MOTIVATING MEMORANDUM

Motivating memorandum supporting an application being made for consideration by the eThekwini Municipality lodged in terms of the eThekwini Municipality: Planning and Land Use Management By-Law 2016 (Municipal Notice 114 of 2017) and the applicable scheme and in conjunction with the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) for a proposed 35m Tree Mast with associated telecommunications infrastructure for Atlas Towers South Africa (Pty) Ltd on Erf 2311, Queensburgh at 10 Jubilee Crescent, Escombe.

CCP Solutions
4 Ranleigh Crescent
Durban North, 4051

Tel: 0315731696
0832282500

Email: vincent@ccpsol.co.za
admin@ccpsol.co.za

ATLASS TOWERS
TABLE OF CONTENTS

1. INTRODUCTION AND BACKGROUND
2. GENERAL INFORMATION
   2.1. APPLICANT
   2.2. LOCALITY
   2.3. PROPERTY DETAILS
       2.3.1. PROPERTY DESCRIPTION
       2.3.2. PROPERTY EXTENT
       2.3.3. DEED OF TRANSFER
   2.4. CURRENT ZONING
   2.5. SURROUND LAND USE
   2.6. PROPERTY ZONING
   2.7. ENVIRONMENTAL ASSESSMENT
   2.8. HERITAGE ASSESSMENT
   2.9. SOUTH AFRICAN CIVIL AVIATION
   2.10. SERVICES
3. THE PROPOSAL
4. TOWN PLANNING
   4.1. DEVELOPMENT PLANNING AND LAND USE APPLICATION
5. IMPACT ANALYSIS
   5.1. TRAFFIC
   5.2. PARKING
   5.3. ACCESS
   5.4. VISUAL
6. CONCLUSION
LIST OF ANNEXURES

- ANNEXURE A
  LAND OWNER CONSENT

- ANNEXURE B
  LETTER OF AUTHORITY TO ACT AS AGENT

- ANNEXURE C
  LOCALITY MAP SHOWING SURROUND LAND USES PER THE SCHEME

- ANNEXURE D
  CERTIFIED COPY OF THE TITLEDEED

- ANNEXURE E
  SURVEYOR GENERAL DIAGRAM

- ANNEXURE F
  LETTER FROM THE DEPARTMENT OF HEALTH

- ANNEXURE G
  KZN DEPARTMENT OF ECONOMIC DEVELOPMENT, TOURISM & ENVIRONMENTAL AFFAIRS LETTER

- ANNEXURE H
  CIVIL AVIATION AUTHORITY

- ANNEXURE I
  RADIO/COVERAGE PLANS

- ANNEXURE J
  LOCALITY MAP
  AERIAL PHOTO
  EIA IMAGE

- ANNEXURE K
  SITE DRAWINGS
1. **INTRODUCTION AND BACKGROUND**

Local Authority - eThekwini Inner West Municipality

District Municipality - eThekwini Metropolitan Municipality

Property Description - Erf 2311, Queensburgh

Street Address - 10 Jubilee Crescent, Escombe

Property Size - 3467m²

Registered Owner - Rennie Naidoo and Mogendarie Muthulingum Naidoo

Power of Attorney - CCP Solutions for Atlas Towers

New Atlas area - 64sqm

SG No - 298/38

LPI Code - N0FT02680000231100000

Geographical coordinates - S29.872787°; E30.906088°

HASL - 224m

Existing Zoning - Special Residential 1

Title Deed No - T99/1918

An application being made for consideration by the eThekwini Municipality lodged in terms of the eThekwini Inner West Municipality: Planning and Land Use Management By-Law 2016 (Municipal Notice 114 of 2017) and the applicable scheme and in conjunction with the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) for a proposed 35m Tree Mast with associated telecommunications infrastructure for Atlas Towers South Africa (Pty) Ltd on Erf 2311, Queensburgh at 10 Jubilee Crescent, Escombe.

The subject property is well located to establish a telecommunications mast for optimum coverage. The site will be easily accessible for construction and maintenance purposes whilst it is also located in the town of Queensbrugh, situated on Jubilee Crescent.

The property is currently zoned as Special Residential 1. Rennie Naidoo and Mogendarie Muthulingum Naidoo authorized/granted permission to Atlas Towers South Africa to obtain all necessary plans and documentation and to make an application to the relevant authorities on her behalf for the construction of a telecommunications tower. **(REFER TO ANNEXURE A).** Atlas Towers then authorized CCP Solutions to act as their agent to undertake the necessary Town Planning Consent application for the construction of a telecommunications tower on the subject property. **(REFER TO ANNEXURE B).**
This motivation will show that the application for Development planning and land use management will have limited impact on the adjacent properties. They are up market residential houses and it will provide high speed data services and better voice.

2. GENERAL INFORMATION

2.1 APPLICANT

The applicant for the proposed Land-Use Management application is CCP Solutions whom is the appointed agent of Atlas Towers.

2.2 LOCALITY

The subject property is located on Jubilee Crescent (Erf 2311, Queensburgh). Medium housing is located around the subject property. Only residential zones are located around the subject property. A locality map indicating the subjects’ property location is included. (REFER TO ANNEXURE C).

2.3 PROPERTY DETAILS

2.3.1 PROPERTY DESCRIPTION

The property description is indication in Table 1.1 below

<table>
<thead>
<tr>
<th>Property Description</th>
<th>Total Size</th>
<th>Registered Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Erf 2311, Queensburgh</td>
<td>3467m²</td>
<td>Rennie Naidoo and Mogendarie Muthulingum Naidoo</td>
</tr>
</tbody>
</table>

Table 1.1

2.3.2 PROPERTY EXTENT

The total extent of Erf 2311, Queensburgh is 3467m²

2.3.3 DEED OF TRANSFER

Erf 2311, Queensburgh, on 10 Jubilee Crescent, Escombe, is registered in the name Rennie Naidoo and Mogendarie Muthulingum Naidoo and is held under the Title Deed T99/1918 (REFER TO ANNEXURE D).
2.4 CURRENT ZONING

The current zoning of the property in terms of the eThekwini Inner West Municipality Scheme is Special Residential 1 as per the scheme land use categories.

