

NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Sir/ Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2015, refers:

Application Property Address: 2 Hector Street, Idasvallei

Application Property Number: Erf 4028, Stellenbosch

Applicant: H. Taljaard/ SBA South Africa / 021 870 1368

Owner: Bruckner De Villiers Primere Skool

Application Reference: LU/ (TP174/2022 or LU/14822)

Application Type: Application for Consent use and Departure on Erf 4028 Stellenbosch.

Detailed description of land use or development proposal, including its intent and purpose:

1. Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law for a **Consent Use** in order to construct a 21m freestanding base telecommunication mast with associated equipment such as: - 3 x containers for different mobile operators - 2.4m high clear vu fence - 3m double swing gate.
2. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law for a **departure** in order to relax the street building line (Hector Street) from 5m to 0m in order to accommodate the proposed freestanding base telecommunication mast and associated equipment.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
 - Indicate the facts and circumstances that explain the comments;

- Where relevant demonstrate the undesirable effect that the application will have if approved;
- Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
- Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: (H. Taljaard / htaljaard@sbsite.com). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **2 March 2023**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (021 870 1368) during normal office hours (8:00am -5:00pm).

Yours faithfully

H. Taljaard
SBA South Africa

KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GETRESEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR.

Meneer/ Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2015, verwys:

Adres van aansoek eiendom: 2 Hector Street, Idasvallei

Aansoek eiendom beskrywing: Erf 4028, Stellenbosch

Aansoeker: H. Taljaard/ SBA South Africa / 021 870 1368.

Eienaar: Bruckner De Villiers Primary School

Aansoek Verwysing: LU/ (TP174/2022 or LU/14822)

Tipe Aansoek: Aansoek vir vergunningsgebruik en afwyking op Erf 4028 Stellenbosch.

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

1. Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Grondgebruikbeplanningsverordening vir vergunningsgebruik vir die oprigting van 'n 21m vrystaande telekommunikasie basis stasie te bou met gepaardgaande toerusting: - 3 x kabinet vir verskillende selfoonoperateurs - 2,4m hoë heining - 3m dubbel hek.
2. Aansoek word gedoen ingevolge Artikel 15(2)(b) van die Stellenbosch Munisipaliteit se Grondgebruikbeplanningsverordening vir 'n afwyking van die straatboulyn (Hector straat) van 5m tot 0m te verslap ten einde die voorgestelde vrystaande telekommunikasie basis stasie en gepaardgaande toerusting te akkommodeer.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gediën word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;

- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsite van die volgende aspekte:
 - Die feite en omstandighede aantoon wat die die kommentaar toelig;
 - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
 - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
 - Dat die insette voldoende inligting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: (H. Taljaard/ htaljaard@sbsite.com). Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **2 March 2023**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermeldde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermeldde elektroniese pos adres of telefonies by (021 870 1368) gedurende normale kantoor ure (8:00am- 5:00pm).

Die uwe

H. Taljaard
SBA South Africa



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**APPLICATION FOR CONSENT USE & DEPARTURE
ON ERF 4028 STELLENBOSCH TO ALLOW A FREESTANDING TELECOMMUNICATION
BASE STATION.**



BRUCKNER PRIMARY SCHOOL_ IDASVALLEI

DATE: NOVEMBER 2022

PREPARED AND SUBMITTED BY:

Heloise Taljaard

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DEFINITIONS & ABBREVIATIONS:

Please Note: For the purpose of this application and its associated descriptions, motivation and unless it appears otherwise in the text, the terms used herein are as follows:

ACT:	Stellenbosch Municipality Land Use Planning By-Law 2015
SCHEME REGULATIONS:	(PN 1048/1988) promulgated in terms of Section 8 of the Land use planning Ordinance
OWNER:	Bruckner Primary School
PROPERTY:	Erf 4028 Stellenbosch
APPLICATION:	Application for Consent use & Departure
APPLICANT:	SBA South Africa
RESTRICTIVE CONDITION	Means any condition registered against the title deed of land, restricting the use, development or subdivision of land, excluding servitudes creating real or personal rights.

TABLE 1: Definitions

SPLUMA:	Spatial Planning and Land use Management Act, 2013
RBTS:	Rooftop base telecommunication station
FSBTS:	Freestanding base telecommunication station
TI	Telecommunication Infrastructure
TOA	Top of Antenna

TABLE 2: Abbreviations

1. INTRODUCTION

1.1 Application Details

SBA South Africa hereby officially applies in terms of Section 15 of the Stellenbosch Municipal Land Use Planning by- Law 2015, to allow the following on Erf 4028 Stellenbosch:

- ❖ **Consent use application** in terms of Section 15 (2) (o) of the Stellenbosch Municipal Land Use Planning By – Law 2015, in order to allow the operation of a 21m Freestanding base telecommunication station which is a consent use as per the zoning scheme regulation (PN 1048/1988) promulgated in terms of section 8 of the Land use planning Ord. (No. 15 of 1985).
- ❖ **Departure application** in terms of Section 15 (2) (b) of the Stellenbosch Municipal Land Use Planning By – Law 2015, in order to allow the operation of a 21m Freestanding base telecommunication station which is a consent use as per the zoning scheme regulation (PN 1048/1988) promulgated in terms of section 8 of the Land use planning Ord. (No. 15 of 1985):
 - Southern common building line departure from 5m to 0m. *(please take note a departure is necessary hence the school is looking to develop in the future.)*

This report serves as motivation for the above-mentioned application. The official application form is attached as Erf 4028 Stellenbosch, Application form with supporting documents also attached.

