

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

A handwritten signature in black ink, appearing to read 'Adriano Rodrigues', with a stylized flourish at the end.

Adriano Rodrigues
Warren Petterson Planning

KENNISGEWING VAN GROND ONTWIKKELINGS AANSOEK AAN GETRESEERDE 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 Telekommunikasie 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-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 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.

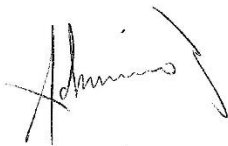
Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: **Adriano Rodrigues / adriano@wpplanning.co.za**. Deur 'n beswaar, kommentaar of verhoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

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**.

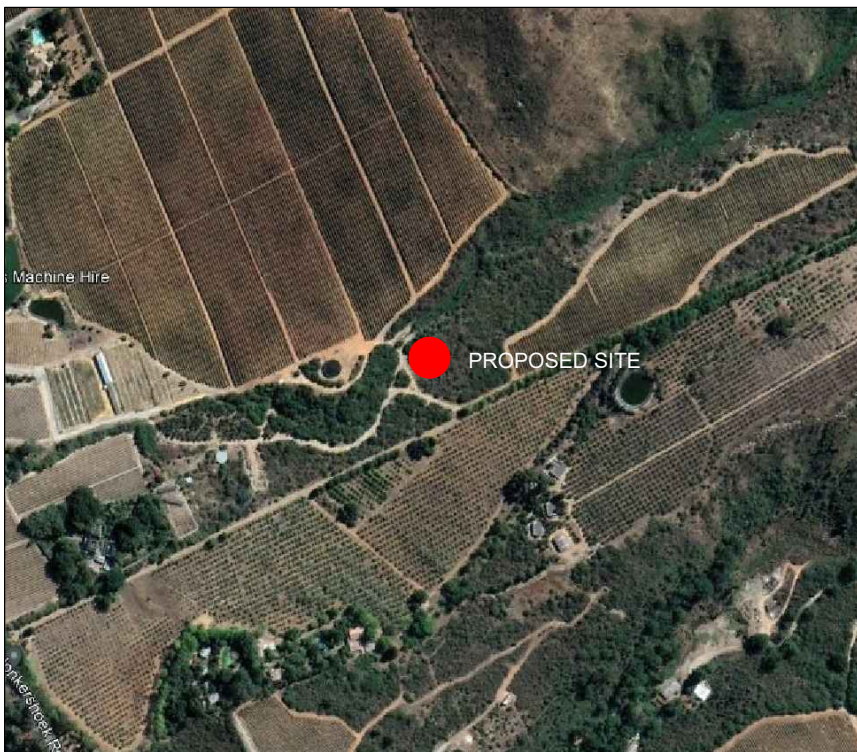
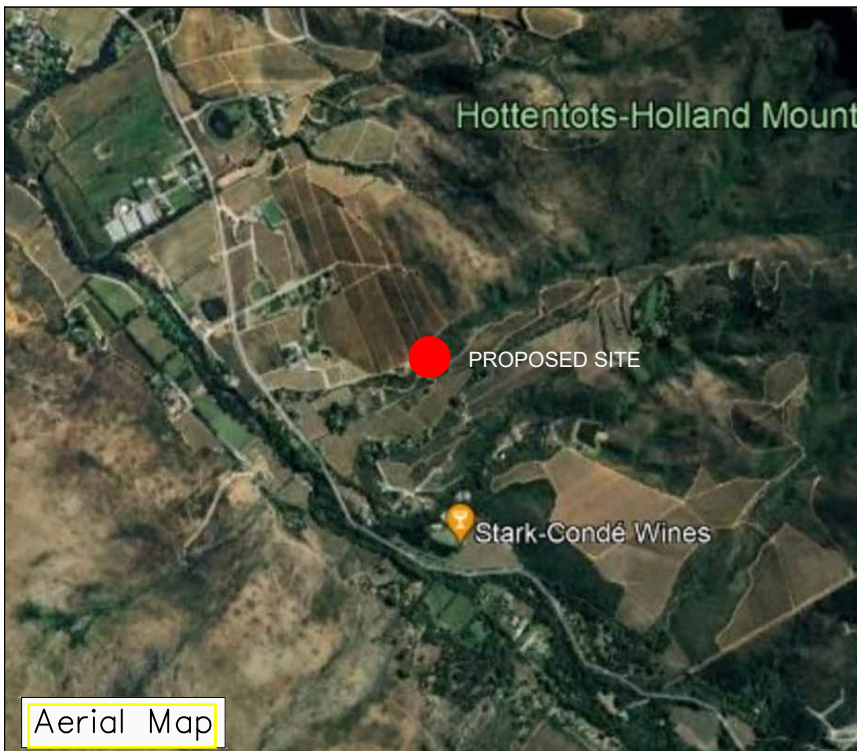
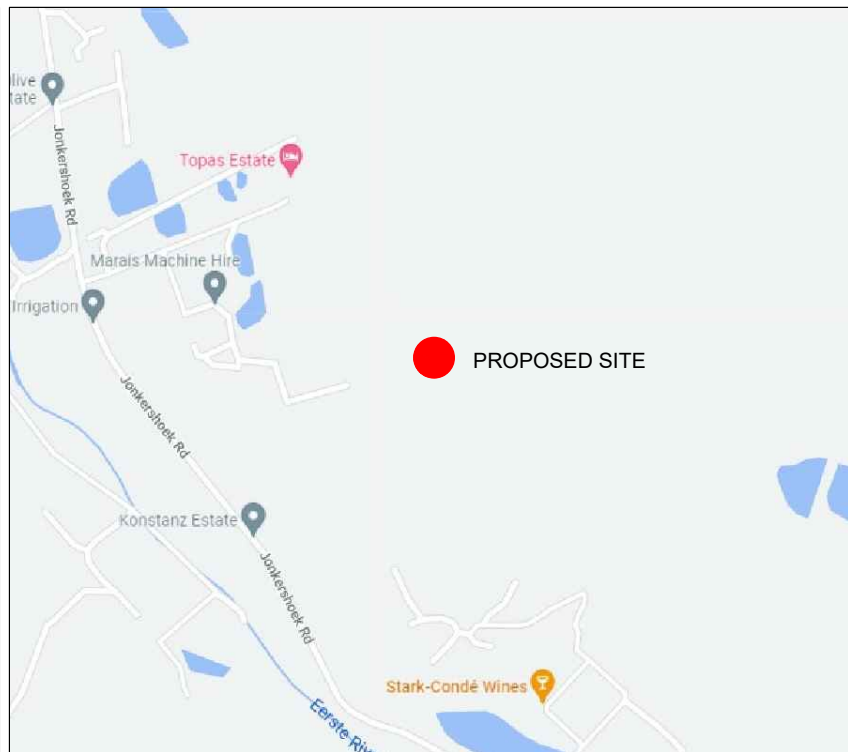
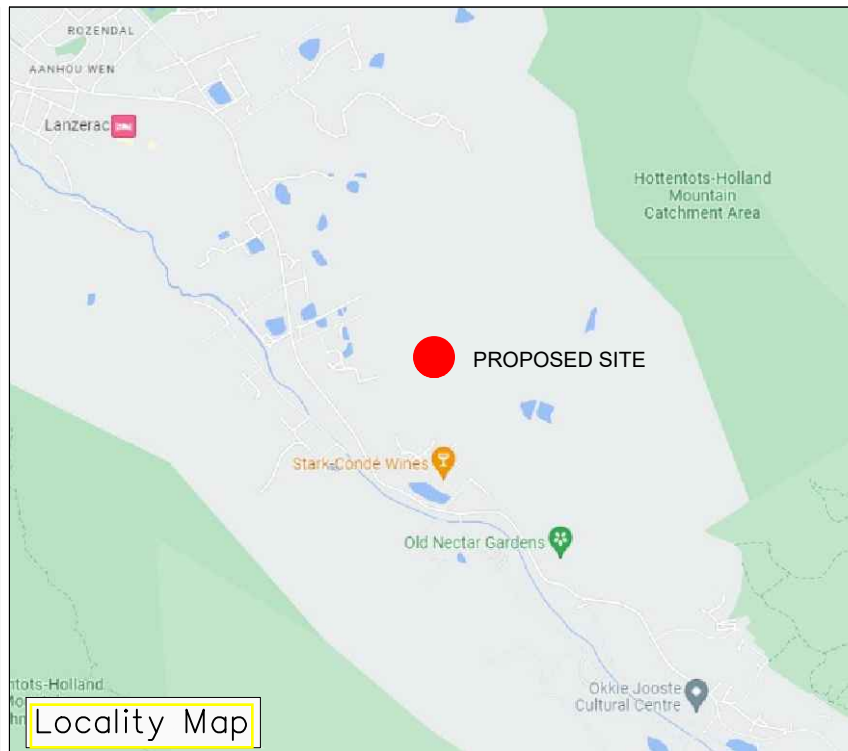
Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

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 vermelde elektroniese pos adres of telefonies by **082 819 1805/ 021 552 5255** gedurende normale kantoor ure.

Die uwe



Adriano Rodrigues
Warren Petterson Planning



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) 552 5255 Unit H, 3rd Floor Po Box 152,
Fax: 086 537 9187 Matrix Building, Bridgeway, Century City, Cape Town 7446

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

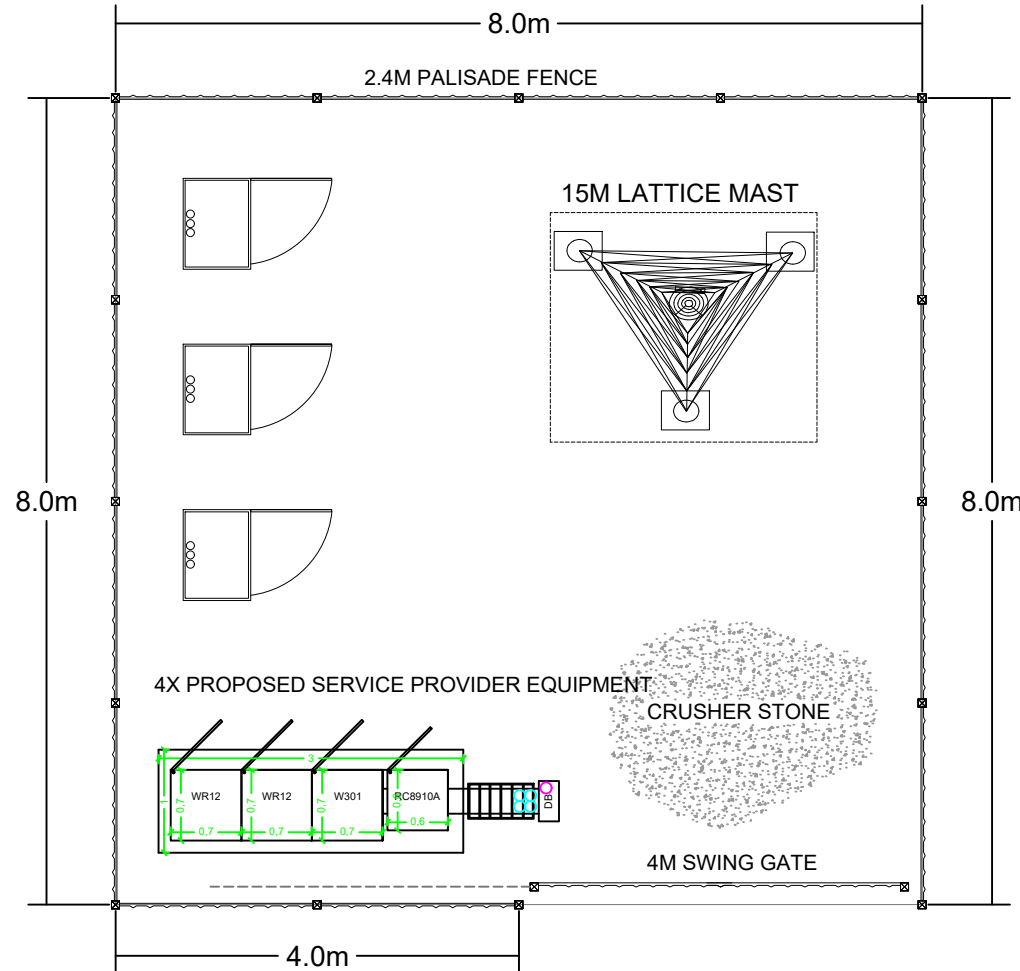


Tel: (021) 552 5255 Unit H, 3rd Floor Po Box 152,
Fax: 086 537 9187 Matrix Building, Bridgeway, Century City, Cape Town 7446

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: 2 OF 9
DRAWING TITLE:	SITE PLAN	
DRAWN:	C. BRIEDENHANN	SCALE: 1:12 500
DATE:	19-08-2022	REVISION: 0

Top View



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 152,
Fax: 086 537 9187 Matrix Building, Bridgeway, Century City, 7446

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

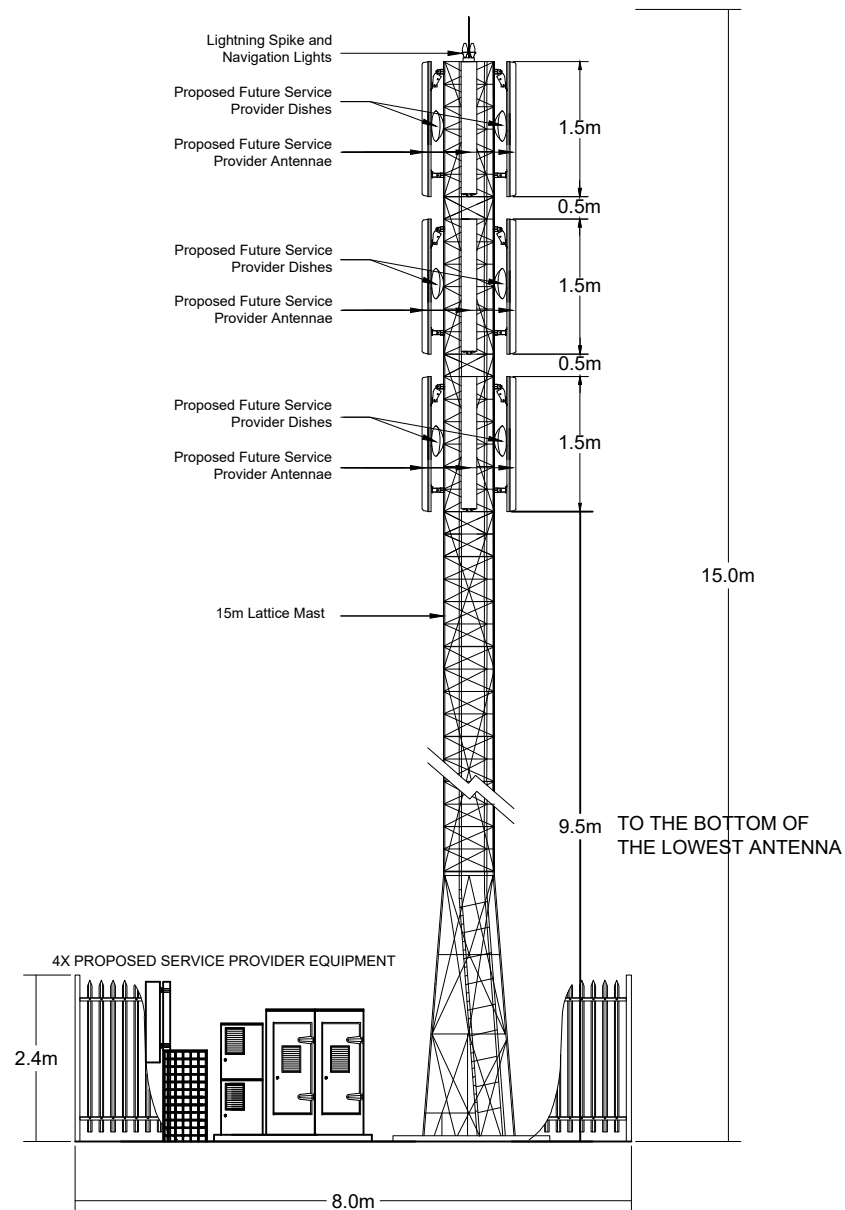
DRAWING NUMBER: RRL343 SHEET: 3 OF 9

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 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.