2.5 SURROUNDING LAND USES

These include medium residential properties located around the subject property.

2.6 PROPERTY ZONING

The subject property is situated within the area of eThekwini Inner West Municipality Scheme. This application is in terms of the eThekwini Municipality: Planning and Land Use Management By-Law 2016 (Municipal Notice 114 of 2017) and the applicable scheme and in conjunction with the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013). The proposed Development planning and land use management application is to allow for the construction of a telecommunications tower on the subject property. The construction of a telecommunications tower on the subject property will be an adequate fit, given its current zoning as Special Residential 1. It states in the Planning Scheme for eThekwini, that there is no zoning for a telecommunications tower, therefore only Development planning and land use management application can justify a telecommunications tower on any property through the process of Special Consent.

2.7 ENVIRONMENTAL ASSESSMENT

The National Environmental Management Act (No. 107 of 1998) provides for the control of certain listed activities which "may have a detrimental effect on the environment." In terms of the Environmental Impact Assessment (EIA) Regulations Listing Notice 1, Listing Notice 2 and Listing Notice 3 of 2014, such activities are prohibited until written authorization is obtained from the Minister or his delegated authority.

An official query was submitted to clarify whether environmental authorization is required for the construction of the cell phone tower in August 2017

KZN Department of Economic Development, Tourism & Environmental Affairs was received on 30 January 2018, stating that the construction of telecommunications on the subject property does not trigger any activity in Listing Notice 3 (Government Notice No. R985, 4 December 2014). A copy of the letter is included in (REFER TO ANNEXURE G).
2.8 HERITAGE ASSESSMENT

The subject property is occupied buy a fenced area and therefore won't have any cultural/heritage significance. The KwaZulu-Natal Heritage Act requires that Amafa KwaZulu-Natal (Heritage KwaZulu-Natal) to comment on the need for an archaeological assessment for proposed development if:

- Development area is larger than 10 000 m²
- Development is longer than 300m
- The development area contains known archaeological sites.

As per the criteria listed above, no heritage impact assessment will be required for the construction of a telecommunications tower on the subject property.

2.9 SOUTH AFRICAN CIVIL AVIATION

SA Civil Aviation was informed about the proposed telecommunications tower and was approved. (REFER TO ANNEXURE H).

2.10 SERVICES

The subject property will make use of all existing services on the property. The current infrastructure services won't experience any additional pressure, as the subject property will only gain a telecommunications tower. The existing road network and access road will be utilized in order to access the site and construct the tower as well as for maintenance purposes. No sanitation or waste water will be produced as a result of the upbringing of the tower, as it provides a technical service to the surrounding communities. The only human activity on the subject property, as a result of the tower, will be maintenance/repair technicians from time to time.

3. THE PROPOSAL

The current land use of the property is Special Residential 1; the Development planning and land use management scheme allows for the legal construction of a telecommunications tower on the subject property through the process of Special Consent.

It will be clearly evident from an inspection in loco, that it is the only subject property that logically leans itself towards the land use of telecommunications in the immediate area. The reason for this is that it is located on an elevated piece of land, providing the telecommunications tower with excellent range.
The telecommunications tower will have an impact visually, for the immediate area but the benefit of having voice and high speed data service far outweighs the negative visual impact. However, the mast will be disguised as a tree. As is evident in the figures below tall trees of varying species surround the proposed site, hence will help mitigate the negative visual impact of the mast.

Existing tall trees to the North

Existing tall trees to the East
Existing tall trees to the South

No additional traffic will be generated as a result of the construction of the tower. The position of the tower is in the south eastern portion of the property within the building area and is not positioned on the boundary of the property. Access to the site will be through the existing property entrance located on the south western side of the property.

Proposed site location and mast position
Access to the site will be through the existing property access off Jubilee Crescent, no new access is required. See figure below,

The Development planning and land use management application on the subject property will not disadvantage any other person or property and will legalize the construction of the telecommunications tower. According to the planning scheme, there are no specific zones for a telecommunications tower, which is why an application for Development planning and land use management application is made. With that being said, a telecommunications tower will fit right in with the land uses that are allowed on the subject property, zoned as Special Residential 1.

A copy of the proposed Site Plan and associated tower plans are included in ANNEXURE K. This Site Plan illustrates the location of the proposed tower on Erf 2311, Queensburgh.

3.1 Technical Need

There are no fixed mobile sites within a 1km radius of the proposed site. The purpose of the proposed site is to further enhance voice and high speed and high bandwidth data services to the surrounding community. As can be seen by the mobile operator coverage maps the area to the north of the proposed site does not have the full service offering of EDGE, 3G and LTE. The proposed site will enable the mobile operators to fill in these coverage “holes” and provide these services. See operator coverage maps below,
Vodacom Service Coverage Map

MTN Service Coverage Map
4. TOWN PLANNING

As per the Planning Scheme of eThekwini, there are no specific town planning controls or parking requirements for Utilities Facility or telecommunications mast.

4.1 DEVELOPMENT PLANNING AND LAND USE MANAGEMENT APPLICATION

According to the Planning Scheme of eThekwini, the following is applicable for any property dealing with a telecommunications tower:

(i) The Municipality, in considering proposals for the location of Base Telecommunications Transmission Stations, shall be mindful of the need for the development of an effective and efficient communications system within the eThekwini Municipal area. In this regard, The Municipality shall give fair consideration to the requirements of the Service Providers to develop an effective and efficient communications system, and to the protection of the community in which such installations are to occur.

