

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

APPLICATION FOR CONSENT USE FARM 334/5, STELLENBOSCH

Good day Sir/Madam

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

Application Property Address: **Jonkershoek Road, Klein Gustrow, Stellenbosch**

Application Property Number: **Farm 334 Portion 5 Stellenbosch**

Applicant: **Adriano Rodrigues/ Warren Petterson Planning / 021 552 5255**

Owner: **Tielman Johannes Marais on Behalf of Bergsig Trust / 021 883 8473**

Application Reference: LU/ **15663 (TP180/2022)**

Application Type: **Consent Use on Farm 334/5, Stellenbosch**

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

Application for Consent Use has been made in terms of section 15(2)(o) of the Stellenbosch Planning By- Law, 2015 for a Freestanding Base Telecommunication station in order to allow the construction of a 15m High lattice mast with associated infrastructure on Farm 334/5, Stellenbosch.

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

- o Enable the applicant to respond to the comments.

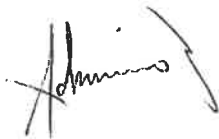
The comments must be addressed to the applicant by electronic mail as follows: **Adriano Rodrigues** / adriano@wpplanning.co.za By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within **30 days** from the date of this notice to be received on or before the closing date of **30/10/2023**.

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 **082 819 1805 / 021 552 5255** during normal office hours.

Yours faithfully



Adriano Rodrigues
Warren Petterson Planning

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

AANSOEK VIR VERGUNNING GEBRUIK OP PLAAS 334/5, STELLENBOSCH

Geagte Meneer/Mevrou

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

Adres van aansoek eiendom: **Jonkershoek Straat, Klein Gustrow, Stellenbosch**

Aansoek eiendom beskrywing: **Plaas 334 Gedeelte 5, Stellenbosch**

Aansoeker: **Adriano Rodrigues/ Warren Petterson Planning / 021 552 5255**

Eienaar: **Tielman Johannes Marais on Behalf of Bergsig Trust / 021 883 8473**

Aansoek Verwysing: **LU/ 15663 (TP180/2022)**

Tipe Aansoek: **Vergunning Gebruik Aansoek op Plaas 334/5, Stellenbosch**

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

Aansoek word gedoen vir 'n vergunnings gebruik in terme van Artikel 15(2)(o) van die Stellenbosch Verordeninge op Grondgebruikbeplanning (2015) vir 'n Frystaande Telekommunilasie Toring ten einde voorsiening te maak vir die konstruksie van 'n 15m hoe traliemas met gepaardgaande infrastruktuur op die Plaas 334/5, Stellenbosch.

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: **Adriano Rodrigues / adriano@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 **30/10/2023**.

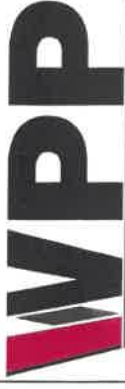
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermeldde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

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 **082 819 1805/ 021 552 5255** gedurende normale kantoor ure.

Die uwe



Adriano Rodrigues
Warren Petterson Planning



TOWN AND REGIONAL PLANNING CONSULTANTS

WPP SITE ID: RRL343

WPP SITE NAME: MARAIS MACHINE HIRE

PROPERTY DESCRIPTION:

PORTION 5 OF FARM NO.334,
KLEIN GUSTROW

ADDRESS:
JONKERSHOEK ROAD, STELLENBOSCH

CO-ORDINATES:
Lat: -33.948668°
Long: 18.509881°
ELEVATION:
262m



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 522 5255
Unit H, 3rd Floor
P.O. Box 192,
Century City, Cape Town,
7400

PROJECT:
PROPOSED NEW RRL 15m LATTICE MAST WITH 8m X
8m BASE STATION

APPROVED MAST:
15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) 8x8m BASE STATION
- C) 2.4m PALISADE FENCE
- D) BASE STATION: CHIP STONE SURFACE
- E) ZONING: AGRICULTURAL ZONE