1.2 Property Description, Size and Ownership

The property relating to this application is identified as Erf 4028 Stellenbosch with an extent of 1,7131 Hectare.

A copy of the Title Deed for Erf 4028 Stellenbosch, containing the details outlined below Title Deed T.3396/66 is attached.

PROPERTY DESCRIPTION	Erf 4028 Stellenbosch
REGISTERED OWNER	Bruckner Primary School (Provincial Government of the Western Cape)
APPLICANT	SBA South Africa
PROPERTY SIZE	1,7131 Hectare
SITE EXTENT	48m ²
ZONING	Educational Zone
CURRENT LAND USE	Place of instruction
TITLE DEED NO.	T.3396/66
TITLE DEED RESTRICTIONS	None
SERVITUDE	None- The proposed developments does not encroach or have an impact on any Registered servitude.
PROPOSED DEVELOPMENT/ LAND USE	Proposed 21m Freestanding base telecommunication station, the proposed land use won't alter the existing use of the property.

TABLE 3- Details of the Development Area

1.3 Background Information

The telecommunication industry in South Africa is one of the fastest developing in the world. Business Monitor International's (BMI) Market Analysis of the SA Telecoms market at the end of Quarter 2, 2014, found the following:

- ❖ Market penetration of mobile subscribers have reached 139% and is still growing;
- ❖ Mobile Network Operators (MNOs) such as Vodacom, MTN and Cell-C, are seeing a surge in data traffic putting strains on their existing network infrastructure;
- ❖ More sites will be required by MNO's as they try to keep up with data demand

As the demand for data increases, the MNOs need to erect more Freestanding Base Telecommunication Stations to try to keep up with the demand. The high surge in data traffic is already a strain on the existing network infrastructure. To put this into perspective, there are currently estimated 24,000 Freestanding Base Telecommunication stations in South Africa, and it is anticipated that this number will increase to 74,000 by 2021.

SBA South Africa is a telecommunications infrastructure provider company that identifies areas where there is a current or anticipated future need for increased network coverage and construct cellular towers (with permission from the land owners and relevant authorities) on centrally located sites within these areas.

1.4 Pre-submission consultation

Due to the straight- forward nature of the application, please note, that a formal pre- consultation meeting for this application was not deemed necessary.

2. CONTEXTUAL INFORMANTS

The following section includes information relating to the locality, current land use, zoning and the surrounding area.

2.1 Locality

The subject property is situated within Idasvallei identified as Erf 4028 Stellenbosch; the property is located on Hector Street. *(Please refer to Figure 1 for an illustration of the site locality.)*



FIG 1: Site Locality

2.2 Surrounding Area

The subject property is currently zoned Educational Zone and utilized as a place of instruction. The surrounding area is mostly residential in character including open spaces and vacant properties. (Please refer to figure 2 for the surrounding area and land use)

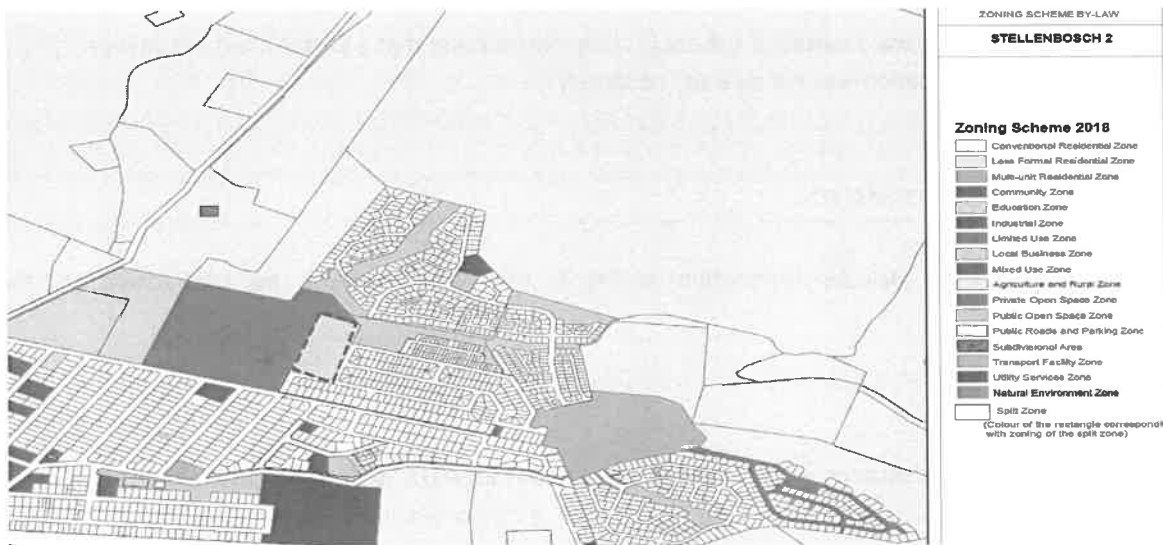


FIG 2 - Surrounding Land Uses

2.3 Current Land use

The subject property contains existing educational buildings located on the property used for place of instruction. The property has an extent of 1,7131 Hectare and is situated in the Idasvalley area, forming part of the greater Stellenbosch municipal area. The property is located on Hector Street and is currently owned by Bruckner Primary School (Provincial Government of the Western Cape)

Permitted Land uses as per (Zoning Scheme Regulations (PN 1048/ 1988) promulgated in terms of Section 8 of the Land use Planning Ordinance) which allows for the following:

PRIMARY USE:	CONSENT USE:
<ul style="list-style-type: none"> • Day care centre • Extramural facility • Hostel • Indoor sport • Occasional use (one event/year) • Outdoor sport • Place of education • Public institution • Tertiary educational institution • Private road 	<ul style="list-style-type: none"> • Clinic • Freestanding base telecommunication station • Occasional Use (>one event/year) • Place of assembly • Renewable energy structure • Rooftop base telecommunication station • Welfare institution

2.4 Current Zoning

PROPERTY DESCRIPTION	STREET ADDRESS	CURRENT LAND USE	CURRENT ZONING
Erf 4028 Stellenbosch	Hector Street	Educational Purposes	Institutional I Zone

Education Zone as per the zoning scheme regulation (PN 1048/1988) promulgated in terms of section 8 of the Land use planning Ord. (No. 15 of 1985). Which allows for the following development parameters:

DEVELOPMENT PARAMETERS	Stellenbosch Zoning Scheme Bylaw (2019)	PROPOSED DEVELOPMENT ON ERF 4028 STELLENBOSCH
Building Lines (Street and Common)	5m	DEPARTURE: 5m to 0m
Coverage	N/A	N/A

3. DEVELOPMENT PROPOSAL

3.1 Development Concept

The proposed development is for the erection of a freestanding base telecommunication station in the South-eastern corner of Erf 4028 Stellenbosch, which is a *consent use* on this property.

The application involves the following proposed development parameters:

- ❖ The erection of a 21m camouflaged tree mast situated in the South Easter portion of the property;
- ❖ 3 proposed containers for the different mobile operators;
- ❖ The equipment containers measure 2m x 1m;
- ❖ The mast and equipment containers will be placed inside an 6m x 8m compound enclosed by a 2.4m high clear vu fence;
- ❖ 3m double leaf swing gate;

The 21m Camouflaged tree mast will consist of:

- ❖ 21m high galvanised monopole structure, stretching upwards from the foundation.
- ❖ 10m section consisting of a galvanised steel platform which can accommodate 4 different operator antennae and microwave dishes, different placement directions are available.
- ❖ On top of the mast there will be navigation lights and lightning spikes.

(Please refer to Erf 4028 Stellenbosch, Plans for the proposed site layout and the elevation drawings.)

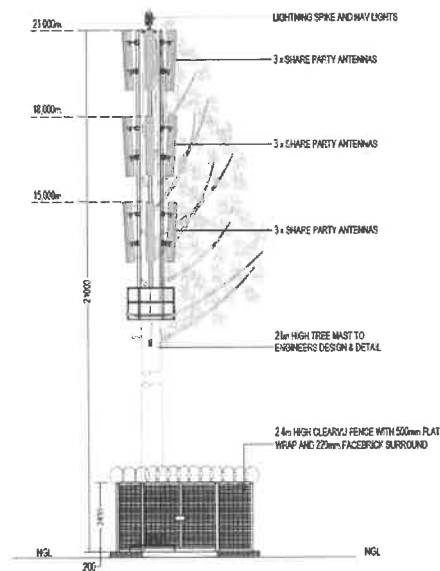


FIG 3 - Isometric View of the Proposed Telecommunication Station

3.2 Removal of Restrictive Condition

There were no title deed restrictive conditions found on the Erf 4028 Stellenbosch, title deed no. T.3396/66 that will prohibit the development of telecommunication base station.

3.3 Access

Access to the proposed development will be direct from Hector Street, located on the South-eastern side of the property. This road has low traffic volume thus the proposed base station will not have a negative effect and will not cause additional traffic to the area. The school already have an access gate allowing for direct access from the street.

3.4 Security

Access to the property is limited to authorize personal and the access point will always be kept locked for security purposes. The proposed base station will be surrounded by the proposed 2.4m high Clearvu fence. A mast door will be installed with high security locks ensuring security to the mast. The equipment located inside the operator's containers is secured as it is always locked. The antennae will be secure given their position at the top of the mast and are inaccessible to the public.

Health and safety legislation require security signage's to be attached to the access gate, containers and mast door allowing access to registered and qualified personnel only.

These measures rule out the possibility of any public access to the equipment and also serve to protect the equipment from being vandalized.

3.5 Electricity

Electricity will be supplied by the local authority and supply will be obtained from the available on-site supply.

3.6 Environmental

We have been advised that the proposed application, falls under Activity 3 of Listing Notice 3 (4 December 2014) would not trigger any activity based on the fact that the proposed telecommunication mast will fall within an urban area. It is therefore our opinion that environmental authorization in terms of the Environmental Management Act, 1998 (Act No. 107 of 1998) is not required.

According to the NEMA Regulations Listing Notice 3 of 2014, an Environmental Impact Assessment or Record of Decision is only required for:

“The development of masts, towers or a material or type used for telecommunication broadcasting or radio transmission purposes where the mast or tower:

- i. Is to be placed on a site not previously used for this purpose, and
- ii. Will exceed 15 meters in height.

But excluding attachments to existing buildings and masts on rooftops.”

Listing Notice 3 of 2014 clearly defines the requirements in the **Western Cape:**

“(F) In Western Cape:

- i. All areas outside urban areas: or
- ii. Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose, within urban areas.

