

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

30/06/2021

Dear Sir/Madam

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

Application Property Address: Off Muldersvlei Road, Muldersvlei

Application Property Number: Farm 34/8 Stellenbosch

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

Owner: Koenehelo Emmanuel Thejane on behalf of Telkom SA LTD (Gyro Group Properties)/ 073 260 2852

Application Reference: LU/ 12724

Application Type: Application for Consent Use and Departure: Farm 34/8 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 Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for a **Consent Use** for the installation of a telecommunication base station, which complies of the following, on Farm No. 34/8, Stellenbosch Division:
 - A 15m high lattice type mast;
 - 3 x 3 sector antenna attached to the mast;
 - Microwave dishes attached to the mast;
 - 4 x equipment container units, and
 - A 2.4m high palisade fence
2. Application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, for a **Departure** to relax the northern common building line from **22,5m** to **0m** to accommodate the telecommunication base station

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.

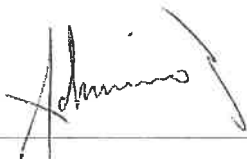
The comments must be addressed to the applicant by electronic mail as follows: **Adriano Rodrigues** and e-mail address for submissions is adriano@wpplanning.co.za .

The comments must be submitted within **30 days** from the date of this notice to be received on or before the closing date of **02 August 2021** .

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

AFRIKAANSE WEERGAWE VAN ADVERTENSIE:

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

30/06/2021

Geagte Meneer/ Mevrouw:

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

Adres van aansoek eiendom: Off Muldersvlei Road, Muldersvlei

Aansoek eiendom beskrywing: Plaas 34/8 Stellenbos

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

Eienaar: Koenehelo Emmanuel Thejane on behalf of Telkom SA LTD (Gyro Group Properties)/ 073 260 2852

Aansoek Verwysing: LU/ 12724

Tipe Aansoek: Vergunning gebruik en Afwyking aansoek: Plaas 34/8 Stellenbos

Besonderhede van die grondgebruiksaansoek, insluitende die doel en uitkoms:

1. Aansoek word gedoen in terme van Artikel 15(2)(o) van die Stellenbosch Municipal Land Use Planning B-Law, afgekondig deur kennis nommer 354/2015, 20 Oktober 2015 van die genoemde Verordening vir 'n **Vergunning Gebruik** aansoek vir die ontwikkeling van 'n vry-staande telekommunikasie toring wat sal voortspruit van die tersaaklike aansoek, op Plaas no. 34/8 Stellenbosch:
 - 15m hoë Traliemas;
 - 3 x 3 sektorantennas vas aan die mas;
 - Skottels aangeheg teen die mas
 - 4 x Toerusting eenhede, en
 - 'n 2.4m hoë Palisade heining
2. Aansoek word gedoen in terme van Artikel 15(2)(b) van die Stellenbosch Municipal Land Use Planning B-Law, afgekondig deur kennis nommer 354/2015, 20 Oktober 2015 van die genoemde Verordening vir **Afwyking** aansoek van die noordelike gemeenskaplike boulyn van **22.5m** tot **0m**, om die telekommunikasie toring 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-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 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 inlgting 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** en e-pos adres vir stuur van kommentaar aan: adriano@wpplanning.co.za.

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 **02 Augustus 2021**

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

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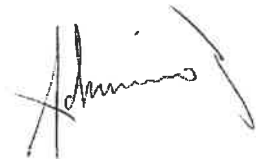
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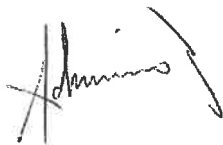
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Die uwe



Adriano Rodrigues
Warren Petterson Planning



GYRO SITE ID: 05176-P1

GYRO SITE NAME: MULDERSVLEI EXCHANGE

PROPERTY DESCRIPTION: PORTION 8 OF FARM 34, CONSOLIDATED FARM ELSENBURG A

ADDRESS: OFF MULDERSVLEI ROAD, MULDERSVLEI

CO-ORDINATES: **ELEVATION:**
 Lat: -33.831892° 176m
 Long: 18.828811°



TOWN AND REGIONAL PLANNING CONSULTANTS
 Unit H, 3rd Floor
 Matrix Building, Bridgeway,
 Century City, Cape Town
 Tel: (021) 522 5255
 Fax: (086) 837 9187
 P.O. Box 152,
 Century City,
 7446

PROJECT:
 PROPOSED NEW GYRO 15m LATTICE MAST WITH 10m X 10m 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) OWNER: TELKOM SA LTD