(ii) The installation of a Base Telecommunications Transmission Stations shall be undertaken in such a manner that their impact upon the environment is minimized. The Base
Telecommunications Transmission Station shall be as unobtrusive as possible through the choice of materials, color, depth of silhouette, height, and design which shall complement the aesthetics of the surrounding built and natural environment thereby minimizing the impact upon the environment.

(iii) In considering the appropriate location of a Base Telecommunications Transmission Station, the applicant should be conscious of sites of historic, cultural and architectural importance. Cognizance must also be taken of the impacts installations may have upon open spaces, coastal regions and prominent ridges.

Therefore, even though the subject property zoning is Special Residential 1, an application for Development planning and land use management application is required in order to construct the telecommunications tower.

5. IMPACT ANALYSIS

5.1 TRAFFIC

The subject property is situated on Jubilee Crescent and will obtain access through this said road. No traffic impact assessment was conducted for the purpose of the application for Development planning and land use management application. The reason for no TIA is that the application for Development planning and land use management application will not generate any additional traffic, nor will the construction of the telecommunications tower.

5.2 PARKING

According to the eThekwini Outer West Planning Scheme, 1.0 bay/main dwelling and 1.0 bay/ancillary unit, are required for a dwelling house in a residential land use. However, there are no set guidelines to how much parking is required by a telecommunications tower. The reason for this is that a telecommunications tower does not generate any traffic, nor will people be entering the site on a regular basis. The only activity which may take place on the subject property is maintenance by technicians from time to time.

5.3 VISUAL

There will be a visual impact by the mast. The subject property is located in the town of Queensbrugh in a medium residential area. The property is surrounded by medium to up market houses around the subject property. The mast will be camouflage as a tree. This type of mast is the most suitable as there are tall trees of varying species surrounding the area. The upbringing of the telecommunications tower will have a limited visual effect from the surrounding properties, but the increased voice and high speed services will have a much more positive impact for the surrounding area.
6. CONCLUSION

It is necessary to show that the proposed Development planning and land use management application will not disadvantage any other person or adjacent property and in this particular instance this is not only shown but has been proven. The proposed Development planning and land use management application will allow for the telecommunications tower to be constructed on a sensible location, taking slope, elevation and surrounding infrastructure into consideration.

The property is ideally located to serve as a location for a telecommunications tower, given its ideal location, little visual impact and no additional traffic will be generated as a result of the mast on the said property.

NEED (Timing of the proposed development)

a. Is the land use associated with the activity being applied for considered and agreed to by the relevant environmental authority?
   Yes, as per the amended NEMA regulations Listing Notice 3 Activity 3. The proposed site does not fall within any of the specified geographical areas and is therefore not a listed activity requiring environmental authorisation. (REFER TO ANNEXURE H).

b. Does the community/area need the activity and associated land use concerned, is it a social priority?
   Yes, it is a basic human right to have access to communication, and therefore a social priority. These all place heavy demands on existing communication resources. The existing communication infrastructure needs to be upgraded. In certain areas new communications infrastructure is required in order to meet the current and future demands for both voice and data communication requirements.

c. Will the proposal cater for additional capacity for future services and other operators?
   Yes, the proposal will cater for communication service offerings that may be available in the future. The proposal has been engineered to facilitate an additional telecommunications operator.

d. Is this project part of a national programme to address an issue of national concern or importance?
   Yes, it is a license requirement stipulated by the Independent Communications Authority of South Africa (ICASA) that ATC provide wireless communication services for the population of South Africa.
DESIRABILITY (Placing of the proposed development)

e. **Is the proposed development the best practicable option?**
   Yes, the chosen site location provides the most benefit with respect to the provision of communication services and least damage to the environment, at a cost acceptable to the surrounding communities, in the long term as well as in the short term.

f. **Would the approval compromise the integrity of the existing approved or future planned Municipal IDP and SDP and the integrity of the environmental management priorities for the area?**
   No, approval would complement and enhance the integrity of the existing and future IDP and SDP of the Municipality and due to the location and design, environmental priorities would not be affected or the effects would be minimal.

g. **Do location factors favour this land use within the chosen project area?**
   It will favour this land use, the proposed telecommunications mast will provide necessary communication and data services to the surrounding community and residents of the town.

h. **How will the development impact on sensitive natural and cultural areas?**
   There will be no impact on sensitive and cultural areas from a development aspect within the immediate area.

i. **How will the development impact on people’s health and well being?**
   There will be no noise or odours from the proposed development. Visually the proposed development will have minimal impact. The effect on health and wellbeing is negligible and the proposed equipment will operate well within safety guidelines established by, The World Health Organisation (WHO), International Commission on Non-Ionizing Radiation Protection (ICNIRP) and the Directorate of Radiation Control.

Mobile telephony has become an integral part of the South African way of life and fulfils an important role in every person’s daily routine. Mobile phones have become of utmost importance, due to the fact that communication is made much easier and more readily available. In order to provide mobile telephone communication, mobile telephone masts with antennae and associated base stations have to be provided and they have to be placed in specific localities.

Mobile 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 mobile telephones surpassed all expectations and subsequently the existing networks are insufficient to handle the capacity in certain areas.

The development of mobile telephone networks is of national interest because it promotes communications and places mobile telephone communication within reach of the entire population.

Atlas Towers have undertaken to ensure they are able to provide the service level requested by their subscribers and also the proposed installation is not visually obtrusive or environmentally harmful in any way.

In addition we submit the following positive factors and activities that Atlas Towers practice and conform to:
1. Practise appropriate environmental management system and policy in place, which is audited on a regular basis.