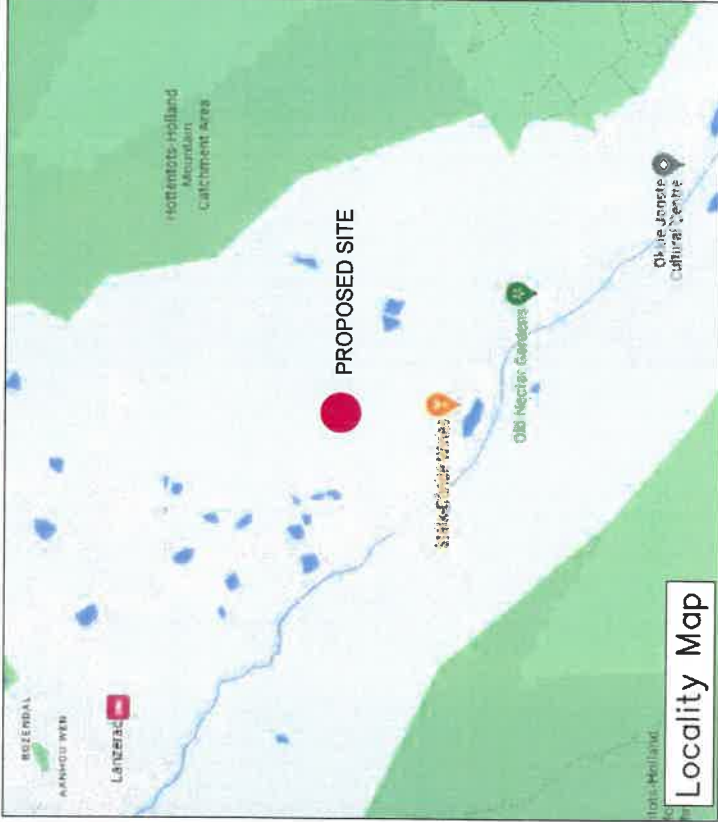
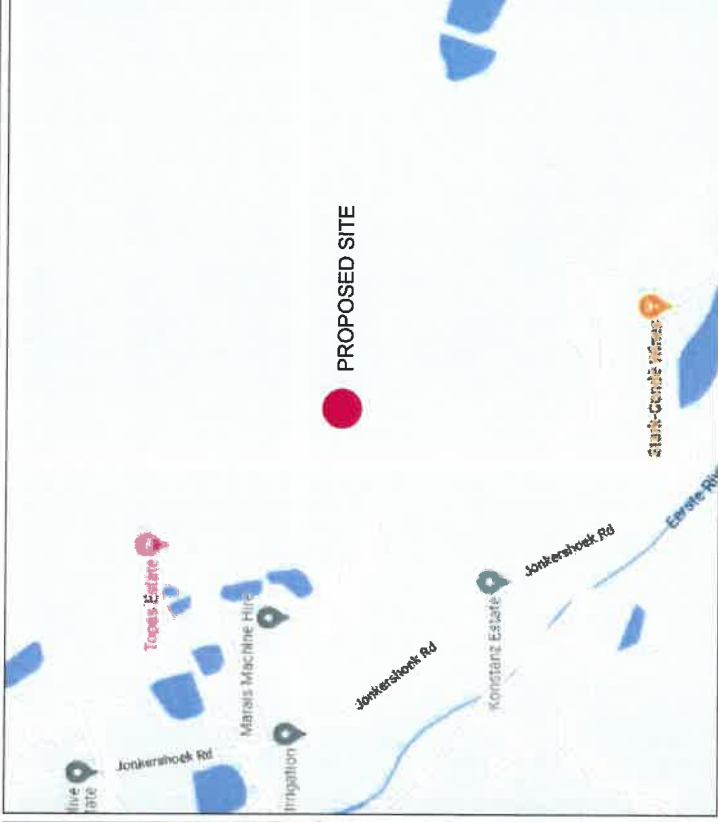
DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0