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° Long: 18.909881°	262m

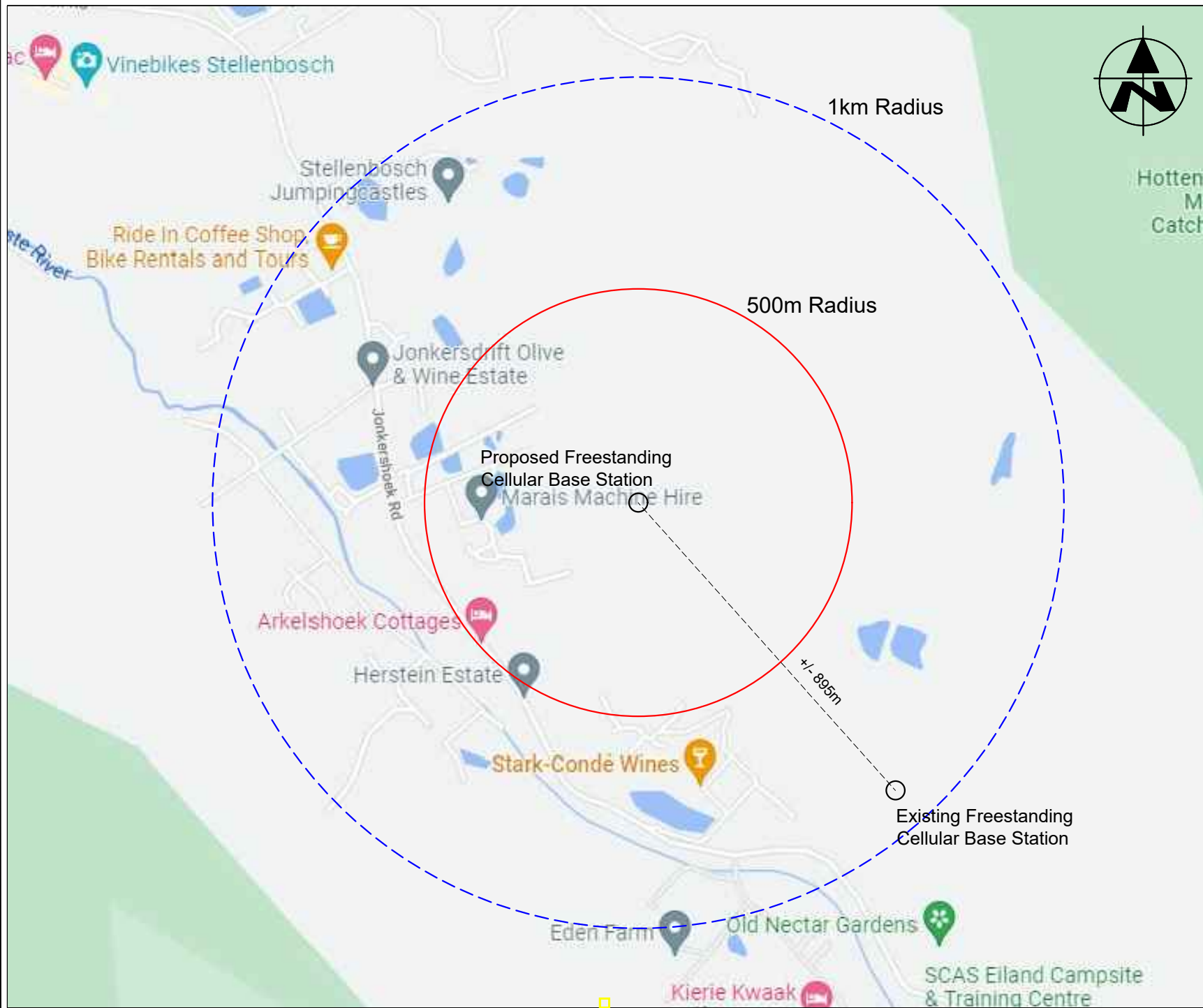


Tel: (021) 552 5255 Unit H, 3rd Floor Po Box 152,
Fax: 086 537 9187 Matrix Building, Bridgeway, Century City,
Century City, Cape Town 7446

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: 4 OF 9
DRAWING TITLE: ELEVATION		
DRAWN: C. BRIEDENHANN		SCALE: NTS
DATE: 19-08-2022		REVISION: 0

Surrounding Base Station Map



RRL SITE ID: RR343

RRL SITE NAME: MARAIS 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



Tel: (021) 552 5255 Unit H, 3rd Floor Po Box 152,
Fax: 086 537 9187 Matrix Building, Bridgeway, Century City, Cape Town 7446

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

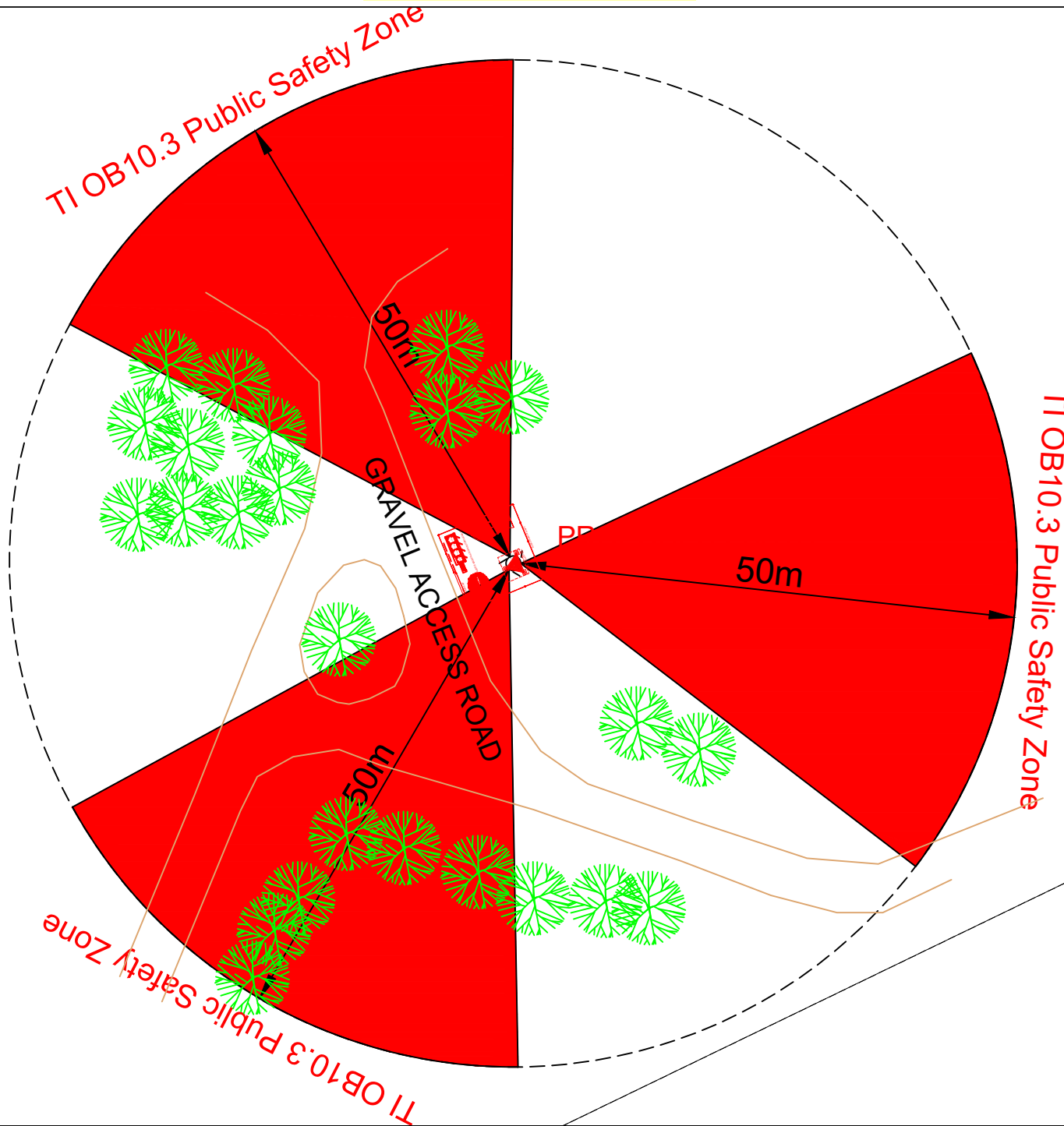
DRAWING NUMBER: RR343 **SHEET:** 5 OF 9

DRAWING TITLE: SURROUNDING BASE STATIONS

DRAWN: C. BRIEDENHANN **SCALE:** NTS

DATE: 2022-08-19 **REVISION:** 0

Public Safety Zone Map



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) 552 5255 Unit H, 3rd Floor Po Box 152, Century City, 7446

Fax: 086 537 9187 Matrix Building, Bridgeway, Century City, Cape Town

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

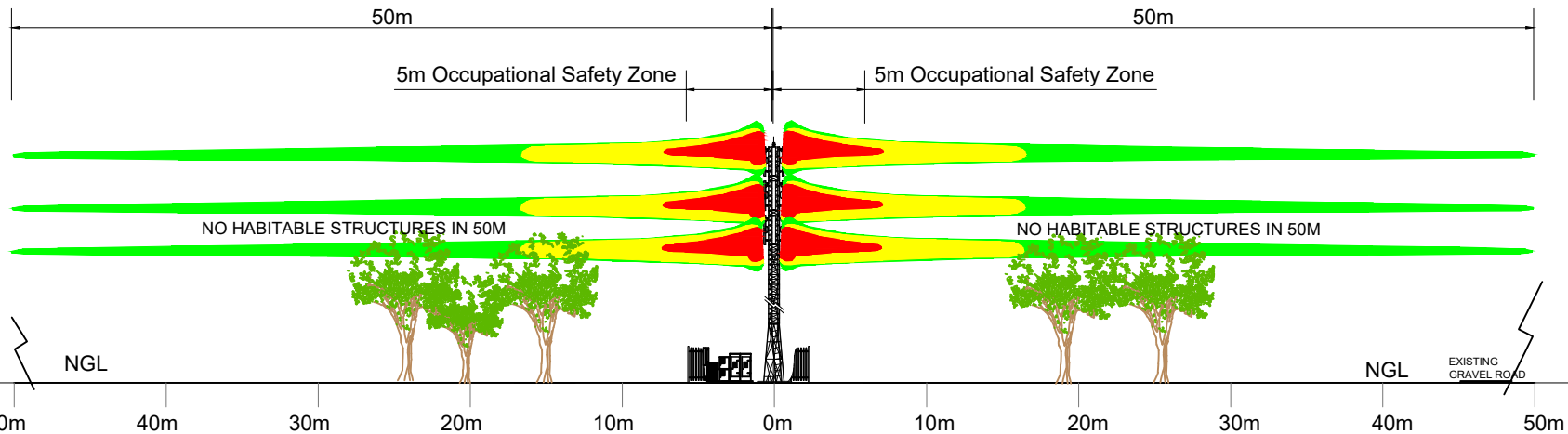
DRAWN: C. BRIEDENHANN

SCALE: NTS

DATE: 19-08-2022

REVISION: 0

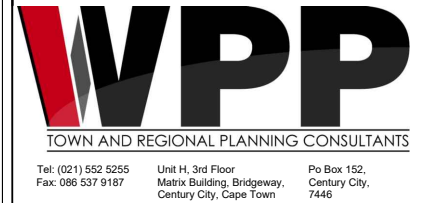
Public Safety Zone Elevation



PUBLIC SAFETY ZONE WESTERN ELEVATION



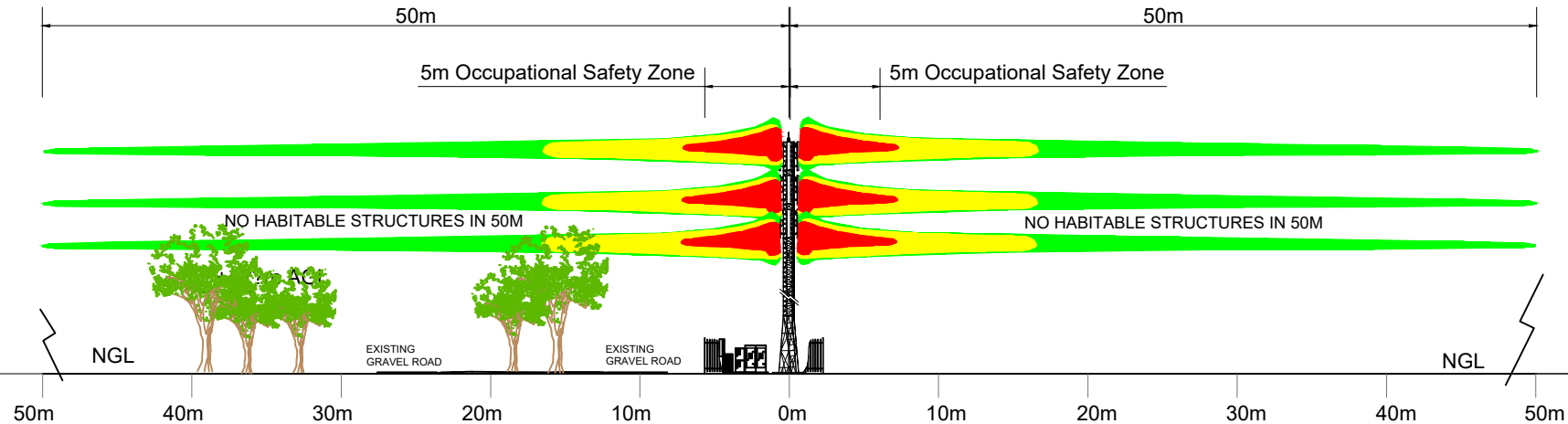
WPP SITE ID:	
RRL343	
WPP SITE NAME:	
MARAIS MACHINE HIRE	
PROPERTY DESCRIPTION:	
PORTION 5 OF FARM NO.334, KLEIN GUSTROW	
ADDRESS:	
JONKERSHOEK ROAD, STELLENBOSCH	
CO-ORDINATES:	ELEVATION:
Lat: -33.948668° Long: 18.909881°	262m



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: 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 152,
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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: 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



<u>WPP SITE ID:</u>	
RRL343	
<u>WPP SITE NAME:</u>	
MARAIS MACHINE HIRE	
<u>PROPERTY DESCRIPTION:</u>	
PORTION 5 OF FARM NO.334, KLEIN GUSTROW	
<u>ADDRESS:</u>	
JONKERSHOEK ROAD, STELLENBOSCH	
<u>CO-ORDINATES:</u>	<u>ELEVATION:</u>
Lat: -33.948668°	262m
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<u>PROJECT:</u>	
PROPOSED NEW RRL 15m LATTICE MAST WITH 8m X 8m BASE STATION	
<u>APPROVED MAST:</u>	
15m LATTICE MAST	
<u>NOTES:</u>	
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

<u>DRAWING NUMBER:</u> RRL343		<u>SHEET:</u> 9 OF 9
<u>DRAWING TITLE:</u> ARTIST IMPRESSION		
<u>DRAWN:</u> C. BRIEDENHANN		<u>SCALE:</u> NTS
<u>DATE:</u> 19-08-2022		<u>REVISION:</u> 0

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

DATE:	2023-06-05	DOCUMENT NO:	750650
ERF / FARM NO:	334/5	CREATED BY:	Salome NEWMAN
LOCALITY:	, STELLENBOSCH FARMS	APPLICATION NO:	LU/15663
OWNER'S NAME:	WARREN PETTERSON PLANNING	APPLICATION VAT NO:	4720256124
ADDRESS:	P.O BOX 152 CENTURY CITY 7446	VAT NO:	4700102181
		APPLICANT:	WARREN PETTERSON PLANNING
		TEL NO:	021 552 5255

