mast might be needed in the area to meet the growing need of the residents

5.4 SA CIVIL AVIATION AUTHORITY APPROVAL

The SA Civil Aviation Authority has been applied for and the recommendations of the SACAA has been incorporated into the design of the mast. (Annexure H – CAA Information)

5.5 ALTERNATIVE SITES

The proposed location for the telecommunications mast has been carefully chosen based on various factors, including the need for coverage in the area and the elevation of the property, as well as the availability of land that is not being utilized to its fullest potential. Furthermore, there is a need for a mast in the specific area to cover the surrounding area and erecting the proposed Tree mast in an alternative location would mean that the Network Operators' Base Transceiver Stations (BTS) will not overlap sufficiently, which could result in dropped calls when a person travels out of reach of one BTS.

Moving the mast to another location would require a new application process, which would be time-consuming and costly. It may also not be feasible due to factors such as zoning restrictions, land availability, and the need for coverage in the proposed area. Additionally, reducing the height of the mast may not be feasible as it could result in insufficient coverage, leading to the need for additional masts in the future.

The proposed site is also ideal because facility sharing means that the need for other companies to erect masts in the area will be reduced. Furthermore, no natural vegetation will be disrupted as the site is already developed, and poor coverage in the area will be improved.

5.6 ENVIRONMENTAL IMPACT ASSESSMENT

In accordance with the new Environmental Impact Assessment (EIA) regulations, an Environmental Impact Assessment will not be required for this project. This is because the proposed site is located within an urban area and does not fall within a conservation area, and as such, does not meet the criteria for listed activities as prescribed by relevant legislation. (Please refer to Annexure I for the Letter from the Department of Economic Development, Environmental Affairs and Tourism regarding EIA regulations 2017.)

6. NEED, DESIRABILITY, AND COMMUNITY COMMENTS

6.1 NEED

6.1.1 Need in general

Cellular masts, also known as cell towers, are critical infrastructure that enables wireless communication between mobile devices. In today's digital age, where people rely on their mobile devices for communication, entertainment, and information, cellular masts have become an essential part of modern society.

Some of the many reasons are.

Ubiquitous Connectivity: In recent years, cellular networks have become the primary means of connecting people and devices to the internet. With a cellular mast, users can access high-speed internet services, make voice and video calls, and send messages from anywhere, anytime.

Emergency Services: Cellular networks play a crucial role in emergency situations, where fast and reliable communication can mean the difference between life and death. Emergency responders rely on cellular networks to communicate with each other, coordinate their efforts, and request additional resources.

Economic Growth: Cellular networks have become an important driver of economic growth, particularly in developing countries. Access to reliable and affordable mobile services enables businesses to reach new markets, improves

productivity, and creates new opportunities for employment and entrepreneurship.

Smart Cities: Cellular masts are essential infrastructure for the development of smart cities. These masts can support a range of IoT devices and sensors that collect data and enable real-time monitoring and analysis of various aspects of city life, such as traffic, air quality, and energy consumption.

Social Connection: In addition to practical applications, cellular networks also facilitate social connections. They allow people to stay in touch with friends and family, share experiences and information, and participate in social networks.

Cellular masts are **critical infrastructure** that enables ubiquitous connectivity, supports emergency services, drives economic growth, enables the development of smart cities, and facilitates social connection. Without cellular masts, our modern digital lives would be severely restricted, and we would be unable to fully participate in the benefits of the digital age.

6.1.2 Economic / population growth

Cellular towers, play a vital role in modern South Africa, particularly in the areas of economic growth, population growth, and socio-economic factors. Here are some ways in which cellular towers positively impact modern South Africa:

Economic Growth: The proliferation of cellular towers has facilitated economic growth in South Africa, particularly in the areas of telecommunications and mobile services. The growth of these sectors has led to increased investment, job creation, and the development of new technologies, which has contributed to the country's overall economic development.

Population Growth: South Africa has experienced significant population growth in recent years, particularly in urban areas. The expansion of cellular networks has helped to facilitate this growth by enabling people to stay connected and access essential services, such as healthcare, education, and employment opportunities. Cellular towers have also made it possible for people in rural areas to connect with urban areas and access the same services, which has contributed to greater social and economic equality.

Socio-Economic Factors: The availability of cellular networks has had a positive impact on socio-economic factors in South Africa, particularly in the areas of education and healthcare. For example, cellular towers have made it possible for students to access online resources and connect with teachers, even in remote areas. Similarly, cellular networks have made it possible for people to access

healthcare services, such as telemedicine, which has helped to improve health outcomes and reduce the burden on traditional healthcare facilities.

Overall, cellular towers have had a significant positive impact on modern South Africa, contributing to economic growth, facilitating population growth, and improving socio-economic factors, such as access to education and healthcare. As the country continues to develop and grow, the expansion of cellular networks will be an essential component of its ongoing success.