DRAWING NUMBER: RRL343
SHEET: 1 OF 9

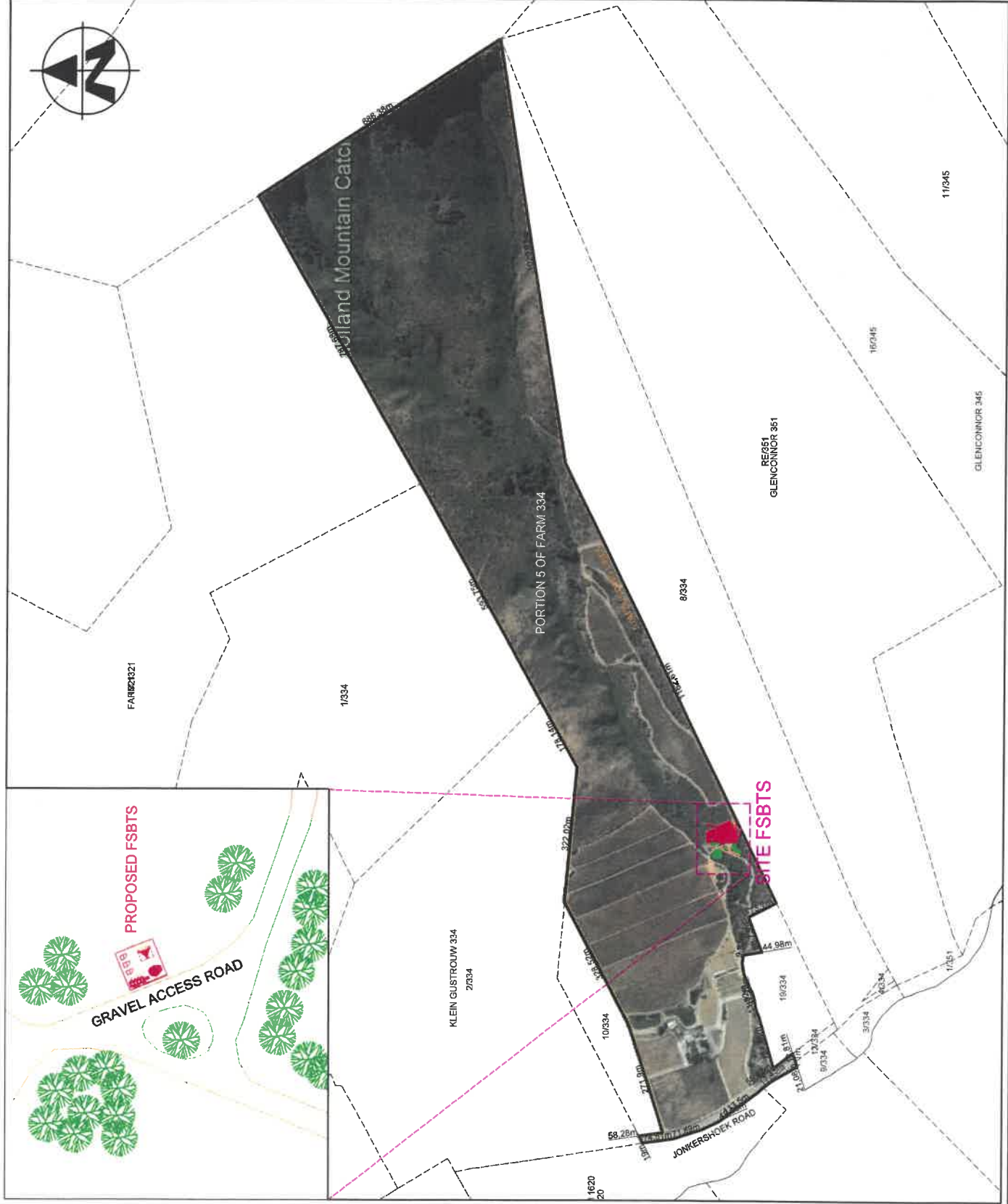
DRAWING TITLE: LOCALITY MAP

DRAWN: C. BRIEDENHANN
SCALE: NTS

DATE: 19-08-2022
REVISION: 0



Site Plan



WPP SITE ID: RRL343

WPP SITE NAME: MARAIS MACHINE HIRE

PROPERTY DESCRIPTION: PORTION 5 OF FARM NO 334, KLEIN GUSTROW

ADDRESS: JONKERSHOEK ROAD, STELLENBOSCH

CO-ORDINATES: Lat: -33.948668° Long: 18.909881° ELEVATION: 262m



Tel: 081 565 0255
 Fax: 086 537 6887
 1st Flr: 24 Flats
 Main Building: Redwood
 Century City, Cape Town
 P. Box 152,
 Century City, 7746

PROJECT: PROPOSED NEW RRL 15m LATTICE MAST WITH 6m X 8m BASE STATION

APPROVED MAST: 15m LATTICE MAST

NOTES:
 A) NEW 15m LATTICE MAST
 B) 6m BASE STATION
 C) 2.4m PALISADE FENCE
 D) BASE STATION: CHIP STONE SURFACE
 E) ZONING: AGRICULTURAL ZONE

DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0

DRAWING NUMBER: RRL343

DRAWING TITLE: SITE PLAN

SHEET: 2 OF 9

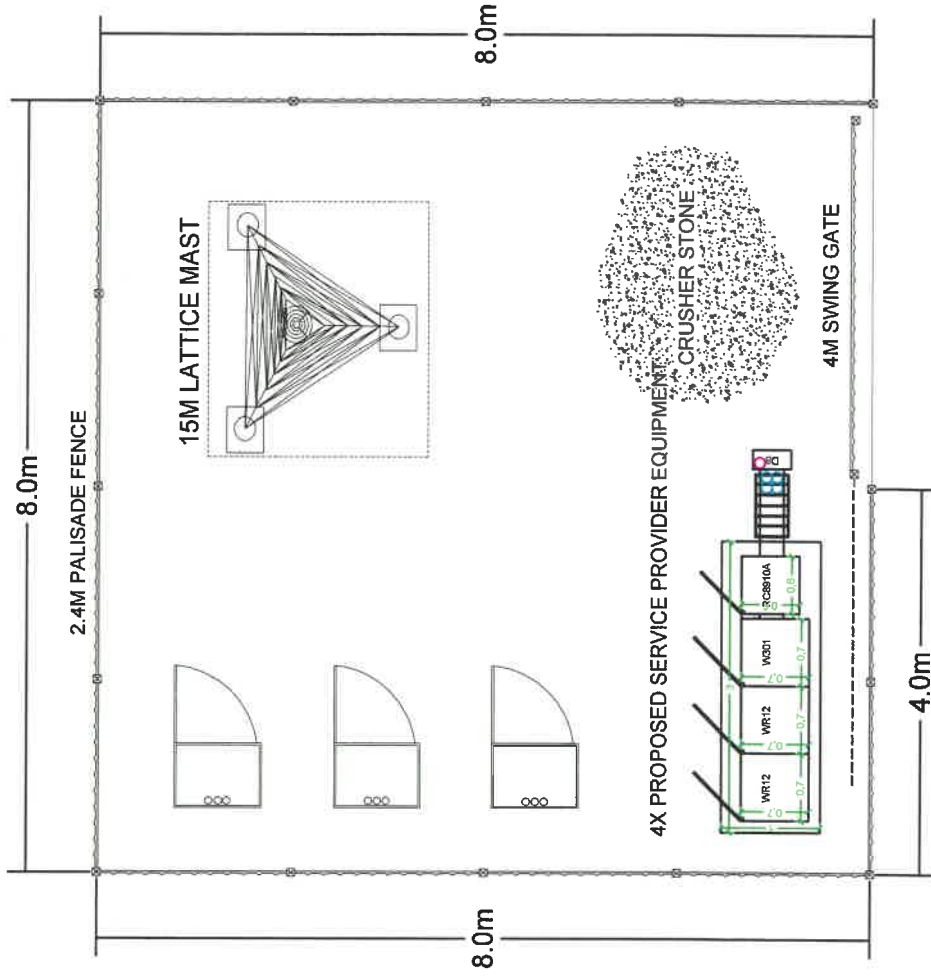
DRAWN: C. BRIEDENHANN

SCALE: 1:12 500

DATE: 19-08-2022

REVISION: 0

Top View



TOWN AND REGIONAL PLANNING CONSULTANTS

WPP SITE ID: RRL343

WPP SITE NAME: MARAIS MACHINE HIRE

PROPERTY DESCRIPTION:

PORTION 5 OF FARM NO.334,
KLEIN GUSTROW

ADDRESS:
JONKERSHOEK ROAD, STELLENBOSCH

CO-ORDINATES: ELEVATION:
Lat: -33.948668° 262m
Long: 18.909881°



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 552 5255 Unit H, 3rd Floor
Fax: (021) 552 9167 14th Floor
Century City, Cape Town 7448

PROJECT:
PROPOSED NEW RRL 15m LATTICE MAST WITH 8m X
8m BASE STATION

APPROVED MAST:
15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) 8x8m BASE STATION
- C) 2.4m PALISADE FENCE
- D) BASE STATION: CHIP STONE SURFACE
- E) ZONING: AGRICULTURAL ZONE

DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0

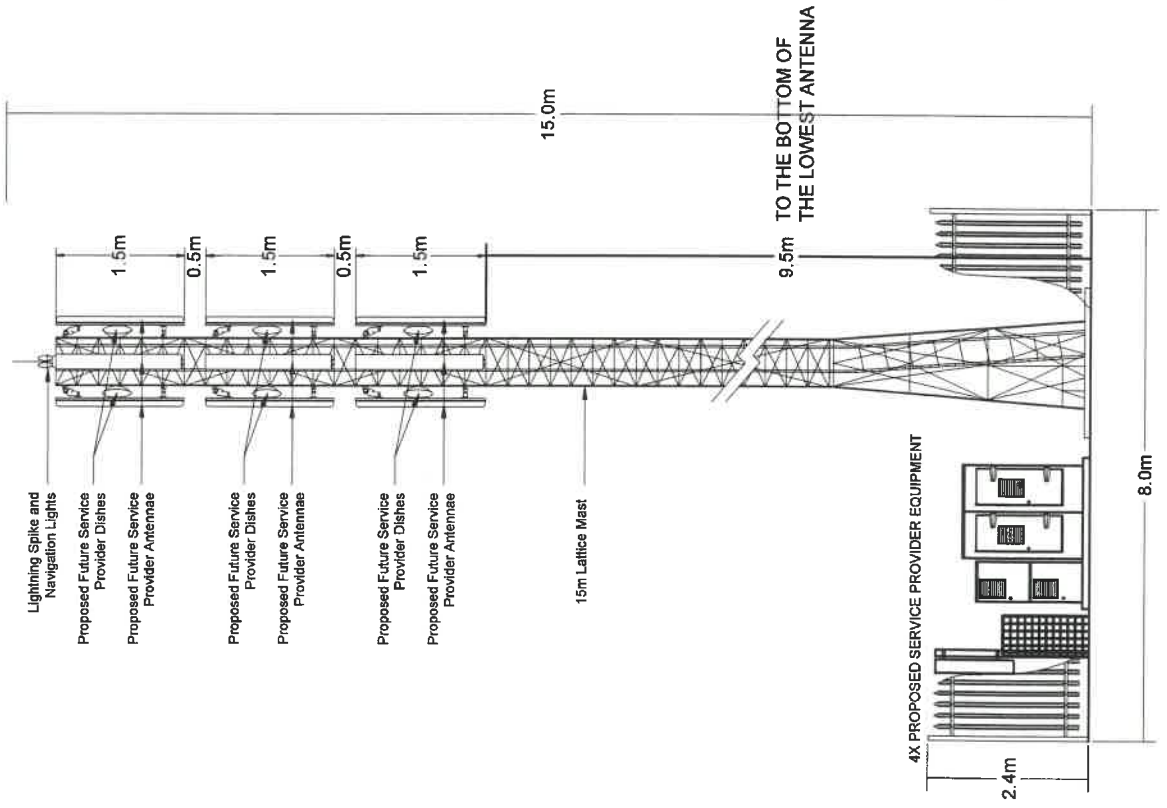
DRAWING NUMBER: RRL343 SHEET: 3 OF 9

DRAWING TITLE: TOP VIEW

DRAWN: C. BRIEDENHANN SCALE: 1:75

DATE: 19-08-2022 REVISION: 0

Elevation



NOTE: Advisory or warning signage including a pictogram may be a requirement for TM. Such signage shall identify the property and the TM 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.