3. Has implemented a Risk Control Management Process based on the NOSA 5 Star System.


   Accordingly, the Local Authority is requested having studied the Motivation and Annexures to recommend to the Planning Committee that the Application for Development planning and land use management application (for the development of land that is situated outside the area of a land use scheme) to erect a telecommunications tower on the Subject Property be allowed.
ANNEXURE A
LAND OWNER CONSENT
LANDOWNER CONSENT

I, the undersigned, Lennie Naikoo Megundre Muthulugum Naikoo

Telephone number: 0824466646.28

In my personal capacity as the registered owner/duly authorized representative of the registered owner.

The property known as; FGF 2314 QUEENSLAND

ID Number: 02122051986W3 7001260144085

Title Deed Number: ________________

Situated at: __________________________

(Herein referred to as the ‘Property’)

Do hereby agree to lease a portion of the property, to ATLAS Towers(Pty) Ltd (herein referred to as ‘ATLAS’) for the construction by ATLAS of a telecommunications mast and associated infrastructure within a defined site area (herein referred to as the ‘TMA’) on the property on condition that:-

1. ATLAS or its duly authorized representative are granted permission to obtain all necessary plans and documentation and to make application to the relevant authorities on my behalf for the purpose of the construction of a TMA.

2. ATLAS and I will in due course enter into a formal lease agreement on terms and conditions as agreed upon.

Signed at __________ on this 31 day of August 2015.

[Signature]

Registered Owner/Duly Authorized Representative
ANNEXURE B
LETTER OF AUTHORITY TO ACT AS AN AGENT
To Whom it May Concern

4 October 2017

LETTER OF DELEGATED AUTHORITY

This serves to confirm that KK2017G26630 (Pty) Ltd T/A CCP Solutions represented by Gary Johnston has been appointed by Atlas Tower (Pty) Ltd to undertake approvals with the relevant authorities for environmental, town planning and building plan applications for the erection of various telecommunications towers.

KK2017G26630 (Pty) Ltd T/A CCP Solutions and their employees and authorized agents are hereby delegated to submit, process, facilitate and uplift development applications on our behalf.

Should you have any queries please contact the writer.

Yours Faithfully,

[Signature]

Marshall Lambert
Snr Site Acquisition Manager – Coastal Region
Atlas Tower
Office 301C, Cowry Park
167 Freedom Sakhumzi Road
Eiserwood, Durban
Tel: 0313079277

Atlas Tower (Pty) Ltd registration number: 2014/07/055657

*American
ANNEXURE C
LOCALITY MAP SHOWING SURROUNDING LAND USES AS PER THE SCHEME MAP
ANNEXURE D
CERTIFIED COPY OF TITLE DEED
<table>
<thead>
<tr>
<th>Examiners</th>
<th>Room</th>
<th>Pass</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Zane</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>M. DE BEER</td>
<td>2054</td>
</tr>
<tr>
<td>3</td>
<td>C. CLYER</td>
<td>2007 - 03</td>
</tr>
</tbody>
</table>

Reference No: 043398 / 07

Registration requested by: ___________________________ Date: ___________________
### A. FOR CONVEYANCER'S USE:

<table>
<thead>
<tr>
<th>Code</th>
<th>Firm</th>
<th>Property</th>
<th>Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(b) Client copies of deeds filed or destroyed in Deeds Registry

<table>
<thead>
<tr>
<th>Nature and number of deed</th>
<th>Code</th>
<th>Initials of examiners and date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>JWE.</td>
</tr>
</tbody>
</table>

(c) Notes

### B. FOR DEEDS OFFICE USE:

<table>
<thead>
<tr>
<th>Interests checked by</th>
<th>Remarks</th>
<th>Initials and date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
<th>Remarks</th>
<th>Initials and date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Main File Checked</th>
<th>Remarks</th>
<th>Initials and date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sections 25 right</th>
<th>Remarks</th>
<th>Initials and date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Restrictive Conditions</th>
<th>Remarks</th>
<th>Initials and date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
<th>Remarks</th>
<th>Initials and date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GPA checked</th>
<th>Remarks</th>
<th>Initials and date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
<th>Remarks</th>
<th>Initials and date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Office instructions:</th>
<th>Remarks</th>
<th>Initials and date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Section:
DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

THAT

ADRIAN WALTER STOWELL

appeared before me, REGISTRAR OF DEEDS at PIETERMARITZBURG the said Appearer

being duly authorised therefor by a Power of Attorney signed at DURBAN on

26 JULY 2007 and granted by

LOGBRO PROPERTIES CC

Registration No. 1990/32204/23

DESH-NEE REDDY ATTORNEYS
ATTORNEYS
MORNINGSIDE

ATLAS TOWERS
AND the App earer declared that the said Principal had truly and legally sold the
undermentioned property on 14 July 2007 and that, the said App earer in his/her capacity
aforesaid, did by these presents, cede and transfer, to and on behalf of

RENNIE NAIDOO
Identity Number 621220 5198 08 3

and

MOGENDARIE MUTHULINGUM NAIDOO
Identity Number 700126 0144 08 5
Married in community of property to each other

their heirs, executors, administrators or assigns in full and free property

ERF 2311, QUEENSBURGH
REGISTRATION DIVISION FT, PROVINCE OF KWAZULU-NATAL

In Exten t 3487 (THREE THOUSAND FOUR HUNDRED AND SIXTY SEVEN)
square metres;

First transferred by Deed of Transfer T99/1918, with Diagram S.G.O SUB YCL 288
fol 38 relating thereto and held by Deed of Transfer T28152/06

THIS PROPERTY IS TRANSFERRED:

A. Subject to the conditions of the original Government Grant No. 820/1947, in so far
as applicable.

B. Subject to the servitude in perpetuity of Road 6,10 metres and Right of Way 1,83
metres wide, and Private Right of Way 0,91 metres wide, as shown in the Diagram,
as created in Deed of Transfer No. 5116/1919, in favour of the owners and
occupiers of subdivisions of Lot "Bowdon" of the Farm in Rooseveltite No 820.

