

19 April 2022

**ATT: Stellenbosch Municipality**

To whom this may concern,

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

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

**Application Property Address:** c/o Canterbury Lane and Blaauwklippen Road, Paradyskloof, Stellenbosch

**Application Property Number:** Erf 9536, Stellenbosch

**Applicant:** Warren Petterson Planning - (021) 552 5255 – E-mail: corne@wpplanning.co.za

**Owner:** TELKOM SA SOC LTD – (021) 552 5255

**Application Reference:** LU/ 13722

**Application Type:** Application for Departure and Consent Use: Erf 9536, Stellenbosch

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

Application is made in terms of Section 15(2) of the Stellenbosch Municipality Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015 for the following:

- a Consent Use in terms of Section 15(2)(o) of the said by-law in order to allow for the construction of 25m high freestanding base telecommunication station with associated equipment.
- a departure in terms of Section 15(2)(b) of the said by law in order to relax the street (Blaauwklippen Road) and the side building lines (all around) from 37,5m to 11,17m, 12,55m and 16,02m , respectively in order to accommodate the proposed 25m high freestanding base telecommunication station 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: **Corné Briedenhann (Warren Petterson Planning) E-mail: corne@wpplanning.co.za**. 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 **23 May 2022**.

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) 552 5255 during normal office hours.

Yours faithfully

  
.....  
**Corné Briedenhann (Warren Petterson Planning)**

**19 April 2022**

**Aandag: Stellenbosch Munisipaliteit**

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

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

**Adres van aansoek eiendom:** c/o Canterbury Lane and Blaauwklippen Road, Paradyskloof, Stellenbosch

**Aansoek eiendom beskrywing:** Erf 9536, Stellenbosch

**Aansoeker:** Warren Petterson Planning - (021) 552 5255 – E-mail: corne@wpplanning.co.za

**Eienaar:** TELKOM SA SOC LTD – (021) 552 5255

**Aansoek Verwysing:** LU/ 13722

**Tippe Aansoek:** Boulynverslapping en grondgebruiksaansoek: Erf 9536, Stellenbosch

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word hiermee gemaak in terme van Afdeling 15(2) van die Stellenbosch Munisipaliteit Verordening op grongebruik beplanning, gepubliseer deur kennisgewing nommer 354/2015 en gedateer 20 October 2015 vir die volgende:

- 'n Vergunningsgebruik beoog in die soneringskema in terme van afdeling 15(2)(o) van die bogenoemde wetgewing om akkomodasie te maak vir 'n 25m hoë vrystaande telekommunikasie basis stasie.
- 'n Permanent afwyking in terme van afdeling 15(2)b) van die bogenoemde wetgewing om die kant boulyne (rondom) van 37.5m tot 11.17m, 12.55 en 16.02m afsonderlik te verslap, asook die straatboulyne (Blaauwklippenstraat) te verslap van 37.5m om die bogenomde vergunningsgebruik te akkomodeer.

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-notice/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 gedien word op die aansoek in terms 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 opsigte 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: **Corné Briedenhann (Warren Petterson Planning) E-pos: corne@wpplanning.co.za**. 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 **23 Mei 2022**.

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 voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermeldde elektroniese pos adres of telefonies by (021) 552 5255 gedurende normale kantoor ure.

Die uwe



.....  
**Corné Briedenhann (Warren Petterson Planning)**



**GYRO SITE ID:** WR4000  
**GYRO SITE NAME:** WEBERSVALLEI\_GF  
**PROPERTY DESCRIPTION:** ERF 9536, STELLENBOSCH

**ADDRESS:** BLAAUWKLIPPEN ROAD, WEBERSVALLEI

**CO-ORDINATES:** Lat: -33.964894° Long: 18.852321°  
**ELEVATION:** 143m



**TOWN AND REGIONAL PLANNING CONSULTANTS**  
 Unit 11, 3rd Floor  
 Marine Building, Bloubaaiweg,  
 Century City, Cape Town,  
 Pa. Box 182,  
 7446

**PROJECT:** PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION

**APPROVED MAST:** 25m TREE MAST

**NOTES:**

- A) NEW 25m TREE MAST
- B) CUSTOM BASE STATION
- C) 2.4m PALLISADE FENCE
- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- E) BASE STATION: CHIP STONE SURFACE
- F) ZONING: UTILITY SERVICES ZONE
- G) OWNER: TELKOM SA SOC LTD
- H) STREET BUILDING LINE: 1.5 X 25H = 37.5M STREET BUILDING LINE
- I) COMMON BUILDING LINE: 1.5 X 25H = 37.5M STREET BUILDING LINE