WPP SITE ID: RRL343
WPP SITE NAME: MARAIS MACHINE HIRE
PROPERTY DESCRIPTION:
 PORTION 5 OF FARM NO.334,
 KLEIN GUSTROW
ADDRESS:
 JONKERSHOEK ROAD, STELLENBOSCH
CO-ORDINATES:
 Lat. -33.948668°
 Long. 18.909881°
ELEVATION:
 262m



Tel: (021) 522 5255
 Fax: (021) 522 2167
 Unit 11, 3rd Floor
 Main Building,
 Century City,
 Century City, Cape Town,
 Po Box 182,
 Century City,
 7448

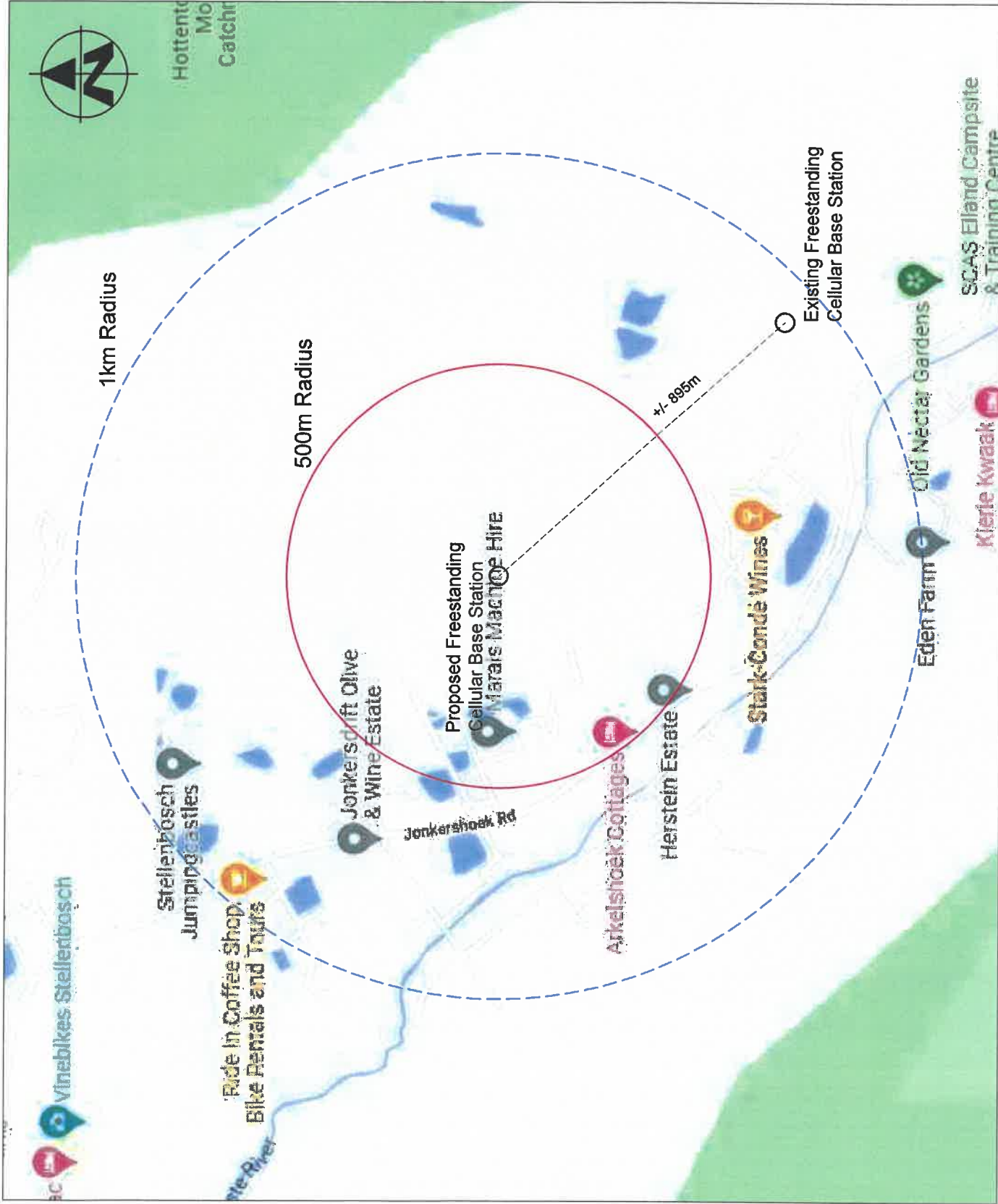
PROJECT:
 PROPOSED NEW RRL 15m LATTICE MAST WITH 8m X
 8m BASE STATION
APPROVED MAST:
 15m LATTICE MAST

NOTES:
 A) NEW 15m LATTICE MAST
 B) 8x8m BASE STATION
 C) 2.4m PALISADE FENCE
 D) BASE STATION: CHIP-STONE SURFACE
 E) ZONING: AGRICULTURAL ZONE

DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0

DRAWING NUMBER: RRL343
DRAWING TITLE: ELEVATION
SHEET: 4 OF 9
DRAWN: C. BRIEDENHAIN
SCALE: NTS
DATE: 19-08-2022
REVISION: 0

Surrounding Base Station Map



TOWN AND REGIONAL PLANNING CONSULTANTS

RRL SITE ID:

RR343

RRL SITE NAME:

MARAI'S MACHINE HIRE

PROPERTY DESCRIPTION:

PORTION 5 OF FARM NO. 334, KLEIN GUSTOW

ADDRESS:

JONKERSHOEK ROAD, STELLENBOSCH

CO-ORDINATES:

Lat: -33.948668°

Long: 18.909881°

ELEVATION:

262m



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: 021 555 5255

Unit 11, 3rd Floor

Century City, Cape Town

P.O. Box 152,

Century City, Cape Town

Fax: 021 557 9167

PROJECT:

PROPOSED NEW RRL 15m LATTICE MAST WITH 8m X 8m BASE STATION

APPROVED MAST:

15m LATTICE MAST

NOTES:

A) NEW 15m LATTICE MAST

B) CUSTOM BASE STATION

C) 2.4m PALISADE FENCE

D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE

E) BASE STATION: CHIP STONE SURFACE

F) ZONING: AGRICULTURAL ZONE

DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0

DRAWING NUMBER: RR343

SHEET: 5 OF 9

DRAWING TITLE: SURROUNDING BASE STATIONS

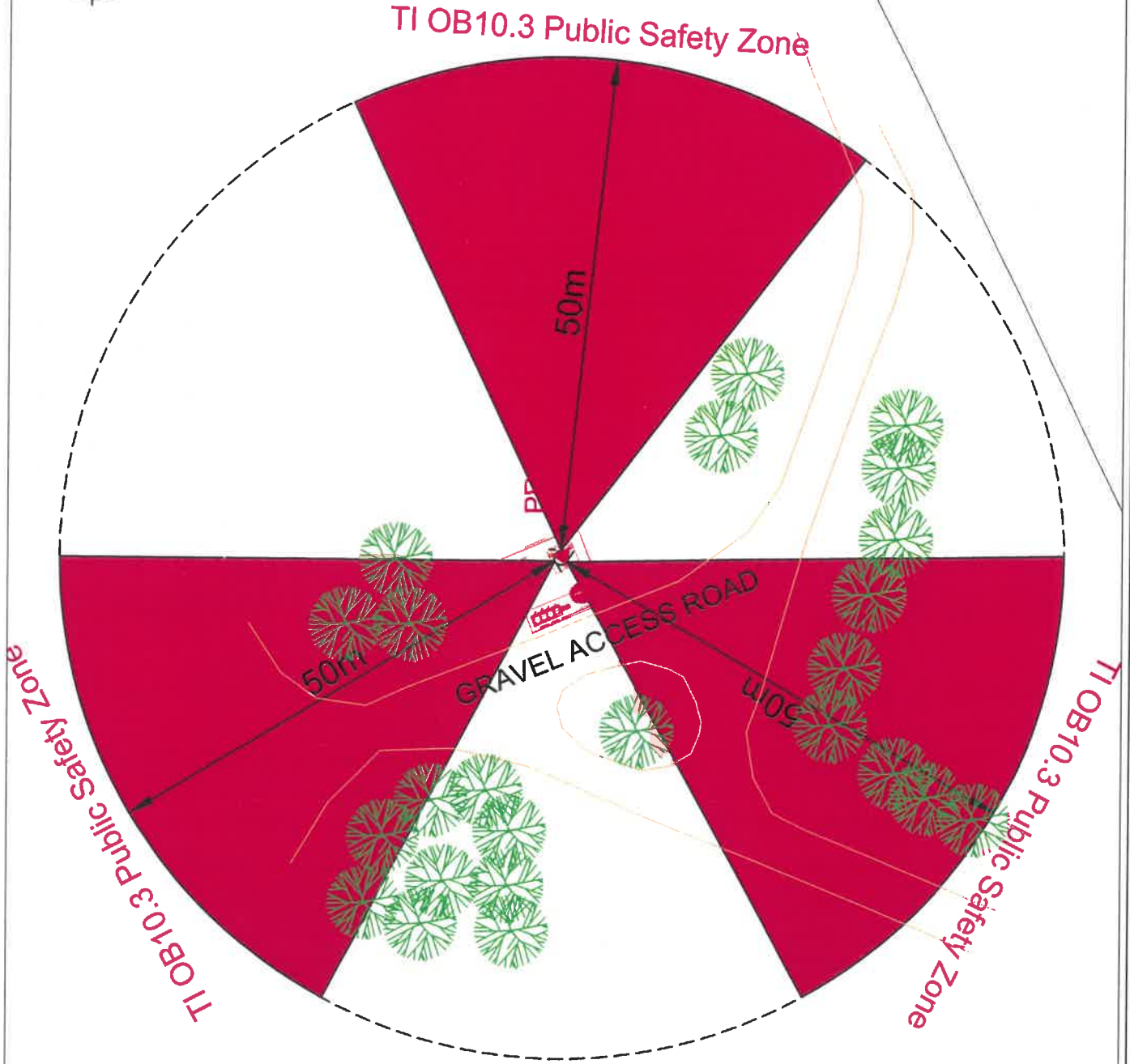
DRAWN: C. BRIEDENHANN

SCALE: NTS

DATE: 2022-08-19

REVISION: 0

Public Safety Zone Map



TOWN AND REGIONAL PLANNING CONSULTANTS

WPP SITE ID: RRL343

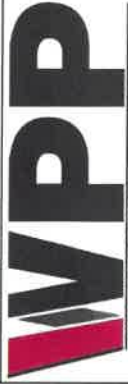
WPP SITE NAME: MARAIS MACHINE HIRE

PROPERTY DESCRIPTION:

PORTION 5 OF FARM NO.334,
KLEIN GUSTROW

ADDRESS: JONKERSHOEK ROAD, STELLENBOSCH

CO-ORDINATES: ELEVATION:
Lat: -33.948668° 262m
Long: 18.909881°



TOWN AND REGIONAL PLANNING CONSULTANTS

Unit 11, 3rd Floor
Marais Machine Hire
Century City, Cape Town
Tel: 021 552 5325
Fax: 021 557 9167