6.2 DESIRABILITY

6.2.1 Visual Impact

Any novel development in a given area is bound to have a visual impact, and it is, therefore, crucial to consider not only the immediate surroundings but also the broader community. In line with this, it has been proposed that the masts be designed to blend seamlessly into their surroundings by streamlining the design to mimic a streetlamp. While it is inevitable that the presence of a mast will alter the visual aesthetics of an area, it is worth noting that its impact will be similar to, if not less, tourist or a sports facility, both of which are permissible on the property. As a responsible company, INSITE Towers will always endeavour to adjust and accommodate the community's concerns in the placement of its masts. Nonetheless, it remains true that any tall structure, by virtue of its design, will inevitably impact the surrounding area in some way.

7. DEVELOPMENT PRINCIPLES

SPLUMA stands for the Spatial Planning and Land Use Management Act. The act was enacted in South Africa in 2013 and sets out the framework for managing and regulating land use in the country. The key principles of SPLUMA include:

- **Spatial Justice:** SPLUMA emphasizes the principle of spatial justice, which means that all communities, regardless of their location or socio-economic status, should have access to basic services and opportunities. This includes access to land, housing, infrastructure, and mobile communication services. Spatial justice aims to address past imbalances and promote equitable development across all areas and communities.
- **Spatial Sustainability:** SPLUMA promotes the principle of spatial sustainability, which means that development should be sustainable and considerate of the environment. This includes reducing the environmental impact of development, promoting energy

efficiency, and promoting the use of renewable resources. Spatial sustainability aims to promote a healthy and sustainable environment for current and future generations.

- **Efficiency:** SPLUMA emphasizes the principle of efficiency, which means that development should be planned and implemented in a way that maximizes the efficient use of resources. This includes optimizing land use, reducing travel times, and minimizing waste and pollution. Efficiency aims to promote cost-effective and sustainable development.
- **Spatial Resilience:** SPLUMA promotes the principle of spatial resilience, which means that development should be designed and implemented in a way that is resilient to natural disasters and other shocks. This includes building infrastructure that can withstand extreme weather events, planning for emergency response, and ensuring that critical services and facilities are accessible during emergencies. Spatial resilience aims to promote safe and secure communities that can withstand and recover from shocks and stresses.
- **Good Administration:** SPLUMA emphasizes the principle of good administration, which means that spatial planning should be transparent, participatory, and accountable. This includes involving all relevant stakeholders in the planning process, ensuring that decisions are based on sound evidence and analysis, and providing timely and accessible information to the public. Good administration aims to promote effective and accountable governance in spatial planning and development.

Overall, the SPLUMA principles aim to ensure that land use and development are managed in a way that is sustainable, equitable, and benefits all citizens.

7.1. SPATIAL JUSTICE

In terms of spatial justice, here are five potential benefits of a cellular mast:

Bridging the digital divide: One of the main benefits of a cellular mast is that it can provide access to mobile communication services in areas that may have been previously underserved or excluded. By installing a cellular mast in a community that lacks reliable mobile coverage, SPLUMA can help bridge the digital divide and provide equitable access to mobile communication services.

Increased safety and security: Cellular masts can play a crucial role in emergency situations by enabling communication between emergency services and the public. By improving mobile coverage in a community, SPLUMA can help enhance safety and

security, particularly in areas that are prone to natural disasters or have high crime rates.

Enhanced economic opportunities: Reliable mobile communication services can help support economic development by providing access to business and job opportunities, as well as enabling remote work and online commerce. By promoting the installation of cellular masts in underserved areas, SPLUMA can help stimulate economic growth and reduce economic inequality.

Improved social connectivity: Mobile communication services can help connect individuals and communities, providing opportunities for social interaction, sharing of information, and collective action. By promoting equitable access to mobile communication services, SPLUMA can help improve social connectivity and foster social cohesion.

Reduced spatial inequalities: Spatial inequalities refer to disparities in access to services and opportunities based on geographic location. By promoting equitable access to mobile communication services, SPLUMA can help reduce spatial inequalities and promote spatial justice. This can help ensure that all communities have access to basic services and opportunities, regardless of their location or socio-economic status.

Criteria	Compliance	Planning Implication
Past spatial and other development imbalances must be redressed through improved access to and use of land.	Not applicable	Not applicable
Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation.	Not applicable	Not applicable
Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons.	Not applicable	Not applicable

7.2. SPATIAL SUSTAINABILITY

SPLUMA promotes spatial sustainability for the installation of a telecommunications mast in several ways, including:

1. **Environmental Impact Assessment (EIA):** SPLUMA requires an EIA to be conducted before the installation of a telecommunications mast. The EIA assesses the environmental impact of the mast and recommends measures to mitigate any adverse effects on the environment.
2. **Site selection:** SPLUMA encourages the selection of sites for telecommunications masts that have the least impact on the environment. This includes avoiding environmentally sensitive areas, such as wetlands or protected areas, and selecting sites that are already developed or have a low ecological value.
3. **Renewable energy:** SPLUMA encourages the use of renewable energy sources, such as solar or wind power, to power telecommunications masts. This reduces the environmental impact of the mast by reducing greenhouse gas emissions and reliance on non-renewable energy sources.
4. **Efficient land use:** SPLUMA promotes efficient land use by requiring that telecommunication masts are designed to take up the minimum amount of land necessary. This promotes sustainable development by conserving land resources and reducing the impact on the environment.
5. **Public participation:** SPLUMA requires public participation in the planning and decision-making process for the installation of telecommunications masts. This ensures that local communities are involved in the process and have a say in how the mast is installed and operated. Public participation also helps to identify and address any environmental concerns related to the installation of the mast.