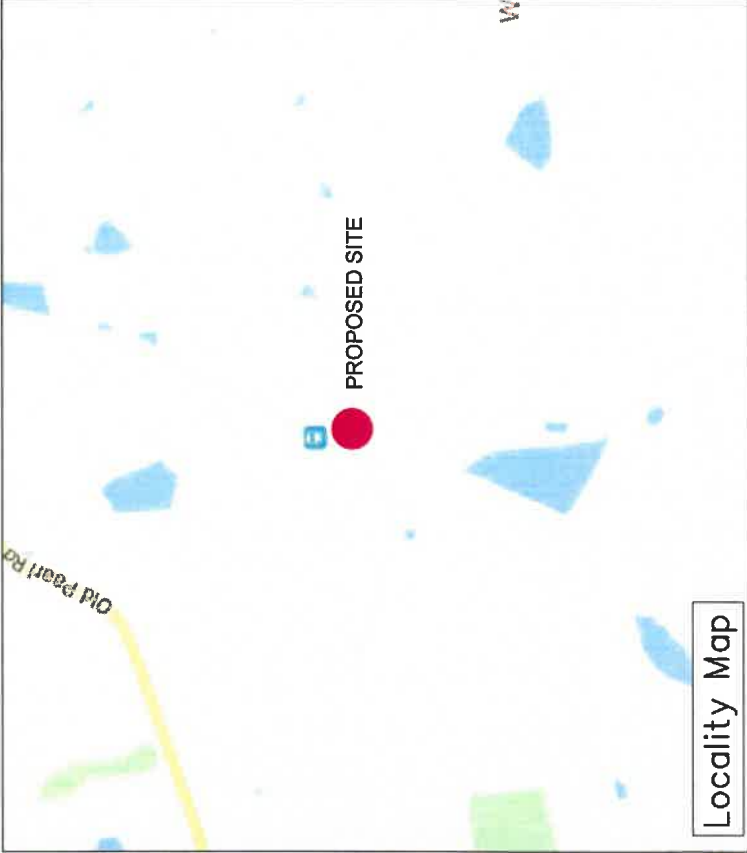
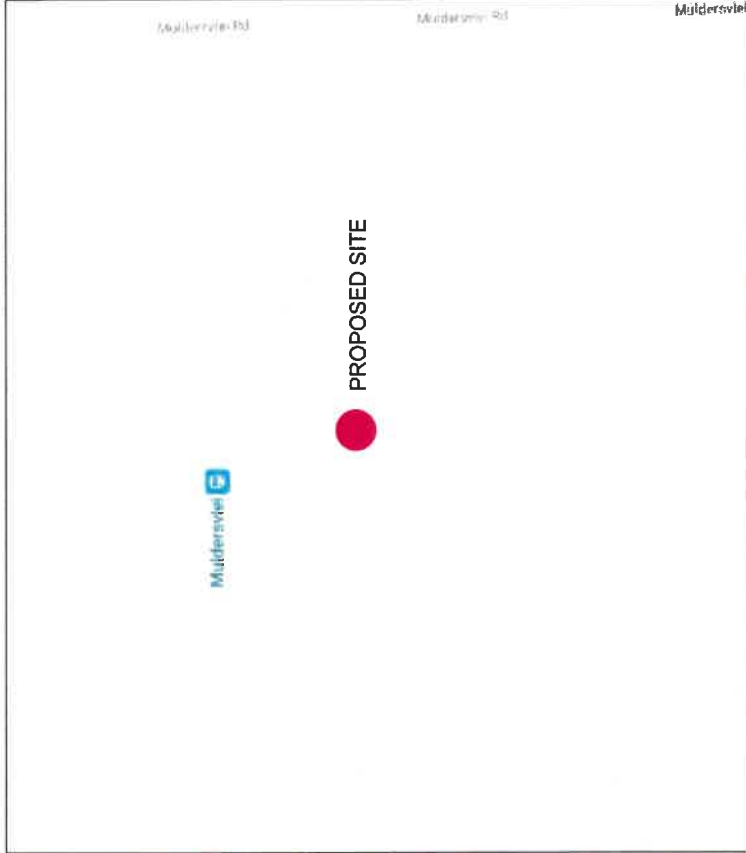
DATE	DESCRIPTION	REVISION
18-03-2021	1st Issue	0
17-05-2021	2nd Issue	1

DRAWING NUMBER: 05176-P1
SHEET: 1 OF 8

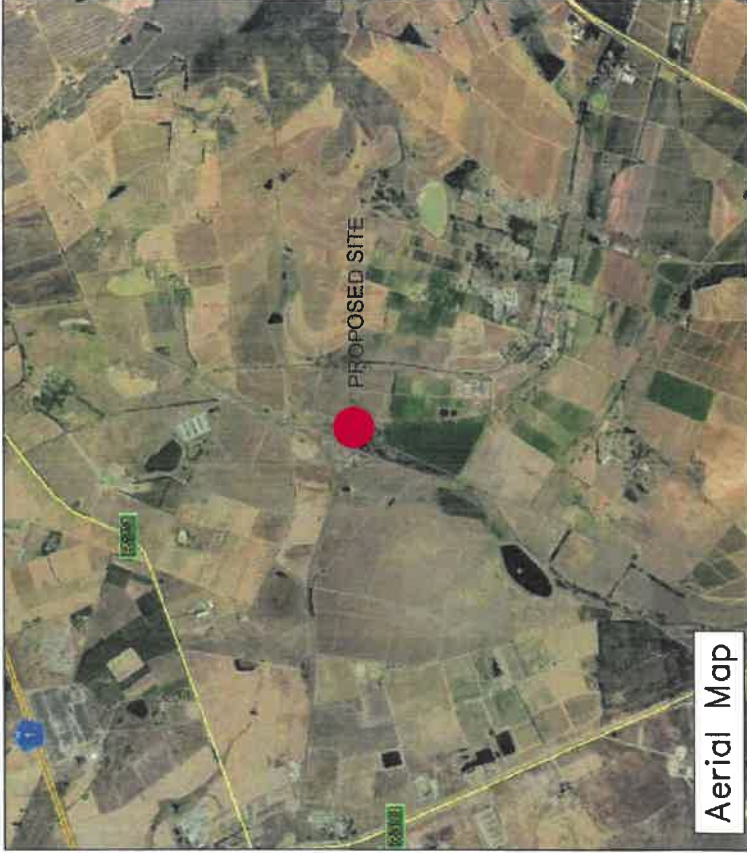
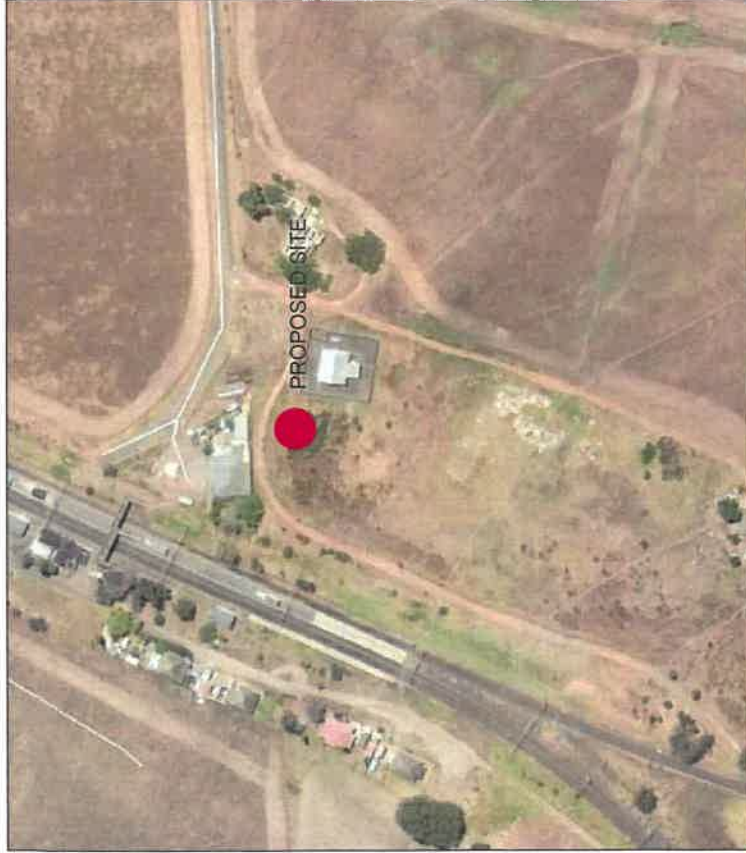
DRAWING TITLE: LOCALITY MAP