PROJECT:
PROPOSED NEW RRL 15m LATTICE MAST WITH 8m X
8m BASE STATION

APPROVED MAST:
15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) 8x8m BASE STATION
- C) 2.4m PALISADE FENCE
- D) BASE STATION: CHIP STONE SURFACE
- E) ZONING: AGRICULTURAL ZONE

DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0

DRAWING NUMBER: RRL343
SHEET: 6 OF 9

DRAWING TITLE: PUBLIC SAFETY ZONE MAP

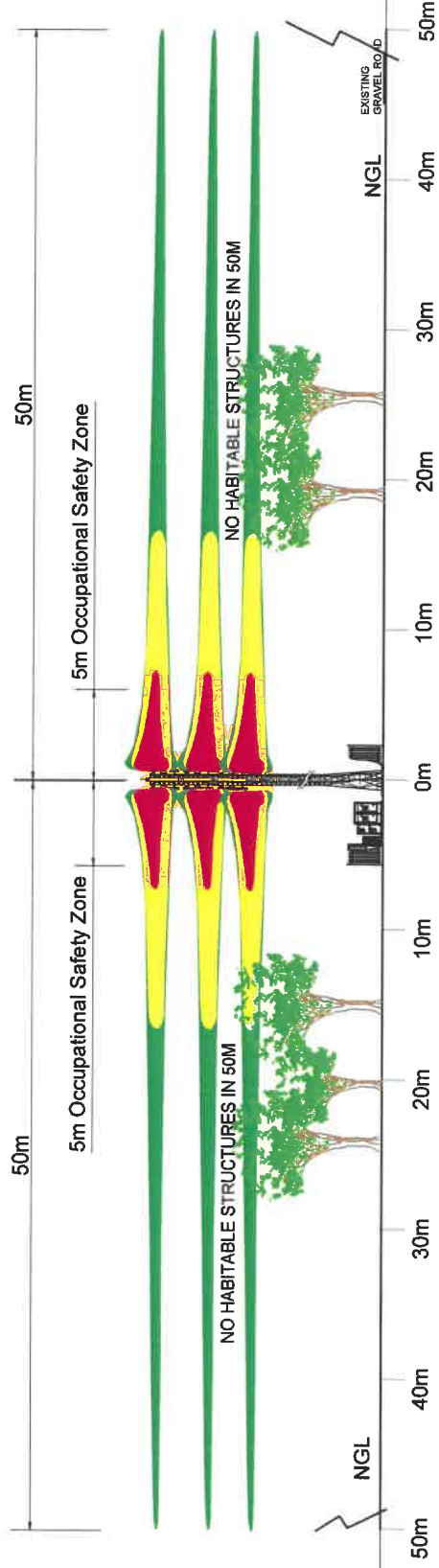
DRAWN: C. BRIEDENHANN

SCALE: NTS

DATE: 19-08-2022

REVISION: 0

Public Safety Zone Elevation



PUBLIC SAFETY ZONE WESTERN ELEVATION



WPP SITE ID: RRL343

WPP SITE NAME: MARAIS MACHINE HIRE

PROPERTY DESCRIPTION:

PORTION 5 OF FARM NO.334,
KLEIN GUSTROW

ADDRESS:
JONKERSHOEK ROAD, STELLENBOSCH

CO-ORDINATES: ELEVATION: 262m
Lat: -33.948668°
Long: 18.909881°



TOWN AND REGIONAL PLANNING CONSULTANTS
151-14 De Water
Marais Machine Highway,
Century City, Cape Town
Tel: (021) 529 5225 Fax: (021) 529 5187
P.O. Box 152,
Century City, 7746

PROJECT:
PROPOSED NEW RRL 15m LATTICE MAST WITH 8m X
8m BASE STATION

APPROVED MAST:
15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) 8x8m BASE STATION
- C) 2.4m PALISADE FENCE
- D) BASE STATION: CHIP STONE SURFACE
- E) ZONING: AGRICULTURAL ZONE