DATE	DESCRIPTION	REVISION
03-11-2021	1st Issue	0
08-03-2022	INCL. BUILDING LINES	1

**DRAWING NUMBER:** 4000  
**SHEET:** 1 OF 8

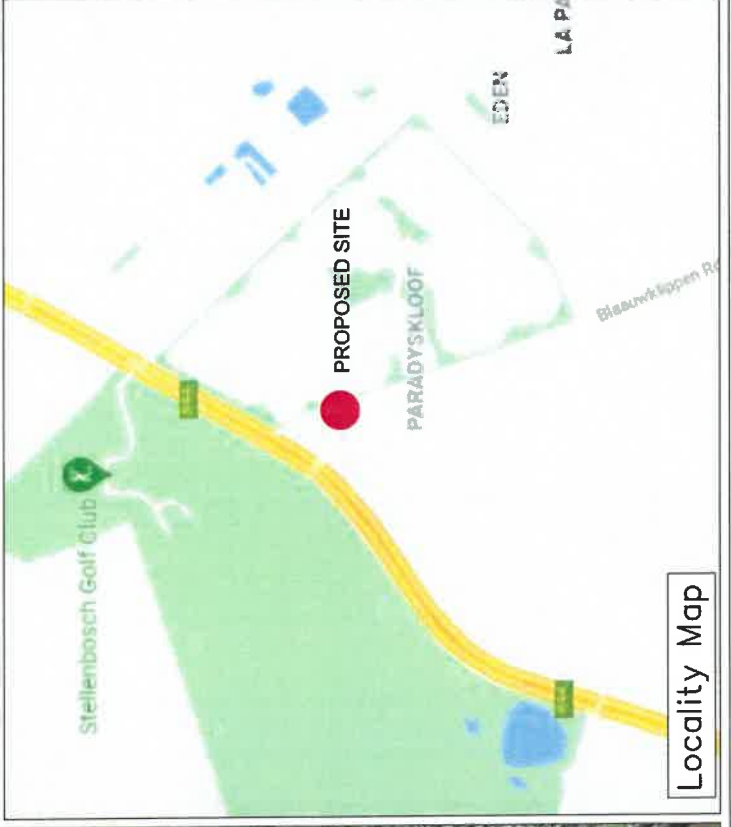
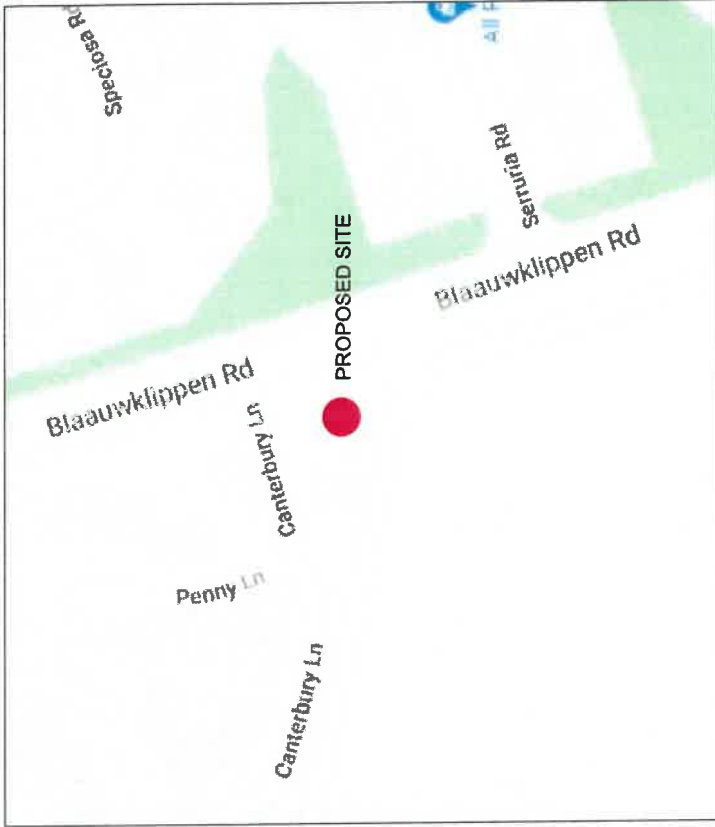
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**DRAWN:** C. BRIEDENHANN

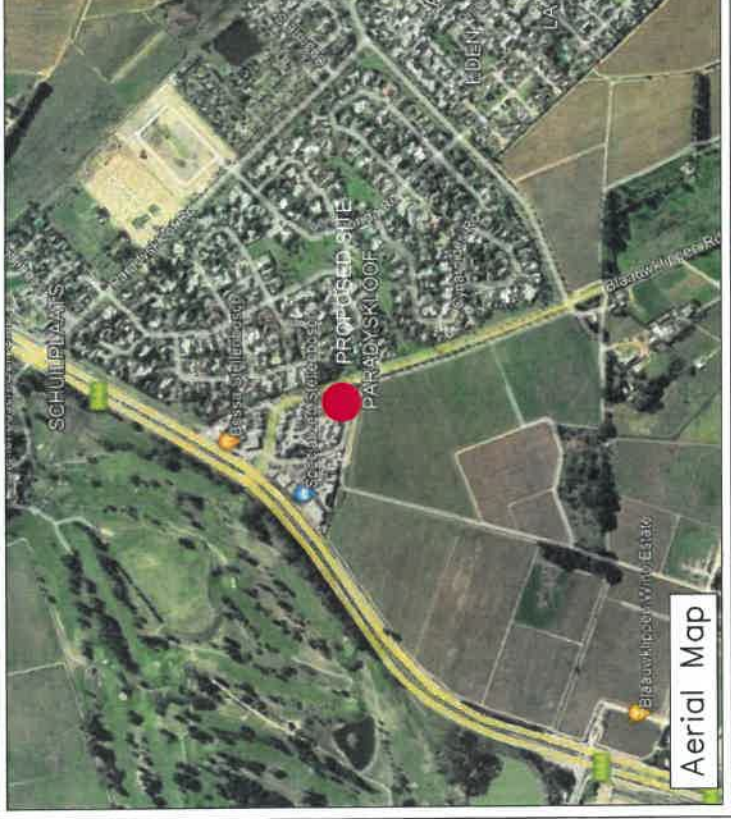
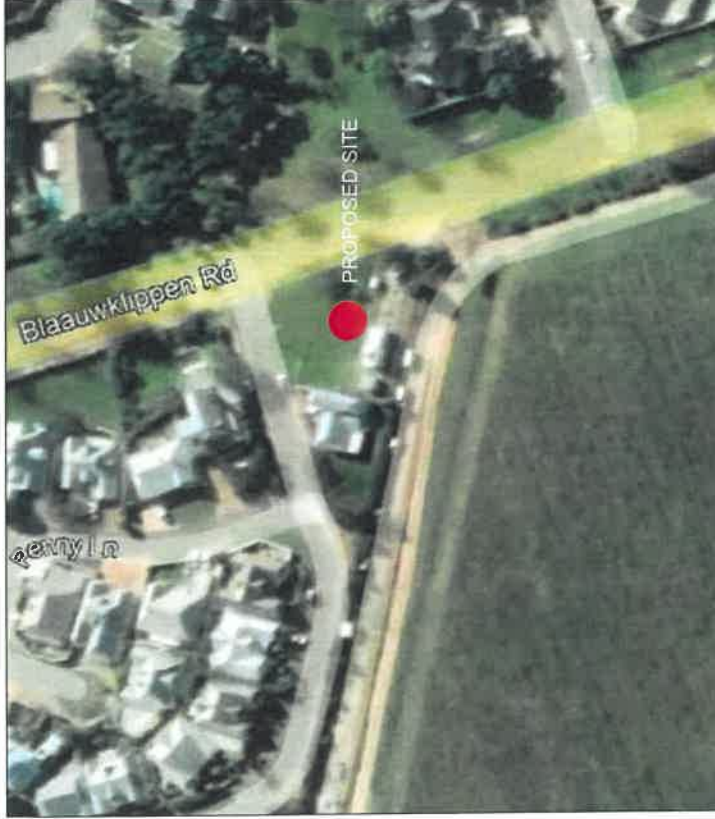
**SCALE:** NTS