C. Subject to Notarial Deed of Servitude No. 54/1927 relating to perpetual Right of
Way for pipe line purposes, in favour of the Mayor, Councillors and Burgesses of
the Borough of Durban.

D. With the benefit to the Transferees, his successors in ownership, of the use in
perpetuity of all the Roads and Rights of way laid off on said Lot "Bowdon" in
common with the other owners and occupiers of subdivisions thereof, as created in
said Deed of Transfer No. 5116/1919.
E. Subject to a Road Servitude lettered KAEGHJ on the Diagram of Sub 1489, attached to Deed of Transfer No 109677/1957, imposed by the Administrator in terms of Ordinance No 27/1949, as amended, and created by endorsement dated 20th December 1957, appearing on said Deed of Transfer No. 8252/1950.

F. Subject to the following special conditions, imposed by the Administrator in terms of Ordinance No 27/1947, as amended, and created by endorsement dated 20th December 1957, appearing on said Deed of Transfer No. 8252/1950, namely:

1. Except with the Consent of the Administrator, the land shall not be used for other than residential purposes.

2. No row of tenement houses, boarding house, hotel or block of residential flats and not more than one dwelling house, together with such outbuildings as are ordinarily used in conjunction therewith, shall be erected on the land without the consent of the Administrator. Upon registration of title of any subsequent subdivision of the said land, which shall have been approved by the Administrator, this condition shall lapse in respect of such subdivision and thereafter shall apply to the remainder only.

3. The local authority shall, without compensation, have the right to erect, lay and maintain electric wires and/or water supply piping over or under the land along any boundary thereof other than a road frontage and within a distance of 1.83 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension.
   The rights conferred by this condition shall be exercisable by any local authority or other body or person legally authorized to supply electric current or water for the benefit of the inhabitants of the township.

   If the owner of the land be aggrieved by the unreasonable exercise of these rights he shall have the right of appeal to the Administrator, whose decision shall be final.

4. The local authority shall, without compensation, have the right to construct and maintain sewers and drains over or under the land along any boundary thereof other than a road frontage, and within a distance of 1.83 metres from such boundary and shall have reasonable access thereto for the purpose of maintenance, removal or extension, and the owner of the land shall, without compensation, be obliged to allow the sewerage and drainage of any other land or street to be conveyed along such sewers and drains, provided that if the owner of the land be aggrieved by the unreasonable exercise of these rights, he shall have the right of appeal to the Administrator, whose decision shall be final.

5. The owner of the land shall, without compensation, be obliged to permit such deposit of material or excavation on the land as may, in connection with the formation of any street in the township and owing to differences in level between the land and the street be deemed necessary, by the Local Authority in order to provide a safe and proper slope to the cut and fill commencing from the boundary of the land unless he shall elect at his own cost to build a retaining wall.
WHEREFORE the Appearer, renouncing all the right and title which he said:

LOGBRO PROPERTIES CC

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

RENNIE NAIDOO

and

MOGENDARIE MUTHULINGUM NAIDOO

their heirs, executors, administrators or assigns, now and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of R1,170,000.00 (ONE MILLION ONE HUNDRED AND SEVENTY THOUSAND RAND)

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

THUS DONE AND EXECUTED at the office of the REGISTRAR OF DEEDS at PIETERMARITZBURG on 2007-02-13

In my presence.

REGISTRAR OF DEEDS
POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned,

LOGAN LOGANATHAN REDDY
duly authorised hereto by virtue of a Resolution of:

LOGBRO PROPERTIES CC
Registration No. 1990/22204/23

("the Transferee") hereby nominate, constitute and appoint:

ADRIAN WALTER STOWELL
Bed & Breakfast DAIRY ALARMA

RENNIE NAI DOO
Identity Number 821220 5198 08 3

and

MOGEN DARIE MUTHULINGUM NAI DOO
Identity Number 700126 0144 08 5
Married in community of property to each other

for the sum of R1,170,000.00 (ONE MILLION ONE HUNDRED AND SEVENTY THOUSAND RAND):

ERF 2311, QUEENSBURGH
REGISTRATION DIVISION FT. PROVINCE OF KWAZULU-NATAL

In Extent 3467 (THREE THOUSAND FOUR HUNDRED AND SIXTY SEVEN) square metres;

HELD BY Deed of Transfer T28162/06
and further cede and transfer the said property in full and free property to the said Purchasers; to renounce all the right, title and interest which the Transferor heretofore had in and to the said property, to promise to free and warrant the said property and also to clear the same from all encumbrances and hypothecations according to law, to draw, sign and pass the necessary acts and deeds, or other instruments and documents; and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Attorney's and Agents shall lawfully do or cause to be done in the premises by virtue of these presents.

SIGNED at DURBAN on 28 JULY 2007

AS WITNESSES:

1. 

2. K. Reddy

LOGAN LOGANATHAN REDDY
**Transfer Duty Value-Added Tax**

**Receipt or exemption certificate**

**Part 2**

**Transfer Duty Act, 1949 and Value-Added Tax Act, 1991**

---

**Details of seller/transferor**

| Full name of seller/transferor: Logero Properties CC | Identity/Trust/CC/ Company number: 1993/2204/23 | VAT number: 4800/23256 |

---

**Details of purchaser/transferee**

| Full name of purchaser/transferee: Rennie Ndco | Identity/Trust/CC/ Company number: 6212201116983 | VAT number: 34420161/20/0 |

---

| Full name of purchaser/transferee: Mogendani Nuthungum Ndco | Identity/Trust/CC/ Company number: 700120144095 | VAT number: 34420161/20/2 |

---

**Details of sale transaction**

| Date of transaction: 14 July 2007 | Bought by: Public auction |

---

**Consideration:** R 1,170,000.00

**Description of property:** ERF 2911, Queensburgh, Registration Division Ft., Province of Kwazulu Natal. In Extent 357B (Three thousand four hundred and sixty-seven square metres).