TOTAL AMOUNT PAYABLE	2500.00
VAT INCLUDED @ 15%	326.09

0

From: Sharise De Klerk
Sent: Friday, 09 June 2023 12:05
To: Salome Newman
Subject: RE: TP180-2022 (Farm 334/5 SBP)

VS-T010E - Votes History Transactions									
Local Authority :	STB Stellenbosch Municipality LIVE								
Vote :	12200103450000 Exchange Revenue:Sale								
From Financial Year	2022 Period:				Level:		4		

	Per.	Posting Date	TC	Lev.	Remit/RefNo	Amount	Late	Comment	User
E ▼	11	01/06/2023	12	4 R	1000228412	10869.58-	N	TP98/2022 LAND B202306010	SHA
E ▼	11	01/06/2023	12	4 R	1000227810	23913.05-	N	LU/15611 FARM B202306010	SHA
E ▼	11	01/06/2023	12	4 R	1000227548	869.57-	N	LU/15594 ERF 108202306010	SHA
E ▼	11	01/06/2023	12	4 R	1000228248	869.57-	N	LU/15624 ERF 108202306010	SHA
E ▼	11	01/06/2023	12	4 R	1000228246	869.57-	N	LU/15624 ERF 108202306010	SHA
E ▼	11	01/06/2023	12	4 R	1000227654	869.57-	N	LU/15598 ERF 118202306010	SHA
E ▼	12	01/06/2023	11	4 R	1000228484	434.79-	N	A:DIR1 4331 LU/15655	SHA
E ▼	12	01/06/2023	11	4 R	1000228487	434.79-	N	A:DIR1 4331 LU/15649	SHA
E ▼	12	01/06/2023	11	4 R	1000228542	2173.92-	N	A:DIR1 4331 TP259/202	SHA
E ▼	12	01/06/2023	11	4 R	1000228543	2173.92-	N	A:DIR1 4331 TP362/202	SHA
E ▼	12	01/06/2023	11	4 R	2001132338	434.79-	N	A:DIR2 2205 LU/15653E	SHA
E ▼	12	02/06/2023	11	4 R	1000228632	434.79-	N	A:DIR1 4331 LU/15651	SHA
E ▼	12	05/06/2023	11	4 R	1000228803	2173.92-	N	A:DIR1 4331 LU/15663	SHA
E ▼	12	06/06/2023	11	4 R	1000228854	2173.92-	N	A:DIR1 4331 TP383/202	SHA
E ▼	12	07/06/2023	11	4 R	1000228987	2173.92-	N	A:DIR1 4331 TP185/202	SHA

Project: Default Fund: General Revenue:Sales of Goods and Rendering of Services

Default Transactions:
PD00000000000000000000000000000000
Fund Operational:Revenue:General Re
FD00100100101100000000000000000000

Subject: FW: TP180-2022 (Farm 334/5 SBP)

Kan jy vir die nommer aanstuur sodra dit beskikbaar is.

Subject: [EX] RE: TP180-2022 (Farm 334/5 SBP)

Hi Salome/Nicole

Ek hoop dit gaan goed. Sien aageheg bewys van betaling vir die bogenoemde aansoek.

Sal julle dalk net bewys van ontvangs vir my kan terug stuur in 'n epos. Baie dankie.

Kind regards/ Vriendelike groete

Adriano Rodrigues

Warren Petterson Planning

Tel: (021) 552 5255

Fax: 086 537 9187

Cell: 082 819 1805

Email: adriano@wpplanning.co.za



From: Adriano Rodrigues

Sent: Monday, June 5, 2023 1:13 PM

To: Salome Newman <Salome.Newman@stellenbosch.gov.za>

Subject: RE: TP180-2022 (Farm 334/5 SBP)

Hi Salome

Baie dankie vir die aangehegde invoice. Sal die bewys van betaling deurstuur sodra ek dit ontvang het van ons finansies persoon.

Kind regards/ Vriendelike groete

Adriano Rodrigues

Warren Petterson Planning

Tel: (021) 552 5255

Fax: 086 537 9187

Cell: 082 819 1805

Email: adriano@wpplanning.co.za



From: Salome Newman <Salome.Newman@stellenbosch.gov.za>

Sent: Monday, June 5, 2023 12:13 PM

To: Adriano Rodrigues <adriano@wpplanning.co.za>

Subject: RE: TP180-2022 (Farm 334/5 SBP)

Good day,



Enquiries

Nicole Katts

Phone Number

021808 8111

E-mail

Nicole.Katts@stellenbosch.gov.za

BTW/VAT Invoice No: 13919

Invoice VAT Reference: 4700102181

Name: Warren Petterson Planning

Invoice Date: 2023/6/5

Reference No: TP180/2022

Payment Due Date: 2023/7/5

Client Street address: Jonkershoek Stellenbosch Cape
Town Western Cape South Africa 7600

Municipality street address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client Postal address: Jonkershoek Stellenbosch Cape
Town Western Cape South Africa 7600

Municipality postal address: PLEIN STREET
STELLENBOSCH STELLENBOSCH Western Cape 7600

Client VAT No: 4720256124

Town Planning Application Fees

Vote No	Description	Qty	Rate	UoM	Amount (Incl VAT)
20220630081392	Consent Use ito Zoning	1	2 500.00	Per application per property	2 500.00
				Total Excl VAT	2 173.91
				VAT	326.09
				Invoice Total	2 500.00

*VAT Exempt

Created By: Petersen, Nicole

Signature: _____

Verified By: Petersen, Nicole

Signature: _____

Please note that application fees that are paid to the municipality are non-refundable and proof of payment must accompany the application. It is the responsibility of the applicant to ensure that the payment is made into the correct account.

Bank Details: First National Bank Acc# 62869253684 Branch Code 250655

Please use the following as reference number: TP180/2022

To expedite the application, please send proof of payment by e-mail or fax as per the detail above.



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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

March 2022

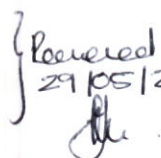
DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

TP180/2022

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	22/11/2022	
Erf No		Town		Suburb		
Farm No	334	Farm Portion	5	Nearest Town	Stellenbosch	
Owner / Applicant	Erica Moolman		Contact number		082 819 1805	
Email address	Adriano@wpplanning.co.za					
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION				ADMIN TO VERIFY ¹		PLANNER TO EVALUATE ²
				YES	NO	
1. Completed application form that is signed				✓		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution				✓		✓
3. Bondholders' consent						
4. Proof that applicant is authorized to act on behalf of an entity						
5. Proof of ownership or rights held in land						
6. Motivation based on criteria in s65				✓		
7. SG diagram or General Plan				✓		
8. Locality plan						
9. Site development plan or plan showing the land development				✓		✓
10. Subdivision plan						
11. Permission for required servitude						
12. Title Deed				✓		✓
13. Conveyancer's certificate				✓		✓
14. Feedback on Pre-application scrutiny						

¹ Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

² Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

15. Minutes of Pre-consultation Meeting			
16. Consolidation plan			
17. Street name and numbering plan			
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION	ADMIN TO VERIFY	PLANNER TO EVALUATE	
18. Land use plan / zoning plan			
19. Landscaping / tree plan			
20. Flood line plan			
21. Neighbours' consent	✓		
22. HOA / Body Corporate consent			
23. Assessments: EIA, HIA, TIA, TIS, MHIA, EA/ROD			
24. Services report (Engineers report)			
25. Previous approvals			
26. Proof of failure of HOA			
27. Proof of lawful use right / zoning certificate			
28. Other documents Specify:			
VERIFIED & SIGNED BY ADMIN	NAME Salome Newman	SIGNATURE 	DATE 22/11/2022
Outstanding information (to be completed by Planner): Applicant is required to submit the following: <ul style="list-style-type: none"> • A written motivation for the proposed application. • Plan indicating the length of the mast from the base level to the bottom of the panels. • A map indicating the 50m public safety zone. • A map indicating all the existing telecommunication stations within a 1km radius from the proposed location. <div style="text-align: right;">  29/05/2023 </div>			
Applications to be invoiced (to be completed by Planner): Consent Use 05/06/2023 			
EVALUATED & SIGNED BY PLANNER	NAME T. Mazana	SIGNATURE 	DATE 28/11/2022
NOTES: <ol style="list-style-type: none"> 1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment. 2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)]. 3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(ii)] and will receive instructions to advertise [s48(4)]. 4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)]. 			



DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT
TP180/2022

LAND USE APPLICATION COMPLIANCE CHECKLIST ITO S38 OF THE LAND USE PLANNING BYLAW, 2015				Date of Submission of Application	22/11/2022	
Erf No		Town		Suburb		
Farm No	334	Farm Portion	5	Nearest Town	Stellenbosch	
Owner / Applicant	Erica Moolman		Contact number		082 819 1805	
Email address	Adriano@wpplanning.co.za					
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION				ADMIN TO VERIFY¹		PLANNER TO EVALUATE²
1. Completed application form that is signed				✓		✓
2. Power of Attorney / Owners' Consent if the applicant is an agent and Company Resolution				✓		✓
3. Bondholders' consent						
4. Proof that applicant is authorized to act on behalf of an entity						
5. Proof of ownership or rights held in land						
6. Motivation based on criteria in s65				✓		
7. SG diagram or General Plan				✓		
8. Locality plan						
9. Site development plan or plan showing the land development				✓		✓
10. Subdivision plan						
11. Permission for required servitude						
12. Title Deed				✓		✓
13. Conveyancer's certificate				✓		✓
14. Feedback on Pre-application scrutiny						

¹ Verification by Admin only of the documentation attached and completeness of application and not the correctness thereof.

² Technical evaluation by Planner of the documentation attached for completeness and correctness thereof.

15. Minutes of Pre-consultation Meeting			
16. Consolidation plan			
17. Street name and numbering plan			
INDICATE WHICH OF THE FOLLOWING FORM PART OF THE DOCUMENTATION	ADMIN TO VERIFY	PLANNER TO EVALUATE	
18. Land use plan / zoning plan			
19. Landscaping / tree plan			
20. Flood line plan			
21. Neighbours' consent	✓		
22. HOA / Body Corporate consent			
23. Assessments: EIA, HIA, TIA, TIS, MHIA, EA/ROD			
24. Services report (Engineers report)			
25. Previous approvals			
26. Proof of failure of HOA			
27. Proof of lawful use right / zoning certificate			
28. Other documents Specify:			
VERIFIED & SIGNED BY ADMIN	NAME Salome Newman	SIGNATURE 	DATE 22/11/2022
Outstanding information (to be completed by Planner): Applicant is required to submit the following: <ul style="list-style-type: none"> • A written motivation for the proposed application. • Plan indicating the length of the mast from the base level to the bottom of the panels • A map indicating the 50m public safety zone. • A map indicating all the existing telecommunication stations within a 1km radius from the proposed location. 			
Applications to be invoiced (to be completed by Planner): 			
EVALUATED & SIGNED BY PLANNER	NAME T. Mazana	SIGNATURE 	DATE 28/11/2022
NOTES: <ol style="list-style-type: none"> 1. The documentation is not considered as a registered application until such time as it has been scrutinized, all outstanding information (if any) has been submitted and payment is reflected in Council's bank account, after Applicant has been requested by Admin to make payment. 2. Should it be found that the application is not complete, the Applicant will be notified of outstanding information [s41(1)(c)(ii)]. 3. Once payment has been confirmed and the application has been registered, the Applicant will be notified of the complete application [s41(1)(c)(i)] and will receive instructions to advertise [s48(4)]. 4. Should the outstanding information and/or payment of fees not be received, the applicant will be notified that the application will not proceed due to failure to submit required information [s41(4)]. 			



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DIRECTORATE: PLANNING & ECONOMIC DEVELOPMENT

www.stellenbosch.gov.za/planning-portal/

SUBMIT COMPLETED FORM TO landuse.applications@stellenbosch.gov.za

LAND USE PLANNING APPLICATION FORM

(Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015) and other relevant legislation)

KINDLY NOTE: Please complete this form using BLOCK letters and ticking the appropriate boxes.

PART A: APPLICANT DETAILS

First name(s)	Adriano				
Surname	Rodrigues				
Company name (if applicable)	Warrewn Petterson Planning				
Postal Address	Po Box 152				
	Century City		Postal Code	7446	
Email	adriano@wpplanning.co.za				
Tel	(021) 552 5255	Fax	n/a	Cell	082 819 1805

PART B: REGISTERED OWNER(S) DETAILS (If different from applicant)

Registered owner(s)	Bergsig Trust				
Physical address	Jonkershoek				
	Stellenbosch		Postal code	7600	
E-mail					
Tel		Fax		Cell	

PART C: PROPERTY DETAILS (in accordance with title deed)

Erf / Erven / Farm No.	Farm 334	Portion(s) if Farm	5	Allotment area	Klein Gustrow, Stellenbosch	
Physical Address	Jonkershoek Street					
	Stellenbosch					
Current Zoning	Agricultural Zone	Extent	99, 7570 m ² / ha	Are there existing buildings?	Y	N
Applicable Zoning Scheme	Stellenbosch Municipality Zoning Scheme					

Current Land Use	Agricultural activity and Small Earth moving Company									
Title Deed number and date	T	T47541/2001								
Attached Conveyance's Certificate	Y	N	Any Restrictions into the Attached Conveyance's Certificate? If yes, please list condition(s) as per certificate							
Are the restrictive conditions in favour of a third party(ies)?	Y	N	If Yes, list the party(ies):							
Is the property encumbered by a bond?	Y	N	If Yes, list the bondholder(s):							
Is the property owned by Council?	Y	N	If Yes, kindly <u>attach a power of attorney</u> from the Manager Property Management							
Is the building located within the historical core?	Y	N	Is the building older than 60 years?	Y	N	Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999) ¹	Y	N	If Yes, kindly indicate which section are triggered and attached the relevant permit if applicable.	
Any existing unauthorized buildings and/or land use on the subject property(ies)?				Y	N	If yes, is this application to legalize the building / land use ² ?			Y	N
Are there any pending court case(s) / order(s) relating to the subject property(ies)?				Y	N	Are there any land claim(s) registered on the subject property(ies)?			Y	N

PART D: PRE-APPLICATION CONSULTATION AND OR SCRUTINY

Has there been any pre-application consultation?	Y	N	If Yes, please attach the minutes of the pre-application consultation.
Has the pre-application scrutiny form been submitted?	Y	N	If yes, please attach the written feedback received.