DRAWN: C. BRIEDENHANN
SCALE: NTS

DATE: 17-05-2021
REVISION: 1

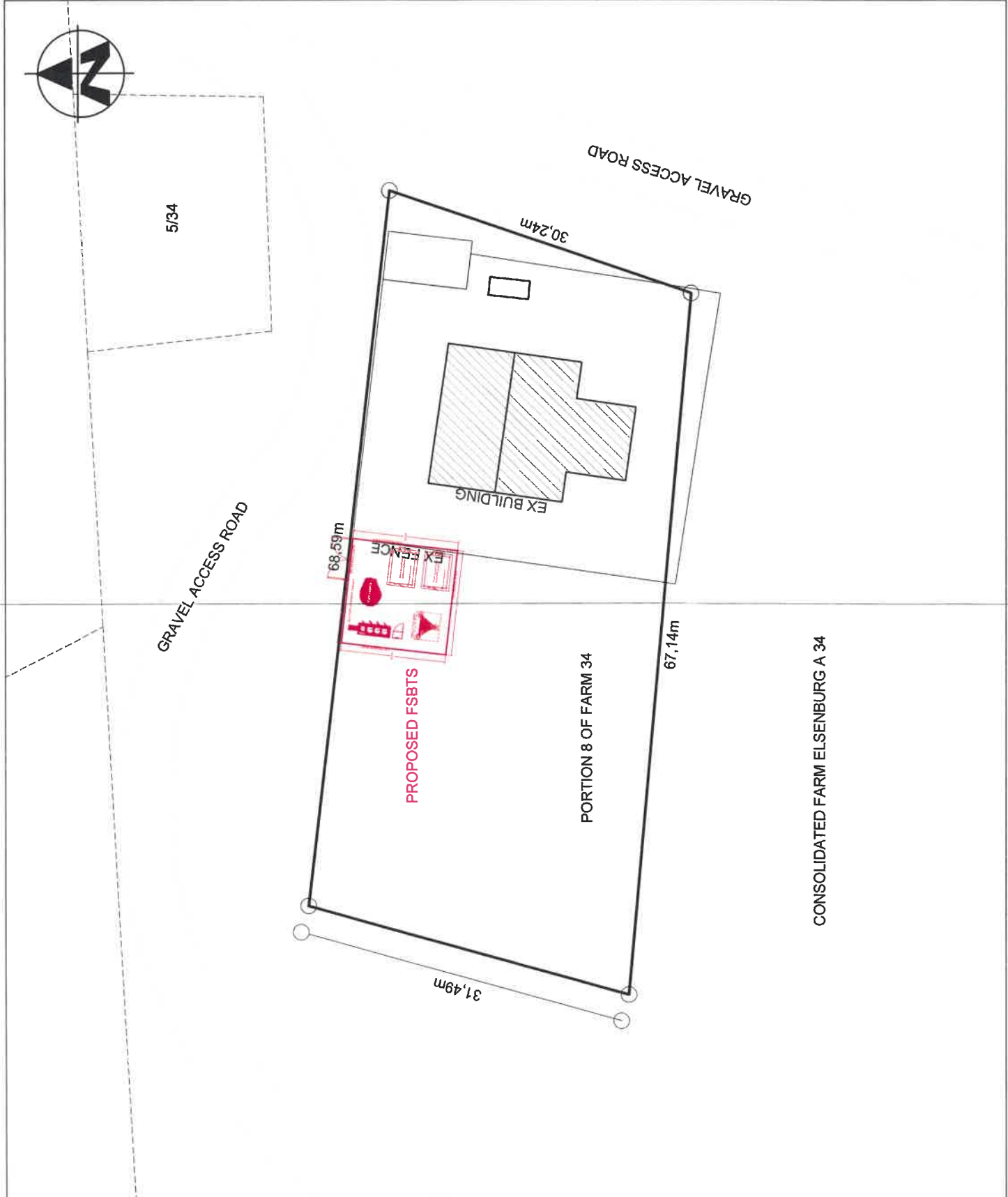


Locality Map



Aerial Map

Site Plan



GYRO SITE ID: 05176-P1

GYRO SITE NAME: MULDESVLEI EXCHANGE

PROPERTY DESCRIPTION:

PORTION 8 OF FARM 34,
CONSOLIDATED FARM EISENBURG A

ADDRESS:
OFF MULDESVLEI ROAD,
MULDESVLEI

CO-ORDINATES:
Lat: -33.831892°
Long: 18.828811°

ELEVATION:
176m



TOWN AND REGIONAL PLANNING CONSULTANTS

Unit 11, 3rd Floor,
Tel: (021) 552 5265
Fax: 086 537 9187
Main Building, Bridgeway,
Century City, Cape Town,
7446