**DATE:** 08-03-2022

**REVISION:** 1



Locality Map



Aerial Map



**GYRO SITE ID:** WR4000  
**GYRO SITE NAME:** WEBERSVALLEI\_GF  
**PROPERTY DESCRIPTION:** ERF 9536, STELLENBOSCH

**ADDRESS:** BLAAUWKLIPPEN ROAD, WEBERSVALLEI

**CO-ORDINATES:** Lat: -33.964894°  
 Long: 18.852321°  
**ELEVATION:** 143m



**PROJECT:** PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION

**APPROVED MAST:** 25m TREE MAST

- NOTES:**
- A) NEW 25m TREE MAST
  - B) CUSTOM BASE STATION
  - C) 2.4m PALISADE FENCE
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03-11-2021	1st Issue	0
08-03-2022	INCL. BUILDING LINES	1

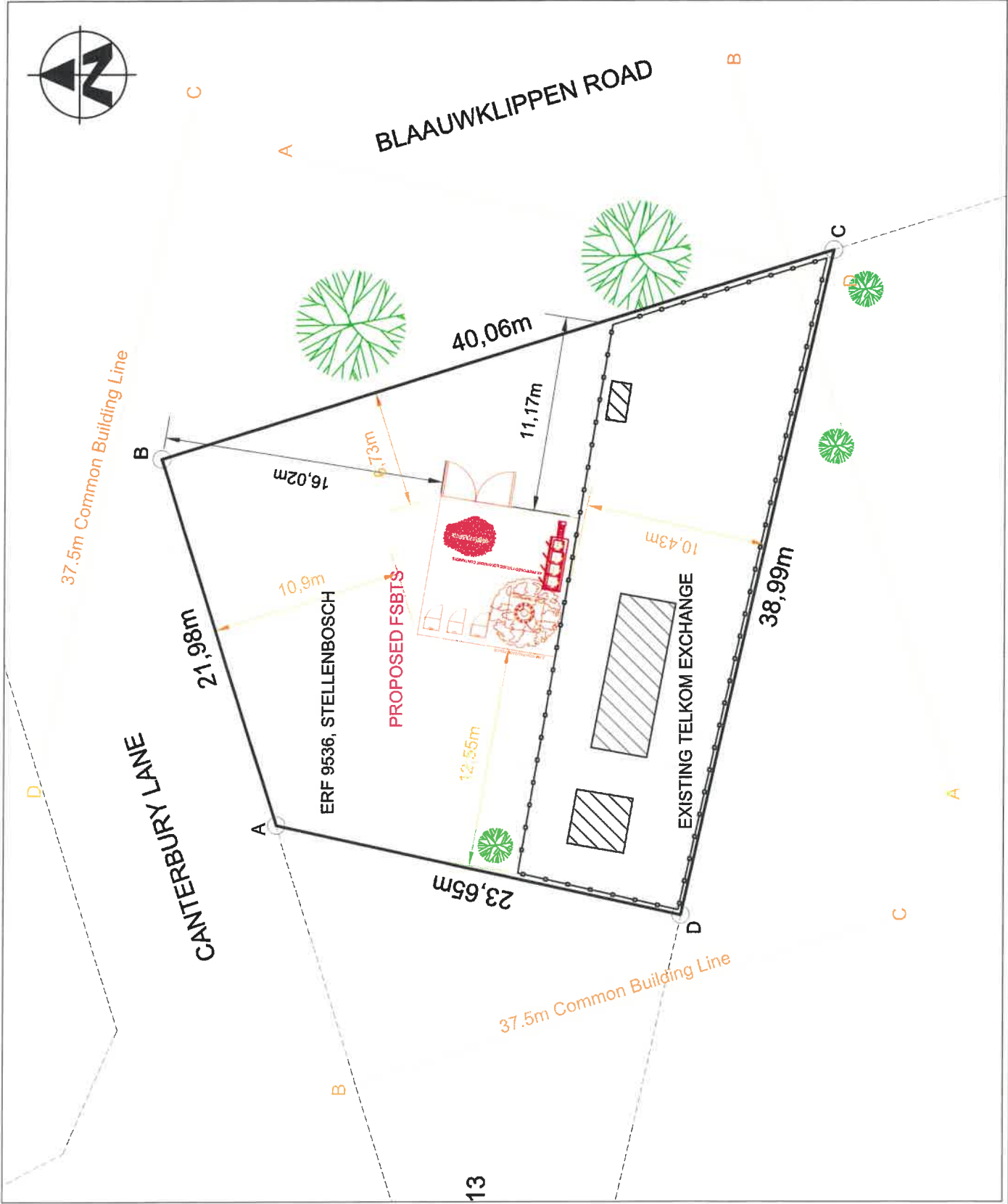
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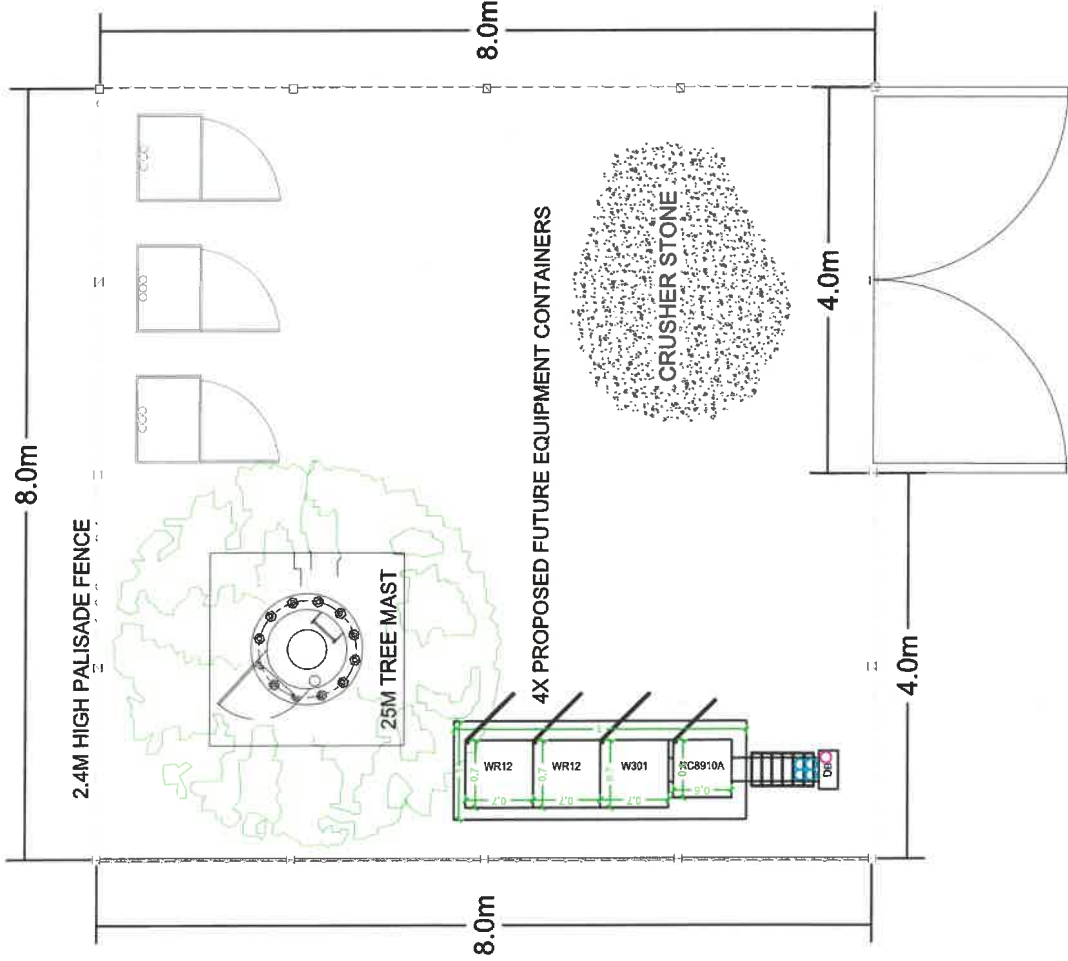
**DRAWN:** C. BRIEDENHANN  
**SCALE:** 1:300

**DATE:** 08-03-2022  
**REVISION:** 1

Site Plan



Top View