** The submission of a pre-application scrutiny form is compulsory for this type of application as listed below and written feedback must be attached to the land use planning application.*

PART E: LAND USE PLANNING APPLICATIONS AND APPLICATION FEES PAYABLE**APPLICATIONS IN TERMS OF SECTION 15 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015)**

Type of application: <i>Cost are obtainable from the Council Approved tariffs</i>	Tick
15(2)(a) rezoning of land*	
15(2)(b) a permanent departure from the development parameters of the zoning scheme	
15(2)(c) a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land	
15(2)(d) a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement*	
15(2)(e) a consolidation of land that is not exempted in terms of section 24*	
15(2)(f) a removal, suspension or amendment of restrictive conditions in respect of a land unit*	

¹ All applications triggered by section 38(1)(a) - (e) in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999) may not be processed without a permit issued by the relevant department

² No application may be submitted to legalize unauthorised building work and or land use on the property if a notice has been served in terms of Section 87(2)(a), and until such time a Section 91 Compliance Certificate have been issued in terms of the Stellenbosch Land Use Planning By-law (2015)

15(2)(g) a permission required in terms of the zoning scheme	
15(2)(h) an amendment, deletion or imposition of conditions in respect of an existing approval*	
15(2)(i) an extension of the validity period of an approval	
15(2)(j) an approval of an overlay zone as contemplated in the zoning scheme	
15(2)(k) an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram*	
15(2)(l) a permission required in terms of a condition of approval	
15(2)(m) a determination of a zoning*	
15(2)(n) a closure of a public place or part thereof	
15(2)(o) a consent use contemplated in the zoning scheme	X
15(2)(p) an occasional use of land	
15(2)(q) to disestablish a home owner's association	
15(2)(r) to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services	
15(2)(s) a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	
15(2)(6) when the Municipality on its own initiative intends to conduct land development or an activity	
15(2)(l) amendment of Site Development Plan	
15(2)(l) Compilation / Establishment of a Home Owners Association Constitution / Design Guidelines	

OTHER APPLICATIONS

Deviation from Council Policies/By-laws	R
Consent / Permission required in terms of a title deed	R
Technical approval in terms of the Zoning Scheme Bylaw, 2019	R
Other (specify): _____	R
TOTAL A:	R

PRESCRIBED NOTICE AND FEES* (for completion and use by official)**

Tick	Notification of application in media	Type of application	Cost
	SERVING OF NOTICES	Delivering by hand; registered post; electronic communication methods	R
	PUBLICATION OF NOTICES	Local Newspaper(s); Provincial Gazette; site notice; Municipality's website	R
	ADDITIONAL PUBLICATION OF NOTICES	Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection	R
	NOTICE OF DECISION	Provincial Gazette	R
	INTEGRATED PROCEDURES	T.B.C	R
TOTAL B:			R
TOTAL APPLICATION FEES** (TOTAL A + B)			R

****The complete application should first be submitted without the payment of any applicable application fees. Only when satisfied that a complete and accurate application has been submitted, will a proforma invoice be submitted to the applicant with payment instructions. Application fees that are paid to the Municipality are non-refundable and once proof of payment is received, the application will be regarded as duly submitted.**

*****All indigent residents who are registered as such with the Municipality and with proof submitted together with application will be exempted from applicable fees for Permanent Departure applications including but not limited to building lines, coverage, height, bulk, parking. Contact: Indigent.office@ Stellenbosch.gov.za or 021 808 8501 or 021 808 8579**

****** The applicant is liable for the cost of publishing and serving notice of an application. Additional fees may become applicable and the applicant will be informed accordingly.**

BANKING DETAILS

Account Holder Name: Stellenbosch Municipality
 Bank: FIRST NATIONAL BANK (FNB)
 Branch no.: 210554
 Account no.: 62869253684
 Payment reference: LU/_____ and ERF/FARM _____

Please use both the Land Use Application number and the Erf/Farm number indicated on the invoice as a reference when making EFT payment

DETAILS FOR INVOICE

Name & Surname/Company name (details of party responsible for payment)	Warren Petterson Planning
Postal Address	PO Box 152, Century City 7446
Vat Number (where applicable)	4720256124

PART F: DETAILS OF PROPOSAL

	Building line encroachment	Street		From	m	To	m
		Street		From	m	To	m
		Side		From	m	To	m
		Side		From	m	To	m
		Aggregate side		From	m	To	m
		Rear		From	m	To	m
	Exceeding permissible site coverage			From	%	To	%
	Exceeding maximum permitted bulk / floor factor / no of habitable rooms			From		To	
	Exceeding height restriction			From	m	To	m
	Exceeding maximum storey height			From	m	To	m
	Consent/Conditional Use/Special Development To permit <u>Freestanding Telecommunication Base Station</u> in terms of Section <u>201</u> of the <u>page 98</u> Zoning Scheme Regulations						
	Other (please specify)	<hr/> <hr/> <hr/>					

Brief description of proposed development / intent of application:

Proposed to erect a Freestanding telecommunication base station

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete.

Information and documentation required

Y	N	Power of attorney / Owner's consent if applicant is not owner		Y	N	Bondholder's consent (if applicable)	
Y	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	N	Proof of any other relevant right held in the land concerned	
Y	N	Written motivation pertaining to the need and desirability of the proposal		Y	N	S.G. diagram / General plan extract (A4 or A3 only)	
Y	N	Locality plan (A4 or A3 only) to scale		Y	N	Site development plan or conceptual layout plan (A4 or A3 only) to scale	
Y	N	Proposed subdivision plan (A4 or A3 only) to scale		Y	N	Proof of agreement or permission for required servitude	
Y	N	Proof of payment of application fees		Y	N	Proof of registered ownership (Full copy of the title deed)	
Y	N	Conveyancer's certificate		Y	N	Written feedback of pre-application scrutiny and Minutes of pre-application consultation meeting (if applicable)	
Y	N	N/A	Consolidation plan (A4 or A3 only) to scale	Y	N	N/A	Land use plan / Zoning plan (A4 or A3 only) to scale
Y	N	N/A	Street name and numbering plan (A4 or A3 only) to scale				
Y	N	N/A	Landscaping / Tree plan (A4 or A3 only) to scale	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report) (A4 or A3 only) to scale
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD)	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Proof of failure of Home owner's association

Y	N	N/A	Proof of lawful use right		Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Required number of documentation copies		Y	N	N/A	Other (specify)

PART H: AUTHORISATION(S) SUBJECT TO OR BEING CONSIDERED IN TERMS OF OTHER LEGISLATION

Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.	Specific Environmental Management Act(s) (SEMA) (e.g. Environmental Conservation Act, 1989 (Act 73 of 1989))
			Y N/A National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)	Y N/A National Environmental Management: Waste Act, 2008 (Act 59 of 2008)
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)(SPLUMA)	Y N/A National Water Act, 1998 (Act 36 of 1998)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations	Y N/A Other (specify)
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)	
Y	N	Do you want to follow an integrated application procedure in terms of section 44(1) of the Stellenbosch Municipality Land Use Planning By-Law? If yes, please attach motivation.	

SECTION I: DECLARATION

I hereby wish to confirm the following :

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will be in conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true and accurate.

9. Approval granted by the Municipality on information or declarations that are incorrect, false or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information or answers in a land use application in terms of the Stellenbosch Municipality Land Use Planning By-law knowing it to be incorrect, false or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered in the event that it has reason to believe that information submitted or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public.

Applicant's signature:



Date:

11/11/2022

Full name:

Adriano Rodrigues

Professional capacity:

Town Planner

FOR OFFICE USE ONLY

Date received: _____

Received By: _____

Municipal Stamp

12 Jan S. de Villiers en Seun
Jan S. de Villiers and Son

Opgestel deur my

TRANSPORTBESORGER
JAL DE WAAL

SEELREG
DUTY R.....

FOOI
FEE R.....

500,00

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 10

RIV
R 801

VERBIND MORTGAGED	
VIR FOR R 2.100.000,00	
B 000032491 / 2001	
2001-06-21	REGISTRAR/REGISTRAR

REKENAAR: DATAVASLEGGING/ COMPUTER DATA CAPTURE		
	DATUM/DATE	OPERATEUR/OPERATOR
OPGEHEEM/ENTERED	21	

TRANSPORTAKTE

T 047541 * 2001

HIERMEE WORD BEKEND GEMAAK: -

DAT MELIZE VAN DER MERWE

Voor my, REGISTRATEUR VAN AKTES te KAAPSTAD verskyn het, hy die genoemde komparant synde behoorlik daartoe gemagtig deur 'n volmag aan hom verleen deur:-

JAKOBUS PETRUS MARAIS
Identiteitsnommer 400830 5024 00 1
Getroud buite gemeenskap van goedere

gedateer die 1ste Februarie 2001 en geteken te STELLENBOSCH

CLUVER MARKOTTER ING.
PROKUREURS
STELLENBOSCH

"Legalperfect"

VERBIND		MORTGAGED	
VIR FOR R		100 000.00	
B	002762/08	 REGISTRATEUR/REGISTRAR	
16 JAN 2008			

VERBIND		MORTGAGED	
VIR FOR R		5 000 000.00	
B	000018987/2017	 REGISTRATEUR/REGISTRAR	
24 JUL 2007			

14

EN die genoemde Komparant het verklaar dat sy Prinsipaal waarlik en wettiglik op 1 Februarie 2001 die hierna vermelde eiendomme verkoop het en dat hy, die Komparant, in sy Voornoemde hoedanigheid hierby sedeer en transporteer aan en ten gunste van:-

DIE TRUSTEES INDERTYD VAN DIE BERGSIG TRUST
Nr. IT4323/99

hulle ampsopvolgers in titel of regverkrygendes in volkome en vrye eiendom

1. **RESTANT GEDEELTE 5 (JM KLEIN GUSTROUW) VAN DIE PLAAS KLEIN GUSTROUW NR 334, in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap**

Groot: 99,7570 (NEGE EN NEGENTIG KOMMA SEWE VYF SEWE NUL) hektaar

EERSTE GEREGISTREER kragtens Transportakte Nr T3368/1938 met kaart nr 7495/1937 daaraan geheg en gehou kragtens Transportakte Nr T1463/1964.

A. **ONDERHEWIG** aan die voorwaardes waarna verwys word in Transportakte Nr T17036/1954.

B. **ONDERHEWIG VERDER** aan die voorwaardes verwys na in Transportakte Nr T3939/1911, naamlik:

1. Die grond is onderhewig aan die voorwaardes aangaande water waarna verwys word in die eerste paragraaf van gemelde voorwaarde wat as volg lui:

"The said Mynhardus Jacobus Onkruydt Marais and his successors in title of Lot A shall be entitled to the use of the water from the dam on the property hereby transferred and marked Dam No 2 on the diagram thereof, during forty eight hours in every week, namely, from sunset on Monday night to sunset on Tuesday night, and from sunset on Thursday night to sunset on Friday night, according to calendar.

2. Die grond is geregtig op die volgende aandeel van die water waarna in die tweede paragraaf van gemelde voorwaarde verwys word:

"That the Transferee and his successors in title of the land hereby transferred shall be entitled to the use of the water from Dam No 2 situate on the remaining extent of Lot B, transferred to Tielman Johannes Marais on this day No 3369, during the following periods in every week, namely:

from 6 o'clock Saturday morning to sunset on Monday night."

3. Die grond is onderhewig aan die voorwaarde en geregtig op die voordeel van die regte insoverre die voorwaarde op Dam 2 betrekking het, welke gedeelte soos volg lui:

"The said Mynhardus Jacobus Onkruydt Marais and the said Transferee, and their successors in title of the properties this day transferred to them, shall, during their respective turns of water, be at liberty, if they so desire, to take their water during their turns either out of the dam No 1 or the dam No 2 as the case may be, or out of the main furrows supplying the respective dams."

4. Die grond is aan die voorwaarde onderhewig insoverre die voorwaarde op Dam Nr 2 betrekking het, welke gedeelte soos volg lui:

"The said Mynhardus Jacobus Onkruydt Marais and his successors in title of the said Lot A, shall be entitled to the necessary access either personally or through his or their employees to the said dams and furrows for the purpose of turning the water on and off at the beginning and end of his or their several turns and shall also be entitled to lead the water from the said dams during such turns over such portion of the property hereby transferred as same at present runs over the said Lot A."

5. Die grond is onderhewig aan en geregtig op die voordeel van hierdie Voorwaarde wat soos volg lui:

"Save as above, all furrows and watercourses supplying the said dams shall remain as at present unless both the said Mynhardus Jacobus Onkruydt Marais and the said transferee or their successors in title of the properties this day transferred to them mutually agree to alter same."

8. Die grond is geregtig op die voordeel van die regte waarna in die eerste paragraaf van die Voorwaarde verwys word welke paragraaf soos volg lui:

"The said Mynhardus Jacobus Onkruydt Marais and the said Transferee and their successors in title of the properties this day transferred to them, shall each be entitled to protect his own property from damage by storm or roof water, but not to interfere with the natural flow or divert same in such a way as to injure the property of the other."

10. Die grond is aan hierdie voorwaarde, wat soos volg lui, onderhewig:

"The said Transferee and the said Mynhardus Jacobus Onkruydt Marais and their successors in title of the properties this day transferred to them, shall be responsible for keeping in repair and maintaining the boundary fence between them in equal shares. Should either of the said parties or his successors in title of the property this day transferred to him fail to do his share of keeping in repair and maintaining the said boundary fence between them, the other party or his successors in title of the property this day transferred to him shall be entitled to do the whole of the needful work and charge the defaulting party with one half of the expense thereof, and if need be to recover payment of such half of the expense in a competent Court."

- C. **GEREGTIG VERDER** op die voordeel van die voorwaardes waarna verwys word in die endossement gedateer 3 Mei 1937 op Transportakte Nr T3939/1911 met betrekking tot vloedwater.

- D. **ONDERHEWIG VERDER** aan die voorwaarde waarna verwys word in die endossement gedateer 30 Julie 1947 op Transportakte Nr T3368/1938, welke endossement soos volg lui:

"REGISTRATION OF SERVITUDE:

By Trf No 14511 dated 30.7.1947 the transferee & his successors in title of Portn 8 held thereby is entitled to water of the stream in the South Eastern Kloof from 6 a.m. Saturday to 6 p.m. Monday in each week by means of a subterranean pipeline over the Remainder held hereby together with ingress to and egress from said remainder subject to conditions as will more fully appear on reference thereto."

- E. **GEREGTIG** op die voordeel van 'n serwituut 'n endossement waarvan gedateer 17 September 1953 op Transportakte Nr T5525/1948, voorkom en soos volg lui:

"By Deed of Transfer No 14455/1953 dated this day the property thereby conveyed, viz Portion 11, has been sold

- (a) without any water rights, which water rights remain vested in the owner of this Remainder;
- (b) that it shall not be transferred, leased or disposed of to any Coloured person and no Coloured person other than the domestic servants and farm labourers may reside thereon,

which conditions have been imposed by and for the benefit of the owner of the remaining extent of the property hereby conveyed, meas. 117.9265 morgen. As will more fully appear on reference to said Deed of Transfer."

- F. **VERDER ONDERHEWIG** aan die terme van 'n endossement gedateer 5 Junie 1958 op gesegde Transportakte nr T7625/1958, met betrekking tot waterregte, welke endossement soos volg lui:

"Remainder meas. 116.9705 mgn:

By Transfer No 7626 dated 5 June 1958 portion 14 meas. 82.600 sq ft thereby conveyed is entitled to 6 hours water per week from the stream marked c'd' on diagram No 9106/57 thereunto annexed, which water rights form portion of the water mentioned in the second paragraph of condition II herein mentioned and contained in D.T. 3939/1911 as will more fully appear from said transfer."

- G. **VERDER GEREGETIG** aan die terme van die transport-endossement van Gedeelte 14, groot 82,600 vk vt soos voorkom op Transportakte Nr T7625/1958, welke eiendom op 5/6/58 sonder waterregte getranspoteer is behalwe vir die waterregte vervat in gesegde transportakte wat betrekking het op 6 uur water per week vir die gesegde eiendom.

- H. Kragtens Notariële Akte Nr 513/65 gedateer 10/5/65 is die eiendom hieronder gehou onderhewig aan 16 uur per week water en 'n pyplyn serwituut 10 Kaapse voet wyd ten gunste van Gedeelte 17 (River House) van die plaas Klein Gustrouw No 334 groot 19.2316 Morge gehou kragtens Sertifikaat van Gekonsolideerde Titel No 18164/65 hede gedateer welke gesegde pyplyn serwituut gemerk is A B C D E F G H J K L M N O P op Serwituutkaart Nr 9700/64 geheg aan die gesegde Notariële Akte, tesame met sekere bykomende regte.

Soos meer volledig sal blyk uit gesegde Notariële Akte.

2. RESTANT GEDEELTE 2 VAN DIE GEKONSOLIDEERDE PLAAS "KLEIN GUSTROUW" NO 334, in die Munisipaliteit en Afdeling Stellenbosch, Provinsie Wes-Kaap

Groot: 52,8944 (TWEË EN VYFTIG KOMMA AGT NEGE VIER VIER) hektaar

EERSTE GEREГИSTREER kragtens Transportakte Nr T3939/1911 met Diagram wat daarop van toepassing is en gehou kragtens Transportakte Nr T57415/1993.