PROJECT:

PROPOSED NEW GYRO 15m LATTICE MAST WITH 10m

X 10m BASE STATION

APPROVED MAST:

15m LATTICE MAST

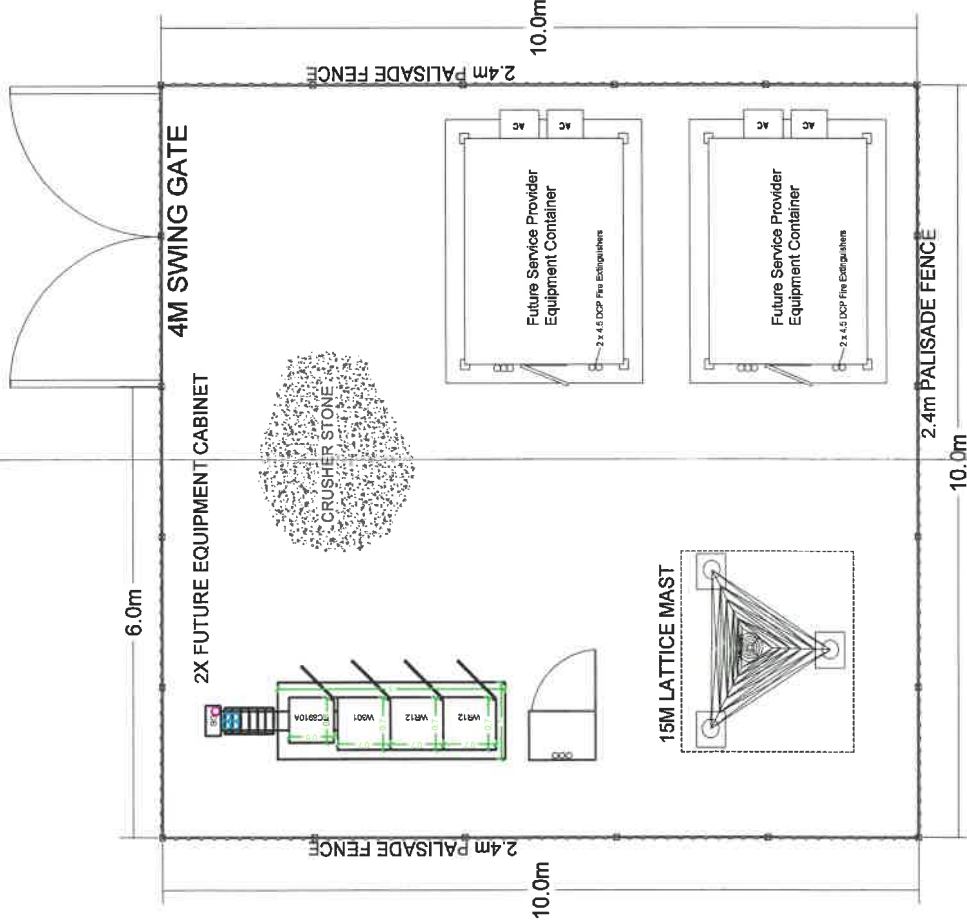
NOTES:

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- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
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DATE	DESCRIPTION	REVISION
18-03-2021	1st Issue	0
17-05-2021	2nd Issue	1

DRAWING NUMBER: 05176-P1	SHEET: 2 OF 8
DRAWING TITLE: SITE PLAN	
DRAWN: C. BRIEDENHANN	SCALE: 1:500
DATE: 17-05-2021	REVISION: 1

Top View



GYRO SITE ID: 05176-P1

GYRO SITE NAME: MULDESVLEI EXCHANGE

PROPERTY DESCRIPTION:

PORTION 8 OF FARM 34,
CONSOLIDATED FARM ELSENBURG A

ADDRESS:
OFF MULDESVLEI ROAD,
MULDESVLEI

CO-ORDINATES: ELEVATION:
Lat: -33.831892° 176m
Long: 18.828811°



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 552 5255 Unit H, 3rd Floor
P.O. Box 152, Maink Building, Bldgway, Century City, 7446
Fax: 086 527 5187 Century City, Cape Town

PROJECT:

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APPROVED MAST:

15m LATTICE MAST

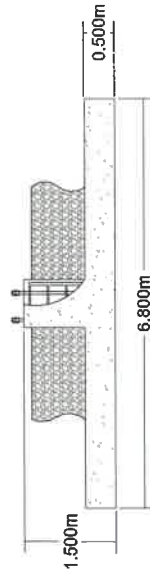
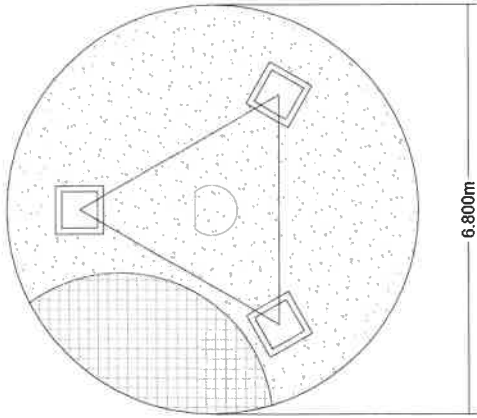
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DRAWING NUMBER: 05176-P1	SHEET: 3 OF 8
DRAWING TITLE: TOP VIEW	
DRAWN: C. BRIEDENHANN	SCALE: 1:100
DATE: 17-05-2021	REVISION: 1

