

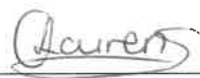
B. PROPERTY DESCRIPTION:	
Name of property: <i>Ntshongweni</i>	Title Deed No. <i>T7646/1968</i>
Erf/Lot/Farm No: <i>Remainder of Portion 52</i>	GPS Co-ordinates <i>-29°50'14.18" S. 30°41'4.93" E.</i>
Street Address: <i>Dziso Road, Ntshongweni, Kwa-zulu Natal</i>	
Local Municipality <i>Ethekwini Municipality</i>	District Municipality
Traditional Authority Area	
Current zoning <i>Unzoned</i>	Present use

C. DEVELOPMENT TYPE:					
1. COMMENT REQUIRED IN TERMS OF SECTION s41(1) (tick the appropriate box/boxes)					
Linear Development/Barrier exceeding 300m in length e.g. road, pipe/power line, trench, canal or wall	<input type="checkbox"/>				
Other similar form of linear development/barrier exceeding 300m in length	<input type="checkbox"/>				
Construction of a bridge or similar structure exceeding 50m in length	<input type="checkbox"/>				
Any development exceeding 5 000m ² in extent or any other category of development provided for in regulations	<input type="checkbox"/>				
Any other activity which would change the character of an area of land or water exceeding 10 000m ² in extent	<input type="checkbox"/>				
Any development involving three or more existing erven or sub-divisions thereof	<input type="checkbox"/>				
Any other activity involving three or more existing erven or sub-divisions thereof	<input type="checkbox"/>				
Any development or other activity involving three or more existing erven or sub-divisions thereof which have been consolidated within the past 5 years	<input type="checkbox"/>				
Any development or other activity the costs of which will exceed a sum set out in the regulations	<input type="checkbox"/>				
Re-zoning of a site exceeding 10 000m ²	<input type="checkbox"/>				
2. DEVELOPMENTS THAT TRIGGER NEMA					
RESPONSE REQUIRED IN TERMS OF s41(8) (tick the appropriate box/boxes)					
BID	<input type="checkbox"/>	BAR	<input type="checkbox"/>	EIA	<input type="checkbox"/>
EMP	<input type="checkbox"/>	WULA	<input type="checkbox"/>	MPRDA	<input type="checkbox"/>
OTHER (describe)	<input type="checkbox"/>				

D. IMPACT ON HERITAGE RESOURCES:	
To your knowledge would the Development impact on any known heritage resources protected in terms of the KZN Amafa and Research Institute Act (5/2018), or is the development located in the vicinity of any of the above? If yes, the Heritage Practitioner must create a site on sahris pinpointing the position of the heritage resource/s discovered. (tick the appropriate box/boxes below)	
s37 - Structures or part thereof that can reasonably be expected to be over 60 years of age	<input checked="" type="checkbox"/>
s38 - Graves of victims of conflict,	<input type="checkbox"/>
s39 - Informal and private burial grounds (traditional graves or graves outside of a formal cemetery e.g. a farm cemetery that are over 60 years of age).	<input type="checkbox"/>

s40 - Battlefield sites, archaeological sites, rock art sites, palaeontological sites, historic fortifications, ruins over 100 years old, meteorite or meteorite impact sites and any objects or ecofacts associated therewith	
s42 - Protected areas (is the site within a known protected area?)	
s43 - Specially protected heritage resources are listed in Schedule of Heritage Resources	
s44 - Heritage Landmarks including the site on which they are situated	
s45 - Provincial Landmarks and the site on which they are situated (state owned)	
s46 - Graves of members of the Royal Family listed in Schedule of Heritage Resources	
s47 - Battlefield site, public monument or memorial listed in the Schedule of Heritage Resources and any public monument defined in the NHRA and protected in terms of Section 37 of the NHRA, & Section 47 of the KZN Amafa and Research Institute Act (5/2018)	
s49 - Artefacts, or collections thereof on which Heritage Object status has been conferred	

E. CONTACT DETAILS

1. APPLICANT'S DETAILS (OWNER OF PROPERTY)	
NAME <u>Chané Laurens of Smit and Fisher Planning</u>	
POSTAL ADDRESS <u>PO Box 908</u>	
<u>Groenkloof</u>	POST CODE <u>0027</u>
TEL <u>072 393 8540</u>	FAX/EMAIL <u>012 346 0638</u>
DECLARATION BY OWNER	
I, <u>Chané Laurens</u>	
<small>(full names of owner/person authorized to sign on behalf of the owner)</small>	
undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which the KZN Amafa and Research Institute may issue the comment to me.)	
Signature <u></u>	
Place <u>Pretoria</u>	Date <u>08/10/2020</u>

2. DELEGATED AUTHORITY (The name of the person authorized to act on behalf of a company or institution – Power or Attorney/proof of authorization to be attached) –

NAME	
TEL	FAX/EMAIL

3. DEVELOPER'S DETAILS

NAME(Company/institution/individual) <u>ATC (American Tower Corporation)</u>	
POSTAL ADDRESS <u>Suite 11 & 12 Building C Monte Circle</u>	
<u>64 Montecasino Boulevard, Fourways</u>	POST CODE <u>2191</u>
TEL <u>010 003 8854</u>	FAX
CELL	EMAIL <u>Antoinette.Viensburg@americantower.com</u>
SIGNATURE	DATE

4. CONSULTANT'S DETAILS

NAME(Company/institution/individual)	
POSTAL ADDRESS	
	POST CODE
TEL	FAX
CELL	EMAIL
SIGNATURE	DATE

F. SUBMISSION FEE: R800.00 (subject to annual increment on the 1 April)

The submission fee is payable to the **KZN Amafa and Research Institute** by bank deposit/internet banking (EFT) and proof of payment must be submitted with the application.

ACCOUNT DETAILS:

ABSA BANK: Branch: ULUNDI **Bank Code:** 630330
 Account in the name of **AMAFA AKWAZULU-NATALI**
 Account No. 40-5935-6024
 USE SAHRIS ID AS REFERENCE

G. PUBLIC PARTICIPATION: (Contact details of Interested and Affected Parties Consulted - written opinion to be attached to form and drawings to be signed by I & A P. See Guidelines)

Name _____
 Telephone _____ Fax _____

H. CHECKLIST OF DOCUMENTATION SUBMITTED

HARD COPY APPLICATION FORM (COMPLETED & SIGNED BY OWNER, DEVELOPER & CONSULTANT)	
APPLICATION FORM UPLOADED TO SAHRIS	
MOTIVATION	
SITE PHOTOGRAPHS/CASE IMAGES	
1:50 000 MAP & SATELLITE AERIAL VIEW	
KML FILE MAP	
SITE PLAN SHOWING ALL FEATURES & HERITAGE RESOURCES	
DEVELOPMENT PLAN SHOWING ALL FEATURES & HERITAGE RESOURCES SUPERIMPOSED THEREON	
PROOF OF PROFESSIONAL ACCREDITATION (e.g. copy of accreditation card/certificate)	
PROOF OF PUBLIC PARTICIPATION	
ENVIRONMENTAL IMPACT ASSESSMENT	
HERITAGE IMPACT ASSESSMENT	
CONSENT LETTER FROM THE OWNER	
LETTER OF APPOINTMENT OF CONSULTANT	
PROOF OF PAYMENT OF SUBMISSION FEE (EFT/BANK DEP/AMAFA CARD)	

KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE

THE KZN PROVINCIAL HERITAGE RESOURCES AUTHORITY
(accredited in terms of the National Heritage Resources Act)

GUIDELINES FOR THE PREPARATION OF APPLICATIONS FOR COMMENT FROM THE PROVINCIAL HERITAGE RESOURCES AUTHORITY ON DEVELOPMENT PROPOSALS IN TERMS OF SECTION 41 OF THE KZN AMAFA & RESEARCH INSTITUTE ACT (5 OF 2018) AND THE NATIONAL HERITAGE RESOURCES ACT (SECTION 38). Please detach from the form before submission

NOTE: The provisions of s38 of the NHRA have been incorporated verbatim into s41 of the **KZN AMAFA & RESEARCH INSTITUTE ACT (5 OF 2018)**.

APPLICATION FORMS

All applications must be made on the relevant official application form and must be accompanied by the relevant supporting documentation.

- A. DEVELOPMENT DETAILS:** Describe the proposed development and motivate and motivate the need and desirability for such a development. Details must be given of the work to be carried out – do not merely refer to the documents submitted.
- B. PROPERTY:** Include the name of the development where applicable. The FARM NAME is the key information and is used as a tracking device in the filing system. Where development is in an urban area the street address is key and if several street numbers apply to the site, all the numbers must be included.

GPS CO-ORDINATES: The KZN Amafa and Research Institute only accepts GPS co-ordinates in decimal format. Other formats may be provided in addition to the decimal format but not to the exclusion of the decimal format.