**GYRO SITE ID:** WR4000

**GYRO SITE NAME:** WEBERSVALLEI\_GF

**PROPERTY DESCRIPTION:**

ERF 9536, STELLENBOSCH

**ADDRESS:**  
BLAAUWKLIPPEN ROAD, WEBERSVALLEI

**CO-ORDINATES:**  
Lat: -33.964894°  
Long: 18.852321°

**ELEVATION:**  
143m



**TOWN AND REGIONAL PLANNING CONSULTANTS**  
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7446  
Tel: (021) 562 5255  
Fax: 086 537 9187  
P.O. Box 162,  
Century City,  
7446

**PROJECT:**  
PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION

**APPROVED MAST:**  
25m TREE MAST

**NOTES:**

- A) NEW 25m TREE MAST
- B) CUSTOM BASE STATION
- C) 2.4m PALISADE FENCE
- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
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08-03-2022	INCL. BUILDING LINES	1

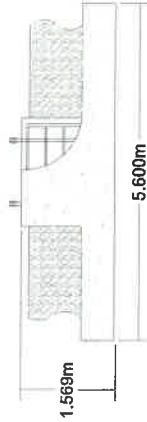
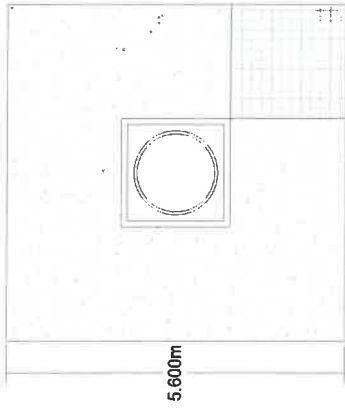
**DRAWING NUMBER:** 4000  
**SHEET:** 3 OF 8