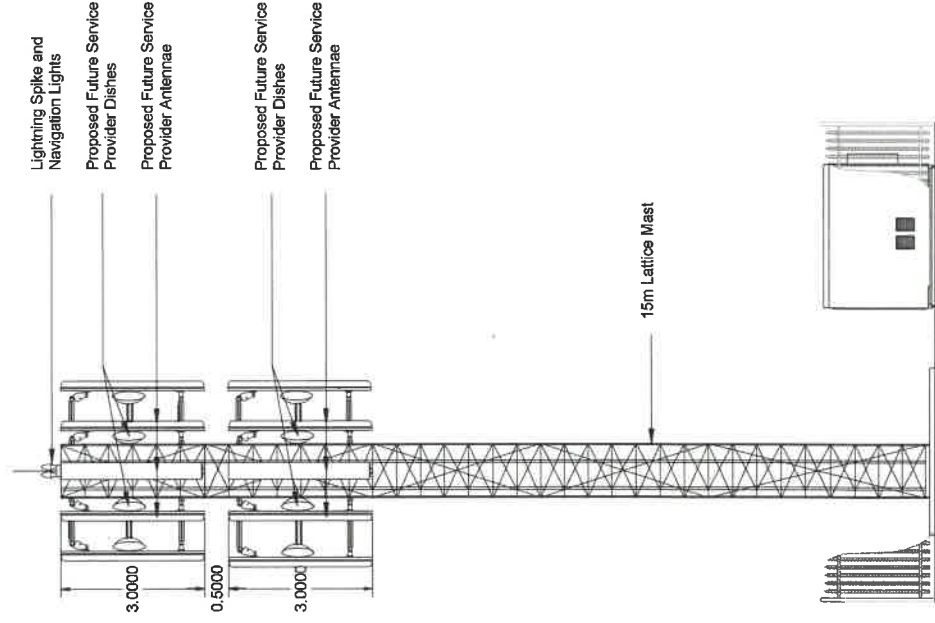
Elevation




15m LATTICE
MAST FOUNDATION
SCALE 1:125

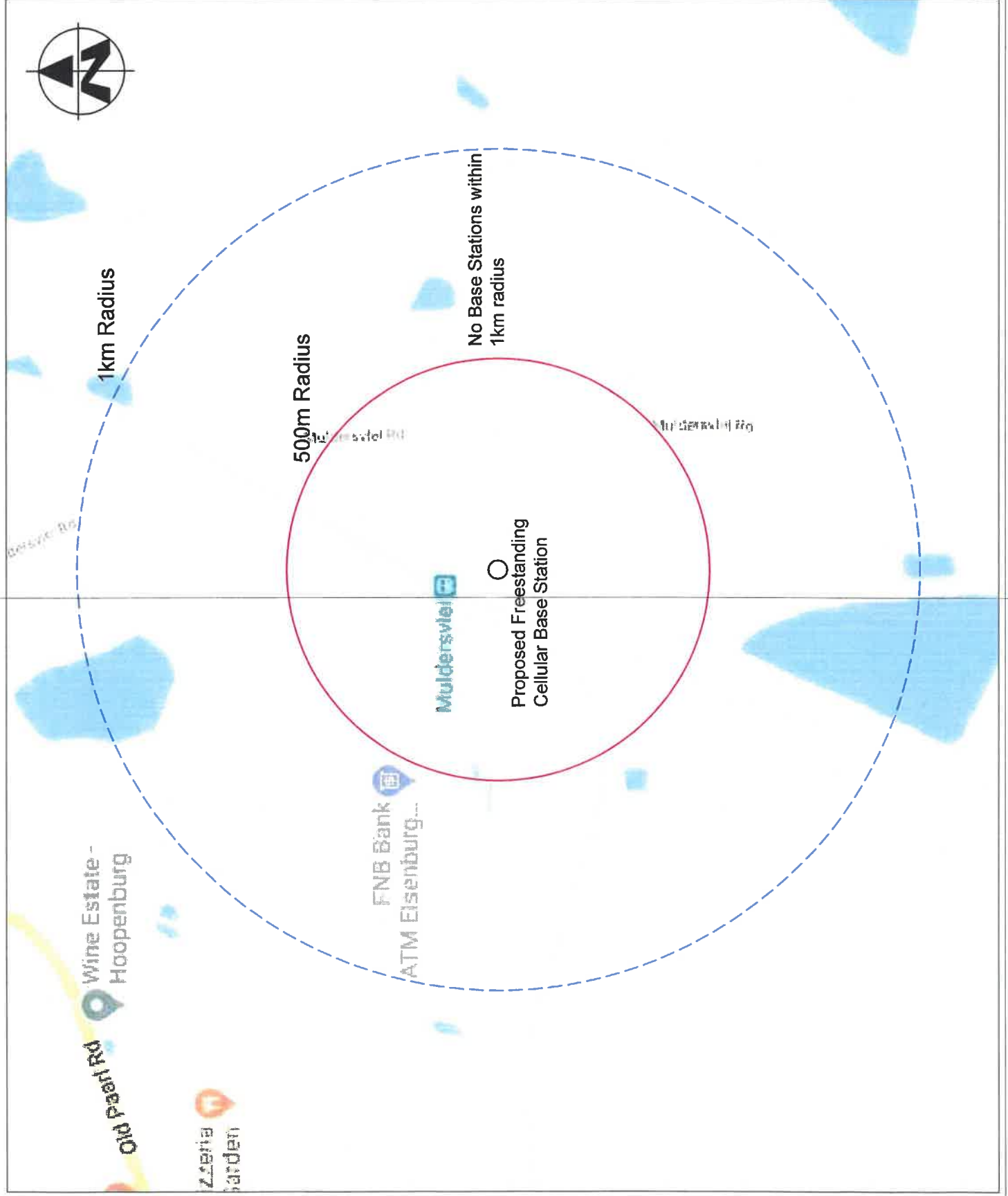
NOTE: Advisory or warning signage including a pictogram may be a requirement for TMI. Such signage shall identify the property and the TMI and shall warn the general public as required. Such signage shall be to the City's satisfaction and may not be larger than 400mm x 500mm.


This application will comply with the COCT, Telecommunication Mast Infrastructure Policy, as approved in April 2015.