A. ONDERHEWIG aan die voorwaardes verwys na in Transportakte Nr T3939/1911, naamlik:

1. The land is subject to and entitled to the benefit of this condition, which reads as follows:

"The said Mynhardus Jacobus Onkruydt Marais and his successors in title of Lot A of the said farm this day transferred to him, shall be entitled to the use of the water from the dam situate on the property hereby transferred and marked Dam No 1 on the diagram thereof, during ninety-six hours in every week, namely from sunset on Sunday night to sunset on Monday night, from sunset on Tuesday night to sunset on Thursday night, and from sunset on Friday night to sunset on Saturday night, according to calendar, while from sunset on Saturday night to sunset on Sunday night the water from said dam shall run for the use of the labourers of the said Mynhardus Jacobus Onkruydt Marais, or for such other purpose as he or his successors in title may see fit to put same to.

The said transferee and his successors in title of the property hereby conveyed, shall be entitled to the use of the water from the said Dam No 1 during forty-eight hours in every week, namely, from sunset on Monday night to sunset on Tuesday night, and from sunset on Thursday night to sunset on Friday night, according to calendar."

2. The land is subject to the condition re water mentioned in the first paragraph of the said condition, reading as follows:

"The said Mynhardus Jacobus Onkruydt Marais and his successors in title of the said Lot A, shall be entitled to the use of the water from the dam on the property hereby transferred and marked Dam No 2 on the diagram thereof, during forty-eight hours in every week, namely, from sunset on Monday night to sunset on Tuesday night, and from sunset on Thursday night to sunset on Friday night, according to calendar".

The land is entitled to the following share of the water mentioned in the second paragraph of the said condition:-

That the transferee and his successors in title of the land hereby transferred shall be entitled to the use of the water from Dam No 2 situate on the land hereby transferred during the following periods in every week, namely:-

From sunset on Tuesday night to sunset on Thursday night, and from sunset on Friday night to 6 o'clock on Saturday morning.

3. The land is further subject to and entitled to the benefit of the following conditions, which reads as follows:

"The said Mynhardus Jacobus Onkruidt Marais and the said transferee, and their successors in title of the properties this day transferred to them, shall, during their respective turns of water, be at liberty, if they so desire, to take their water during their turns either out of the Dam No 1 or the Dam No 2 as the case may be, or out of the main furrows supplying the respective dams. Either party taking water during his turn out of the main furrow supplying Dam No 1 shall allow sufficient water to fill a pipe one and a half (1 ½") inches in diameter to flow down said main furrow to the weir or filter dam referred to in condition V hereof for the drinking and domestic purposes only of both the parties hereto or their successors in title.

4. The said Mynhardus Jacobus Onkruidt Marais and his successors in title of the said Lot A, shall be entitled to the necessary access either personally or through his or their employees to the said dams and furrows for the purpose of turning the water on and off at the beginning and end of his or their several turns, and shall also be entitled to lead the water from the said dams during such turns over such portions of the property hereby transferred as same at present runs over the said Lot A. Should the said Mynhardus Jacobus Onkruidt Marais or his successors in title of the property this day transferred to him, elect at any turn to take his supply of water out of the main furrow supplying Dam No 1 in lieu of out of the said dam, he shall do so along the branch furrow marked on the diagrams of the property hereby conveyed and of the said lot A above the homestead, or any convenient place higher up.
5. At a convenient spot in the main furrow supplying Dam No 1, a small intake or filter dam is to be constructed at the joint expense of the said transferee and the said Mynhardus Jacobus Onkruidt Marais, which shall also be maintained at joint expense of the said parties and their successors in title of the properties this day transferred to them, and each party and his successors in title of the property this transferred to him, shall be entitled, if he so desires, to lay a three-quarter (¾") inch pipe from said weir or filter dam to convey water therefrom to his homestead for drinking and domestic purposes only. In this connection the said Mynhardus Jacobus Onkruidt Marais and his successors in title of the property this day transferred to him, shall be entitled to lay his pipes over the ground of the said transferee and his successors in title of the property hereby conveyed, and also to access for the purpose of repairs and renewal if necessary.
6. Save as above, all furrows and water-courses supplying the said dams shall remain as at present unless both the said Mynhardus Jacobus Onkruidt Marais and the said transferee or his successors in title of the properties this day transferred to them, mutually agree to alter same.
7. The said Mynhardus Jacobus Onkruidt and the said transferee and their successors in title of the properties this day transferred to them, shall be responsible for the cleaning of the said dams and furrows or water-courses in equal shares, and same shall be cleaned by them at least once in every year and more often if necessary. Should either of the said parties or his successors in title of the property this day transferred to him, fail or neglect to assist in cleaning the said dams and furrows or water-courses, then the other party or his successors in title of the property this day transferred to him, shall be entitled to do the whole of

the needful work and charge the defaulting party with one-half the expense thereof, and if need be to recover payment of such half of the expense by action in a competent Court.

8. The said Mynhardus Jacobus Onkruydt Marais and the said transferee and their successors in title of the properties this day transferred to them, shall each be entitled to protect his own property from damage by storm or roof water, but not to interfere with the natural flow or divert same in such a way as to injure the property of the other.

The roof water of the house of the said transferee and his successors in title of the property hereby transferred shall be allowed to flow as at present, or in such manner as same can conveniently be carried off, through the yard of the house of the said Mynhardus Jacobus Onkruydt Marais and his successors in title of the property this day transferred to him, without doing any damage to the said property.

9. The party wall of the houses which is shown on the line FG on the diagram of the said Lot A, and also shown on the line RS on the diagram of the property hereby transferred, shall be and remain a common wall for the said Mynhardus Jacobus Onkruydt Marais and the said transferee and their successors in title of the properties this day transferred to them.

10. The said transferee and the said Mynhardus Jacobus Onkruydt Marais and their successors in title of the properties this day transferred to them, shall be responsible for keeping in repair and maintaining the boundary fence between them in equal shares. Should either of the said parties or his successors in title of the property this day transferred to him, fail to do his share of keeping in repair and maintaining the said boundary fence between them, the other party or his successors in title of the property this day transferred to him, shall be entitled to do the whole of the needful work and charge the defaulting party with one-half of the expense thereof, and if need be to recover payment of such half of the expense in a competent Court."

11. The land hereby transferred is free from the following condition by reason of this transfer with the consent of Mynhardus Jacobus Onkruydt Marais.

The land hereby transferred is subject to the conditions referred to in the endorsement dated 17th July 1925 of the said Deed of Transfer No 3939 dated 2nd June 1911 relating to the right of the Municipality of Stellenbosch to lay certain pipes.

The land hereby transferred is, owing to its situation, not affected by the conditions referred to in the endorsement dated 3rd May 1937 on the said Deed of Transfer No 3939 dated 2nd June 1911, relating to storm water."

- B. **ONDERHEWIG** aan die voorwaardes vervat in die endossement gedateer 16 Oktober 1979 op die gemelde Transportakte No 3369/1938, dat in terme van Art 10(1)/5(1)(c) van Wet 28/69 die gedeelte van die historiese huis geleë op die Plaas "Leef-op-Hoop" te Jonkershoek, Distrik van Stellenbosch is geproklameer as 'n monument kragtens proklamasie No 2127 gedateer 21-9-1979 gepubliseer in die Staatskoerant van dieselfde datum. Vir verdere besonderhede verwys na die gemelde proklamasie en notule No RNG10/2/712 gedateer 2-10-1979 van die Direkteur van Argiewe, Pretoria, Geliasseer in Lêer 24/4/6/16."

C. **ONDERHEWIG VERDER** en **GEREGTIG** op die volgende 2 voorwaardes vervat in Skikkingsooreenkoms gedateer 6 November 1984 en 1 Februarie 1985, aangegaan deur en tussen Anna Helena Therisia Heerland, die geregistreerde eienaar van die hieringemelde eiendom, welke eiendom meer volledig beskryf word in Paragraaf 2 van die gemelde Skikkingsooreenkoms, en 'n sekere Tielman Johannes Marais, die geregistreerde eienaar van die Restant van Gedeelte 2 van die Gekonsolideerde Plaas KLEIN GUSTROUW NO 334, in die Afdeling van Stellenbosch, welke eiendom meer volledig beskryf word in Paragraaf 1 van die gemelde Skikkingsooreenkoms, welke voorwaardes van toepassing is op die gemelde Heerland en Marais asook hul Opvolgers in Titel wat as volg lees:

- "(a) Heerland as die eienaar van die eiendom soos in paragraaf 2 beskryf, erken en bevestig dat Marais as die eienaar van die eiendom soos in paragraaf 1 beskryf, of sy werknemers of huurders die vry en onbelemmerde reg van toegang het tot die gemelde eiendom van Heerland. Die doel hiervan is om die bestaande watervoor en/of - strome, soos meer volledig beskryf in die toepaslike transportaktes te inspekteer en doeltreffend in stand te hou.
- (b) Marais is geregtig om bogemelde toegangsregte uit te oefen by wyse van 'n voetpad wat aan die suid-oostekant van die watervoor en/of stroom uitloop mag word. Die voetpad mag hoogstens een meter wyd wees en moet binne 'n afstand van 2 (TWEE) meter vanaf die hartlyn van die watervoor en/of stroom uitloop word. Geen bos of struik mag aldaar uitgekap word nie, maar takke wat dwarsoor die beoogde voetpad hang, mag afgesaag word.
- (c) Heerland is nie geregtig om enige byekorwe met bye daarin binne 'n afstand van 25 (VYF EN TWINTIG) meter vanaf die hartlyn van die watervoor en/of strome op te rig of aldaar in stand te hou nie."

WESHALWE die Komparant afstand doen van al die reg en titel wat gemelde:-

JAKOBUS PETRUS MARAIS

voorheen op genoemde eiendom gehad het en gevolglik ook erken dat hy geheel en al van die besit daarvan onthef en nie meer daartoe geregtig is nie en dat, kragtens hierdie Akte genoemde:-

DIE TRUSTEES INDERTYD VAN BERGSIG TRUST

hulle ampsopvolgers in titel of regverkrygendes, tans en voortaan daartoe geregtig is ooreenkomstig plaaslike gebruik behoudens die regte van die Staat en tenslotte erken hy dat die eiendom verkoop is vir die bedrag van **R1 614 651,00 (EEN MILJOEN SES HONDERD EN VEERTIEN DUISEND SES HONDERD EEN EN VYFTIG RAND)**.

TEN BEWYSE WAARVAN ek, die genoemde REGISTRATEUR, tesame met die Komparant hierdie Akte onderteken en dit met die ampseël bekragtig het.

ALDUS GEDOEN EN VERLY op die kantoor van die REGISTRATEUR VAN AKTES te KAAPSTAD, op

21 Jun 2001

In my teenwoordigheid:




REGISTRATEUR VAN AKTES



CONVEYANCER CERTIFICATE

I/We... Bernardo Johannes Nortje.....

.....

Practising at:

Barry Nortje Attorneys, 10 Fairview Centre, Caledon Street, Somerset West, 7140.....

.....

.....

In respect of:

Restant Gedeelte 5 van die Plaas Klein Gustrow nr. 334, in die Munisipaliteit en Afdeling van Stellenbosch;

Groot 99,7570 (nege en negentig komma sewe vyf sewe nul) ~~hektar~~ hektaar.....

~~.....~~.....

Eerste geregistreer kragtens Transportakte Nr T3368/1938 en gehou kragtens Transportakte T47541/2001.....

Hereby certify that a search was conducted in the Deeds Registry, regarding the said property (ies) (including both current and earlier title deeds/pivot deeds/deeds of transfer):

1. None.....
2.
3.
4.
5.
6.
7.
8.



A. IDENTIFY RESTRICTIVE TITLE CONDITIONS (if any)

Categories		Are there deed restrictions (indicate below)		Title Deed and Clause number if restrictive conditions are found
1.	Use of land	Y	☒	
2.	Building lines	Y	☒	
3.	Height	Y	☒	
4.	Number of Dwellings	Y	☒	
5.	Bulk floor area	Y	☒	
6.	Coverage/built upon area	Y	☒	
7.	Subdivision	Y	☒	
8.	Servitudes that may be registered over or in favour of the property	Y	☒	
9.	Other Restrictive Conditions	Y	☒	



B. INDICATE AFFECTED PARTIES AS PER TITLE DEED (if any)

a.	Organ(s) of State that might have an interest in the restrictive condition	N/A
b.	A person whose rights or legitimate expectations will be affected by the removal/suspension/amendment of a restriction condition.	N/A
c.	All persons mentioned in the deed for whose benefit the restrictive condition applies	N/A

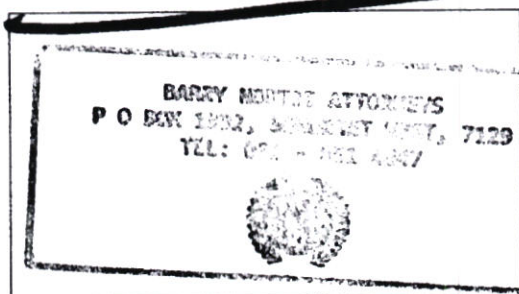
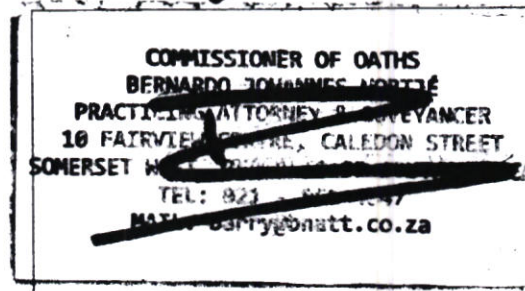
C. PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED

Application in terms of Section 15 of the Stellenbosch Municipal Land Use Planning By-Law (2015)	Notarial Deed of Cancellation (Submit Copy of Signed Agreement)	Action by way of court order (Submit Copy of the Court Order)	If Other, Please Specify
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Signed at..... Somerset West..... (Place) on this..... 8th..... (Day) November..... (Month) of 20.22.....

Full names and Surname: Bernardo Johannes Nortje.....

Signature:



Tel: 082 498 6674.....

Email: barry@bnatt.co.za.....

Cell: 082 498 6674.....



Department of Health

Directorate: Radiation Control
Private Bag X62
BELLVILLE
7535

☎: 021 957 7483
Fax: 021 946 1589
E-mail: Leon.DuToit@sahpra.org.za

Enquiries: LL du Toit
Date: 8 September 2020

To whom it may concern

HEALTH EFFECTS OF CELLULAR BASE STATIONS AND HANDSETS

The Directorate: Radiation Control was the section within the National Department of Health that was responsible, from the viewpoint of human health, for regulating electronic products producing **non-ionising** electromagnetic fields (EMF), i.e. where the frequency of such EMF is less than 300 GHz. The Directorate Radiation Control has since been transferred to the South African Health Products Regulatory Authority (SAHPRA). In carrying out its responsibility, the Directorate has been utilising the World Health Organization's (WHO) International EMF Project (www.who.int/peh-emf/en/) as its primary source of information and guidance with respect to the health effects of EMF. The International EMF Project was established by the WHO in 1996 to (i) assess the scientific evidence for possible adverse health effects of non-ionising electromagnetic fields on an on-going basis, (ii) initiate and coordinate new research in this regard, and (iii) compile health risk assessments for different parts of the electromagnetic spectrum. The Department of Health has been a member of the International Advisory Committee of the International EMF Project since 1998.

In June 2005 the International EMF Project hosted a workshop that was specifically aimed at considering the possible health consequences of the emissions from cellular base stations and wireless networks. The findings of this workshop were summarised in a 2-page Fact Sheet (<http://www.who.int/peh-emf/publications/facts/fs304/en/>). The following extract from this Fact Sheet is still considered by the WHO as a summary of the findings to date, i.e. ***"Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects."***

Another WHO Fact Sheet was published in June 2011 and reviewed in October 2014, i.e. *Electromagnetic fields and public health: mobile phones*. This Fact Sheet can be found at

<http://www.who.int/mediacentre/factsheets/fs193/en/>) and the conclusion is stated as follows:

“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.”