Criteria	Compliance	Planning Implication
Promote land development that is within the fiscal, institutional and administrative means of the Republic.	Comply	The application property is located within the urban edge of the Ndlambe/urban edge area, and within an established urban environment. The proposed development will allow the owner to utilise the property as allowed within the development parameters of the Ndlambe LM by-law
Ensure that special consideration is given to the protection of prime and unique agricultural land.	Not applicable	Not applicable
Uphold consistency of land use measures in accordance with environmental management instruments.	Comply	Not applicable
Promote and stimulate the effective and equitable functioning of land markets.	Comply	The proposal is consistent with the character of the surrounding area. The area comprises of mixed land uses.

		<p>The proposal will also uplift the area, ultimately increasing the value of properties.</p> <p>It will contribute to the economic environment and allow for additional expenditure in the area.</p>
Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.	Comply	The application property has existing connections to municipal services. However, some upgrades might be required.
Promote land development in locations that are sustainable and limit urban sprawl; and result in communities that are viable.	Comply	The application is within an existing urban development and adheres to the parameters of the proposed zoning "Community zone 2. No urban sprawl will be created because of this application

7.3. SPATIAL EFFICIENCY

The benefits of a cellular mast with regards to the SPLUMA principle of efficiency include:

1. **Reduced costs:** By promoting spatial efficiency in the installation and operation of a cellular mast, costs can be reduced. This can be achieved through careful site selection, co-location with other infrastructure, and the use of compact designs. The mast promotes this by allowing the service providers to co-locate on this mast.
2. **Optimal land use:** A cellular mast requires land for installation and promoting spatial efficiency can help optimize land use. By co-locating with other infrastructure and using compact designs, space can be conserved for other land uses. This can promote efficient land use and sustainable development.
3. **Improved network performance:** Cellular masts are designed to improve network performance, and by promoting efficiency, network performance can be further improved. This can be achieved through careful site selection and design, which can help minimize signal loss and improve coverage. This strengthens the need to place the mast on the application property.
4. **Improved community acceptance:** Promoting spatial efficiency in the installation and operation of a cellular mast can also help promote community acceptance. By reducing the overall footprint of the mast and minimizing its environmental impact, the mast is less likely to have a negative impact on the community. For this reason, we opted to place the mast to the rear of the property and reduced the size of the mast

to minimize the impact it may pose on the existing uses on the property, yet providing sufficient space to not lead to additional masts to be built.

In summary, the installation and operation of a cellular mast can provide several benefits with regards to the SPLUMA principle of efficiency, including reduced costs, optimal land use, improved network performance, energy efficiency, and improved community acceptance.

Criteria	Compliance	Planning Implication
Land development optimises the use of existing resources and infrastructure.	Comply	An un-used section of the property was identified optimising the use of space on the property additionally no physical alterations are needed to be made.
Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Comply	The municipality will process this application within the prescribed time frames of the Ndlambe By-law on Spatial and Land Use Management
Development application procedures are efficient and streamlined and timeframes are adhered to by all parties.	Comply	The municipality has the correct procedures in place for the processing of applications.

7.4. Spatial Resilience

In a small town, the installation of a cellular mast can provide several benefits with regards to the SPLUMA principle of spatial resilience. These benefits include:

1. Improved communication during emergencies: In a small town, communication during emergencies can be a challenge due to limited resources and infrastructure. Installing a cellular mast can help improve communication and coordination during emergencies, allowing emergency services to respond quickly and effectively to crises.
2. Enhanced network redundancy: In a small town, there may be limited options for communication networks. By installing a cellular mast, network redundancy can be improved, ensuring that communication networks remain operational even in the face of disruptions or failures in the network.
3. Remote monitoring and control: Cellular masts can be used for remote monitoring and control of critical infrastructure in a small town, such as water and power systems. This can help improve resilience by allowing operators to quickly identify and respond to issues, reducing downtime and minimizing the impact of disruptions.
4. Economic development: In a small town, economic development can be a key component of resilience. Installing a cellular mast can help create economic

opportunities by improving connectivity and providing access to critical services, such as online banking or e-commerce.

In summary, the installation of a cellular mast in a small town can provide several benefits with regards to the SPLUMA principle of spatial resilience, including improved communication during emergencies, enhanced network redundancy, remote monitoring and control of critical infrastructure, and economic development.