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DRAWING NUMBER: 05176-P1		SHEET: 4 OF 8
DRAWING TITLE: ELEVATION		
DRAWN: C. BRIEDENHANN	SCALE: NTS	REVISION: 1
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Surrounding Base Station Map



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ADDRESS:	OFF MULDESVLEI ROAD, MULDERSVLEI	
CO-ORDINATES:	ELEVATION: Lat: -33.831892° Long: 18.828811° 176m	
		
TOWN AND REGIONAL PLANNING CONSULTANTS Unit H, 3rd Floor Meerk Building, Bridgeway, Century City, Cape Town 7446 Tel: (021) 552 5255 Fax: 086 537 8187		
PROJECT:	PROPOSED NEW GYRO 15m LATTICE MAST WITH 10m X 10m 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) OWNER: TELKOM SA LTD	
DATE	DESCRIPTION	REVISION
18-03-2021	1st Issue	0
17-05-2021	2nd Issue	1
DRAWING NUMBER: 05176-P1		SHEET: 5 OF 8
DRAWING TITLE: SURROUNDING BASE STATIONS		
DRAWN: C. BRIEDENHANN	SCALE: NTS	
DATE: 17-05-2021	REVISION: 1	



GYRO SITE ID: 05176-P1

GYRO SITE NAME: MULDESVLEI EXCHANGE

PROPERTY DESCRIPTION: PORTION 8 OF FARM 34, CONSOLIDATED FARM ELSENBURG A

ADDRESS: OFF MULDESVLEI ROAD, MULDESVLEI

CO-ORDINATES: **ELEVATION:**
Lat: -33.831892° 176m
Long: 18.828811°



TOWN AND REGIONAL PLANNING CONSULTANTS
 Unit H, 3rd Floor
 Matix Building, Biddewey,
 Century City, Cape Town
 Tel: 021 552 5255
 Fax: 021 537 9187

PROJECT: PROPOSED NEW GYRO 15m LATTICE MAST WITH 10m X 10m 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) OWNER: TELKOM SA LTD

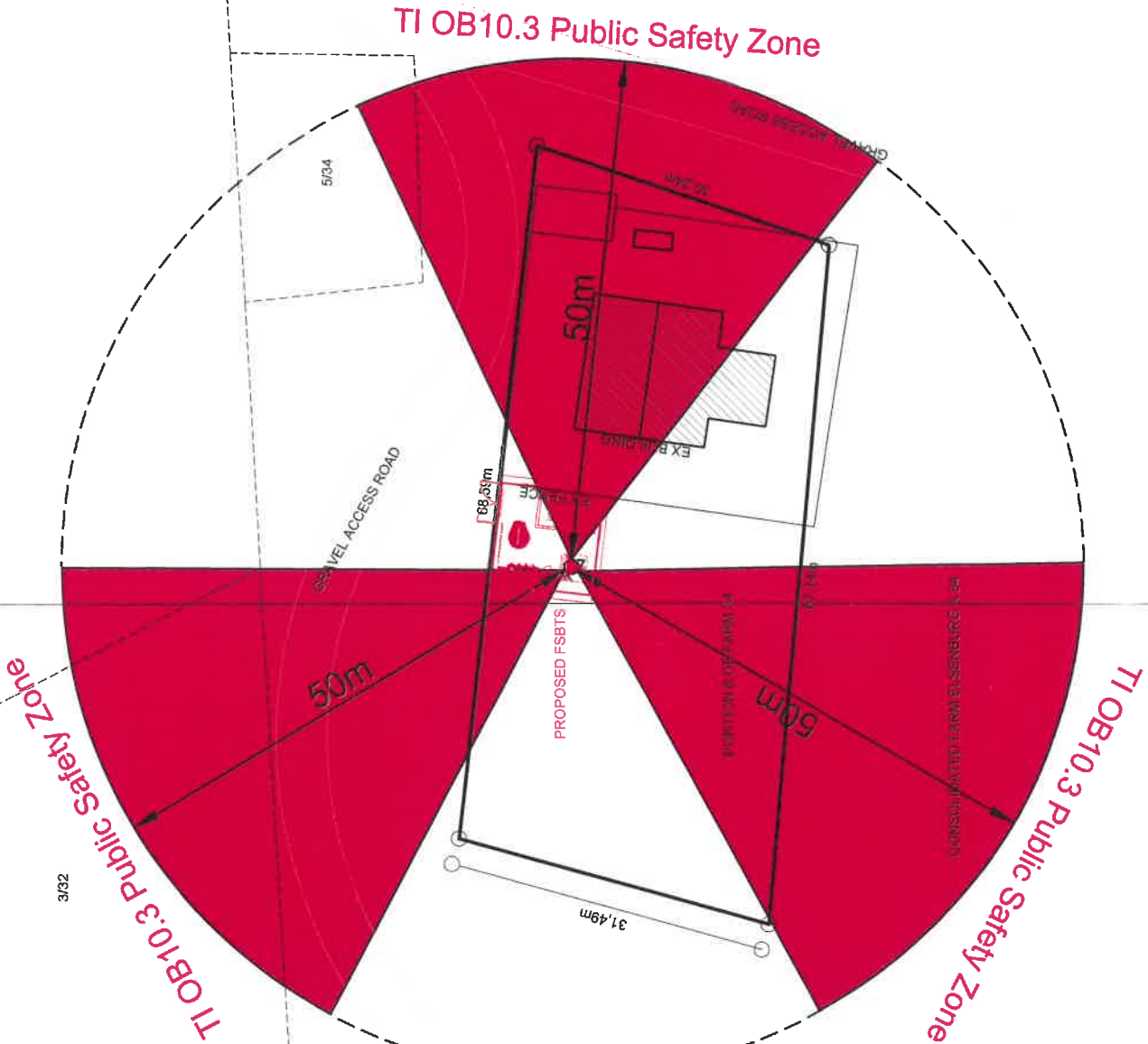
DATE	DESCRIPTION	REVISION
18-03-2021	1st Issue	0
17-05-2021	2nd Issue	1