- C. DEVELOPMENT TYPE:** development applications are made either in terms of:
s41(1) – check the list under C 1 – or
s41(8) – check the list under C 2.
- D. HERITAGE RESOURCES:** Identify any heritage resources uncovered through initial scoping or through the Heritage Impact Assessment. Create a site on the step/page 1 of the application on sahris and pinpoint the positions of the resources on the google map provided. When heritage resources have been found the Institute will require that a Heritage Impact Assessment is carried out by a practitioner registered with the Institute and accredited to carry out such assessments. When appointing the Heritage Practitioner stipulate that the HIA must be uploaded to the application on sahris and that a hard copy must be provided to the Institute.

NB: Section 39 of the KZN Amafa and Research Institute Act (5/2018) has been brought in line with the NHRA and limits the protection of traditional graves to those over 60 years of age.

- E. CONTACT DETAILS:** full contact details of all major players in the development are required.
DECLARATION: The owner must sign the form and any accompanying documentation and must consent to submissions by a third party/agent.
- F. A SUBMISSION FEE** – a service fee determined by the Council of the Institute is payable on submission of all applications. **THE APPLICATION WILL NOT BE REGISTERED AS SUBMITTED IF THE PROOF OF PAYMENT IS NOT ATTACHED. USE THE SAHRIS CASE ID AS THE REFERENCE.**

G. PUBLIC PARTICIPATION: WHERE GRAVES ARE PRESENT COMMUNITY CONSULTATION MUST BE CARRIED OUT AND EVERY EFFORT MADE TO LOCATE AND CONSULT THE FAMILIES OF THE DECEASED PRIOR TO SUBMISSION OF THIS APPLICATION.

The applicant will be notified of the level of public participation required and will have to bear the costs thereof. Neighbours, Ward Councillors, and Heritage Groups should be consulted in

the case of demolition applications. All documentation submitted is retained for record purposes and interested and affected parties may apply to view the documentation.

DOCUMENTS REQUIRED IN SUPPORT OF THIS APPLICATION

- 1. SUPPORTING DOCUMENTATION: Only Heritage Practitioners registered with the Institute may compile the HIA and related supporting documentation. Permits will require their overseeing the work. Where architectural drawings are required, they must be authored by SACAP registered professionals.**
 - 1.1. PHOTOGRAPHS OF EXISTING FEATURES, STRUCTURE/S ARCHAEOLOGICAL REMAINS, GRAVES, ETC AND THEIR SURROUNDINGS:**

Photographs that clearly illustrate the features of the affected site relevant to the application must be submitted.
 - 1.2. SITE PLAN:** The site plan must be drawn in accordance with the approved surveyor's diagram of the site and must show: scale; the north point; the erf/property/farm number of the site; the location of the site and any structures on it in relation to surrounding roads, buildings and other features; existing buildings, structures, and pools on the site (coloured grey or uncoloured); proposed work (coloured red) and buildings or portions of buildings proposed for demolition (in dotted lines); and the extent of the declared area (in the case of a proclaimed property). Heritage resources must be clearly marked on the plan.
 - 1.3. KML MAP FILE AND AERIAL OR SATELLITE VIEWS OF THE SITE** that clearly illustrate the features of the affected site relevant to the application must be submitted.
 - 1.4. 1:50 000 MAP OF THE SITE** that clearly illustrates the features of the affected site relevant to the application must be submitted.
 - 1.5. ENVIRONMENTAL IMPACT ASSESSMENT** where required the EIA must be compiled in accordance with standards set out in regulations under the environmental legislation.
 - 1.6. HERITAGE IMPACT ASSESSMENTS** must be submitted where any Heritage Resources are found. These reports must comply with the standards set out by the South African Heritage Resources Agency (go to www.sahra.org.za to download the standards) and may only be compiled by practitioners who have registered their accreditation for this work with the Institute. If the HIA is not submitted with the application, the Institute will notify the applicant of the need to submit an HIA if there is reason to believe that heritage resources will be affected by the development.
- 2. SUBMISSION OF APPLICATIONS:** Application forms can be downloaded from www.heritagekzn.co.za – look under the “Permits” tab - download forms – Form J. Electronic submissions must be uploaded to the sahris system operated by the South African Heritage Resources Agency www.sahra.org.za. The application must also be submitted in hard copy delivered to 195 Langalibalele Street, Pietermaritzburg, 3201 OR posted to Box 2685, Pietermaritzburg, 3200. In the case of a failure of the sahris system the application can be emailed to archaeology@amafapmb.co.za and bernadetp@amafapmb.co.za.

When submitting on sahris note that you must still check Section 38 under the case type and KZN – Amafa for the Provincial Heritage Resources Authority.

The applicant is the “owner” and the Assessor is the “Consultant” and the correct fields must be completed.

The Consent Letters allowing a developer to act on behalf of the owner or the Consultant to upload the case to sahris must be placed in the correct boxes which are blocked from public view.

The proof of payment must also be loaded to the designated box to prevent members of the public obtaining banking details, etc from the document.
- 3. PROCESSING OF APPLICATIONS:** applications are processed in the order in which they are received, except during the December/January holiday break. The Institute will receipt the application and alert the applicant to any missing information within 2 weeks of submission. Allow 90 days for processing of complex applications as these may be submitted to external reviewers. Lobbying of external reviewers will disqualify the application. Written responses to applications will be uploaded to Sahrís. Telephonic or e-mails enquiries will not be responded to.

***PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Allow 90 days from the receipt of all required documentation**



**CONSENT USE APPLICATION TO ETHEKWINI
METROPOLITAN MUNICIPALITY MADE IN TERMS OF THE
ETHEKWINI MUNICIPALITY: PLANNING AND LAND USE
MANAGEMENT BY-LAW, 2016 READ WITH CLAUSE 9.1
“BASE TELECOMMUNICATIONS TRANSMISSION STATION
(CELLULAR MASTS)” OF THE OUTER WEST SCHEME OF THE
ETHEKWINI MUNICIPALITY IN ORDER TO OBTAIN THE
APPROVAL FOR THE CONSTRUCTION OF A CELLULAR
TELEPHONE MAST AND BASE STATION ON REMAINDER OF
PORTION 52 OF FARM ZIGZAG 9064-FT.**

1. APPLICATION

Consent Use Application is being made to eThekweni Metropolitan Municipality in terms of the Ethekewini Municipality Planning and Land Use Management By-Law, 2016 read with Clause 9.1 “Base telecommunications Transmission Station (Cellular Masts)” of the Outer West Scheme of the Ethekewini Municipality read with Section 2(2) and the relevant provisions of the Spatial Planning and Land Use Management Scheme in order to obtain the Special Consent for the purposes of erecting a cellular telephone mast and base station on Remainder of Portion 52 of Farm Zigzag 9064-FT.

2. THE BRIEF

ATC (Pty) Ltd instructed Smit & Fisher Planning (Pty) Ltd to submit the above-mentioned application to the eThekweni Metropolitan Municipality to obtain the Consent Use approval as well as the approval of building plans for the installation of cellular telephone mast and base station on Remainder of Portion 52 of Farm Zigzag 9064-FT and such uses as the Local Authority may permit in writing.

The town planning considerations and objectives will be discussed in order to describe the site and surroundings and to familiarize and motivate the application. The memorandum will show the need and desirability as well as the suitability for the proposed establishment area.

3. BACKGROUND INFORMATION

3.1 LOCAL AUTHORITY:

The application site falls within the jurisdictional area of the eThekweni Metropolitan Municipality, Outer West Scheme.

3.2 PROPERTY DESCRIPTION (TITLE DEED):

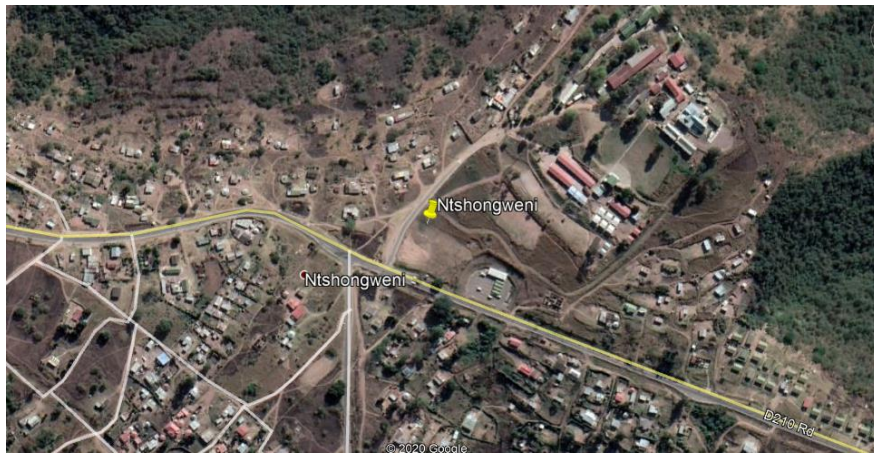
Remainder of Portion 52 of Farm Zigzag 9064-FT

3.3 REGISTERED OWNER (TITLE DEED):

Roman Catholic Church-Archdiocese of Durban

3.4 EXISTING LAND USE (AERIAL PHOTOGRAPH):

The erf is currently unzoned.