As this site falls within an **urban area** inside Stellenbosch and not in an area designated for conservation use as prescribed in the Spatial Development Framework adopted by the competent authority, or zoned for conservation purposes, it does not trigger a listed activity in terms of the 2017 NEMA regulations and therefore no environmental impact assessment or ROD (Record of Decision) is required. *(Please see attached Annexure: The Listing Notice 3 of 2017)*

4. POLICY AND LEGISLATION

4.1 Stellenbosch Telecommunication Mast Infrastructure Policy (2017/18)

The table below adheres to the following focus areas as described in the Stellenbosch TMIP, 2017/18.

Compliance of application with objectives 1-10 of the Stellenbosch TMIP, 2017/18:

	OBJECTIVE CONTENT:	COMPLIANCE TO OBJECTIVE
• OBJECTIVE 1:	To improve and maintain communication	The application ensures that the availability of highly desirable voice and data coverage for all operators.
• OBJECTIVE 2:	To ensure that the TMI is placed in the best possible location	The location of the proposed base station is located between existing sites in order to ensure that no additional masts will be required in the near future in the surrounding area. The best possible position has been identified by proposing the installation of a 21m camouflaged tree mast in the south -

		eastern portion of the property. The base station will provide coverage to the Idasvallei area.
• OBJECTIVE 3:	Ensuring collocation or sharing of TMI	The proposed 21m camouflaged tree mast will ensure the capability of offering collocation opportunities to all major mobile network operators.
• OBJECTIVE 4:	To retain visual integrity, special character and amenity	It is proposed to implement a 21m camouflaged tree design as this is referred to the most neutral accommodative design, however the design could be altered to various alternative that would be addressed during the comments and objection period.
• OBJECTIVE 5:	To design with the landscape and use modern mitigation measures to reduce impact	The proposed tree design will be situated in an area dominated by trees in the area thereby ensuring the design is in line with the surrounding landscape, various options exist to reduce the visual impact and thereby ensure the design is in line with the surrounding landscape. Should it be deemed necessary landscaping could be implemented.
• OBJECTIVE 6:	To retain and improve environmental and heritage quality	The proposed development does not encroach onto a property with heritage value and has no environmental impact. It is not proposed to remove any trees.
• OBJECTIVE 7:	To preserve areas of environmental or heritage significance	The proposed development will not have a negative effect on the natural or cultural (heritage) environment.
• OBJECTIVE 8:	TMI must be situated and operated in a manner so as not to interfere with any other utility functions	The proposed development will not interfere with any utility functions.
• OBJECTIVE 9:	TMO to be placed on existing structures	There are no structures with sufficient heights in the surrounding area that can accommodate the proposed infrastructure.
• OBJECTIVE 10:	Protect the health, safety and wellbeing of the surrounding inhabitants	The base station will be enclosed with a 2,4m palisade fence ensuring no inhabitants will be able to reach the site. The proposed antenna will be situated approximately 21m and subsequently will fall outside both the exposure zones.

4.2 Consistency with (SPLUMA) Spatial planning and land use management Act, 2013

This application complies with the land development principles as referred to in section 42 of the Spatial Planning Land Use Management Act, 2013:

Compliance of application with Principles 7a- 7e of SPLUMA, 2013:

PRINCIPLES	HOW THIS APPLICATION COMPLIES?
(7a) Spatial Justice	In a broader sense, spatial justice refers to an intentional incorporation of spatial aspects. This refers to the fair and equally distributed services and enhanced accessibility of these services. The aim of this proposal is to provide excellent communication services to the inhabitants of an area.

(7b) Spatial Sustainability	<p>Spatial sustainability is an explicit concept which describes the relations between environmental, economic and socio- cultural aspects related to a societal environment. Enhanced signal in an area will promote all three the dimensions of sustainability (economic, social and environmental aspects).</p> <ul style="list-style-type: none"> ❖ Economically: businesses in the area will benefit from enhanced connectivity. ❖ Socially: more people will have access to emergency services (E.g. Healthcare, Police, Fire response etc.). ❖ Environmentally: this will be promoted as the sensible placement of telecommunication base stations and the possibility of co-location will limit the amount of base stations should there be sufficient signal in the area.
(7c) Spatial Efficiency	<p>Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. FSBTS and RTBS is placed in an area (optimally situated between planned and existing stations). The reason therefor is to incorporate various factors (E.g. the number of users, quality of services etc.) when considering the placement in order to promote effectiveness and not just placed randomly.</p>
(7d) Spatial Resilience	<p>Spatial Resilience can be defined as the ability of a region to withstand possible arising shocks (E.g. economic crisis, social disruptions etc.). However, FSBTS and RTBS will be a service that will always be needed and in high demand as technology advances. In a state of crisis, communication plays an integral role in a societal environment.</p>
(7e) Good Administration	<p>This installation will be lawful and reasonable, following an equal and fair public participation process in order to incorporate the views and opinions of all relevant parties.</p>

5. MOTIVATION

5.1 Need and desirability

Telecommunication/ cellular communication has changed dramatically over time from merely being a convenience to being essential for business and communication purposes, including for emergency and safety purposes. The demand for access to network coverage and data have increased vastly over the last decade and is anticipated to continue growing. The high surge in data traffic is already a strain on the existing cellular network infrastructure. To put this into perspective, there are currently estimated 24,000 cellular towers in South Africa and it is anticipated that this number will increase. Cellular communication and connectivity are a basic and necessary infrastructural need.

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 users will benefit from the proposed development and not only those using a specific cellular operator. The proposed base station will not interfere with the current use of the property and there are no negative impacts on the surrounding land uses or environment. It does however provide an essential service to the surrounding community.