Criteria	Compliance	Planning Implication
Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.	Comply	The proposal is in line with the Ndlambe Spatial Development Framework and policies. The application complies with the requirements of the Ndlambe By-law

7.5. GOOD ADMINISTRATION

The installation of a cellular mast in a small town can provide several benefits with regards to the SPLUMA principle of spatial good administration. These benefits include:

Improved access to information and communication channels: With the installation of a cellular mast, residents in a small town can have better access to information and communication channels. This can improve transparency and accountability by ensuring that residents have access to information about local government decisions and processes.

Enhanced public services: Improved connectivity can help facilitate the delivery of public services in a small town. For example, residents can use online services to access information, pay bills, and request services, reducing the need for in-person visits to government offices. This can help save time and resources for both residents and government officials.

Better planning and decision-making: The installation of a cellular mast can help improve planning and decision-making in a small town by providing better access to data and information. This can help inform decisions related to infrastructure development, zoning, and land use, ensuring that resources are allocated in an effective and equitable manner.

Citizen engagement and participation: Improved communication channels can help facilitate citizen engagement and participation in a small town. This can help ensure that residents have a voice in the decision-making process and can participate in the development of their community.

Increased efficiency and cost savings: With improved connectivity, government offices in a small town can operate more efficiently, reducing the need for paper-based processes and in-person meetings. This can help save time and resources and reduce the cost of delivering public services.

In summary, the installation of a cellular mast in a small town can help improve spatial good administration by enhancing access to information and communication channels, facilitating the delivery of public services, improving planning and decision-making, promoting citizen engagement and participation, and increasing efficiency and cost savings.

Criteria	Compliance	Planning Implication
All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act.	Comply (Applicable to Ndlambe Municipality)	This principle has no direct bearing on the application.
All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.		Ndlambe municipality will consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.
The requirements of any law relating to land development and land use are met timeously.		Decision-making was aligned with sound policies based on national, provincial and local development legislation, spatial plans and policies.
The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.		
Policies, legislation and procedures must be clearly set in order to inform and empower members of the public.		

8. CONCLUSION

In light of the above, it is requested that the Permanent Departure in compliance with Section 76(1)(a) of the Ndlambe Spatial Planning and Land Use Management By-law of 2015, as permitted by the scheme, for a Telecommunications mast To permit the application for the cellular mast on Erf 1865, Port Alfred be approved.

Muller Drive

Write a description for your map

Legend

**Proposed 15m High
Telecommunications Lamp Post Mast**

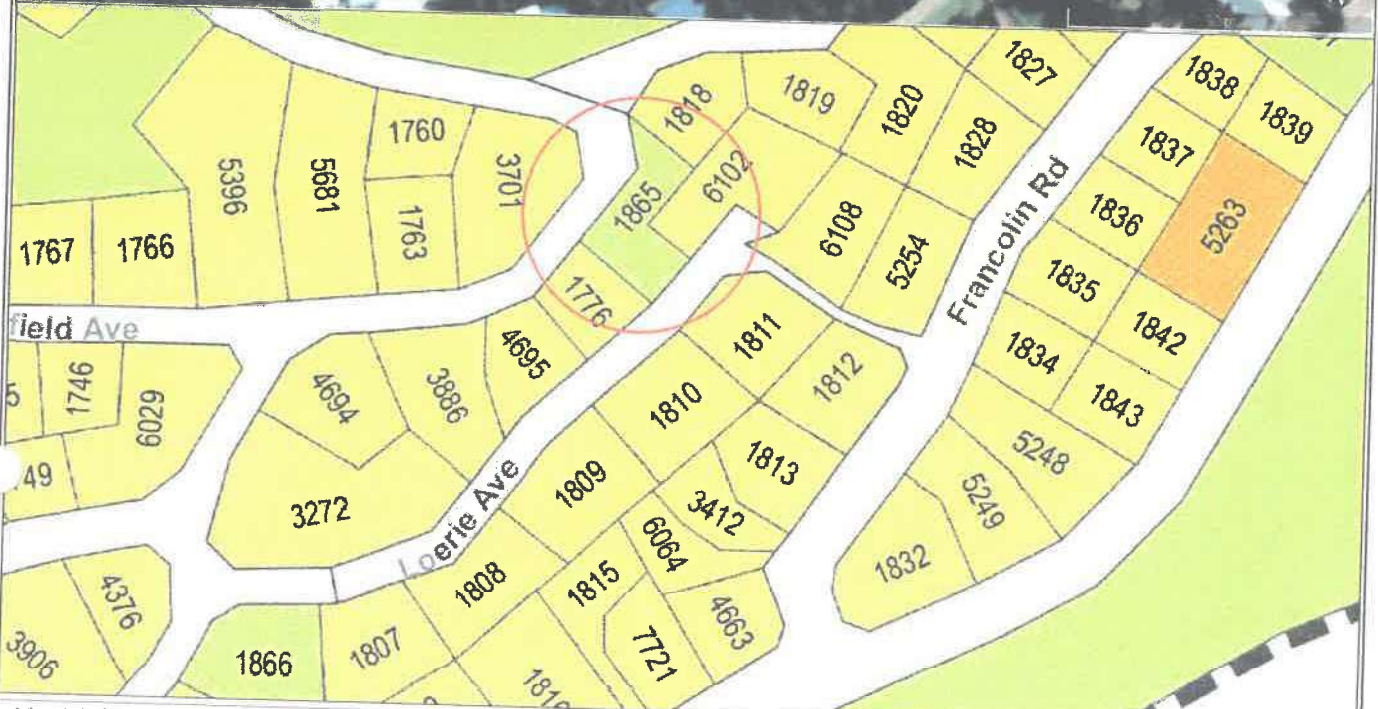
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Coordinates:

Lat- -33.605811

Long- 26.891544

Google Earth



MULLER DRIVE

PROJECT TITLE: PROPOSED 15M HIGH TELECOMMUNICATIONS LAMP POST MAST FOR INSITE TOWERS ON ERF 1865 PORT ALFRED



Drawing Title: LOCALITY LAYOUT

INSITE TOWERS APPROVAL

DRAWN: R.G. BOOTH

DATE: 2021/08/19

NAME:
DATE:

SCALE: N.T.S

SHEET: 01

SIGNATURE:

S.A.I.A.T.
South African Institute for Architectural Technologists
Associate Member
Number 22035



S.A.C.A.P.
South African Council for the Architectural Profession
Pres. Arch. Draught. Phil Muller
Member Number D 1657

**M&M designs
Jeffreys Bay**

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jeffreys bay Fax 042 2934076
6330 Cell 083 6281798

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Schedule of Areas	
ERF NO.	1865
ERF AREA	1153m ²
EXISTING BUILDINGS	0m ²
EXISTING COVERAGE	0%
PROP. SITE AREA	7.8m ²
PROP. 15M LAMP POST MAST: 15m high	
FSI	0.00
DRAINAGE - UNAFFECTED	



INSITE TOWERS APPROVAL

NAME:
DATE:

SIGNATURE:



South African Institute for Architectural Technologists
Number: 17233

S.A.C.A.P.
South African Council for the Architectural Profession
No. 1268/2004/2005
Number: 17233