**DRAWING TITLE:** TOP VIEW

**DRAWN:** C. BRIEDENHANN  
**SCALE:** 1:75

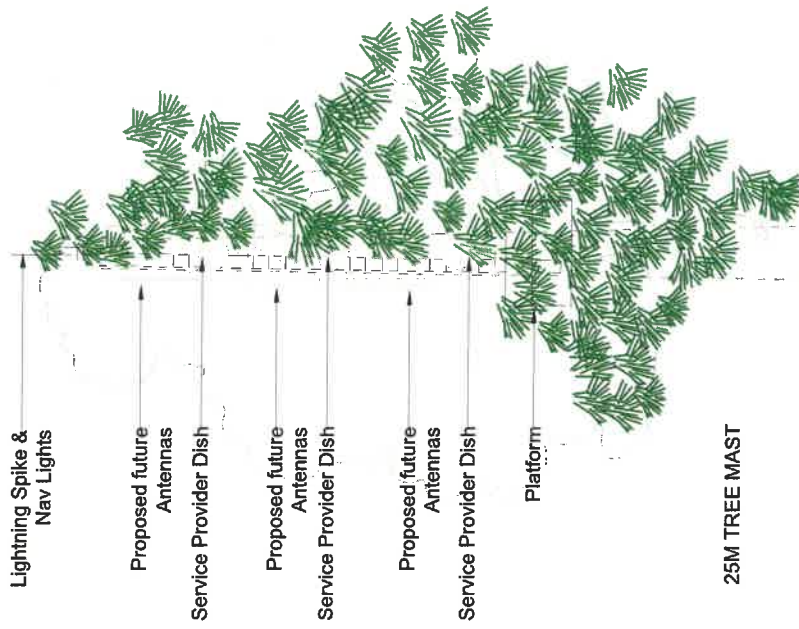
**DATE:** 08-03-2022  
**REVISION:** 1

# Elevation

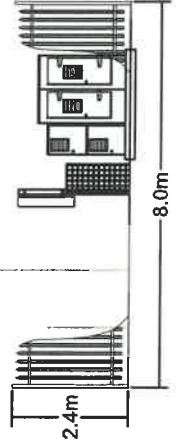


25m TREE  
MAST FOUNDATION

**NOTE:** Advisory or warning signage including a pictogram may be a requirement for TMI. Such signage shall identify the property and the TMI and shall warn the general public as required. Such signage shall be to the City's satisfaction and may not be larger than 400mm x 500mm.



4X PROPOSED FUTURE EQUIPMENT CONTAINERS  
2.4M HIGH PALISADE FENCE



**GYRO SITE ID:** WFR4000

**GYRO SITE NAME:** WEBERSVALLEI\_GF

**PROPERTY DESCRIPTION:**  
ERF 9536, STELLENBOSCH

**ADDRESS:**  
BLAUWKLIPPEN ROAD, WEBERSVALLEI

**CO-ORDINATES:**  
Lat: -33.964894°  
Long: 18.852321°

**ELEVATION:**  
143m



**PROJECT:**  
PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION

**APPROVED MAST:**  
25m TREE MAST

- NOTES:**
- A) NEW 25m TREE MAST
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DATE	DESCRIPTION	REVISION
03-11-2021	1st Issue	0
08-03-2022	INCL. BUILDING LINES	1