3.5 TITLE DEED (TITLE DEED):

The property is registered by virtue of Title Deed **T7646/1968**

3.6 TOPOGRAPHY:

There are no indications from a topographical and geological point of view available that shows that problems might arise due to the proposed development. The surrounding development in the area indicates that there will be no problem with the approval of the proposed development in the area, concerning topographical and geological aspects.

4. LOCALITY

4.1 The application is located on D210 Road, Ntshongweni, Kwa-Zulu Natal.

4.2 The proposed position of the cellular telephone mast is on:

Latitude:	-29 50 14.18 S
Longitude:	30 41 4.93 E

Cellular companies do not merely decide to put up a mast in an area without a proper rationale or evidence proving the need for such a mast. A basic process is followed in order to identify the location of a new telecommunication mast and base station. The following is taken into consideration when identifying a new location:

- **Areas in need of improved capacity and/or coverage is identified.** Areas in which the current telecommunications infrastructure have been developed does not always provide suitable coverage or is busy reaching its maximum data carrying capacity. A telecommunication mast has a limited number of calls and transactions it can accommodate at any given time. If the number of calls, transactions or capacity are exceeded, it results in calls and

transactions being cut-off. It should be noted that with the introduction of smart phones, additional data-intensive applications such as e-mails and MMS together with an increase in the usage of portable card machines (petrol and credit card machines) resulted in an exponential increase in data transactions handled by telecommunication masts. The previously mentioned need is also determined by the amount of subscribers that contact and complain about poor signal strength and the dropping of calls (cut-off of calls). Therefore, a need arises for improved telecommunication infrastructure in the area. Currently, a telecommunication mast only covers a maximum radius of 1.5km and is believed to reduce even more in the future.

- **Once an area in need of additional capacity is identified, a suitable property should be identified within a 200m radius of an optimal point in the area of need.** The optimal position is determined by taking cognizance of existing masts in the area and their existing coverage. The planned mast will therefore cover 'dead spots' which current masts do not cover. Initially, with the inception of cellular telephone infrastructure in 1997, the coverage area of a cellular mast was roughly a 5km radius around the mast. As explained, the coverage shrunk to a 1.5km radius around masts resulting in gaps in the current cellular network coverage.

When evaluating a site, the following is considered:

1. Business / Industrial / farming areas are the most ideal locations and will always be the first option if they are located within the 200m radius of the nominal point and if the lessor is interested. These sites are in most cases, however not found in residential areas.
2. The next option is cellular antennas on high buildings should there be any available in the area.
2. The third option is to identify other masts in the area that can be shared. Sharing of towers are always considered when evaluating a site. It is however not always an option, since the towers may not have available space to share or have exceeded their design load capacity.
3. The fourth option in consideration will be schools or churches. These sites are also however not always to be found within the radius of the nominal point and / or the property owner declined the proposal. Please also note that although large public open spaces will be ideal for cellular masts, the difficulty and time constraints to obtain leases with the municipality make them one of the least desirable even to consider.
4. The final option is residential erven and are only considered when all above mentioned options have failed. Cellular companies do however use small towers as discussed in previous paragraphs to mitigate the visual impact of the mast on the surrounding neighbourhood.

As can clearly be seen from the above mentioned; all options are carefully evaluated when identifying a new site/location for a cellular mast.

5. INITIAL SITE SURVEY

The Initial Site Survey is the first step in identifying a possible site for the proposed cellular mast. All possible sites in the area were investigated. Remainder of Portion 52 of Farm Zigzag 9064-FT, was the most ideal option as there was ample space for the location of the mast thus making it the most viable option for the proposed cellular telephone infrastructure. No other telecommunication masts are located within a 1km radius from the proposed mast (see Map attached). The best option therefore was Ntshongweni, as it had open space and the surrounding residents is able to benefit from the increase in coverage they receive from leasing the 100m² space for the use of a cellular telephone mast and base station. ATC anticipate the increased cellular telephone traffic and have identified this nominal as a key location for the proposed cellular telephone infrastructure. See motivation below.

See map below of a 1km radius map around the nominal on our proposed site, other mast is located within the 1km radius of the proposed location of the mast, the closest cellular telecommunication mast is located in excess of 2.25km away from our proposed mast.



The Telecommunication Mast Management Guidelines also addresses the following issues:

- Type of mast
- Noise made by cellular masts
- Health Factors
- Sensitive areas, rural and natural environments
- Civil Aviation Authority
- Access
- Surrounding Land Uses

Type of Mast

A 40 m Monopole type mast is being proposed as it is believed that it will be the best suited for the area as it be able to satisfy the communities cellular telephone needs. The buildings on the property were too low in height to be able to accommodate a rooftop mounted cellular antenna.

From the above, it is clear that special consideration was given to the type of mast being proposed on the property, as well as the location of the mast, yet still being able to satisfy the community need for cellular coverage.

Noise made by cellular masts.

The containers do not generate any noise. Generators is only used in extreme power failure circumstances and is usually silent generators.

Health Factors.

The Department of Health states that: *"The Department is satisfied that the health of the general public is not being compromised by their exposure to the microwave emissions of cellular base stations. This also means that local and other authorities, in considering the environmental impact of any particular base station, do not need to and should not attempt, from a public health point of view, to set any restrictions with respect to parameters such as height of the mast, distance to the mast and duration of exposure"*

The radio frequency waves generated by a GSM base station are non-ionizing in nature and therefore, is distinct from X-rays and is incapable of breaking chemical bonds in biological tissue. The scientifically determined safe threshold for RF exposure is based entirely upon the known biological effects associated with thermal heating of tissue and to date there is **no conclusive scientific evidence to indicate any association between below threshold exposure levels and negative health effects (ICNIRP).**

Cell-phone handsets used in areas of poor signal strength expose users to 1000 times or more radio frequency power (RF power) than a cell-phone base station 20m away. The World Health Organisation (WHO) has classified prolonged cell phone usage as "possibly carcinogenic to humans". Cell-phones are now classified in the same category as coffee and pickled vegetables; note that this applies to the **use of the cell phone and not the base station**. The radiation effect which a mobile base station has on a human is much less than that of cell phones.

Over the years, a lot of scientific experimentation has tried to prove the negative impact of the cellular infrastructure on the surrounding area and the effects on human health. However, at the moment, no conclusive evidence has been found regarding the effect of

cellular transmissions on the human health, and no relation has been established to cancer. Therefore, arguments against the placement of cellular telephone infrastructure in residential areas cannot be based on health issues, and in addition, the residents of the area need the cellular infrastructure for effective communication.

ATC do readings on all newly constructed towers to ensure that EMF levels are below / within the required national safety levels.

ATC South Africa

ATC South Africa is the leading independent wireless infrastructure provider in South Africa, enabling the deployment of advanced services that make wireless communication possible everywhere.

ATC South Africa primary business includes leasing mast space on **multi-tenant** communications sites to wireless service providers, telecommunications, radio and television broadcast companies. This business constitutes its rental and management operations. The Company also offers tower-related services, including site acquisition, zoning and permitting services, structural analysis, and power solutions which primarily support its site leasing business and the addition of new tenants and equipment on its sites.

The proposed development will **increase the level of coverage** and **capacity** to all consumers in the catchment area which will **benefit the community** by having access to **improved internet connection** and **communication facilities** and services. It is important to note that as the proposed cellular tower is built specifically to accommodate more than one operator through **co-location/sharing**, all cellular uses will benefit from the proposed development and not only those using a specific cellular operator. The reason for such decision is that access to quality digital communications is a right not a privilege. The service being provided by our customer is now deemed an essential service as outlined by the National Broadband policy: SA Connect 2013, further it is widely documented that there is a direct link between the positive growth in the GDP and the increase in broadband penetration. There is no deceit intended in our actions, the action taken is to provide a service, a service that uplifts communities. Extract from SOUTH AFRICA CONNECT: Creating opportunities, Ensuring Inclusion; South Africa's Broadband Policy; 20 November 2013.

Civil Aviation Authority.

The Civil Aviation Authority is needed when a mast is higher than 15m and all the necessary approvals is obtained from them before approval of the building plans.

Surrounding Land Uses

The property is situated in an area that is predominantly residential in nature.

6. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 DEVELOPMENT PRINCIPLES (CHAPTER 2: SECTION 7)

- Spatial Justice
 - In terms of the principle of spatial justice, a cellular mast will operate in terms of connecting different localities via cell network operators whereby people will have access to better communication signals and also forms part of the upgrading of an essential infrastructure of an area in terms of required functional infrastructure development.
- Spatial Sustainability
 - Given that cellular masts will not be erected on any property which is deemed environmentally sensitive, the mast will be placed strategically in locations where gaps in signals are prominent and in terms of longevity of these masts, they will be able to be used as parts of new, sophisticated type of networks, to provide better service quality to the surrounding recipients. Given that a lot of people make use of cellphones and networks to communicate, having this type of infrastructure in place will allow for more effective communication within cities and towns. The general public expects and demands effective cellular telephone coverage.
- Efficiency
 - In terms of integrating cities and towns, the strategic location of cellular masts will create an effective environment for people to work and communicate without any disruptions in signal which could begin to cause problems in terms of communication. Having such infrastructure in place will then also attract people to cities and towns where they may engage in business or leisure knowing that no telecommunication disruptions may occur. Effective cellular telephone coverage is a requirement for daily necessity.
- Spatial Resilience
 - Cellular telephone infrastructure is considered as infrastructure and forms part of the urban fabric. With more than 32 000 cellular telephone masts in operation in South Africa today, it can be considered as part of the urban landscape and have spatial resilience in cities and towns, empirical analysis of real infrastructure networks have indicated that an optimal infrastructure network is the one with the most short average path length (APL) links between network receptors. In the case of a technical disruption or electrical outage, other telecommunication receptors will be able to take over the capacity of that area, and will spring back into shape as soon as the

disruption is gone.

- Good Administration
 - As can be seen from the aforementioned is that all of the necessary investigations, i.e. applications, CAA and EIA is undertaken for every site to ensure that an optimal position for a cellular telephone mast is identified. All required permits is then obtained from all relevant departments. When applying for permission/consent and/or building plan approval from the municipality, the correct channels are followed in terms of obtaining the necessary comments from the respective departments, notice of new construction is to be placed at the site in question, public participation is done to ensure that the adjacent land owners are aware of the proposed development and they have a set period of time in which they may lodge any objections, construction and building plans are done with reference to relevant restrictions such as servitudes and building lines. In cases where building line relaxation is required, an application is done to obtain approval before any form of construction may commence.

7. NATIONAL SPATIAL DEVELOPMENT FRAMEWORK (SOUTH AFRICA)

One of the objectives of the National Spatial Development Framework is to create a faster and more inclusive economic growth rate for South Africa. One of the strategic goals, as set out by the National Spatial Development Framework is to create more efficient and competitive infrastructure in South Africa:" *Infrastructure is to facilitate economic activity that is conducive to growth and job creation. An approach will be developed to strengthen key services such as commercial transport, energy, telecommunications and water, while ensuring their long-term affordability and sustainability.*"

Cellular telephone infrastructure is seen as infrastructure, which is the same as lamp poles, power lines etc. With the decline of the effective land line coverage provided by Telkom a much higher burden has been placed on cellular infrastructure by the general public to provide data orientated services. All credit card transactions, Wi-Fi etc. is now being provided by cellular telephone infrastructure and therefore there is a need for effective cellular coverage telephone capacity. Thus, good and effective cellular coverage and capacity facilitate and promote economic activity and growth, and effective telephone infrastructure is therefore required for economic growth and job creation.

It is mentioned in the National Spatial Development Framework that telecommunication of which cellular telephone infrastructure forms part of, must be strengthened.

8. ENGINEERING SERVICES

- 8.1 The electrical reticulation network will be upgraded as the relevant cellular telephone company applies for more electricity, and the owner (ATC) shall be responsible for the cost applicable to the internal electrical network, as well as the costs allocated for contribution payable on the primary and secondary electrical system.
- 8.2 The Proposed cellular telephone mast and base station will not make use of any water or sewerage systems and the impact on the drainage pattern is limited, if any.

9. ENVIRONMENTAL IMPACT

In terms of Regulation No.R543 of National Environmental Management Act (Act No. 107 of 1998: Environmental Impact Assessment Regulation 2010), an environmental authorization is required for the construction of masts or towers of any material or type used for telecommunication broadcasting or radio transmission purposes where the mast:

- a.) Is to be placed on a site not previously used for this purpose, and
- B.) will exceed in 15 metres in height, but excluding attachments to existing buildings and masts on rooftops.

An independent Environmental Impact Assessment query is undertaken for every site to ensure that cognizance has been taken of all the relevant Environmental criteria. In terms of Regulation No.R543 of National Environmental Management Act (Act No. 107 of 1998: Environmental Impact Assessment Regulation 2010) an inquiry is done to determine if this activity is considered as "Listed" or "Not Listed". When the site is listed in terms of the National Environmental Management Act (Act No. 107 of 1998: Environmental Impact Assessment Regulation 2010) a basic assessment report will be done according to the prescribed legislation.

Cellular telephone masts create no pollution or adverse effect on the traffic or activities in the area.

10. NEED AND DESIRABILITY

Cellular telephones have become an integral part of the South African way of life and fulfill an important role in most people's daily life. Cellular telephones have become of utmost importance, due to the fact that communication is made much easier and more readily available due to cellular telephones. In order to provide effective cellular telephone communications, cellular telephone masts have to be provided, and they have to be placed at specific localities.

Cellular telephones have made a positive impact on people's lives, as it has provided better access to emergency services and better security in many situations. The demand

and popularity of cellular telephones surpassed all expectations and subsequently the existing networks are insufficient to handle daily calls in certain areas. Presently cellular telephones are an everyday use article with a large percentage of subscribers throughout the country.

With the demise of Telkom, a need has arisen for other effective data service providers. Data is the most important service required by the public. All credit card transactions and Wi-Fi etc. requires data via cellular telephone towers. The problem is that due to this higher data usage, the effective range of cellular telephone masts has decreased substantially. Therefore, more and more cellular telephone masts are required.

The development of an effective cellular telephone network is of national interest because it promotes communications and economic activity and places telephone communication within reach of the entire population. Cellular telephone companies attempt to allocate masts on non-residential properties. In this case the proposed mast will be placed at an optimal position as per the proposed radio planning.

The current cellular telephone infrastructure in this area is reaching their maximum carrying capacities. Cellular telephone masts have a limited number of calls it can handle at any given time. If the number of calls are exceeded, it results in calls being cut off. The previously mentioned need is also determined by the amount of subscribers that contact service providers and complain about poor signals and calls being cut off (drop calls). Therefore, a need arises for more cellular telephone infrastructure in this area.

11. HARMONIOUS DEVELOPMENT

The area is surrounded by residential properties with many residents making use of mobile phones. The construction of a cellular telephone mast now makes sense to accommodate the needs of the current and future development. Cellular telephone masts play an important role in the everyday lives of people and need to be understood as infrastructure that private sector provide to the community at large, the relationship between private sector and the public is a harmonious one as the community benefits from increased cellular coverage.

12. DEVELOPMENT PROPOSAL

The development proposal is a 40-meter-high Monopole type mast within a 100m² development area. A Colour toned container will be placed on the site next to the cellular telephone mast. The site will be fenced off and kept neat at all times.

Please note that the abovementioned specifications are preliminary and subject to change.

13. CONCLUSION

Consent Use Application to eThekweni Metropolitan Municipality in terms of the eThekweni Municipality Planning and Land Use Management By-Law, 2016 read with Clause 9.1 “Base Telecommunications Transmission Stations (Cellular Masts)” of the Outer West Scheme of the EThekweni Municipality read with Section 2(2) and the relevant provisions of the Spatial Planning and Land Use Management Scheme in order to obtain the building plan approval for the construction of a cellular telephone mast and base station on Remainder of Portion 52 of Farm Zigzag 9064-FT.

In summary, the following reasons support the application.

- The property has ample space telephone mast and base station.
- This site is a desirable location to accommodate current and future cellular telephone traffic.
- No existing towers operate within a 1km radius that could be shared.
- The proposed property is located very close to the nominal point and is therefore very desirable.
- There are no buildings in the area that are high enough to support a rooftop structure

Taking the above motivation into consideration, it is clear that cellular telephones have an important role in everyday life and subsequently, the location of cellular telephone masts have a vital role in the functioning of cellular telephones. SFP Planning has done everything in its capacity to limit the impact of the cell phone mast on the property. The largest compromise made by SFP Planning is the construction of a Monopole Mast that is the most suitable and effective mast in the area and blends in with the surroundings

We trust that you find the above in order. For any further queries, please feel free to contact the writer.