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MULLER DRIVE

PROJECT TITLE: PROPOSED 15M HIGH TELECOMMUNICATIONS LAMP POST MAST FOR INSITE TOWERS ON ERF 1865

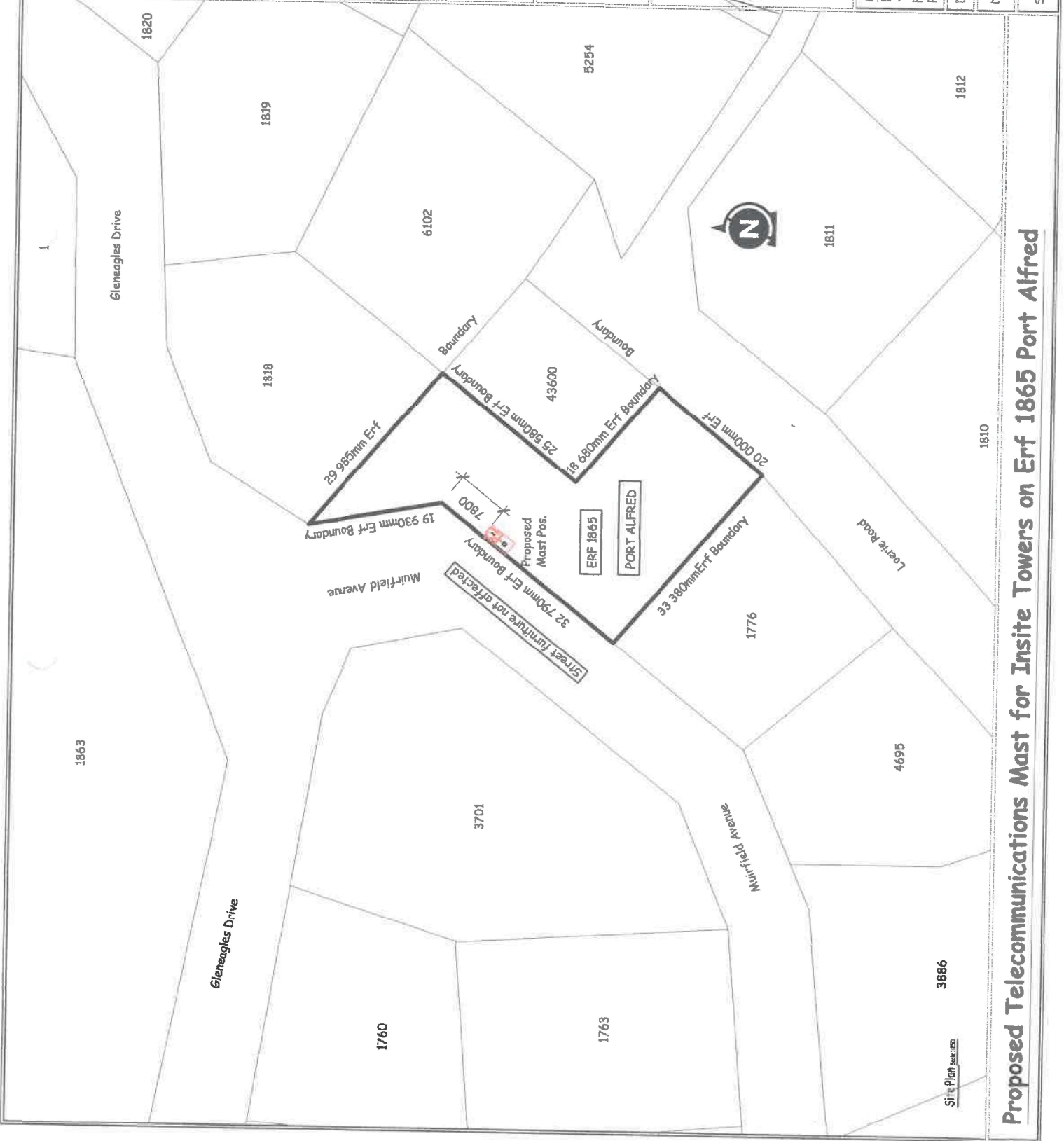
Drawing Title: **SITE PLAN**

DRAWN: R.G. BOOTH

DATE: 2021/08/19

SCALE: 1:250

SHEET: 02



Proposed Telecommunications Mast for Insite Towers on Erf 1865 Port Alfred

Site Plan Scale 1:250

3886

Schedule of Areas

ERF NO.	1865
ERF AREA	1153m ²
EXISTING BUILDINGS	0m ²
EXISTING COVERAGE	0%
PROP. SITE AREA	7.8m ²
PROP. 15M LAMP POST MAST: FSI	15m high 0.00
DRAINAGE - UNAFFECTED	



**INSITE TOWERS
APPROVAL**

NAME: _____
DATE: _____

SIGNATURE: _____



S.A.I.A.T.
South African Institute for
Architectural Technologists
Number 17885

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Architectural Professions
No. 17885

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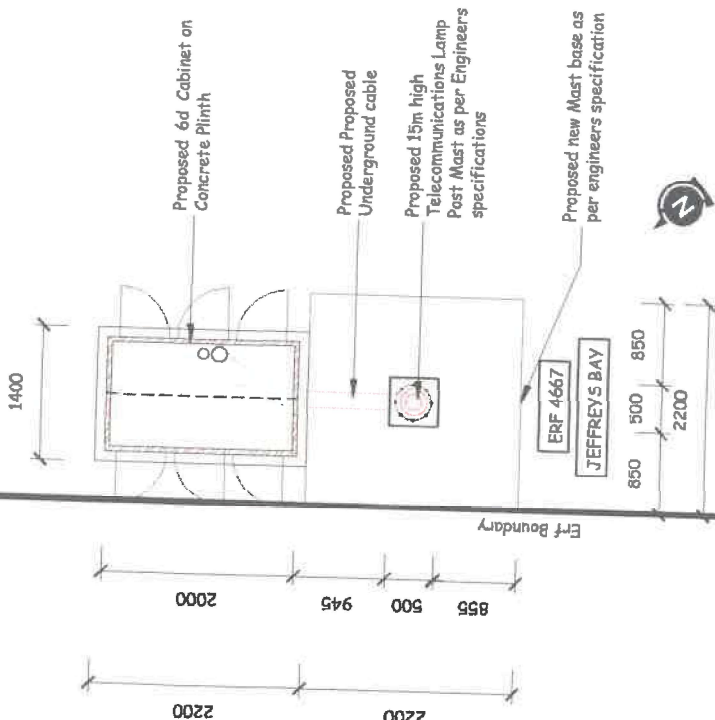
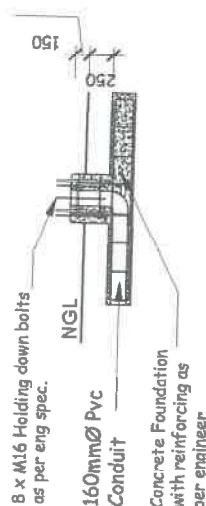
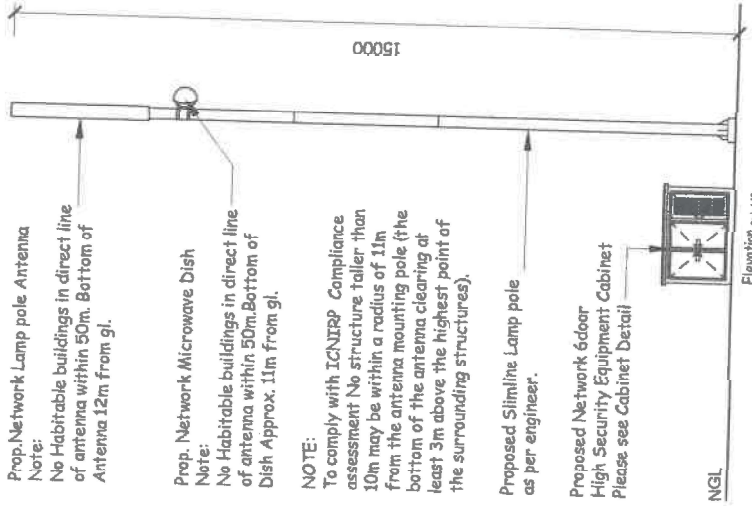
MULLER DRIVE