The WHO recommends utilising internationally recognised exposure guidelines such as those that were published in 1998 by the International Commission on Non-Ionizing Radiation Protection (ICNIRP) and reconfirmed in 2009. The 1998 guidelines were replaced by the updated 2020 version for the frequency range 100 kHz – 300 GHz (i.e. including all the frequencies employed by the cellular industry). The Department of Health likewise recommends the use of these ICNIRP guidelines to protect people against the known adverse health effects of EMF.

The numerous measurement surveys, which have been conducted around the world and in South Africa, have shown that the actual levels of public exposure as a result of base station emissions invariably are only a fraction of the ICNIRP guidelines, even in instances where members of the public have been really concerned about their exposure to these emissions. At present there is **no** confirmed scientific evidence that points to any health hazard associated with the very low levels of exposure that the general public would typically experience in the vicinity of a cellular base station. The Department is therefore satisfied that the health of the general public is not being compromised by their exposure to the microwave emissions of cellular base stations. This also means that local and other authorities, in considering the environmental impact of any particular base station, do not need to and should not attempt, from a public health point of view, to set any restrictions with respect to parameters such as distance to the mast, duration of exposure, height of the mast, etc.

The Department of Health is not able to make any pronouncements about the specific levels of EMF that a member of the public would experience at any particular base station site when it is in operation. However, generally-speaking unless a person would climb to the top of a mast (or other structure supporting an antenna) and position him/herself not more than a few meters away right in front of the active antenna, such a person would have no real possibility of being exposed to even anywhere near the afore-mentioned ICNIRP guideline limits. Since these base stations are typically cordoned off by means of barbed wire fencing and locked gates/doors in order to protect the sensitive and expensive technology, getting to a mast and actually climbing it despite the afore-mentioned security measures would certainly not be considered responsible behaviour. Even then the only real threat to the health of the person would be falling at any height from the structure in question. Based on the results of numerous global and local surveys, the experience has been that the exposure to base station EMF at ground level is typically in the range of between 0.001 – 1.0 % of the

afore-mentioned ICNIRP guideline limits. Against this background of available data, there would be no scientific grounds to support any allegation that adverse health effects might be suffered by a responsible member of the public due to the EMF emitted by a base station.

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

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'LL du Toit', with a stylized, cursive script.

LL du Toit
DEPUTY DIRECTOR: RADIATION CONTROL

SERWITUUT-KAART
SERVITUDE DIAGRAM

OFFICE COPY
KANTOOR AFSKRIF

S.G. N^o 9700/64

Approved

P. L. van der Horst

Surveyor-General.
13.1.1965

T.N

Sides Cape Feet	Directions		Co-ordinates 4 5 10 15 20 25 30 35 40 45 50 55 60		off. bearing
			Lat: 6. 0' 0"	+1490000. 6	
AB	60.4	234. 39. 40	A	+28179. 6	+34875. 6 ✓
BC	35.7	243. 46. 00	B	+28130. 4	+34840. 7 ✓
CD	109.4	252. 46. 30	C	+28098. 4	+34825. 0 ✓
DE	40.7	269. 02. 30	D	+27993. 9	+34792. 6 ✓
EF	198.9	281. 33. 00	E	+27953. 2	+34792. 0 ✓
FG	274.3	266. 16. 50	F	+27758. 3	+34831. 8 ✓
GH	323.4	253. 41. 50	G	+27484. 6	+34814. 0 ✓
HJ	49.8	267. 47. 40	H	+27174. 2	+34723. 2 ✓
JK	99.1	275. 04. 00	J	+27134. 4	+34721. 3 ✓
KL	89.5	259. 50. 00	K	+27025. 7	+34730. 0 ✓
LM	61.2	275. 43. 20	L	+26937. 6	+34714. 2 ✓
NN	87.1	258. 24. 00	M	+26876. 7	+34720. 3 ✓
NO	41.1	263. 17. 00	N	+26791. 4	+34702. 8 ✓
OP	37.6	229. 58. 00	O	+26750. 6	+34698. 0 ✓
			P	+26721. 8	+34673. 8 ✓
	Steil 8	Δ	+22101. 5	+30048. 4	✓
Stellenboschberg		Δ	+29946. 7	+41925. 6	✓

RESOLUTION

Extract of minutes of a meeting held by the directors/members/trustees of

BERGSIG TRUST

(reg. no.: IT 4323/1999

the registered owners of:

at Stellenbosch this 5 day of July 2022, in the presence of the undersigned witnesses.

RESOLUTION

That Tielman Johannes Marais (I.D: 7812035060087), is hereby authorised to sign a Special Power of Attorney representing the company/trust and that the terms and conditions set out therein be left to his/her sole judgement.

FURTHER RESOLUTION

That Tielman Johannes Marais (I.D: 7812035060087), is hereby authorised to sign a lease on behalf of the registered owner with any representatives and/or subcontractors of TELKOM MOBILE to lease a portion of the said property for the purpose of a cellular base station. The terms and conditions set out therein be left to his sole judgement.

Tielman Johannes Marais

TRUSTEE 1

Elrike Marais

TRUSTEE 2

Jakobus Petrus Marais

TRUSTEE 3

Sandra Marais

TRUSTEE 4

Floris Ter Haar

TRUSTEE 5

Marais

Elrike

Marais

Floris

POWER OF ATTORNEY

I, the undersigned,

Tielman Johannes Marais

(I.D. no.: 7812035060087)

dually authorised by

Bergsig Trust

(reg. no.: IT 4323/1999)

the registered owner of:

Portion 5 of the Farm No. 334 Klein Gustrow

hereby nominate, constitute and appoint the firm:

WARREN PETERSON TRADING (PTY) LTD

(reg. no.: 2010/010982/23)

t/a

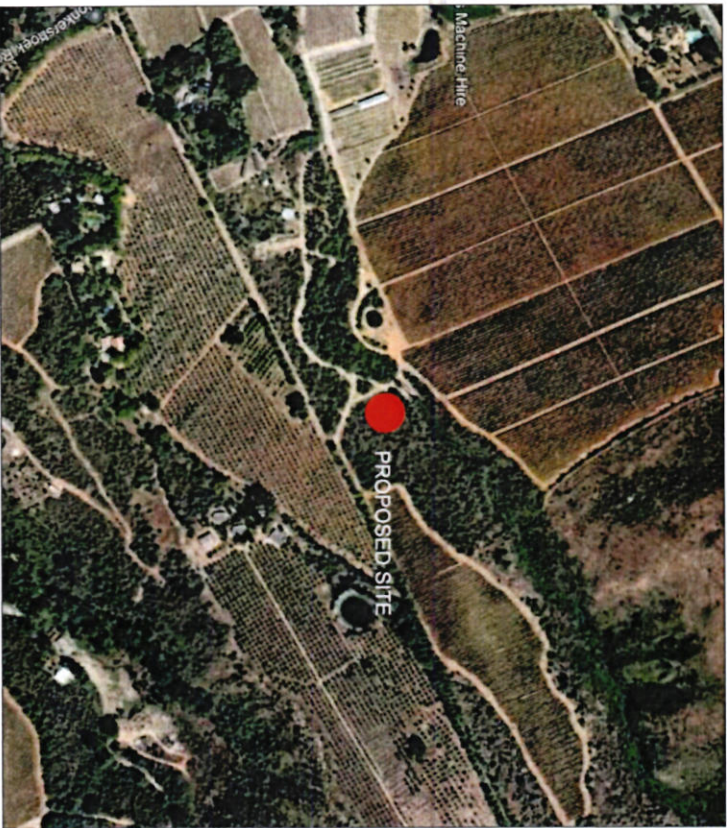
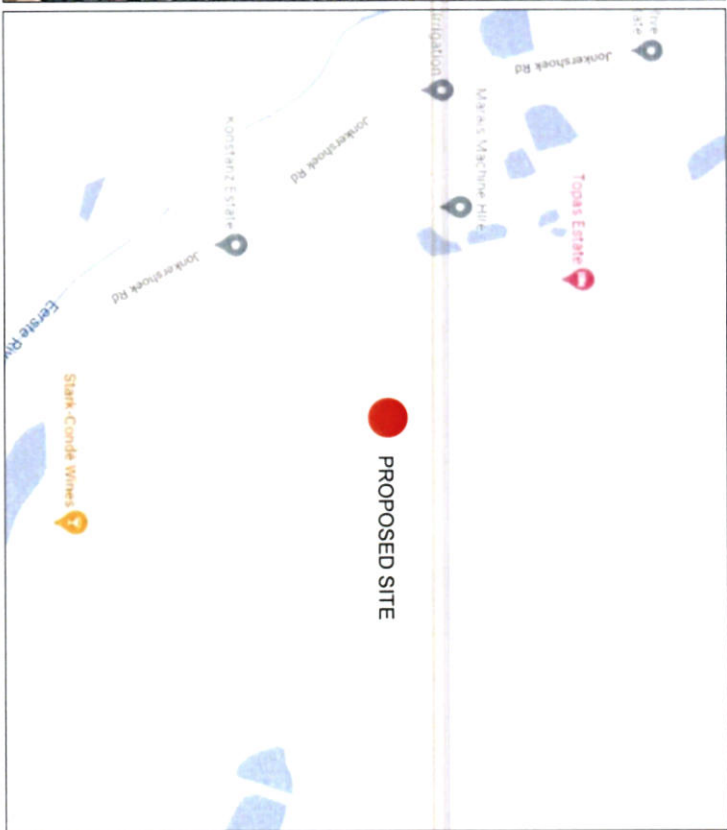
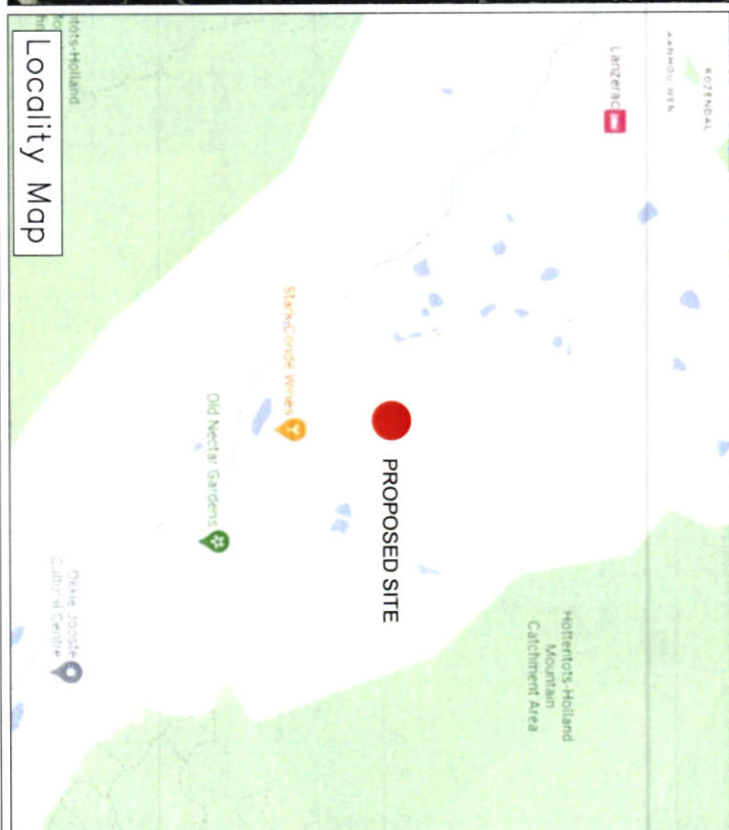
WARREN PETERSON PLANNING (WPP)

with power of substitution to be my/our lawful Agent(s) to appear on my/our behalf in name place and stead and to apply to the competent and relevant authorities for the necessary approvals, permits and consents and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all interest and purposes, as I might or could do if personally present and acting herein, hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my/our said Agent(s) shall lawfully do, or cause to be done, by virtue of these present.

Signed at Stellenbosch this 26 day of Augustus, 2022, in the presence of the undersigned witnesses.

SIGNATURE

WITNESS 1



WPP

TOWN AND REGIONAL PLANNING CONSULTANTS

MPP SITE ID: RRL343

MPP 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°

WPP

TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 552 5295 Unit 11, 3rd Floor
Fax: (021) 552 5187 100 Main Road,
Century City, Cape Town 7744

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: LOCALITY MAP		
DRAWN: C. BRIEDENHANN		SCALE: NTS
DATE: 19-08-2022		REVISION: 0

[illegible]

262m



Century City, Cape Town 7446

E) ZONING: AGRICULTURAL ZONE

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

SHEET:

DRAWING TITLE:

DRAWN: C. BRIEDENHANN

SCALE:

DATE: 19-08-2022

REVISION:

Top View



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°



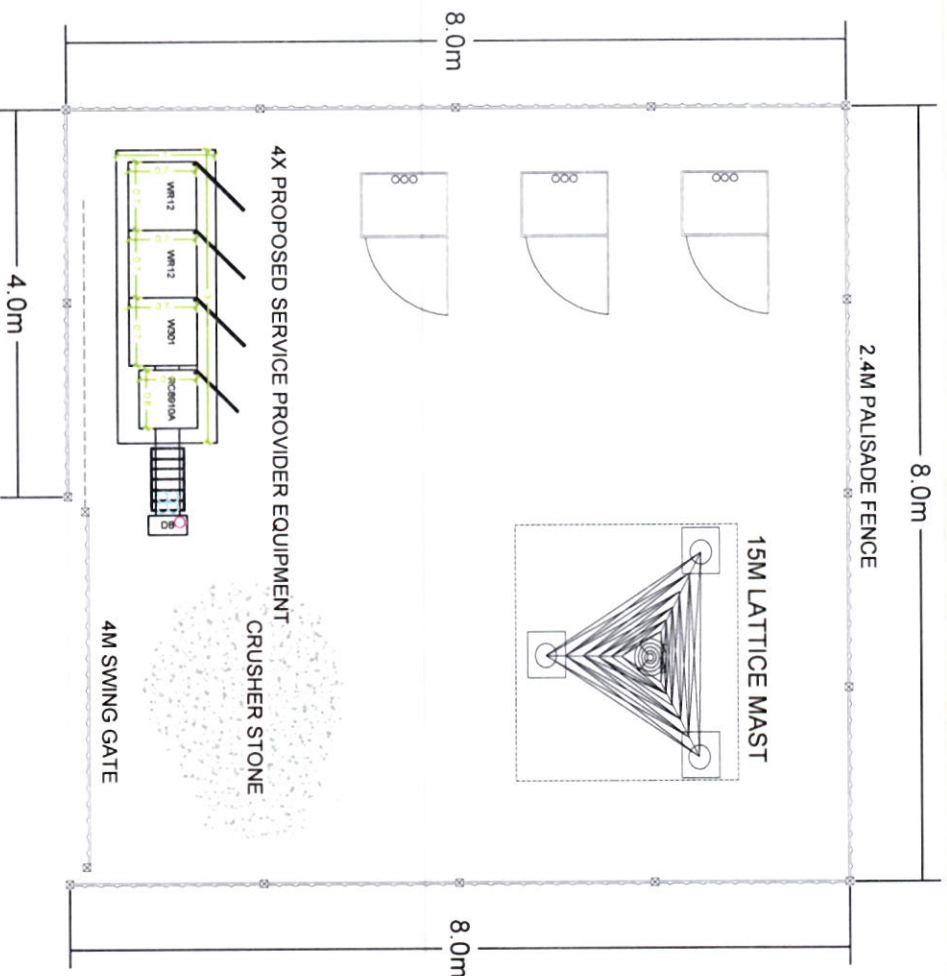
Tel: (021) 552 5255 Fax: (021) 552 5255
Mobile: 082 357 9187 Century City, Cape Town 7448