**DRAWING NUMBER:** 4000

**DRAWING TITLE:** ELEVATION

**SHEET:** 4 OF 8

**DRAWN:** C. BRIEDENHANN

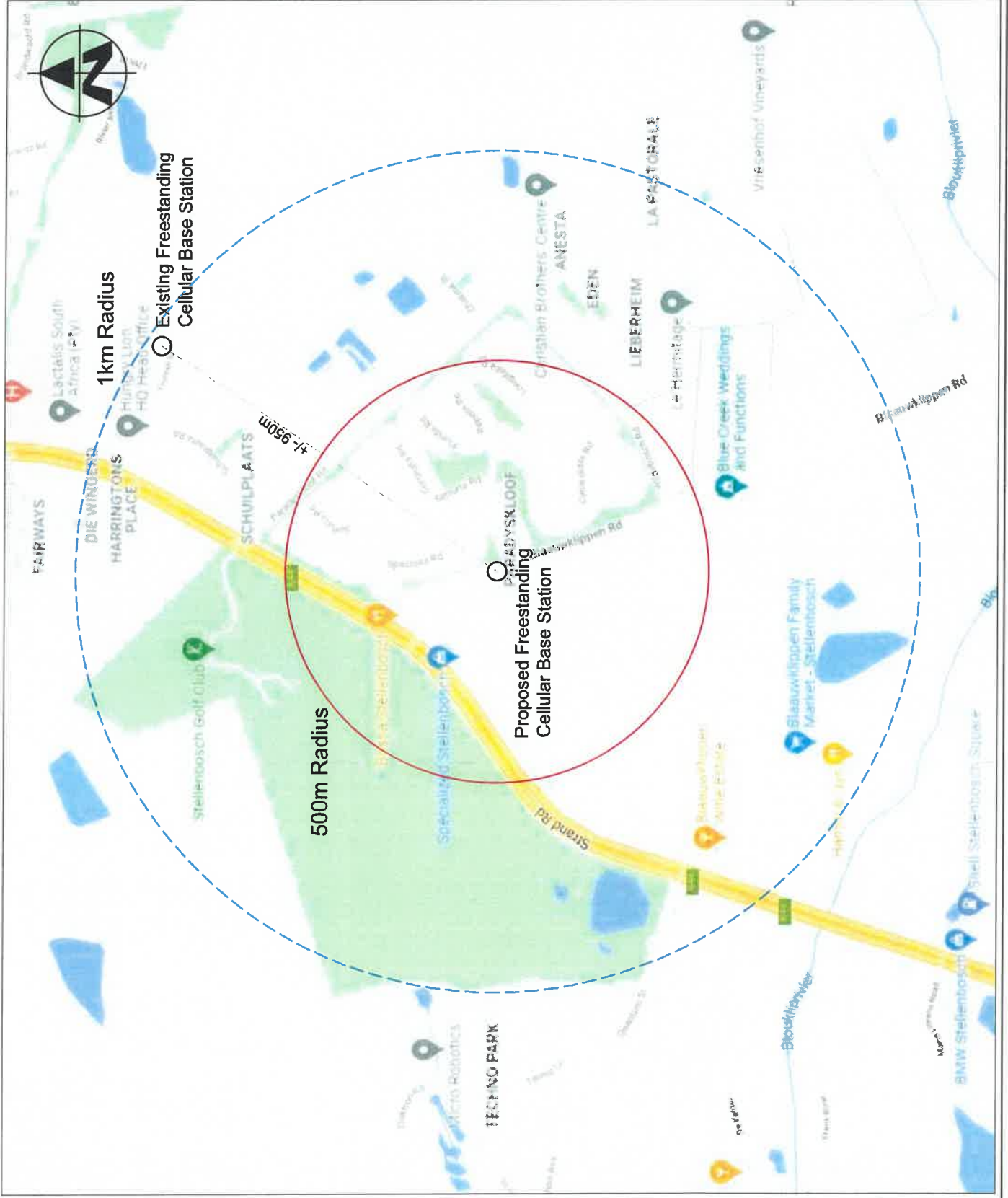
**SCALE:** NTS

**DATE:** 08-03-2022

**REVISION:** 1



# Surrounding Base Station Map



**GYRO SITE ID:** WR4000  
**GYRO SITE NAME:** WEBERSVALLEI\_GF  
**PROPERTY DESCRIPTION:** ERF 9536, STELLENBOSCH

**ADDRESS:** BLAUWKLIPPEN ROAD, WEBERSVALLEI

**CO-ORDINATES:** Lat: -33.964894° Long: 18.852321°  
**ELEVATION:** 143m



**PROJECT:** PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION

**APPROVED MAST:** 25m TREE MAST

- NOTES:**
- A) NEW 25m TREE MAST
  - B) CUSTOM BASE STATION
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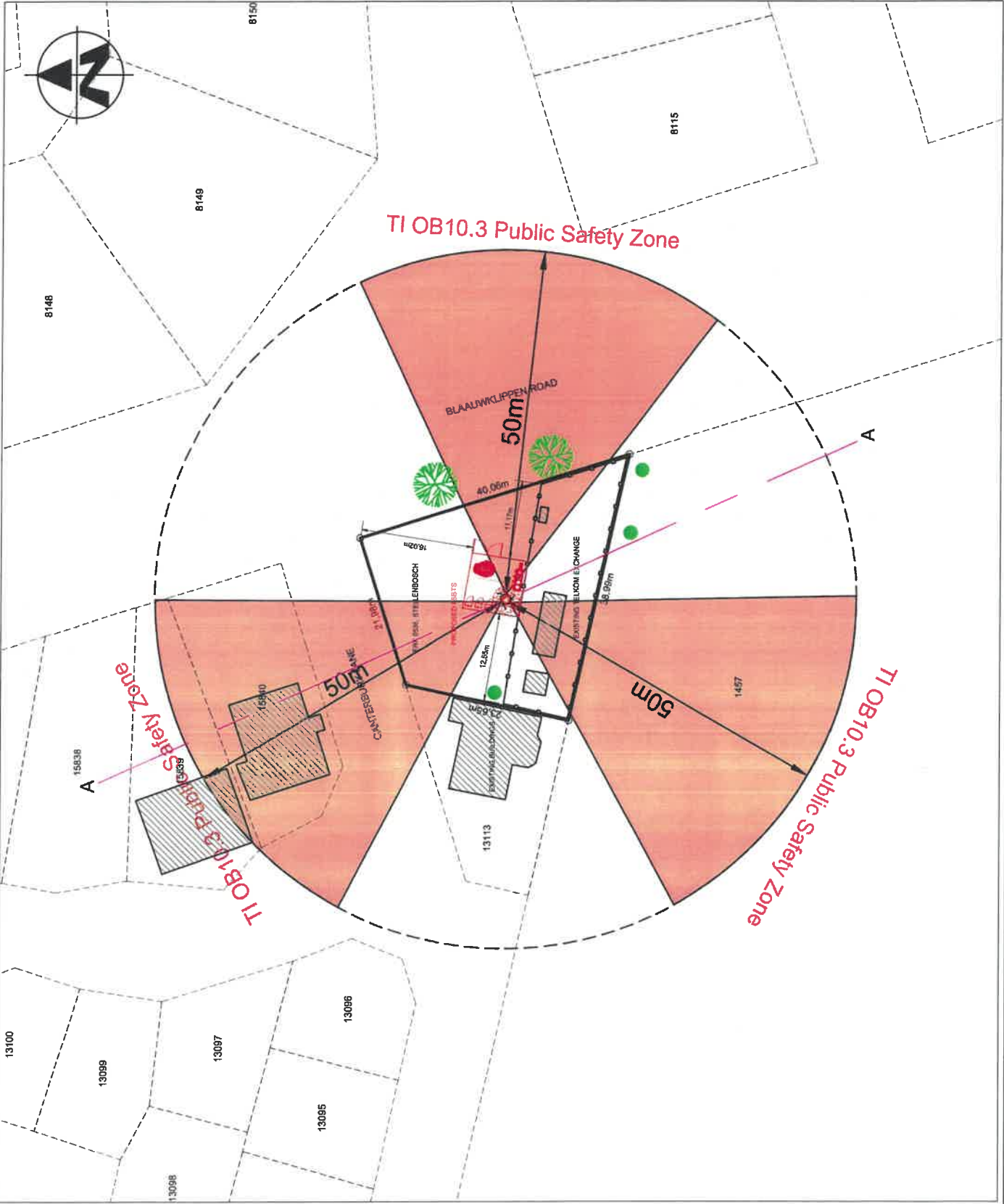
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03-11-2021	1st Issue	0
08-03-2022	INCL. BUILDING LINES	1