**PROJECT TITLE: PROPOSED 15M HIGH
TELECOMMUNICATIONS LAMP POST MAST
FOR INSITE TOWERS ON ERF 1865
PORT ALFRED**

Drawing Title: **As Shown**

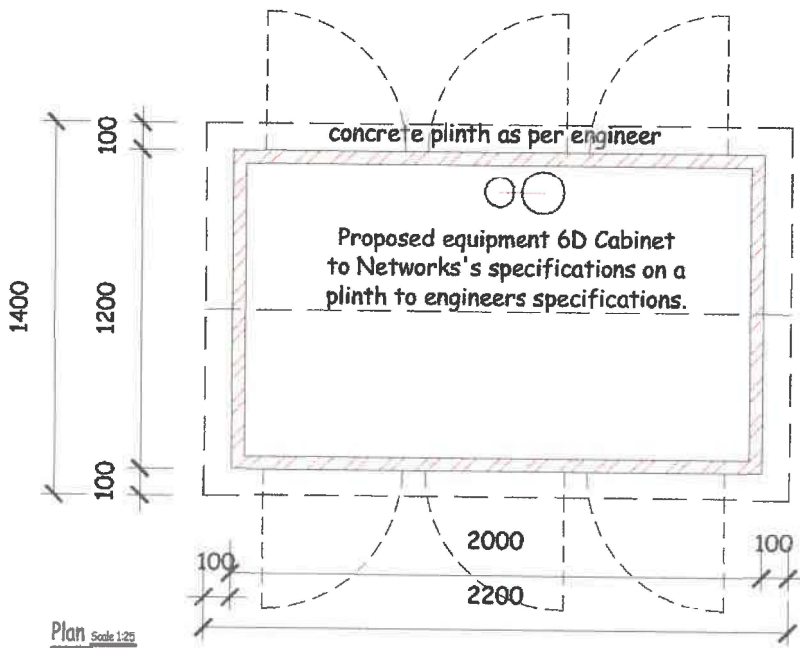
DRAWN: R.G. BOOTH DATE: 2021/08/19

SCALE: 1:50 & 1:100 SHEET: 03

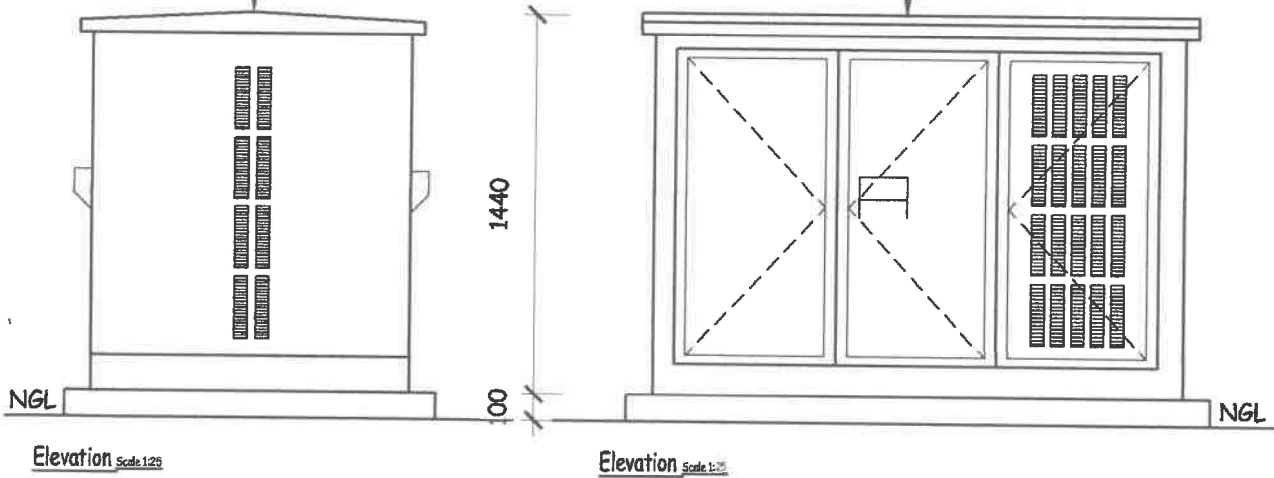


Proposed Telecommunications Mast for Insite Towers on Erf 1865 Port Alfred

Note:
Cabinet to be constructed and installed as per manufacturers specifications and approved installers



Proposed equipment 6D Cabinet to Networks's specifications on a plinth to engineers specifications



MULLER DRIVE

PROJECT TITLE: PROPOSED 15M HIGH TELECOMMUNICATIONS LAMP POST MAST FOR INSITE TOWERS ON ERF 1865 PORT ALFRED



S.A.I.A.T.
South African Institute for Architectural Technologists
Associate Member
Number 22095