DATE	DESCRIPTION	REVISION
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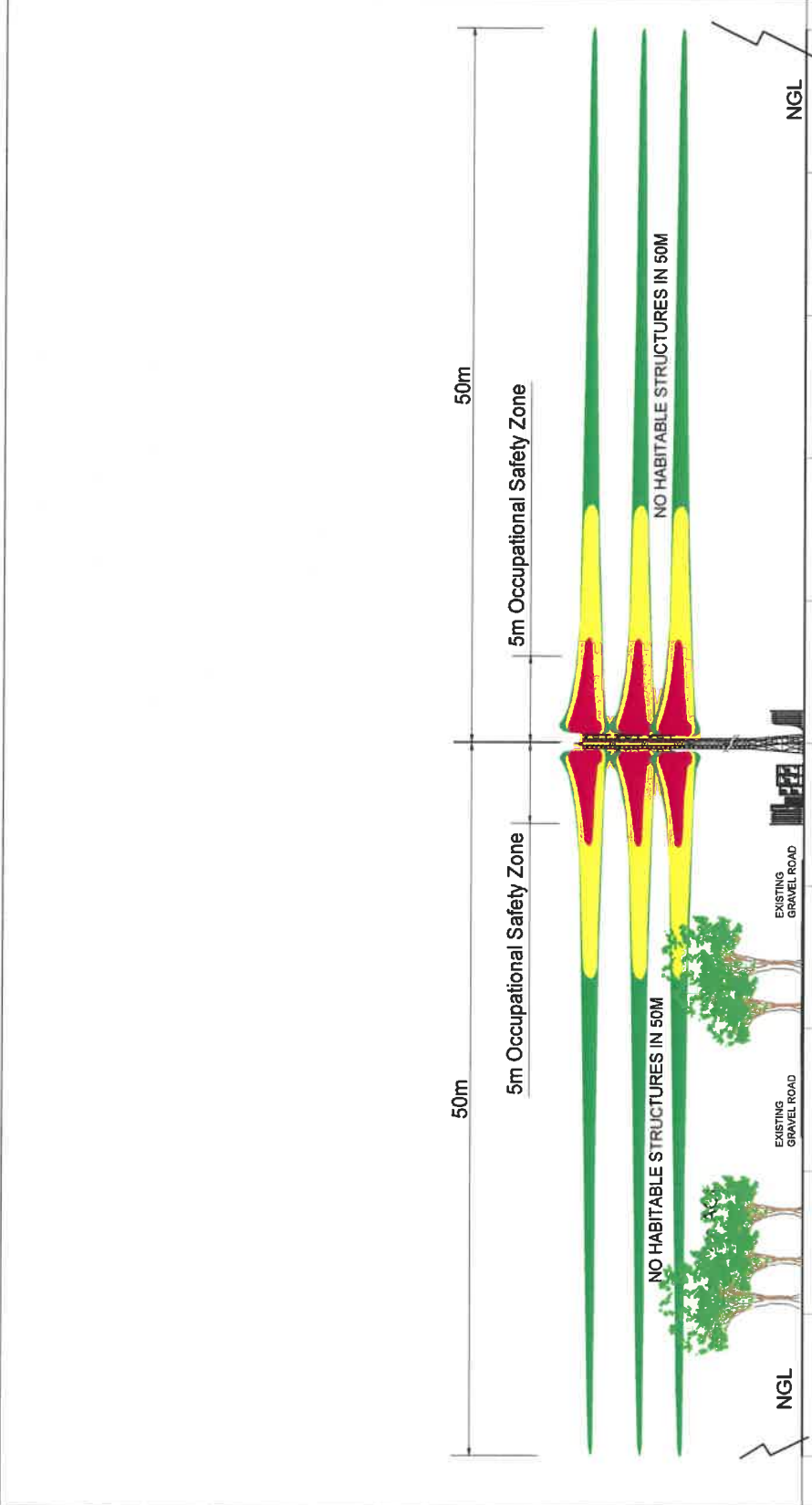
DRAWING NUMBER: RRL343
SHEET: 7 OF 9

DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION

DRAWN: C. BRIEDENHANN
SCALE: NTS

DATE: 19-08-2022
REVISION: 0

Public Safety Zone Elevation



PUBLIC SAFETY ZONE SOUTHERN ELEVATION



WPP SITE ID: RRL343
WPP SITE NAME: MARAIS MACHINE HIRE
PROPERTY DESCRIPTION:
 PORTION 5 OF FARM NO. 334,
 KLEIN GUSTROW
ADDRESS:
 JONKERSHOEK ROAD, STELLENBOSCH
CO-ORDINATES: **ELEVATION:**
 Lat: -33.948668° 262m
 Long: 18.909881°



Tel: (021) 552 5255 Unit H, 3rd Floor, Po. Box 182,
 Fax: (021) 552 5197 Century City, Cape Town, 7448

PROJECT:
 PROPOSED NEW RRL 15m LATTICE MAST WITH 8m X
 8m BASE STATION

APPROVED MAST:
 15m LATTICE MAST

NOTES:
 A) NEW 15m LATTICE MAST
 B) 8x6m BASE STATION
 C) 2.4m PALISADE FENCE
 D) BASE STATION: CHIP STONE SURFACE
 E) ZONING: AGRICULTURAL ZONE

DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0

DRAWING NUMBER: RRL343
SHEET: 8 OF 9

DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION

DRAWN: C. BRIEDENHANN
SCALE: NTS

DATE: 19-08-2022
REVISION: 0

Artist Impression



Superimposition of Proposed 15 m Lattice Mast



TOWN AND REGIONAL PLANNING CONSULTANTS

WPP SITE ID: RRL343

WPP SITE NAME: MARAIS MACHINE HIRE

PROPERTY DESCRIPTION:

PORTION 5 OF FARM NO.334,
KLEIN GUSTROW

ADDRESS: JONKERSHOEK ROAD, STELLENBOSCH

CO-ORDINATES: ELEVATION: 262m
Lat: -33.948668°
Long: 18.909881°



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 552 5255 Unit H, 3rd Floor, Po Box 152,
Marais Machine Building, Century City, Cape Town, 7815

PROJECT:

PROPOSED NEW RRL 15m LATTICE MAST WITH 8m X 8m BASE STATION

APPROVED MAST:

15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) 8x8m BASE STATION
- C) 2.4m PALISADE FENCE
- D) BASE STATION CHIP STONE SURFACE
- E) ZONING: AGRICULTURAL ZONE

DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0

DRAWING NUMBER: RRL343 SHEET: 9 OF 9

DRAWING TITLE: ARTIST IMPRESSION

DRAWN: C. BRIEDENHANN SCALE: NTS

DATE: 19-08-2022 REVISION: 0