**Physical address:** 10 Jubilee Crescent Queensburgh

**Property Information:**

- Improved: 
- Unimproved: 
- Nature of property: Small holding, Farm
- Other, specify: 

**Calculation of VAT payable**

<table>
<thead>
<tr>
<th>VAT rate</th>
<th>Standard</th>
<th>Zero</th>
</tr>
</thead>
</table>

1. Payment of the VAT is tendered herewith.
2. The output tax will be declared in the VAT10 return for the period 05/10/2007.

3. The supply is that of a going concern, when qualify for the zero rate.

---

**Declaration by Convenor/Attorney**

<table>
<thead>
<tr>
<th>Full name: Dinesh Reddy / Dinesh Reddy Attorneys</th>
<th>Signature:</th>
</tr>
</thead>
</table>

**Date:** 30-07-2007

---

**Lodged by:**

Atwell & Co

**For:** Dinesh Reddy

---

**Receipt/Exemption**

**TAXPAYER SERVICE CENTRE**

**SARS**

**2007 - 09 - 2**

**Pieternartburg**

**Transfer Duty Exempt in terms of Section 9 (1B) (c) of Act 46 of 1996**

**TAXPAYER SERVICE CENTRE**

**Pieternartburg**

---

**LEGALPERFECT Version 10.06**

**TDA_ALLDOC - 1941-12-07**
THEKWINI MUNICIPALITY - RATES CERTIFICATE

RCA No: 128822
RCC No: 81319
Rate No: 42-2011/139
Date of issue: 29/07/2022
Certificate valid to: 20/06/2023

This is to certify that all amounts due in connection with the property described hereinfor municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the period 22 August 2006 to 22 August 2027 have been fully paid. The following rates remain charged upon the property by virtue of section 118(3) of the Local Government Municipal Systems Act, 2000 (Act 32 of 2000):

<table>
<thead>
<tr>
<th>Description</th>
<th>ERF 2311 QUEENSBURGH, REG DIV FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner</td>
<td>LOGICORE PROPERTIES CC</td>
</tr>
<tr>
<td>Purchaser</td>
<td>Raina Naidoo, Magonozi Mthethwa Naidoo</td>
</tr>
<tr>
<td>Extent</td>
<td>3.467 Square Meters</td>
</tr>
<tr>
<td>Valuation</td>
<td>Land 40,000</td>
</tr>
<tr>
<td></td>
<td>Building 192,900</td>
</tr>
<tr>
<td>Sub Code</td>
<td>Erf Portion Ram Land Value Build Value</td>
</tr>
<tr>
<td>Conveyance</td>
<td>DEBASHREE REDDY</td>
</tr>
<tr>
<td>RCC Delivery Method</td>
<td>OTHER</td>
</tr>
</tbody>
</table>

Deputy City Manager: Treasury

Printed on: 5/03/2007 12:55:26 PM
PROVINCE: KwaZulu Natal
PREVIOUS DESCRIPTION: T99/938
EXTENT: 3467 SQM
CLEARANCE: ETHESVINT

DOCUMENTS

<table>
<thead>
<tr>
<th>HOLDER</th>
<th>AMOUNT</th>
<th>Q/P/A</th>
<th>MICROFILM REF</th>
<th>MMDD</th>
</tr>
</thead>
<tbody>
<tr>
<td>QUEENSBURGH, 2311</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Carer Details

<table>
<thead>
<tr>
<th>FULL NAME &amp; SHARE</th>
<th>PURCHASE DATE</th>
<th>AMOUNT/REASON</th>
<th>Q/P/A</th>
<th>TITLE DEED</th>
<th>MMDD</th>
<th>MICROFILM REF</th>
</tr>
</thead>
<tbody>
<tr>
<td>L22GRO PROPERTIES CC</td>
<td>2005/02/26</td>
<td>295,000.00</td>
<td>990/02/20/423</td>
<td>128/02/2006</td>
<td>09/23</td>
<td>2096 07/05 09/23</td>
</tr>
</tbody>
</table>

* Q/P/A - O = MULTIPLE OWNER  P = MULTIPLE PROPERTY  A = MULTIPLE OWNER AND PROPERTY

** Please Note: The information appearing on this printout is furnished for purposes of information only. For more detailed information, please refer to the registered source documents.

* * * END OF REPORT * * *
DEEDS REGISTRATION SYSTEM - PIETE EMARITZBORG

Prepared by: PHOEOY - T. Peol, Emb office

DATE: 20070824 TIME: 11:36:52.0 PAGE: 1

TRACK NUMBER: 400316938290

BLACK-BLOCKING ENQUIRY ON NAME: LOGIRO PROPERTIES BK
ID NUMBER: 199005220423
BIRTH DATE: X
MARITAL STATUS: 
MAIDEN NAME: 
TYPE OF PERSON: CLOSE CORPORATION

PERSON NAME AND ID

CONTRACTS/INTERESTS

NOTED ON MICROFILM REF

LOGIRO PROPERTIES BK
199003220423
1-3585/2006 core
LOGIRO PROPERTIES CC
199003220423
SC292/2004 - Lapsed

** Please Note: The information appearing on this printout is furnished for purposes of information only. For more detailed information, please refer to the registered source documents. **