S.A.C.A.P.
South African Council for the Architectural Profession
Prof. Arch. Brough Phil Miller
Member Number D 1657

Drawing Title: **CABINET DETAIL**

INSITE TOWERS APPROVAL

DRAWN: R.G. BOOTH

DATE: 2021/08/19

NAME:

DATE:

SCALE: 1:25

SHEET: 04

SIGNATURE:

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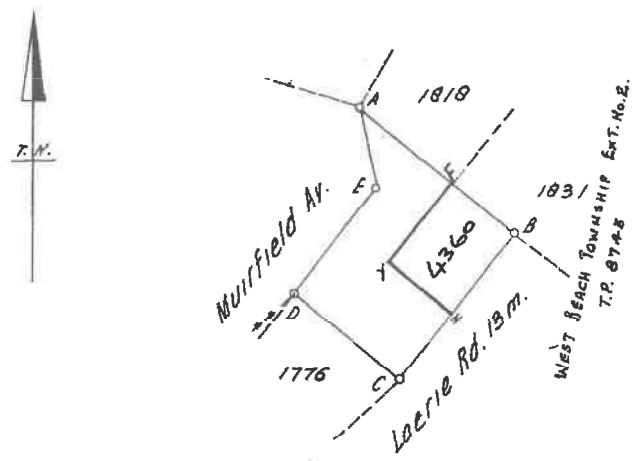
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SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No.
		Y System	X L.O. 27°	
	<i>Constants</i>	+	0,00	+3710000,00
AB	49.01 309.01.10	A	+10031,58	+9620,83
BC	45,61 38.01.00	B	+3993,50	+9651,69
CD	33,38 129.12.30	C	+10021,59	+9687,62
DE	32,79 217.07.40	D	+10047,46	+9666,52
EA	19,93 168.41.10	E	+10027,67	+9640,38
	(37) Fountain Rocks	A	+8247,73	+7749,15
	(49) Location	A	+10689,97	+6523,08

Approved
Kranjan
 Surveyor-General
 R/03/06

Description of Beacons:
 A.B.C.D.E = Iron standard 1,83 metres long



Scale 1: 1250

The figure *ABCDE* represents *1631 square metres* of land, being

ERF 1865 (Public Place) PORT ALFRED situate in *WEST BEACH TOWNSHIP* situate in the Municipality of Port Alfred

Administrative District of Bathurst Province of Cape of Good Hope.
 Surveyed in *Framed in terms of Section 39 of Act 69 of 1927 in Sept. 1985 by me*

This diagram is annexed to No. dated <i>2205/92</i> i.f.o.	The original diagram is No. annexed to Transfer/Grant No.	File No. <i>S/4842/89</i> S.R. No. <i>Framed</i> Comp. <i>BP-680 (2170) Y 12</i> Gen. Plan T.P. No 8293.
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Registrar of Deeds

FOR ENDORSEMENTS SEE BACK OF DIAGRAM 1865.

MULLER DRIVE
 PROJECT TITLE: PROPOSED 15M HIGH TELECOMMUNICATIONS LAMP POST MAST FOR INSITE TOWERS ON ERF 1865 PORT ALFRED



S.A.I.A.T.
 South African Institute for Architectural Technologists
 Associate Member Number 27035

Drawing Title: **S G DIAGRAM**

INSITE TOWERS APPROVAL

S.A.C.A.P.
 South African Council for the Architectural Profession
 Prof. Arch. Draught. Phil Müller
 Member Number D 1657

DRAWN: R.G. BOOTH DATE: 2021/08/19

NAME:
 DATE:

M&M designs
 Jeffreys Bay
 96 da gama Tel: 042 2934076
 jeffreys bay Fax 042 2934076
 6330 Cell 083 6281798

SCALE: N.T.S SHEET: 05

SIGNATURE:

Copyright vests in M&M Designs



Ndlambe Municipality
ZONING CERTIFICATE

Date : 09 March 2023

Fax No: (046) 624 2669

Address:

Tel: 046 624 5500

P O Box 13

Port Alfred

6170

Property description:

Erf 1865, Port Alfred

Street Address:

Loerie Road

Registered area:

1153.0 SQM

Municipality:

Ndlambe Municipality

Zoning:

Open Space Zone 1

Primary Use

Public Open Space

Consent Use:

Cemetery, Place of Entertainment,
Restaurant, Sport Facility, Tourist
Facility.

Restrictions:

Land use restrictions and additional
Provisions applicable to this zone as
per the Title Deed.

This information is in accordance with the **Ndlambe Integrated Land Use Scheme (2019)** and previous **municipal records**, regulations as on above date, and may be amended from time to time. This information is also given in respect of Land Use Management requirement only and must not be construed as indicating requirements in terms of any By-Laws, the National building regulations, Environmental Legislations or any restrictive conditions in title Deeds.



Dr.N.VITHI-MASIZA

Director: Infrastructural Development