Yours faithfully



Arno Greyling
Smit and Fisher Planning (Pty) Ltd

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chanel@sfplan.co.za

Tel: 012 346 2340
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edtea

Department :

Economic Development, Tourism and
Environmental Affairs

PROVINCE OF KWAZULU-NATAL

Enquiries : Ms. Natasha Brijlal Telephone : 031 366 7317 Private Bag : X54321
Imibuzo : Ms. Sherece Chetty Ucingo : Isikhwama Seposi: Durban
Navrae : Telefoon : Privaat Sak : 4001

Reference : 006/JUL/2019 Fax : - Date : 29 / 07 / 2019
Inkomba : iFeksi : Usuku :
Verwysing : Faks : Datum :


Directorate: Environmental Services

Attention: Ms. Suzelle Naik
Tel : 031 765 2942
E-mail : suzelle@enviropro.co.za

RE: PROPOSED CONSTRUCTION OF A 40M MONO-LATTICE TELECOMMUNICATION MAST WITH A 10M X 10M BASE STATION ON THE REMAINDER OF PORTION 52 OF FARM ZIGZAG 9064, SHONGWENI, LOCATED WITHIN THE ETHEKWINI MUNICIPALITY.


Dear Madam

- 1) The following has reference:
 - (i) The environmental impact assessment (EIA) enquiry received by the Department of Economic Development, Tourism and Environmental Affairs (EDTEA) (hereafter referred to as "the Department") on 2 July 2019 regarding the proposed development of a 40m mono-lattice telecommunication mast with a 10m X 10m base station; and,
 - (ii) The applicability of Listing Notice 3 Activities in accordance with the Geographical Information System (GIS) Mapping software developed by Ezemvelo KwaZulu-Natal Wildlife confirmed 8 July 2019.
- 2) The following information was considered:
 - (i) The applicant proposes to develop a 40m mono-lattice telecommunication mast with a 10m X 10m base station.
 - (ii) The development will have a development footprint of 0.01Ha².
 - (iii) There are no watercourses on the sites, nor are there any sensitive features.


Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	006/JUL/2019: Enquiry Letter for the Proposed 40m Mono-Lattice Telecommunication Mast with 10m X 10m Base Station on the Remainder of Portion 52 of Farm Zigzag 9064, Shongweni, Located within the eThekwini District	Page 1 of 5	 Initials
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- 3) Based on the information provided, the Department is of the opinion that the project site **does not** constitute an activity which is identified in terms of sections 24(2) and 24D of the National Environmental Management Act (NEMA) (Act 107 of 1998), Environmental Impact Assessment (EIA) Regulations, December 2014, as amended, therefore an Environmental Authorisation **will not** be required.
- 4) An Environmental Authorisation **will not** be required, as a listed activity in terms of the EIA Regulations dated December 2014, as amended on 07 April 2017 which reads as below, is not triggered:

Listed Activity	Activity Description	Component of the project
3 of LN3	<p><i>The development of masts or towers of any material or type used for telecommunication broadcasting or radio transmission purposes where the mast or tower—</i></p> <p><i>(b) will exceed 15m in height—</i></p> <p><i>but excluding attachments to existing buildings and masts on rooftops.</i></p> <p>d. KwaZulu-Natal</p> <ul style="list-style-type: none"> <i>i. In an estuarine functional zone;</i> <i>ii. Trans-frontier protected areas managed under international conventions;</i> <i>iii. Community Conservation Areas;</i> <i>iv. World Heritage Sites;</i> <i>v. Biodiversity Stewardship Programme Biodiversity Agreement areas;</i> <i>vi. A protected area identified in terms of NEMPAA, excluding conservancies;</i> <i>vii. Sites or areas identified in terms of an international convention;</i> <i>viii. Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</i> <i>ix. Core areas in biosphere reserves;</i> <i>x. Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose;</i> <i>xi. Sensitive areas as identified in an environmental management framework as</i> 	<ul style="list-style-type: none"> • There are no protected or sensitive areas on/near the proposed site as confirmed using the GIS Mapping software developed by Ezemvelo KwaZulu-Natal Wildlife. <p>Hence, this activity is not applicable.</p>


Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	006/JUL/2019: Enquiry Letter for the Proposed 40m Mono-Lattice Telecommunication Mast with 10m X 10m Base Station on the Remainder of Portion 52 of Farm Zigzag 9064, Shongweni, Located within the eThekweni District	Page 2 of 5	 <hr/> Initials
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	<p><i>contemplated in chapter 5 of the Act and as adopted by the competent authority;</i></p> <p><i>xiii. Inside urban areas:</i></p> <p><i>(aa) Areas seawards of the development setback line or within 100m from the high water mark of the sea if no such development setback line is determined;</i></p> <p><i>(bb) Within urban protected areas;</i></p> <p><i>(cc) Areas zoned for use as public open space; or</i></p> <p><i>(dd) Areas within 1km from terrestrial protected areas identified in terms of NEMPAA.</i></p>	
14 LN 3	<p><i>The development of—</i></p> <p><i>a. infrastructure or structures with a physical footprint of 10 square metres or more;</i></p> <p><i>where such development occurs—</i></p> <p><i>(a) within a watercourse;</i></p> <p><i>(b) in front of a development setback; or</i></p> <p><i>(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;</i></p> <p><i>excluding the development of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour.</i></p> <p>d. KwaZulu-Natal</p> <p><i>xii. In an estuarine functional zone;</i></p> <p><i>xiii. Trans-frontier protected areas managed under international conventions;</i></p> <p><i>xiv. Community Conservation Areas;</i></p> <p><i>xv. World Heritage Sites;</i></p> <p><i>xvi. Biodiversity Stewardship Programme Biodiversity Agreement areas;</i></p> <p><i>xvii. A protected area identified in terms of NEMPAA, excluding conservancies;</i></p>	<ul style="list-style-type: none"> • The proposed development is not situated within a watercourse. <p>Hence, this activity is not applicable.</p>

Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	006/JUL/2019: Enquiry Letter for the Proposed 40m Mono-Lattice Telecommunication Mast with 10m X 10m Base Station on the Remainder of Portion 52 of Farm Zigzag 9064, Shongweni, Located within the eThekweni District	Page 3 of 5	 <hr/> Initials
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	<p><i>xviii. Sites or areas identified in terms of an international convention;</i></p> <p><i>xix. Critical biodiversity areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans;</i></p> <p><i>xx. Core areas in biosphere reserves;</i></p> <p><i>xxi. Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority or zoned for a conservation purpose;</i></p> <p><i>xxii. Sensitive areas as identified in an environmental management framework as contemplated in chapter 5 of the Act and as adopted by the competent authority;</i></p> <p><i>xiv. Inside urban areas:</i></p> <p><i>(ee) Areas seawards of the development setback line or within 100m from the high water mark of the sea if no such development setback line is determined;</i></p> <p><i>(ff) Within urban protected areas;</i></p> <p><i>(gg) Areas zoned for use as public open space; or</i></p> <p><i>Areas within 1km from terrestrial protected areas identified in terms of NEMPAA.</i></p>	
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- 5) The Department brings to your attention your obligations to ensure that compliance with the provisions for Duty of Care and remediation of environmental damage contained in Section 28 of the National Environmental Management Act, Act 107 of 1998, where the determination of environmental degradation and the need for remediation will be decided by this Department.
- 6) Any form of waste material and rubble generated during the construction and/or operational phase of the development must be disposed of at a facility registered in terms of section 20(b) of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), if it cannot be responsibly re-used or recycled on site or off-site. No waste material of any kind may be buried (for the sole purpose of final disposal) or burnt on the site. The contractor responsible for the removal of the waste during the construction and/or operational phase must supply the applicant with a certificate indicating safe disposal and be made available to this Department upon request.

<p>Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal</p>	<p>006/JUL/2019: Enquiry Letter for the Proposed 40m Mono-Lattice Telecommunication Mast with 10m X 10m Base Station on the Remainder of Portion 52 of Farm Zigzag 9064, Shongweni, Located within the eThekweni District</p>	<p>Page 4 of 5</p>	<p> Initials</p>
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- 7) Should there be any other activity associated with the above-mentioned development which is identified as a listed activity in terms of the EIA Regulations, December 2014, as amended on 07 April 2017, is subject to approval by the Department prior to any physical commencement of the activity being undertaken on site.
- 8) This Department retains the right to inspect the property at any time during its development and operational phases, and reserves its rights in terms of Section 28(4) of the National Environmental Management Act, 1998 to ensure that reasonable measures are taken to prevent, minimize or rectify pollution or degradation to the environment.
- 9) This correspondence does not exclude you from compliance with any other relevant and applicable legislation and local bylaws.
- 10) This Department reserves the right to revise or withdraw comments or request further information based on any new information received.
- 11) Please feel free to contact the Department should you have any queries. Kindly quote the respective enquiry reference number 006/JUL/2019 in future correspondence.