** ** END OF REPORT ** **
** Please Note : The information appearing on this printout is furnished for purposes of information only. For more detailed information, please refer to the registered source documents. ** ** END OF REPORT ** **

<table>
<thead>
<tr>
<th>PERSON NAME AND ID</th>
<th>CONTRACTS/INTERESTS</th>
<th>NOTICE ON MICROFILM REF</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOGRO PROPERTIES CC</td>
<td>10903226423</td>
<td>1-3585/2000C</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| TRACK NUMBER : 40001695249 |

| BLACK-BOOKING ENQUIRY ON NAME - LOGRO PROPERTIES CC |
| ID NUMBER - 10903226423 |
| BIRTH DATE - 0 |
| MARITAL STATUS - |
| MAIDEN NAME - |
| TYPE OF PERSON - CLOSE CORPORATION |

** Procedural matters **

** Procedural matters **

** Procedural matters **

** Procedural matters **

** Procedural matters **
ANNEXURE F

LETTER FROM THE DEPARTMENT OF HEALTH
To whom it may concern

HEALTH EFFECTS OF CELLULAR BASE STATIONS

The Directorate: Radiation Control is the section within the National Department of Health that is responsible, from the viewpoint of human health, for regulating electronic products producing non-ionising electromagnetic fields (EMF), i.e. EMF operating at any frequency less than 300 GHz. In carrying out this responsibility, the Directorate has been utilising the World Health Organization’s (WHO) International EMF Project (www.who.int/emf) as its primary source of information and guidance with respect to the health effects of EMF. The International EMF Project was established by the WHO in 1996 to (i) assess the scientific evidence for possible adverse health effects of non-ionising electromagnetic fields on an ongoing basis, (ii) initiate and coordinate new research in this regard, and (iii) compile health risk assessments for different parts of the electromagnetic spectrum. The Department of Health has been a member of the International Advisory Committee of the International EMF Project since 1996.

In June 2005 the EMF Project hosted a workshop that was specifically aimed at considering the possible health consequences of the emissions from cellular base stations and wireless networks. The findings of this workshop were published by the WHO as both a full report and a 2-page Fact Sheet (www.who.int/mediacentre/factsheets/fs193/en/index.html). The following extract from this Fact Sheet provides a clear-cut summary of the findings to date, i.e. “Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects.”

The WHO endorses the set of exposure guidelines published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP), and consequently, the
Department of Health also endorses these ICNIRP guidelines. The ICNIRP states categorically that exposure to any EMF at a level below that of the applicable ICNIRP exposure guideline will protect people against the known adverse health effects of EMF.

Measurement surveys conducted in South Africa and around the world have shown that the actual levels of public exposure, as a result of base station emissions, invariably are only a fraction of the ICNIRP guidelines, even in instances where members of the public have been really concerned about their exposure to these emissions. At present there is no confirmed scientific evidence that points to any health hazard associated with the very low levels of exposure that the general public would typically experience in the vicinity of a cellular base station. The Department is therefore satisfied that the health of the general public is not being compromised by their exposure to the microwave emissions of cellular base stations. This also means that local and other authorities, in considering the environmental impact of any particular base station, do not need to and should not attempt, from a public health point of view, to set any restrictions with respect to parameters such as height of the mast, distance to the mast, and duration of exposure. In all of this, it is implicitly assumed that the normal engineering and security measures, which are routinely implemented by cellular network providers at base stations, will effectively prevent reasonable members of the public from gaining close access to the actual antennas situated on any mast structure.

Although the Department of Health currently neither prescribes nor enforces any compulsory exposure limits for electromagnetic fields, the Department does advise all concerned (whether they be a government department, the industry or the public) that voluntary compliance with the afore-mentioned ICNIRP exposure guidelines is the recommended and science-based way to deal with any situation involving human exposure to non-ionising electromagnetic fields.

Yours sincerely,

[Signature]

LL du Toit
DEPUTY DIRECTOR: RADIATION CONTROL
ANNEXURE G
KZN DEPARTMENT OF ECONOMIC DEVELOPMENT, TOURISM & ENVIRONMENTAL AFFAIRS LETTER
CCP Solutions
4 Ranleigh Crescent
Durban North
4051

Attention: Gary Johnston

Dear Sir,


1. Your query dated 30 January 2018 regarding the need for environmental authorization in terms of section 24(2) of the National Environmental Management Act 107 of 1998 for the construction of telecommunication masts at 9 sites in KwaZulu-Natal refers.

2. According to the Listing Notice 3 Maps (Version 2, January 2011) of this Department and after confirmation on Google Earth, the development of a telecommunication mast on the following site triggers an activity in Listing Notice 3 (EIA Regulations 2014) and therefore requires environmental authorization.

<table>
<thead>
<tr>
<th>No</th>
<th>Site Name</th>
<th>Property Description</th>
<th>GPS Co-ordinates</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>ATKZN 520 SOUTHBROOM</td>
<td>ERF 607, SOUTHBROOM EXT 3</td>
<td>30.612094°S 30.318554°E</td>
</tr>
</tbody>
</table>

3. According to the Listing Notice 3 Maps (Version 2, January 2011) of this Department and after confirmation on Google Earth, the development of telecommunication masts on the following sites do not trigger an activity in Listing Notice 3 (EIA Regulations 2014) and therefore do not require environmental authorization.