**DRAWING NUMBER:** 4000  
**SHEET:** 5 OF 8

**DRAWING TITLE:** SURROUNDING BASE STATIONS

**DRAWN:** C. BRIEDENHANN  
**SCALE:** NTS  
**DATE:** 08-03-2022  
**REVISION:** 1

# Public Safety Zone Map



**GYRO SITE ID:** WPR4000  
**GYRO SITE NAME:** WEBERSVALLEI\_GF  
**PROPERTY DESCRIPTION:** ERF 9536, STELLENBOSCH  
**ADDRESS:** BLAAUWKLIIPPEN ROAD, WEBERSVALLEI

**CO-ORDINATES:** Lat: -33.964894° Long: 18.852321°  
**ELEVATION:** 143m

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 Century City, Cape Town, 7446  
 Tel: (021) 562 5255  
 Fax: 086 537 9187

**PROJECT:** PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION  
**APPROVED MAST:** 25m TREE MAST

- NOTES:**
- A) NEW 25m TREE MAST
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DATE	DESCRIPTION	REVISION
03-11-2021	1st Issue	0
08-03-2022	INCL. BUILDING LINES	1

**DRAWING NUMBER:** 4000  
**SHEET:** 6 OF 8  
**DRAWING TITLE:** PUBLIC SAFETY ZONE MAP  
**DRAWN:** C. BRIEDENHANN  
**SCALE:** 1 : 750  
**DATE:** 08-03-2022  
**REVISION:** 1

# Public Safety Zone Elevation



**GYRO SITE ID:** WFR4000  
**GYRO SITE NAME:** WEBERSVALLEI\_GF  
**PROPERTY DESCRIPTION:** ERF 9536, STELLENBOSCH

**ADDRESS:** BLAAUWKLIPPEN ROAD, WEBERSVALLEI

**CO-ORDINATES:** Lat: -33.964894° Long: 18.852321°  
**ELEVATION:** 143m

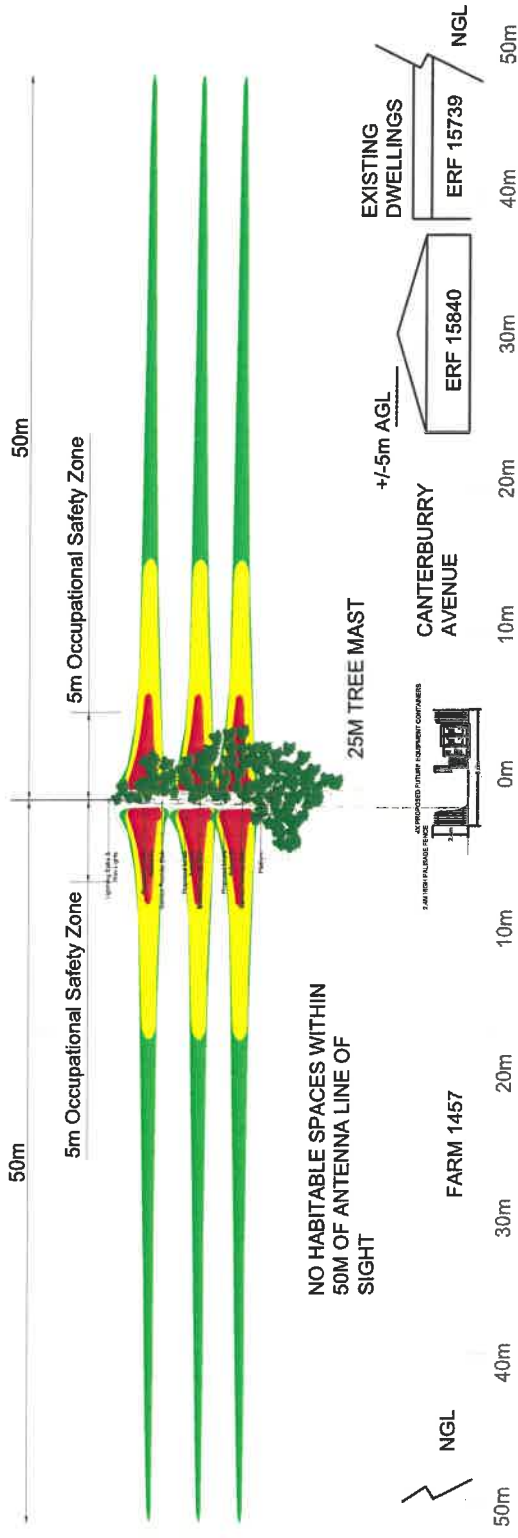
**TOWN AND REGIONAL PLANNING CONSULTANTS**  
 Unit H, 3rd Floor  
 Metrix Building, Bridgeway,  
 Century City, Cape Town  
 Tel: (021) 562 5255  
 Fax: 086 537 9187  
 P.O. Box 152,  
 Century City,  
 7446