Yours faithfully



for: Head of Department
KZN Department of Economic Development, Tourism & Environmental Affairs
Signed by: Ms. Natasha Brijlal
Environmental Impact Assessment
eThekweni District

Date: 29/07/2019

Department of Economic Development, Tourism & Environmental Affairs, KwaZulu-Natal	006/JUL/2019: Enquiry Letter for the Proposed 40m Mono-Lattice Telecommunication Mast with 10m X 10m Base Station on the Remainder of Portion 52 of Farm Zigzag 9064, Shongweni, Located within the eThekweni District	Page 5 of 5	 <hr/> Initials
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SITE ID: 355188

SITE NAME: Ntshongweni Primary School

SPECIAL POWER OF ATTORNEY

I/We, WILFRID F. NAPIER.


Identity Number: 4103085052080, the undersigned, do hereby nominate, constitute and appoint **SMITH AND FISHER PLANNING (PTY) LTD, Reg no. 1999/025363/07** with power of substitution, to be our lawful agent in our name, place and stead, to apply on our behalf:

For the necessary application(s) at all relevant authorities for the purpose of erecting a cell phone mast and base station on **PORTION 52 OF THE FARM ZIGZAG NUMBER 9064 REGISTRATION DIVISION FT**, situated in the township of NTSHONGWENI and generally for effecting the purpose of aforesaid, to do or cause to be done, whatsoever shall be required, as fully and effectually, for all intents and purpose, as we might or could do if personally present and acting herein – hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever our said agent shall lawfully do, or cause to be done. We, the undersigned hereby indemnify the lawful agent appointed of any losses and damages of any kind.

Signed at DURBAN on this 7th day of FEBRUARY 2020

SIGNED: + W.F. Napier & Co

AS WITNESSES:

1. 
2. _____



ATC South Africa Wireless Infrastructure (PTY) Ltd
 Registratioin Number 2010/003948/07
 Business Address: 4th Floor
 23 Fredman Drive, Sandton 2196
 Postal Address: Post Box 650667, Benmore
 Tel: +27 (0)10 003 8800
 www.atcsouthafrica.co.za

ATC SITE ID & NAME:
NTSHONGWENI

SITE NUMBER:
355188

REV	DATE	NOTES
0	2020-05-19	1st Issue

DATE: 19/05/2020
 DRAWN: K. KOCH
 APPROVED MAST: 40m MONOPOLE MAST
 PAGE SIZE: **A2**

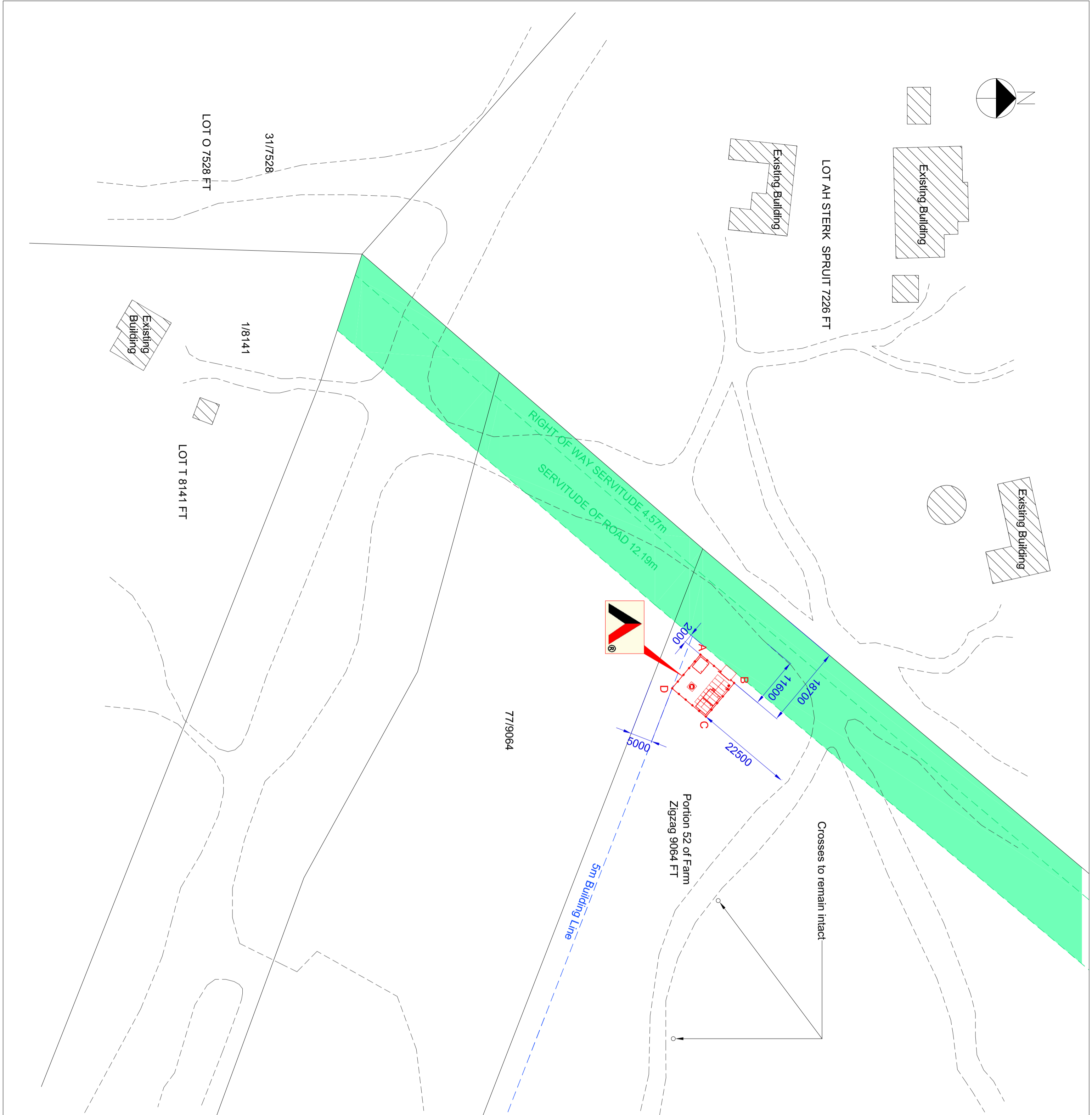
NOTES:
 A) NEW 40m MONOPOLE MAST
 B) 10m x 10m BASE STATION
 C) 2.4m PALSADE FENCE
 D) POWER SUPPLY - TO BE CONFIRMED
 E) SITE TO BE CUT & FILL
**F) NEW SOLAR CANOPY TO BE INSTALLED
 16 PANELS @ 15° SLOPE**

OWNERS: **ROMAN CATHOLIC
 CHURCH-ARCHDIOCESE OF DURBAN**
 PROPERTY DESCRIPTION:
 Remainder of Portion 52 of Farm
 Zigzag 9064-FT
 CO-ORDINATES:
 H.A.S.L.:
 Lats: 29°50'14.18"S 568m
 Longs: 30°41'4.93"E

PROJECT: New ATC Cellular Site
 ADDRESS: D210 Road
 Ntshongweni
 KwaZulu-Natal
 COUNCIL: **ETHERKWINI
 MUNICIPALITY**

Townplanning SFP
 Tel: +27 (0)11 346 2340
 Fax: +27 (0)11 346 0638
 e-mail: admin@sfp.co.za
 PO Box: 908, Granddorp, 0027
 371 Tloke Street, New Illovo, 1015
 Pieterba, Rep of South Africa, 0181