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

APPROVED MAST:
15m LATTICE MAST

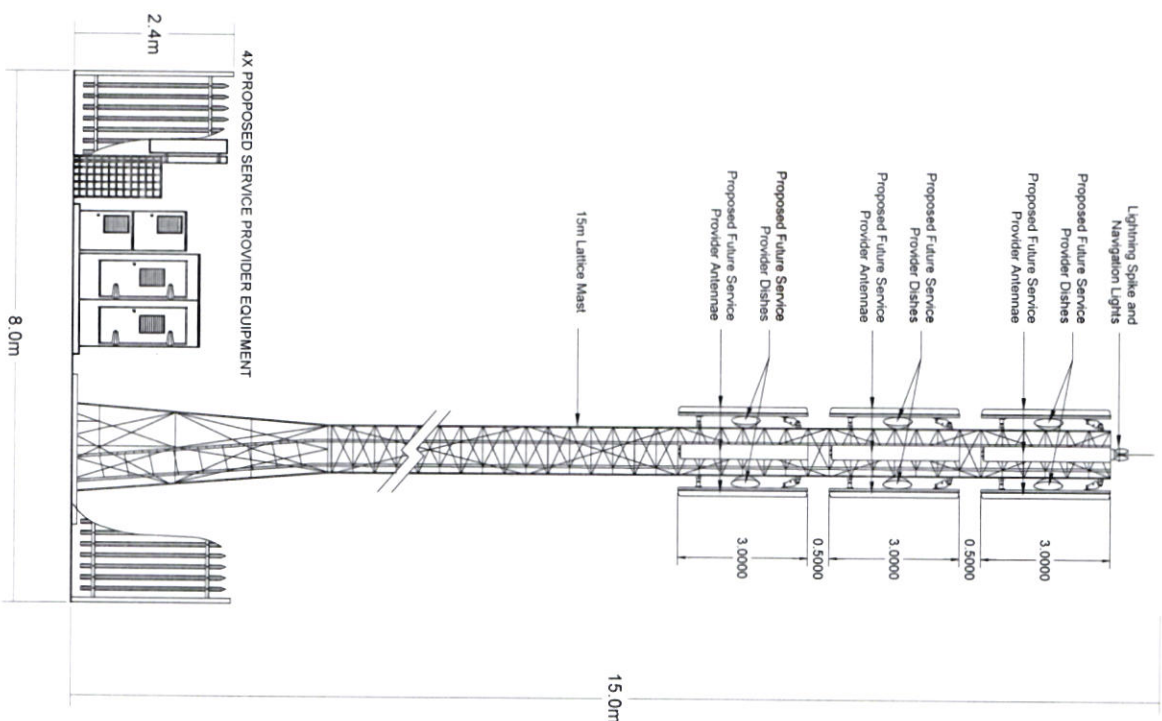
NOTES:

- 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		
DRAWING TITLE: TOP VIEW		
DRAWN: C. BREDENHANN		
DATE: 19-08-2022		
SCALE: 1:75		
REVISION: 0		

Elevation



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: 021 525 5255 Fax: 021 527 9187
Unit 11, 3rd Floor, Metro Building, Burgundy, 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) 8m BASE STATION
- C) 2.4m PAUSADE FENCE
- D) BASE STATION, CHP STONE SURFACE
- E) ZONING: AGRICULTURAL ZONE

DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0
DRAWING NUMBER: RRL343		
DRAWING TITLE: ELEVATION		SHEET: 4 OF 5
DRAWN: C. BRIEDENHANN		SCALE: NTS
DATE: 19-08-2022	REVISION:	0

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.

APPLICATION FOR:

**LOCAL AUTHORITY CONSENT USE
APPLICATION TO ACCOMMODATE A
FREESTANDING CELLULAR
COMMUNICATIONS
BASE STATION**

PROPERTY DESCRIPTION:

**PORTION 5 OF FARM 334, KLEIN
GUSTROW**

MUNICIPAL AREA:

STELLENBOSCH LOCAL MUNICIPALITY

SITE NAME:

MARAIS MACHINE HIRE



APPLICANT:

WARREN PETTERSON PLANNING

ON BEHALF OF / FOR:

RICH REWARDS LEASING

OWNER:

BERGSIG TRUST

DATE:

NOVEMBER 2022

Department: Planning and Building Development Management

Stellenbosch Municipality
Municipal Manager
Town House Complex
Plein Street, Stellenbosch
7600

11 November 2022

Dear Sir/Madam

LOCAL AUTHORITY CONSENT USE APPLICATION FOR A FREESTANDING CELLULAR COMMUNICATIONS BASE STATION ON PORTION 5 OF FARM 334, KLEIN GUSTROW.

Please find attached our motivation and relevant supporting documentation for a consent use application to erect a 15m Freestanding cellular communications base station on Portion 5 of Farm 334, Klein Gustrow.

Telecommunications service coverage in the area is poor and this proposal aims to improve this. The proposed base station will be beneficial to surrounding residents, businesses and the surrounding Agricultural activity in the area, by providing improved network coverage for the users of various service providers (Vodacom, MTN, Cell C, Rain and Telkom). This proposed freestanding cellular communications base station will enhance the level of health and safety (accessibility to emergency services e.g. ambulances, police, fire department etc.), social interaction (accessibility to social media e.g. Facebook, Instagram, Snapchat etc.) and especially economic efficiency (accessibility of businesses and individuals to faster, efficient and reliable internet and communication connectivity).

This application is by no means a careless act as health and environmental aspects are taken into consideration with associated proof that this development holds no threat for the inhabitants and/or commuters.

Should the need arise for additional information, please do not hesitate to contact our office. We furthermore wish to thank you in advance for the positive consideration of this application.

Yours faithfully



Adriano Rodrigues
Warren Petterson Planning

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- 5.2 Planning Motivation
 - 5.2.1 Need and Desirability
 - 5.2.2 Area of existing coverage
 - 5.2.3 Site characteristics
 - 5.2.4 Visual impact
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6 CONCLUSION

LIST OF DEFINITIONS AND ABBREVIATIONS

This section represents the definitions and abbreviations that will be found in this application.

DEFINITIONS:

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

Table 1 - Definitions

PROPERTY:	Portion 5 of Farm 334, Klein Gustrow.
CLIENT:	Rich Rewards Leasing
APPLICANT:	Warren Petterson Planning
OWNER:	Bergsig Trust
CONSENT USE	means a land use permitted in terms of a particular zoning with the approval of the City
DEPARTURE	means a permanent departure or a temporary departure
RESTRICTIVE CONDITION	means any condition registered against the title deed of land restricting the use, development or subdivision of land concerned, excluding servitudes creating real or personal rights
SURVEYOR-GENERAL	means the Surveyor-General as defined in the Land Survey Act

ABBREVIATIONS:

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

Table 2 - Abbreviations

SMDMS	Stellenbosch Municipality Development Management Scheme 2019
SMZS	Stellenbosch Municipality Zoning Scheme 2019
SPLUMA	Spatial Planning and Land Use Management Act, 2013
SMTMIP	Stellenbosch Municipality Telecommunication Mast Infrastructure Policy, 2016
RBTS	Rooftop Base Telecommunication Station
FSBTS	Freestanding Base Telecommunication Station
TI	Telecommunication Infrastructure
SG-DIAGRAM	Surveyor-General Diagram

1 APPLICATION

Application is hereby made for the following:

- ✓ **Consent Use in terms of the development management scheme** in terms of Section 15 (2)(O) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the purpose of erected a 15m freestanding telecommunication base station.

2 DESCRIPTION OF PROPERTY

According to the Stellenbosch Zoning Scheme (2019), the property is zoned as *Agricultural Zone*, and a consent use application is applicable in order to permit a FSBTS. The property is held under title deed number T47541/2001 and measures 99,7570 in extent, which is owned by the *BERGSIG TRUST*. The property is situated adjacent Jonkershoek Road between Stellenbosch and the Jonkershoek Nature Reserve and is currently utilised for a small earth moving company (lowbed transport services) and Agricultural purposes.

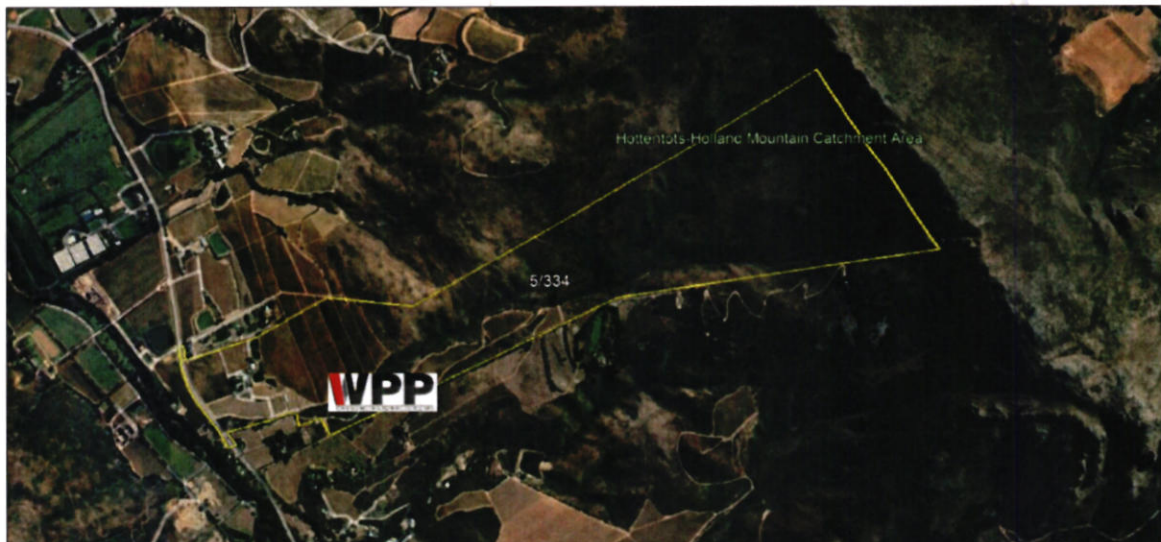


Figure 1 - Portion 5 of Farm 334, Klein Gustrow

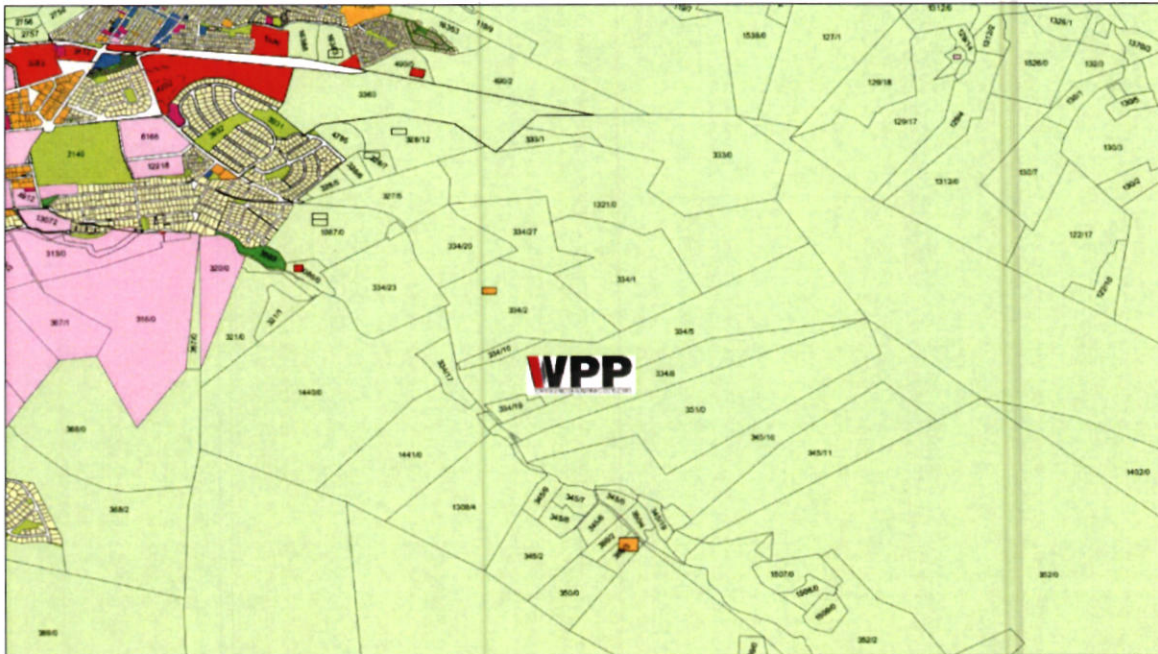


Figure 2 Zoning Map of Portion 5 of Farm 334, Klein Gustrow

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> • Agricultural building ($\leq 2000\text{m}^2$) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel ($\leq 2000\text{m}^2$) • Second dwelling • Employee housing (one unit) 	<ul style="list-style-type: none"> • Agricultural building ($> 2000\text{m}^2$) • Agricultural industry ($< 2000\text{m}^2$) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel ($\geq 2001\text{m}^2$ and $\leq 5000\text{m}^2$) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings) 	<ul style="list-style-type: none"> • Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry ($\geq 2000\text{m}^2$) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use ($> one event/year$) • Plant nursery • Polytunnel ($> 5000\text{m}^2$) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

Figure 3 Land Uses permitted in an Agricultural Zone, according to the Stellenbosch Zoning Scheme (2019)

3 SURROUNDING AREA

The proposed site for the 15m telecommunication base station is situated on Portion 5 of Farm 334, Klein Gustrow. The surrounding area are predominantly characterised by agricultural activity (farms), open spaces, with the Jonkershoek Nature reserve located to the east of the proposed base station, as well as various recreational/ tourist attractions, like wine tasting farms (Lanzerac and Stark-Conde Wines), which are very depended on efficient and reliable internet and communication connectivity. The busy Jonkershoek Road which is adjacent to the proposed property links Stellenbosch with the Jonkershoek Nature reserve and serves as the main distributor in the area for recreational - and active tourist who enjoy visiting or hiking in Jonkershoek.

4 PROPOSAL

4.1 Development

The position for the 15m Lattice mast is proposed at -33.948668°, 18.909881°. Our client *RICH REWARDS LEASING*, approach our company to obtain council approval for the erection of the 15m Lattice mast, as the position of the mast is strategically place on Portion 5 of Farm 334, Klein Gustrow, which is owned by the BERSIG TRUST, and will be optimally placed between existing surrounding base stations, which will provide the necessary coverage for the surrounding agricultural activities and residential properties of Jonkershoek.

This consent use application applies for the installation of a telecommunication base station which comprises of the following:

- A 15m high Lattice Type Mast,
- 4 x 3 sector antennas attached to the mast
- Microwave dishes attached to the mast,
- 4 x Equipment container units, and
- A 2.4m High Palisade Fence

The total ground coverage of the FSBTS is 64m² (8m x 8m).

4.2 Access

Access to the proposed FSBTS will be obtained from the entrance on the western side of the property. This FSBTS, is proposed adjacent to an existing gravel road which is situated on the property, linking up with Jonkershoek Road.

4.3 Security

The entire base station site will be surrounded by a 2.4m tall Palisade fence with an access gate that will be locked at all times. The proposed equipment will be secure inside the equipment units, which will also be kept locked at all times. The antennae will be secure given their position at the top of the mast.

These measures rule out the possibility of any public access to the equipment and serve to protect the equipment from being vandalized. Similar security measures are implemented at similar installations and have proved to be very effective.

4.4 Power

The base station will be connected to the existing power supply on the property. Advances in technology (telecommunication related equipment) enable the FSBTS to utilise less electricity

4.5 EIA Regulations

Environmental and social sustainability are regulated by *The National Environmental Management Act (Act 107 OF 1998) (NEMA)*. When read together with the National Environmental Management Act Regulation Listing Notice 3 of 2014 (as amended April 2017, GNR 324), an Environmental Impact Assessment (EIA) or Environmental Authorization (EA) is only applicable under the following circumstances:

The development of masts or towers of any 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.