**PROJECT:** PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION  
**APPROVED MAST:** 25m TREE MAST

- NOTES:**
- A) NEW 25m TREE MAST
  - B) CUSTOM BASE STATION
  - C) 2.4m PALISADE FENCE
  - D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
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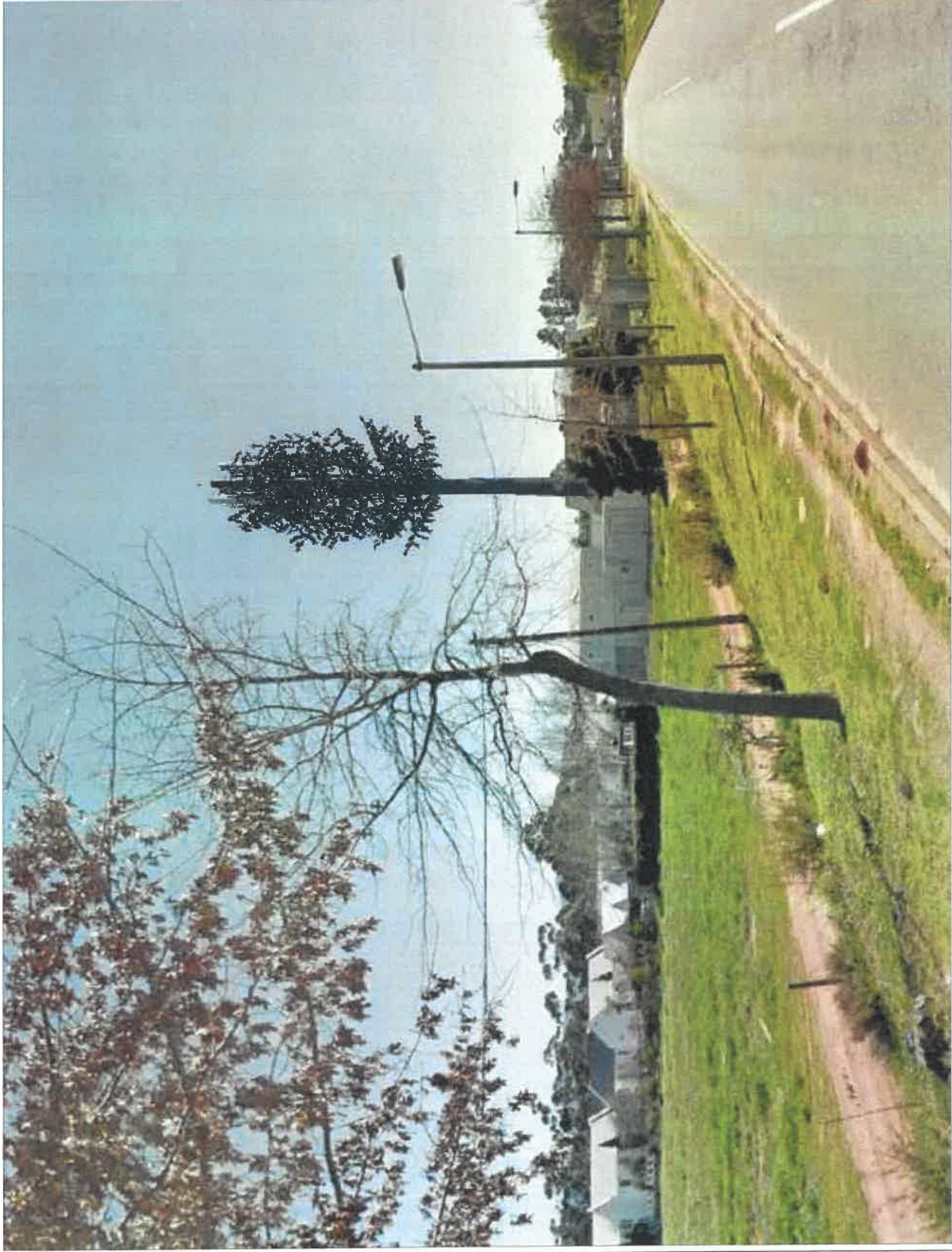
DATE	DESCRIPTION	REVISION
03-11-2021	1st Issue	0
08-03-2022	INCL. BUILDING LINES	1

**DRAWING NUMBER:** 4000  
**SHEET:** 7 OF 8  
**DRAWING TITLE:** PUBLIC SAFETY ZONE ELEVATION  
**DRAWN:** C. BRIEDENHANN  
**SCALE:** NTS  
**DATE:** 08-03-2022  
**REVISION:** 1



## PUBLIC SAFETY ZONE EASTERN ELEVATION (A-A)

Artist Impression



Superimposition of Proposed 25 m Tree Mast (As Viewed from Blaauwklippen Road)



**GYRO SITE ID:** VPR4000  
**GYRO SITE NAME:** WEBERSVALLEI\_GF  
**PROPERTY DESCRIPTION:** ERF 9536, STELLENBOSCH

**ADDRESS:** BLAAUWKLIPPEN ROAD, WEBERSVALLEI

**CO-ORDINATES:** **ELEVATION:**  
 Lat: -33.964894° 143m  
 Long: 18.852321°



**PROJECT:** PROPOSED NEW GYRO 25m TREE MAST WITH 8m X 8m BASE STATION

**APPROVED MAST:** 25m TREE MAST

**NOTES:**

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DATE	DESCRIPTION	REVISION
03-11-2021	1st Issue	0
08-03-2022	INCL. BUILDING LINES	1

**DRAWING NUMBER:** 4000  
**SHEET:** 8 OF 8

**DRAWING TITLE:** ARTIST IMPRESSION

**DRAWN:** C. BRIEDENHANN  
**SCALE:** NTS  
**DATE:** 08-03-2022  
**REVISION:** 1