Investment in telecommunications networks not only facilitates economic trade in goods, by bringing together buyers and sellers, but more importantly, also promotes trade in services upon which modern economies are built. The commissioning of the proposed telecommunication base station will alleviate the congestion experienced by cellular operator customers and ensure that their needs are accommodated.

5.2 The site

To ensure optimal coverage, cellular towers should ideally not be more than 500m apart. *Figure 4 below* indicates the position of the closest existing tower. It is therefore clear and undebatable that there is an existing need for a cell phone tower in the area.

The property has been specifically identified by SBA South Africa, as being located in a position ideally situated to provide optimal cellular network capacity (for data and voice) for current and future needs in the area.

It is further motivated that the service provided by this type of infrastructure (being cell phone reception and data coverage) is a necessary infrastructural need to all areas within a town or a city in order for it to be fully functional. The property is ideally positioned and has a large erf therefore an ideal option for developments such as the proposed.

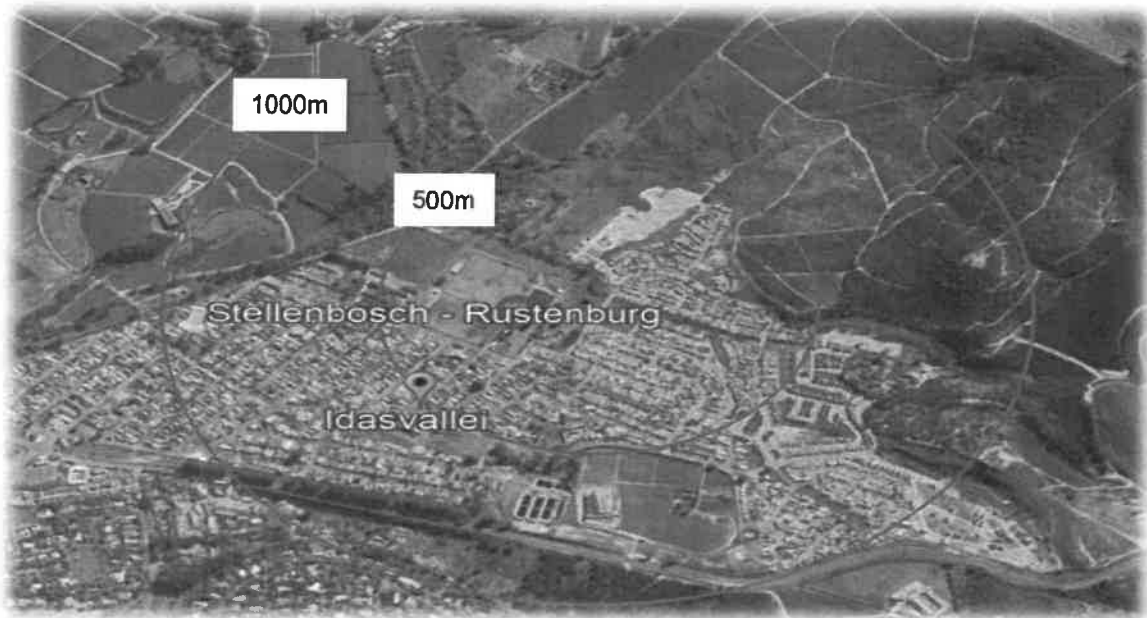


FIG 4: Proximity of Existing and Proposed cell phone towers in surrounding area

The placement of the proposed 6m x 8m base station on the property has been specifically chosen to have the least impact on existing uses on the property and surrounding properties as well as allowing for direct access from Hector Street.

It is further motivated that cellular towers do not hinder daily activities and don't cause any noise pollution.

5.3 Title deed Restrictions

As discussed in section 3.2 in the report, Erf 4028 Stellenbosch it was found that there are no restrictive conditions contained in title deed no. T.3396/66 that may prohibit the installation of a freestanding base telecommunication station.

5.4 Health

The National Department of Health (NDoH) is the legally mandated national authority for the regulation of public exposure to radiation and related matters. The (NDoH) has been utilizing the World Health Organization's (WHO) International Electromagnetic Fields (EMF) Project as its primary source of information and guidance with respect to the health effects of cellular towers (also referred to as cellular base stations) and electromagnetic fields.

South Africa's Department of Health has published EMF exposure limit guidelines which are based on guidelines endorsed by the ICNIRP (International Commission on Non-Ionizing Radiation Protection), an independent scientific organization established in 1992. Emissions from the base stations and antennas comply with this guideline.

The Directorate: Radiation Control is the section within the NDoH responsible for regulating non-ionizing radiation. In a letter dated 14 June 2010, this Directorate endorsed the exposure guidelines published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP), based on the official endorsement of the WHO in this regard. The Directorate found that measurement surveys conducted in South Africa and around the world have shown that the actual levels of public exposure, as a result of base station emissions, are invariably only fractions of a percentage of the ICNIRP guidelines, even in instances where members of the public have been really concerned about their exposure to these emissions.

The Department of Health another WHO fact sheet was published in June 2011 and reviewed in October 2014 (i.e. Electromagnetic fields and public health: mobile phones viewable online at <http://www.who.int/mediacentre/factsheets/fs193/en/>) and subsequently concluded the following:

"A large number of studies have been performed over the last two decades to assess whether mobile phones pose a potential health risk. To date, no adverse health effects have been established as being caused by mobile phone use." *(Please refer to attached Department Health Letter)*

Further on in the document (attached in application), the Department of Health goes on to say that:

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

All operators who establishes on the proposed cellular tower will be strictly monitored by the NDoH, the ICNIRP and the Independent Communications Authority of South Africa (ICASA) and are accountable to them directly for any deviations from the regulated use of antenna.