DRAWING NUMBER: 05176-P1
SHEET: 6 OF 8

DRAWING TITLE: PUBLIC SAFETY ZONE MAP

DRAWN: C. BRIEDENHANN
SCALE: NTS
DATE: 17-05-2021
REVISION: 1

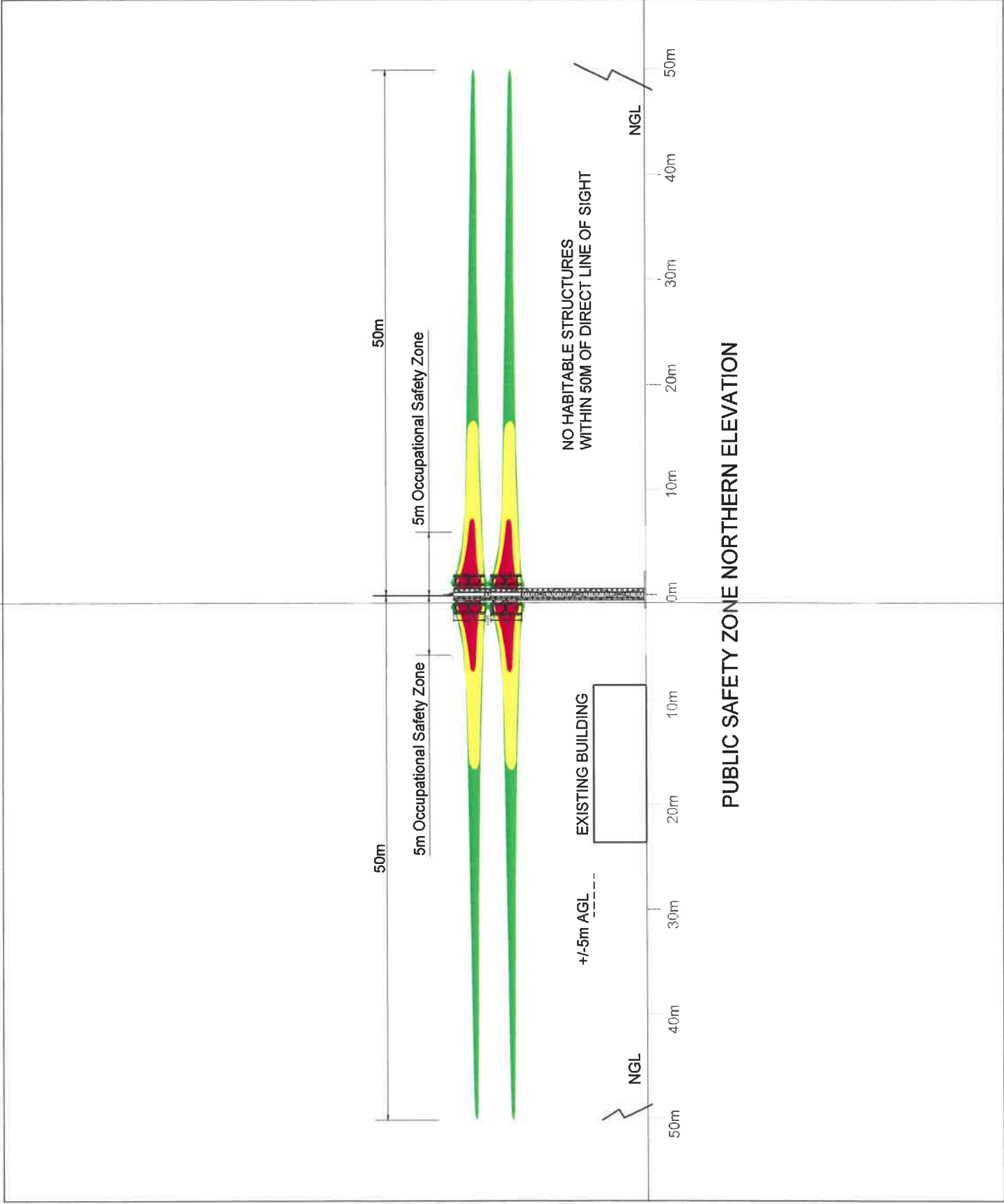
Public Safety Zone Map



Public Safety Zone Elevation

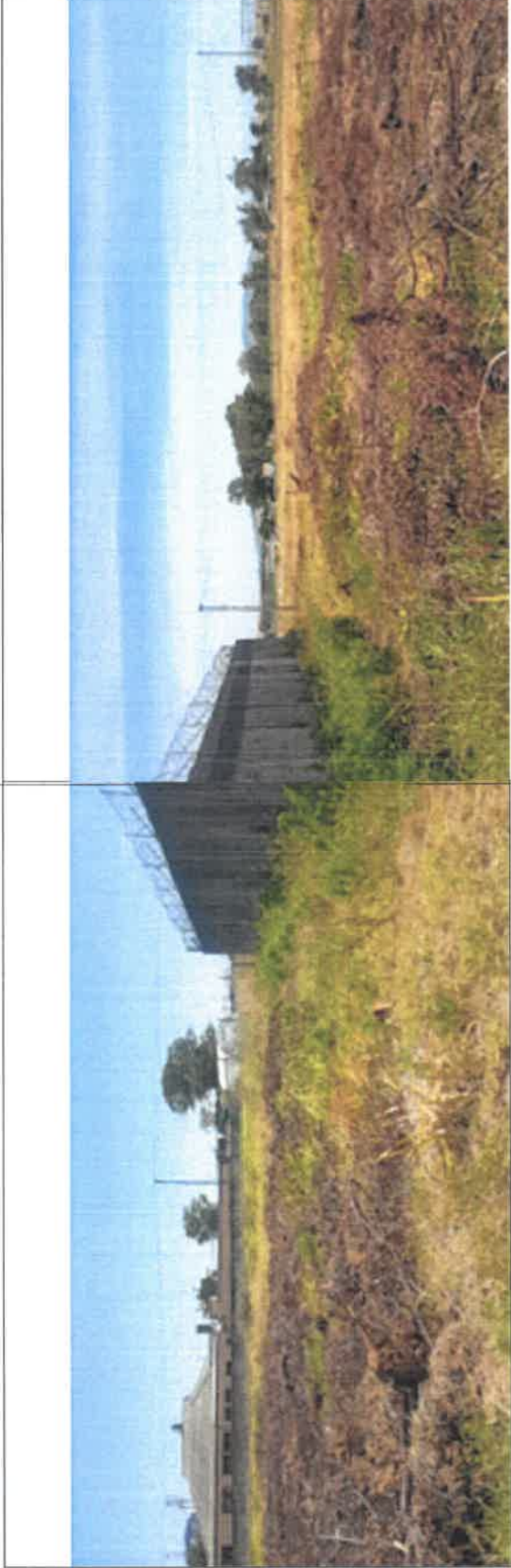


GYRO SITE ID: 05176-P1
GYRO SITE NAME: MULDERSVLEI EXCHANGE
PROPERTY DESCRIPTION: PORTION 8 OF FARM 34, CONSOLIDATED FARM EISENBURG A
ADDRESS: OFF MULDERSVLEI ROAD, MULDERSVLEI
CO-ORDINATES: Lat: -33.891892° Long: 18.828811°
ELEVATION: 176m
WPP TOWN AND REGIONAL PLANNING CONSULTANTS Unit 11, 3rd Floor Market Building, Bridgeway, Century City, Cape Town, 7448 Tel: (021) 552 5555 Fax: 086 527 8187 P.O. Box 152 Century City, 7448
PROJECT: PROPOSED NEW GYRO 15m LATTICE MAST WITH 10m X 10m 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) OWNER: TELKOM SA LTD
DATE: 18-03-2021 DESCRIPTION: 1st Issue REVISION: 0
DATE: 17-05-2021 DESCRIPTION: 2nd Issue REVISION: 1
DRAWING NUMBER: 05176-P1 SHEET: 7 OF 8
DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION
DRAWN: C. BRIEDENHANN SCALE: NTS
DATE: 17-05-2021 REVISION: 1



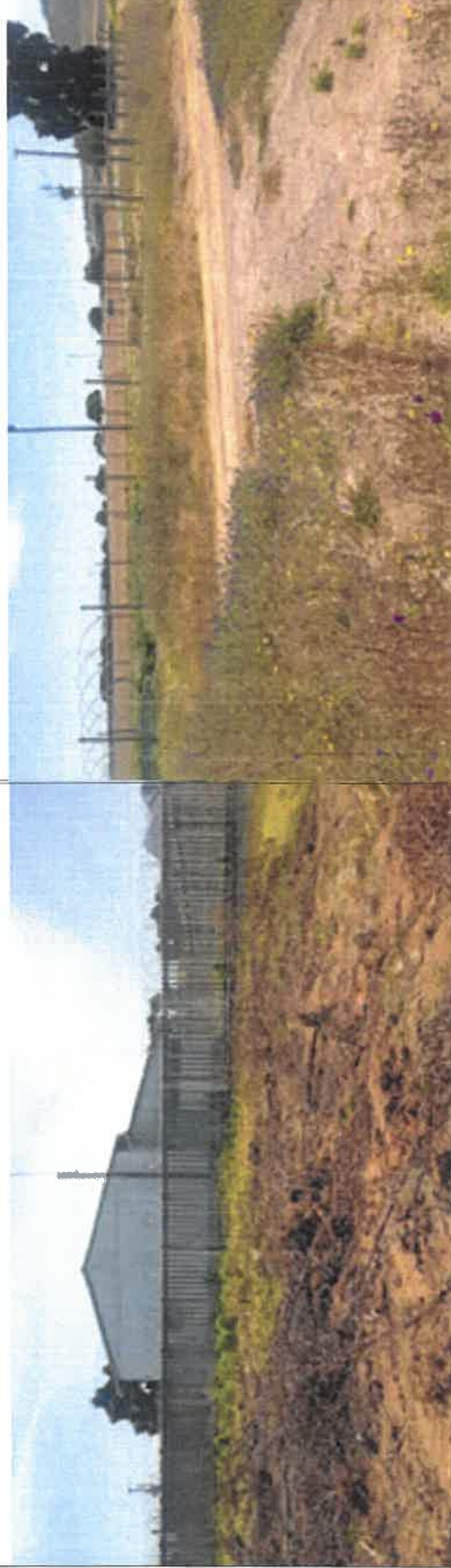
PUBLIC SAFETY ZONE NORTHERN ELEVATION

Site Photos



NORTH VIEW

SOUTHERN VIEW



EASTERN VIEW

ACCESS ROAD



GYRO SITE ID: 05176-P1

GYRO SITE NAME: MULDESVLEI EXCHANGE

PROPERTY DESCRIPTION:

PORTION 8 OF FARM 34,
CONSOLIDATED FARM ELSENBURG A

ADDRESS:
OFF MULDESVLEI ROAD,
MULDESVLEI

CO-ORDINATES: **ELEVATION:**
Lat: -33.831892° 178m
Long: 18.828811°



TOWN AND REGIONAL PLANNING CONSULTANTS
Unit H, 3rd Floor
1021 552 5255
Fax: 086 637 9187
Mentz Building, Biddewey,
Century City, Cape Town, 7446
P.O. Box 152

PROJECT:
PROPOSED NEW GYRO 15m LATTICE MAST WITH 10m
X 10m 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) OWNER: TELKOM SA LTD

DATE	DESCRIPTION	REVISION
18-03-2021	1st Issue	0
17-05-2021	2nd Issue	1

DRAWING NUMBER: 05176-P1
SHEET: 8 OF 8

DRAWING TITLE: SITE PHOTOS

DRAWN: C. BRIEDENHANN
SCALE: NTS

DATE: 17-05-2021
REVISION: 1