SITE PLAN
 SCALE: 1:600
 DATE: 2020-05-19
 PAGE: 3 of 8
 DWG NO: 03
R0





ATC South Africa Wireless Infrastructure (PTY) Ltd
 Registratoin Number 2010/003948/07
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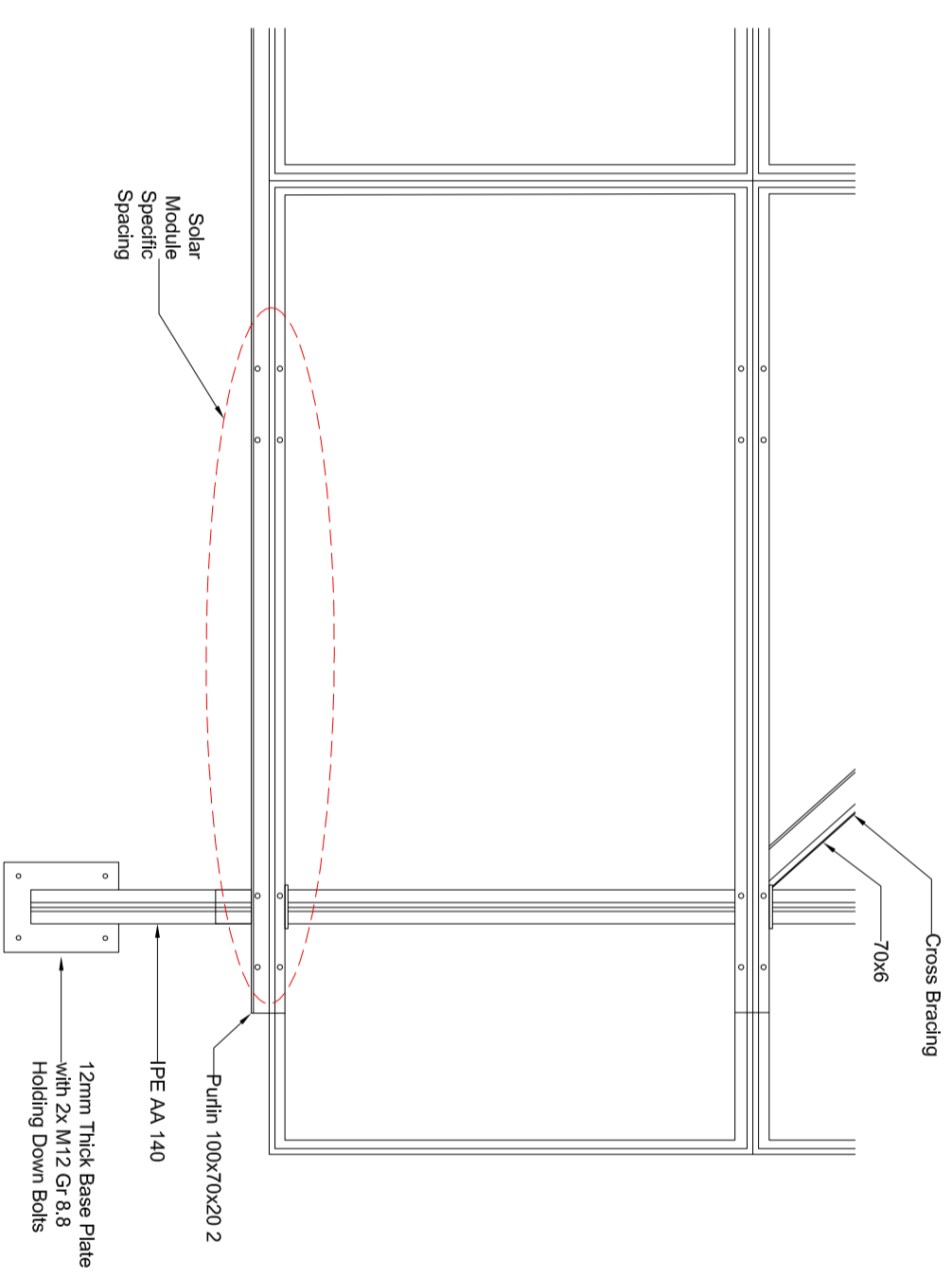
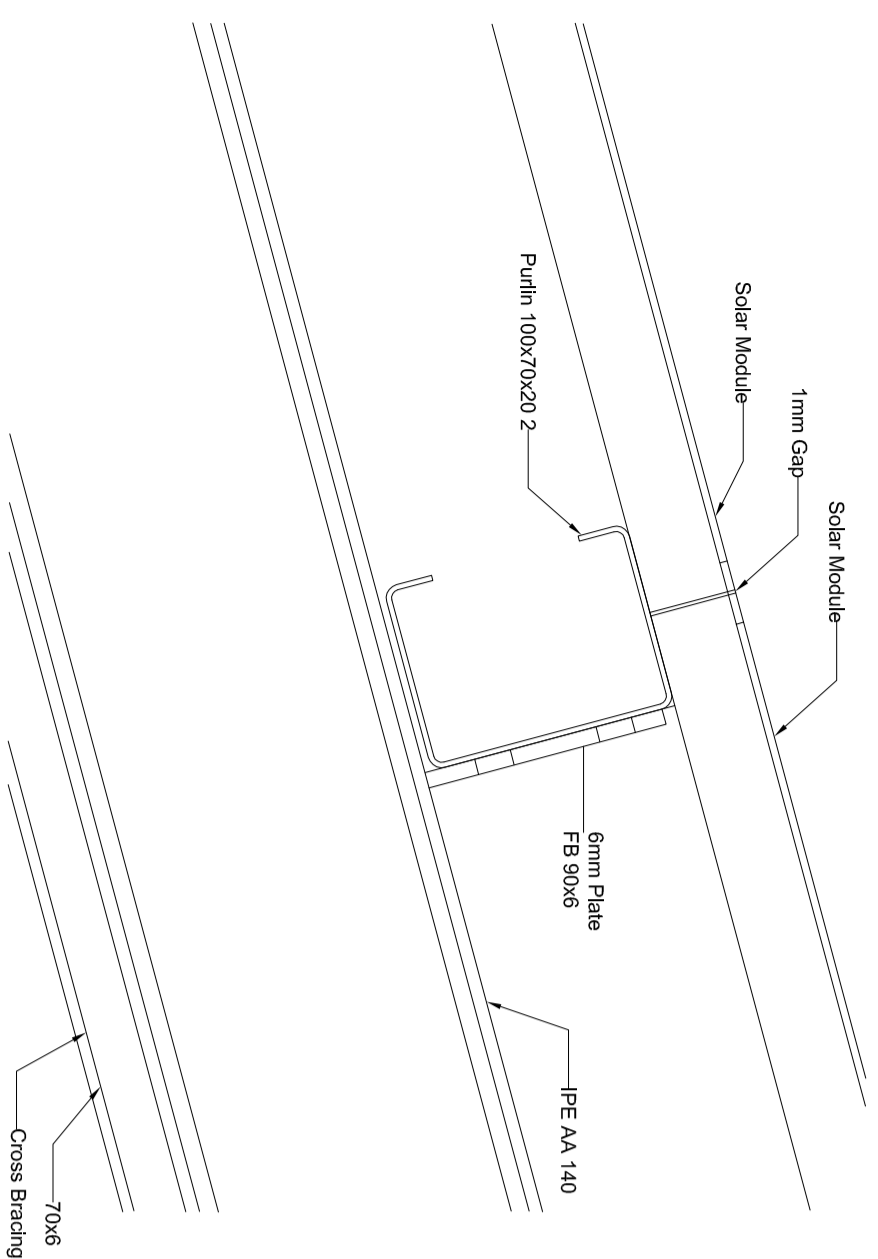
ADDRESS: D210 Road
 Ntshongweni
 KwaZulu-Natal
 COUNCIL: **ETHEKWINI MUNICIPALITY**

S&P Planning (Pty) Ltd
 Reg.no. 8925383/07
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 e-mail: admin@spplan.co.za
Townplanning SFP
 PO Box 908, Glenview 0277
 371 Tinkie Street, New Maudemunk, Pieterita, Rep of South Africa, 0181