5.5 Visual impact

To allow for co-location it is important that the proposed cellular tower, in this case a 21m camouflaged tree mast, is of sufficient height to ensure that each operator can locate their antennas at a sufficient height to ensure optimal coverage.

The proposed 21m mast will allow for a maximum operator, the placement of these antennae and microwave are close to the top of the 21m mast which is considered a sufficient height to allow for adequate cell phone coverage and allow for co-location which will result in no need for additional freestanding base stations to be erected in the area.

The visual impact of the freestanding base telecommunications station will be further reduced by the surrounding landscape, and trees visible on the property from the eastern elevation. (Refer to Fig. 5). With reference to the visual impact, we propose a 21m camouflaged tree design.

Should the relevant departments within the city council require an altered design we would be willing and forthcoming to the proposal, additional landscaping can also be implemented.

With regards to the common boundary departure the school requested the site be as far set back as they are looking at future developments within that area.



FIG 5: View from Southern side.

Based on the above, it is considered that the proposed development would not have a detrimental visual impact.

5.6 Traffic considerations

As mentioned, direct access will be obtained from Hector Street located on the Southern side of the property, this road has low traffic volume, and thus the proposed base station will not have a negative effect and will not cause additional traffic to the area.

5.7 Alternative candidates

Alternative sites were looked at during the initial stages of site acquisition. At the time the property was the most appropriate based on the requirements of the network, contractors, land availability, land owners and current zoning. Site acquisition depends on the availability of land and owners who are willing to enter into lease agreements for cellular towers.

- ❖ **Rooftop option:** The property doesn't contain a building which can be used as a steeple option.

6. CONCLUSION

The application for a consent use and departure application to allow a freestanding base station on Erf 4028 Stellenbosch will ensure co-location and will serve the complaint area (the area with the lowest levels of cellular reception due to locality and high volumes of users) optimally. The proposed application will not have a negative impact on the surrounding uses, heritage, environment or health and safety. The Freestanding base station will have a positive effect on the economic and social impact ensuring businesses and the community will benefit from the optimal voice and data coverage.

We therefore feel that this application has been proved desirable and kindly request that the application should receive your full support.

In light of the above information, Council is respectfully requested to favourably consider the application for the following:

- ❖ **Consent use application** in terms of Section 15 (2) (o) of the Stellenbosch Municipal Land Use Planning By – Law 2015, in order to allow the operation of a 21m Freestanding base telecommunication station which is a consent use as per the zoning scheme regulation (PN 1048/1988) promulgated in terms of section 8 of the Land use planning Ord. (No. 15 of 1985).
- ❖ **Departure application** in terms of Section 15 (2) (b) of the Stellenbosch Municipal Land Use Planning By – Law 2015, in order to allow the operation of a 21m Freestanding base telecommunication station which is a consent use as per the zoning scheme regulation (PN 1048/1988) promulgated in terms of section 8 of the Land use planning Ord. (No. 15 of 1985).:
 - *Southern Street building line departure from 5m to 0m*

7. ANNEXURES

1. LAND USE APPLICATION FORM
2. TITLE DEED
3. POWER OF ATTORNEY
4. RESOLUTION
5. SG DIAGRAM
6. DEPARTMENT HEALTH LETTER
7. CIVIL AVIATION AUTHORITY
8. SITE PLANS

BS-FD111 Name & Address Enquiry

Local Authority: 67025 Stellenbosch Municipality

Account Number: 10542846 SE-ZASS

Suburb: 5293 Sub Division: 08001

Site: 4 GORRIDONSTRAAT

Language: E Birth Date: 08/07/1983 Age: 33

Postal Address: UNIVERSITEIT STELLENBOSCH
DOASVALLEI VICTORIA STREET
STELLENBOSCH

7600 Overseas Resident? N

Telephone: 0218089578

FAX: 0784619360

Credit Worthiness:

Cheque Ok?

Email Address:

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BS-FD111 Name & Address Enquiry

Local Authority: 1003 Stellenbosch Municipality

Account Number: 22920023 HRV/ME FALW TELEKACHUS

Suburb: 5294 Sub Division: 08001

Site: 2 GORRIDONSTRAAT

Language: A Birth Date: 30/03/1938 Age: 84

Postal Address: GORRIDONSTR 2
DOASVALLEI
STELLENBOSCH

7600 Overseas Resident? N

Telephone: 0216932869

FAX:

Credit Worthiness:

Cheque Ok?

Email Address:

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BS-FD111 Name & Address Enquiry

Local Authority: 1004 Stellenbosch Municipality

Account Number: 22930060 B SANSON

Suburb: 5295 Sub Division: 03001

Site: 5 HECTORSTRAAT

Language: A Birth Date: 12/12/1951 Age: 71

Postal Address: STELLENBOSCH MUSEUM
RYNEVELD STRAAT 37
STELLENBOSCH

7600 Overseas Resident? N

Telephone: 021-887 2937

FAX:

Credit Worthiness: 0735145308

Cheque Ok?

Email Address:

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BS-FD111 Name & Address Enquiry

Local Authority: 1006 Stellenbosch Municipality

Account Number: 22650037 M E WANZA

Suburb: 5264 Sub Division: 00001

Site: 7 HECTORSTRAAT

Language: A Birth Date: 27/05/1925 Age: 97

Postal Address: PENSIOENARIS
DOGTERM PIETERSEN
STELLENBOSCH

7600 Overseas Resident? N

Telephone: 0216674904

FAX:

Credit Worthiness: 0627326432

Cheque Ok?