<table>
<thead>
<tr>
<th>No</th>
<th>Site Name</th>
<th>Property Description</th>
<th>GPS Co-ordinates</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>ATKZN 466 MNYAMANDE SS</td>
<td>PORTION 15 OF THE FARM GAVIN NO.15054</td>
<td>-27.82585°S 30.116293°E</td>
</tr>
<tr>
<td>2</td>
<td>ATKZN 443 MMI SEA PARK</td>
<td>ERF 338, SEA PARK</td>
<td>-30.56837°S 30.483899°E</td>
</tr>
<tr>
<td>3</td>
<td>ATKZN 526 ANERLEY</td>
<td>ERF 131, ANERLEY</td>
<td>30.673247°S 30.604340°E</td>
</tr>
<tr>
<td>4</td>
<td>ATKZN 482 EKUNQOBENI PS</td>
<td>PORTION 16 OF THE FARM HOHOZA NO.10514</td>
<td>-29.11400°S 31.103593°E</td>
</tr>
<tr>
<td>5</td>
<td>ATKZN 569 RICHTMOND SUGAR</td>
<td>REM PORTION 70 OF FARM NO 1412 OF THE FARM BEAULIEU ESTATE</td>
<td>29.801154°S 30.208802°E</td>
</tr>
<tr>
<td>6</td>
<td>ATKZN 573 ASSAGAY</td>
<td>ERF 315, ASSAGAY</td>
<td>29.79917°S 30.7288167°E</td>
</tr>
<tr>
<td>7</td>
<td>ATKZN 576 QUEENSBURGH NORTH</td>
<td>ERF 2311, QUEENSBURGH</td>
<td>29.872787°S 30.906088°E</td>
</tr>
<tr>
<td>8</td>
<td>ATKZN 821 RAMSGATE SOUTH</td>
<td>ERF 1370, RAMSGATE</td>
<td>30.903894°S 30.331396°E</td>
</tr>
</tbody>
</table>
4. Please note that the abovementioned evaluation is only to determine if activities under Listing Notice 3 are triggered. Where no activities in Listing Notice 3 are triggered, it is essential that Atlas Towers (Pty) Ltd provide a detailed project description to the Assistant Manager, Impact Management at the relevant district office to determine if any activity under Listing Notice 1 will be triggered.

5. Please note the following for sites within the eThekwini Municipality:

D’Moss areas within the eThekwini Municipality are not formally protected areas identified in terms of the National Environmental Management Protected Areas Act, Act No. 57 of 2003. Therefore D’Moss areas are not included in the Department’s Listing Notice 3 data base.

The applicant for the development of a cell mast and associated base station, in addition to lodging the query with this Department, will also have to contact the Environmental Planning & Climate Protection Department of the eThekwini Municipality to obtain the necessary approval for the proposed development within a D’Moss area.

The contact details for the Environmental Planning & Climate Protection Department of the eThekwini Municipality are as follows:

Greg Mullins
Environmentalist: Biodiversity Impact Assessment
Environmental Planning & Climate Protection Department
Development Planning, Environment and Management Unit
eThekwini Municipality

166 KE Masoga Road, Durban, 4001
PO Box 680, Durban, 4000

Tel: 031 – 332 4560
Fax: 031 – 311 7134

Greg.Mullins@durban.gov.za

Yours faithfully

[Signature]

For Head of Department:
Department of Economic Development, Tourism & Environmental Affairs

---

Attainment Of A Radically Transformed, Inclusive And Sustainable Economic Growth For KwaZulu-Natal
ANNEXURE H
CIVIL AVIATION AUTHORITY
OBSTACLE APPROVAL

APPLICANT

Applicant Name: Koosman
Contact Person: Willem Horn
Cell Nr: 0845455195
Tel Nr: 0310714046
Email: willem@koosmanco.za
VAT Nr: 48202256117
Address: Unit 12, Dece Park, Cnr New Marcellus
City: North Riding, Johannesburg
Province: Gauteng
Postal Code: 2186

OWNER

Owner Name: Atlas
Contact Person: Helmuth Strumohr
Cell Nr: 0847755622
Tel Nr: 0847755622
Email: helmuth.strumohr@atlas-avionics.com

C A A 0 b s t a c l e  I D  C A A  2 0 1 8  2  1 3 5

Application Date: 2018/02/06
Received Date: 2018/02/07
Application Type: ☑ New ☐ Shared ☐ Replacement
Attachments: ☑ G/S/Google File ☑ Survey Report

 DETAILS OF PROPOSED STRUCTURE

Type of Structure: Pole (Taa)
Site Name: Queensburgh North
Site ID: ATKENS1B

LAT (Degrees): 29° 55' 0" LON (Degrees): 21° 55' 15"
LAT (Minutes): 55' 0" LON (Minutes): 55' 15"
LAT (Seconds): 0" LON (Seconds): 0"
Datum: WGS 84

Site Elevation (m): 229
Site Structure Height (m): 5
Superstructure Height (m): 35
Structure Elevation (m): 258
Notes: Google Earth

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

FOR THE SACAA

W. KLEYNHANS

Date: 2018-02-07

APPROVED
ANNEXURE I
RADIO/COVERAGE PLANS
AFTER BEST SERVER ATKZN676 QUEENSBURGH NORTH COVERAGE
BEFORE BEST SERVER ATKZN676 QUEENSBURGH NORTH COVERAGE
The proposed site at QUEENSBURGH NORTH is required for the following reason,

1. To provide coverage for both voice and data requirements for the underserviced areas of QUEENSBURGH NORTH.
2. To alleviate any interferences from surrounding sites.
ANNEXURE J - LOCALITY MAP

Figure 1: Proposed site location overlaid on GPS Street Map at 500m detail
Figure 2: Proposed site location overlaid on Google Earth Orthophoto
Figure 3: Candidate locations overlaid on spatial data (Listing Notice 3 Maps; Version 2, January 2011) which shows the geographical trigger areas as defined in Activity 3, Listing Notice 3 (GNR 985 of 4 December 2014).
ANNEXURE K
SITE DRAWINGS