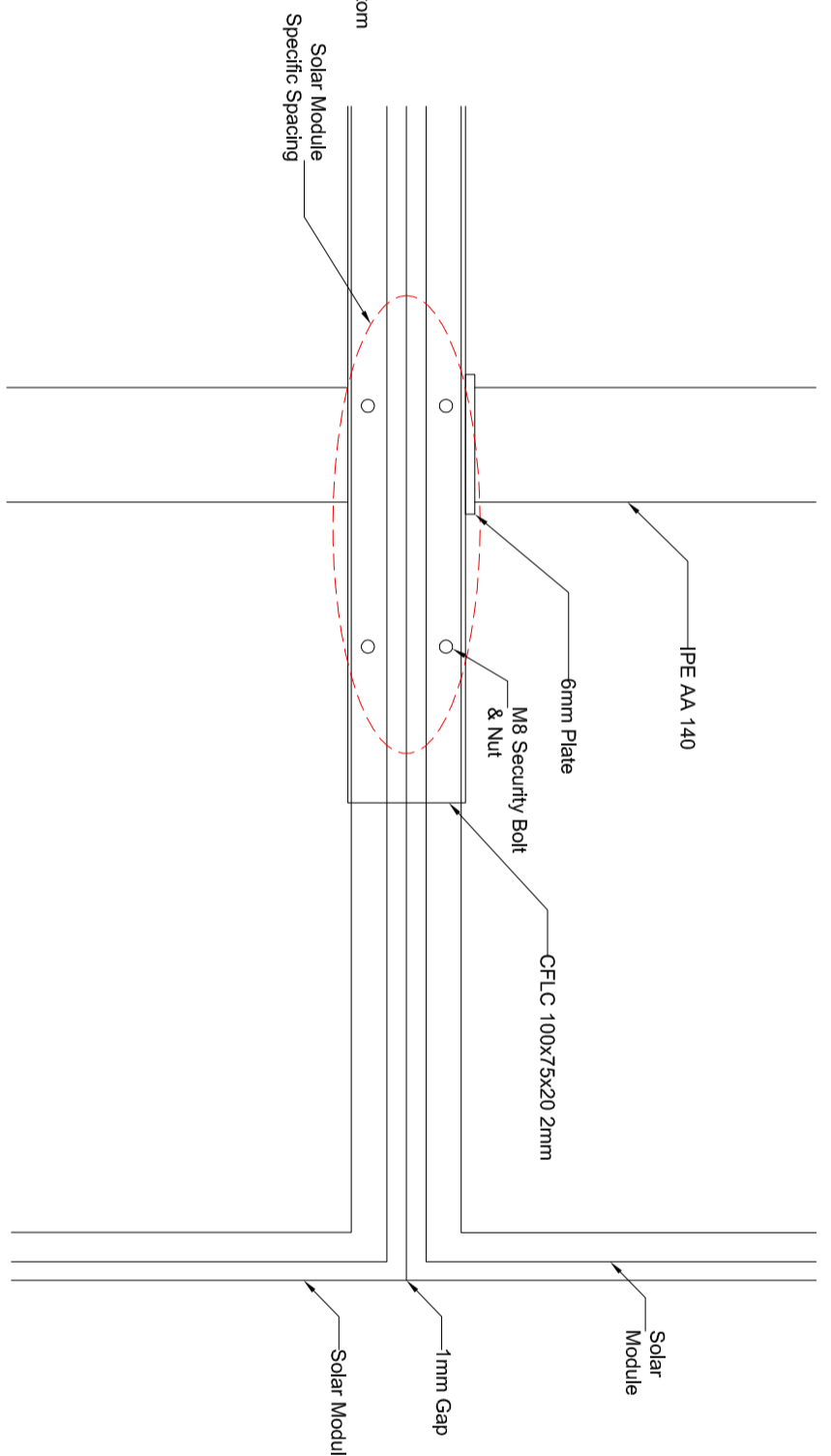
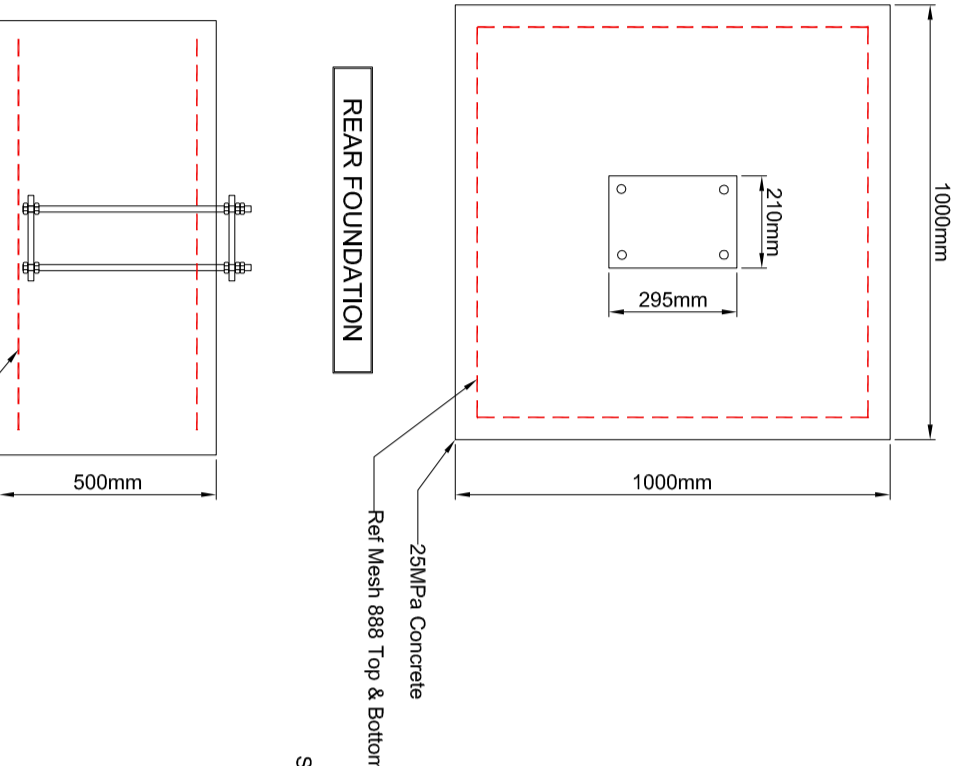
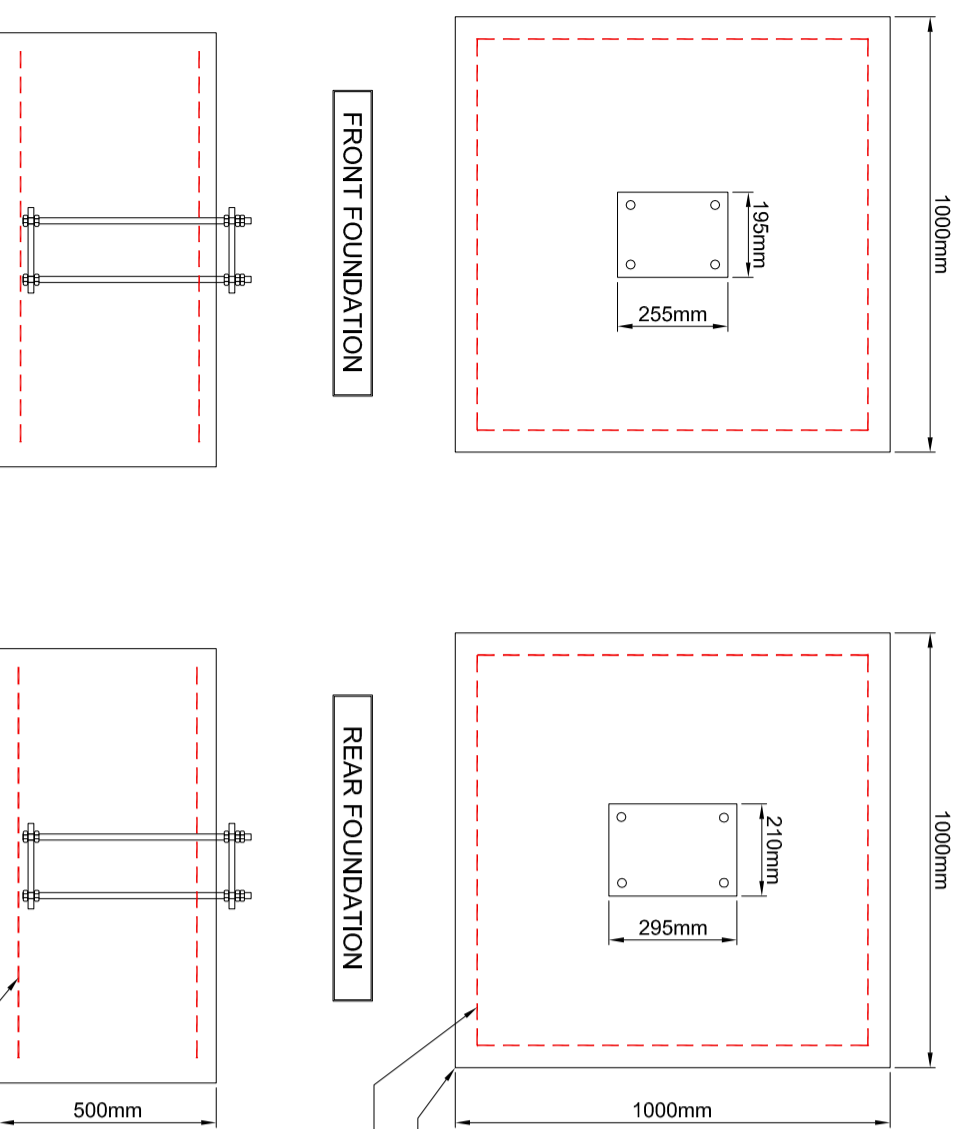
SOLAR MOUNTING STRUCTURE 2

SCALE: 1:45
 DATE: 2020-05-19
 PAGE: 6 of 8

DWG NO: 06
 R0



Note: Framework designed for Longi LR4-72HPH Panels - 2115x1052mm



FRONT FOUNDATION: 25MPa Concrete Ref Mesh 888 Top & Bottom

REAR FOUNDATION: 25MPa Concrete Ref Mesh 888 Top & Bottom



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REV	DATE	NOTES
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PROPERTY DESCRIPTION:

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PROJECT: New ATC Cellular Site

ADDRESS: D210 Road
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SFP
 Townplanning
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 371 Tloke Street, New Huddersfield,
 Pinetown, Rep of South Africa, 0181

SITE PHOTOS

SCALE: N/A
 DATE: 2020-05-19
 PAGE: 6 of 8

DWG NO: 06 R0