Email Address:

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BS-F0111 Name & Address Enquiry

Local Authority: Stellenbosch Municipality

Account Number: 229A0038

Suburb: M/Me N. ELIA

Site: 2 DAVYSTRAAT

Language: A

Postal Address: 1005

Birth Date: 27/11/1954

Age: 68

Work Address: 1005

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Telephone: 0787845191

FAX: 0733585882

Credit Worthiness: [N]

Cheque Ok?: [N]

Email Address: [N]

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BS-F0111 Name & Address Enquiry

Local Authority: Stellenbosch Municipality

Account Number: 22910055

Suburb: E DANIELS

Site: 4 DAVYSTRAAT

Language: A

Postal Address: 1002

Birth Date: 12/10/1954

Age: 68

Work Address: W/SASSA CAPE TOWN

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Telephone: 0218874542

FAX: 0214690200

Credit Worthiness: [N]

Cheque Ok?: [N]

Email Address: 0846904688

Show e-mail on tax Invoice: [X]

BS-F0111 Name & Address Enquiry

Local Authority: Stellenbosch Municipality

Account Number: 229C0032

Suburb: RIVIER N. DAVIDSE

Site: 6 DAVYSTRAAT

Language: A

Postal Address: 1001

Birth Date: [N]

Age: [N]

Work Address: 1001

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FAX: [N]

Credit Worthiness: [N]

Cheque Ok?: [N]

Email Address: [N]

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BS-F0111 Name & Address Enquiry

Local Authority: Stellenbosch Municipality

Account Number: 23400006

Suburb: MUNISIPALITEIT STELLENBOSCH

Site: NEWMANSTRAAT

Language: A

Postal Address: 423

Birth Date: [N]

Age: [N]

Work Address: [N]

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Telephone: 0218088111

FAX: [N]

Credit Worthiness: [N]

Cheque Ok?: [N]

Email Address: [N]

Show e-mail on tax Invoice: [X]

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Post Office
02 FEB 2023
Cashier

BS-F0111 Name & Address Enquiry

Local Authority: 422 Stellenbosch Municipality

Account Number: 526003137

Suburb: MUNISIPALITEIT STELLENBOSCH

Site: STPLA Erf Number: 167 Sub Division: 00000

Language: IDASVALLEI SPORTSGRONDE

Postal Address: P.O. BOX 47 STELLENBOSCH

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Telephone: 7600

FAX: 0218088111

Credit Work/Inress: [N]

Cheque Ok? [N]

Email Address: [N]

Show e-mail on tax Invoice: [X]

BS-F0111 Name & Address Enquiry

Local Authority: 32805 Stellenbosch Municipality

Account Number: 10082954

Suburb: Mrs/Ania VU CAROLUS

Site: 1 HECTORSTRAAT

Language: [A]

Postal Address: 24/01/1942

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Telephone: 7600

FAX: 0767300659

Credit Work/Inress: [N]

Cheque Ok? [N]

Email Address: [N]

Show e-mail on tax Invoice: [X]

BS-F0111 Name & Address Enquiry

Local Authority: 35549 Stellenbosch Municipality

Account Number: 10147032

Suburb: PAPP MENTLOOF

Site: 1 ADENDORFFS TRAAAT

Language: [A]

Postal Address: 10/09/1955

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Telephone: 7600

FAX: 0788404771

Credit Work/Inress: [N]

Cheque Ok? [N]

Email Address: [N]

Show e-mail on tax Invoice: [X]

BS-F0111 Name & Address Enquiry

Local Authority: 70382 Stellenbosch Municipality

Account Number: 10568809

Suburb: EB ROBYN

Site: 3 ADENDORFFS TRAAAT

Language: [A]

Postal Address: 06/10/1984

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Telephone: 7600

FAX: 02-9290619

Credit Work/Inress: [N]

Cheque Ok? [N]

Email Address: edrenrobym@gmail.com

Show e-mail on tax Invoice: [X]

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02 FEB 2023
Cashier

BS-F0111 Name & Address Enquiry

41372 Stellenbosch Municipality

Local Authority: [STB] 10216378
 Account Number: [IVAL] Erf Number: 4121 Sub Division: 00001
 Suburb: 3 HECTORSTRAAT
 Site: [A] Birth Date: 14/02/1976 Age: 46
 Language: [E] Work Address

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[HECTORSTRAAT] KONTAK VILLAGE TRUSTEES:
 [DASVALLEI] DEON OLIVER
 [STELLENBOSCH]

7600 Overseas Resident? [N]
 Telephone: 021 087 3854 Cell Phone No.: 0749432198
 FAX: 0837254655
 Credit Worthiness: Duplicate Name []
 Cheque Ok? [] Email Address: reuand_straham@gmail.com
 Show e-mail on tax Invoice []

BS-F0111 Name & Address Enquiry

928 Stellenbosch Municipality

Local Authority: [STB] 22170046
 Account Number: [IVAL] Erf Number: 4122 Sub Division: 00001
 Suburb: 1 GORRIDONSTRAAT
 Site: [A] Birth Date: 28/10/1956 Age: 65
 Language: [] Work Address

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[GORRIDONSTR 1] [STELLENBOSCH]

7600 Overseas Resident? [N]
 Telephone: Cell Phone No.: 0611848060
 FAX: Duplicate Name []
 Credit Worthiness: []
 Cheque Ok? [] Email Address: []
 Show e-mail on tax Invoice []

BS-F0111 Name & Address Enquiry

48554 Stellenbosch Municipality

Local Authority: [STB] 10264086
 Account Number: [IVAL] Erf Number: 4123 Sub Division: 00001
 Suburb: 3 GORRIDONSTRAAT
 Site: [E] Birth Date: 25/06/1973 Age: 49
 Language: [] Work Address

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[GORRIDONSTRAT 3] [DASVALLEI] [STELLENBOSCH]

7600 Overseas Resident? [N]
 Telephone: 0217022952 Cell Phone No.: 0740906302
 FAX: Duplicate Name []
 Credit Worthiness: []
 Cheque Ok? [] Email Address: sgneth-graham@gmail.com
 Show e-mail on tax Invoice []

BS-F0111 Name & Address Enquiry

78150 Stellenbosch Municipality

Local Authority: [STB] 10871097
 Account Number: [IVAL] Erf Number: 5232 Sub Division: 00001
 Suburb: 5 GORRIDONSTRAAT
 Site: [A] Birth Date: 07/02/1965 Age: 57
 Language: [] Work Address

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[GORRIDONSTRAT 5] [DASVALLEI] UNVERSTET STELLENBOSCH
 [STELLENBOSCH] INSTANDHOUDING
 [STELLENBOSCH] VICTORIASTRAAT
 [STELLENBOSCH] STELLENBOSCH
 [STELLENBOSCH] 7600

7600 Overseas Resident? [N]
 Telephone: 0218066444 Cell Phone No.: 0663436873
 FAX: Duplicate Name []
 Credit Worthiness: []
 Cheque Ok? [] Email Address: []
 Show e-mail on tax Invoice []

Paarl 7620
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 02 FEB 2023
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BS-F0111 Name & Address Enquiry

Local Authority: Stellenbosch Municipality
 Account Number: 10154161
 Suburb: Mr/Ms DM DAVIDS & AC
 Site: 10859 Sub Division: 00001
 Language: E Birth Date: 26/09/1966 Age: 56
 Postal Address: 3 LINDIDARYLAAN
 7600 STELLENBOSCH
 Telephone: 0823865178
 Overseas Resident? N
 Cell Phone No.:
 Duplicate Name:
 Credit Worthiness:
 Cheque Ok?:
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BS-F0111 Name & Address Enquiry

Local Authority: Stellenbosch Municipality
 Account Number: 23483011
 Suburb: Mr/Ms DD JOUBERT
 Site: 11047 Sub Division: 00001
 Language: A Birth Date: 21/02/1970 Age: 52
 Postal Address: 3 PACKHAMSTRAAT
 7600 LINDIDA STELLENBOSCH
 Telephone: 0722594151
 Overseas Resident? N
 Cell Phone No.:
 Duplicate Name:
 Credit Worthiness:
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BS-F0111 Name & Address Enquiry

Local Authority: Stellenbosch Municipality
 Account Number: 23484005
 Suburb: Mr/Ms A FLANDRPH ENY
 Site: 11048 Sub Division: 00001
 Language: A Birth Date: Age:
 Postal Address: 1 PACKHAMSTRAAT
 7600 LINDIDA STELLENBOSCH
 Telephone: Overseas Resident? N
 Cell Phone No.:
 Duplicate Name:
 Credit Worthiness:
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BS-F0111 Name & Address Enquiry

Local Authority: Stellenbosch Municipality
 Account Number: 1069768
 Suburb: CJAC LANGEVELDT
 Site: 11075 Sub Division: 00001
 Language: A Birth Date: 20/04/1968 Age: 64
 Postal Address: 2 PACKHAMSTRAAT
 7600 LINDIDA STELLENBOSCH
 Telephone: 0216372611
 Overseas Resident? N
 Cell Phone No.: 0837404525
 Duplicate Name:
 Credit Worthiness:
 Cheque Ok?:
 Email Address:
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BS-F0111 Name & Address Enquiry

Local Authority: 1102 Stellenbosch Municipality

Account Number: 23442007

Suburb: RVAL Erf Number: 11076 Sub Division: 00001

Site: 4 PACKHAMSTRAAT

Language: A Birth Date: 11/08/1953 Age: 63

Postal Address: WERKLOOS DOOTERILSE DAVIDSE 0790271018

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7600 Overseas Resident? N

Telephone: 0218876221 Cell Phone No.: 0786315807

FAX: Duplicate Name N

Credit Worthiness: N

Cheque Ok? N

Email Address: N

Show e-mail on tax Invoice: N

BS-F0111 Name & Address Enquiry

Local Authority: 1103 Stellenbosch Municipality

Account Number: 23443008

Suburb: RVAL Erf Number: 11077 Sub Division: 00001

Site: 6 PACKHAMSTRAAT

Language: A Birth Date: 28/12/1960 Age: 62

Postal Address: RETIRED RUCHELLE BIANCA HENEKE 0817029820

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7600 Overseas Resident? N

Telephone: Cell Phone No.: 0728887220

FAX: Duplicate Name N

Credit Worthiness: N

Cheque Ok? N

Email Address: N

Show e-mail on tax Invoice: N

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bennévig
7601.

Stellenbosch Ratespayers Ass.
Po Box 399
Stellenbosch
7599.

Paarl 7620
Post Office
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Cashier