The requirements in the Western Cape are defined in NEMA Listing Notice 3 of 2014 (as amended 2017):

(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; or*
- iii) Areas zoned for use as public open space or equivalent zoning within urban areas.*

An applicability checklist application was submitted to the Environmental department in order to determine if the proposed base station would trigger any listing activities. The department however did mention the following in their letter:

If the proposed construction of a 15m lattice mast will result in the removal of infilling of 10 cubic meters or more of material from or into the mapped watercourse, it will trigger the following listed activity (ies) as defined in terms of the EIA Regulations, 2014:

Activity No. 19 of Listing Notice 1;

The infilling or depositing of any material of more than 10 cubic meters into, or the dredging, excavation, removal or moving of soil, sand, shell, shell grit, pebbles, or rock of more than 10 cubic metres from a watercourse.

Our construction manager did confirm that the proposed 15m Lattice mast would consist of a above ground foundation with a concrete volume of 9.5 cubes. Resulting that only 9.5 cubes would be excavated for the mast base.

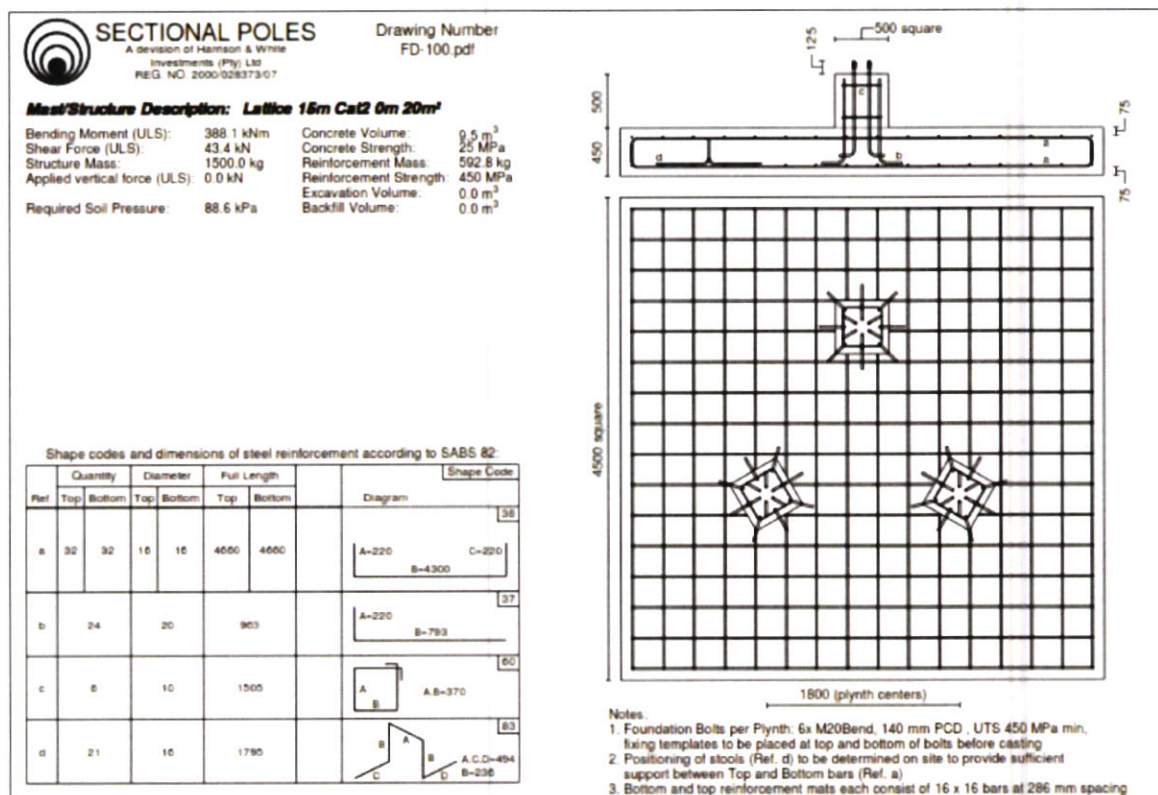


Figure 4 Mast Structure Description

Considering all the above information, we are of the opinion that the proposed development does not constitute of a listed activity and an Environmental Authorization (EA), as this proposed base station will not exceed 15m in height and no more than 10 cubic of soil would be excavated for the construction of the mast foundation.

4.6 Stellenbosch Municipality Telecommunication mast infrastructure policy, 2016

For ease of reference the table below illustrates how this proposal complies with the SMTMIP, 2016 (Table 3).

Table 3 - Compliance of application with objectives 1-10 of the SMTMIP, 2016

	Objective content:	Compliance to Objective
01	To improve and maintain communication	This application is in line with this objective as it aims at providing the inhabitants of Jonkershoek, as well as the surrounding farms with effective and efficient voice and data coverage

O2	<i>To ensure that the TMI is placed in the best possible location</i>	The location of the proposed base station is positioned optimally between existing sites in order to ensure that no additional masts will be required in the near future to serve the surrounding area. There is an existing Base station +/-895m south-east from this proposed base station. This is quite far away from the proposed mast and additional coverage is required as larger number of users make use of the surrounding base stations in the area, making the proposed mast placed in the best optimal location.
O3	<i>To ensure the co-location or sharing of TMI wherever possible</i>	As explained there are no existing TI or high enough buildings in the surrounding area to provide the option to install antennas to provide coverage for the much needed area of Jonkershoek The proposed 15m Lattice mast will allow for co-location.
O4	<i>To retain the visual integrity, special character and amenity of the city of cape town</i>	The mast has been proposed as a Lattice structure as it is deemed more appropriate within the surrounding agricultural environments. This Lattice mast will be see through and will be painted green to blend in with landscape at Jonkershoek.
O5	<i>To design with the landscape and use modern mitigation measures to reduce impact</i>	The mast has been proposed as a Lattice type mast. If required, the mast can be painted green in order to reduce the visual impact of the mast. The mast is furthermore kept to a minimum height of 15m in order to provide sufficient coverage to the surrounding area, and provide co-location as discussed in O3.
O6	<i>To retain and improve the environmental and heritage quality of the public arena</i>	The proposal has no impact on the environmental and heritage quality of the public arena.
O7	<i>To preserve areas of environmental or heritage significance</i>	This application will have no effect on the natural or cultural (heritage) environment.
O8	<i>TMI must be situated and operated in a manner so as not to interfere with any other utility functions</i>	This application is in line with this objective as no utilities services are nearby and the equipment being used is ICASA approved.

09	Where possible TMI should be placed on other structures such as light posts, road signs etc.	There are no tall structures in the nearby surrounding area that can accommodate the proposed infrastructure. As explained earlier the need for coverage is extremely necessary especially in this specific area of Jonkershoek. The 15m Lattice mast will provide the much needed height to produce the network coverage.
010	To protect the health, safety and wellbeing of the inhabitants of cape town	This installation will contribute to health and safety of the inhabitants of Jonkershoek, as less drop calls will be experienced leading to accessibility to emergency services e.g. Ambulances, fire and Police. There are no conclusive studies linking emissions at these levels (height above building) to any health effects and scientific research that may reveal such a link is ongoing. No habitable structures are within 50m directly in front of the antennas (Please refer to the <i>Health Issues – ICNIRP and World Health Organisation</i> - section in this motivation) (Please refer to the <i>Health Issues – ICNIRP and World Health Organisation</i> - section in this motivation)

4.6 Spatial Planning and Land Use Management Act, 2013

This application complies with the land development principles (Chapter 2, SPLUMA, 2013) as referred to in section 42 of the *Spatial Planning Land Use Management Act, 2013* (Act 16 of 2013) (SPLUMA):

Table 1 - Compliance of application with Principles 7a-7e of SPLUMA, 2013

	HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?
Principle 7a: Spatial Justice	In a broader sense, spatial justice refers to an intentional incorporation of spatial (geographical) aspects. This refer to the fair and equally distributed services and enhanced accessibility of these services. The aim of this proposal is to provide excellent communication service to the inhabitants of an area.
Principle 7b: Spatial Sustainability	Spatial sustainability is an explicit concept which describe the relations between environmental, economic and socio-cultural facets related to a societal environment. Enhanced signal in an area will promote all three the dimensions of sustainability (economic, social and environmental facets). Economically, businesses in the area will benefit from enhanced connectivity. The social facet is addressed as more people will have access to emergency services (e.g. Healthcare, Police, Fire response etc.). The third dimension (Environmental facets) 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 an area.

Principle 7c: Spatial Efficiency	Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. FSTBS and RTBS is placed in an area (optimally situated between planned and existing stations) with a reason. This reason is to incorporate various factors (e.g. amount of users, quality of service etc.) when considering the placement in order to promote effectiveness and is not merely placed by random.
Principle 7d: Spatial Resilience	Spatial resilience can be defined as the ability of a region to withstand possible arising shocks (e.g. economic crisis, social disruptions etc.). However, FSTBS and RTBS will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment.
Principle 7e: Good administration	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.

4.7 Other policies and legislation

Other policies and legislative frameworks include: Stellenbosch's fourth generation five-Year Integrated Development Plan (2017/2022), and the Stellenbosch Municipality Spatial Development Framework (SMSDF), 2017.

4.7.1. Fourth Generation Five-Year Integrated Development Plan (2017/2022)

The Five-Year IDP (2017/2022) refers to the enhancement of TI in order to provide Stellenbosch with information communicative technologies as set out in section 6.15.

Stellenbosch is faced with the following ICT Industry trends:

- Cloud Computing (Remote hosting) which will bring its own unique challenges to balance systems integration complexities, security measures and potential cost savings.
- Convergence of ICT technologies enabling corporate data and information exchange in a seamless processing environment. Also referenced in the industry as Multi-media – Anytime from anywhere. Social Media – enabling instant collaboration/communication between individuals and between groups. Also referenced in the industry as SMS, Twitter, Blogs, e-mails, photo's, videos and more.
- The Internet of Things (IoT) is the network of physical objects—devices, vehicles, buildings and other items—embedded with electronics, software, sensors, and network connectivity that enables these objects to collect and exchange data

This application is in line with addressing these ICT industry trends as the TI installed on the said property will provide the sought-after services (e.g. Optic-Fibre, 4G and LTE coverage).

D.3.2. Stellenbosch Municipal Spatial Development Framework, 2017

The proposed application is by no means a careless act as it complies with the Integrated Development Plan (IDP) principles as set out in the Stellenbosch Municipal Spatial Development Framework, 2017. These principles are also echoed in the National Development Plan (NDP) and the Provincial Spatial Development Framework (PSDF). The core focus of the IDP principles and the MSDF, are to ensure the spatial transformation through the integration of communities. Spatial transformation in this sense is only possible through the development of denser and more inclusive neighbourhoods. Denser and more inclusive neighbourhoods are possible through the harness of advances in energy, water, transport and telecommunication to improve resource efficiency. Therefore, this application is in-line with the MSDF of Stellenbosch.

5. MOTIVATION

5.1 Historical Background

This section is seen as the motivation of the application as it provides information with regard to the need and desirability, development parameters, site characteristics, visual impact, health and safety and alternative candidates relating to this specific application.

Over recent years cellular communication in South Africa has evolved from merely a means of convenience to an essential business tool, means of communication and safety measure. Initial high tariff rates limited the accessibility of the product and its service. However, over time more reasonable consumer tariffs and packages have been introduced, making cellular communications more accessible to a much larger portion of the population.

Data usage on the mobile networks is also becoming faster, more affordable, and more accessible. User behaviour patterns are continuously changing in reaction to cheap internet, new data intensive smartphones, data intensive applications and websites, and an increasingly social-media-driven society. These factors resulted in the average consumer data usage doubling every year.

Cellular service providers are taking steps to improve their network by keeping abreast with the advances in communication technology and providing increased capacity in terms of coverage in the areas where there is an increased demand. RRL strives to make this technology available to a wider spectrum of the population.

Newer technology such as LTE provides faster internet to more users which alleviates the pressure on the base station, however its range is very limited. A single old generation GSM voice based base station could cover dozens of kilometres. The new LTE base stations have a maximum coverage range of 500m depending on the number of users.

The congestion of existing sites together with the decrease in its coverage range necessitates that the distance between base stations decreases, resulting in the need for construction of new freestanding and rooftop cellular base stations. It is estimated that cellular network operators in South Africa will build more than 4000 new base stations over the next 5 years.

The proposed site is located at a nominal point as identified by RRL. By utilizing sites located at the networks' nominal points the number of future base stations is limited and an effective service network can be developed.

5.2 Planning Motivation

Please read together with previous sections in this application. This consent use and permanent departure application to allow the erection of a 15m freestanding telecommunication base station should be supported based on the m following grounds:

5.2.1. Need and Desirability

In a modern-day society, the dependency on communicative technology becomes increasingly higher. This is due to the society's utilisation of more mobile devices and more than one device per household which mainly relies on internet connectivity (e.g. smartphones, portable computers, tablets/ipads etc.). These devices are used for multiple purposes including socialisation, business related uses and accessibility to important emergency services. Due to factors including densification, urbanisation and influx of seasonal guests especially over festive seasons and holidays, in a tourist attractive place like the City of Cape Town and Stellenbosch, dropped calls and poor network coverage (related to both voice and data) are experienced. RRL identified several positions in the area that need to be equipped with base stations to alleviate the pressure and to cater for the ever-increasing demand.

The increase in coverage brought by the proposed FSBTS will aid the local businesses and can unlock the much-needed growth potential which will have a positive economic impact on the surrounding area. Residents, businesses and commuters will have a more secure connection to emergency services and armed response which will have a huge social impact.

The proposed use will have no impact on the external engineering services, transport or traffic related considerations, or on the biophysical environment. It is proposed to erect a Lattice mast to make it less visually intrusive and blend it into the surrounding landscape. It is our submission that the proposed use will have no detrimental impact on the surrounding properties and will provide an essential service to the surrounding community.

5.2.2. Area of existing coverage

The following maps illustrate the existing Vodacom, MTN, and Telkom coverage maps (5G, 4G and LTE Advance) for the area of Jonkershoek and the surrounding farms.

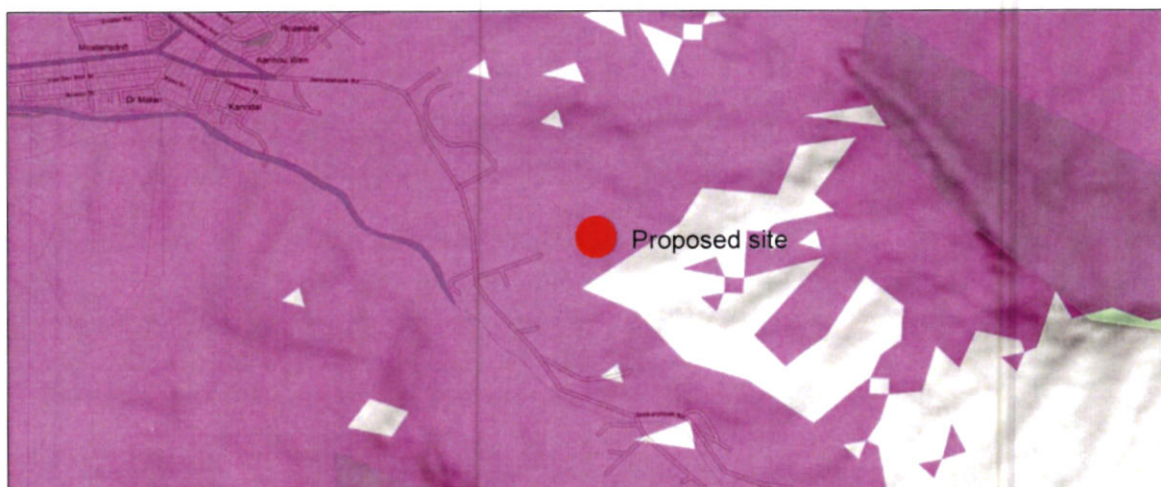


Figure 5 Vodacom LTE Coverage (Purple) map



Figure 6 Vodacom 5G Coverage (None) map

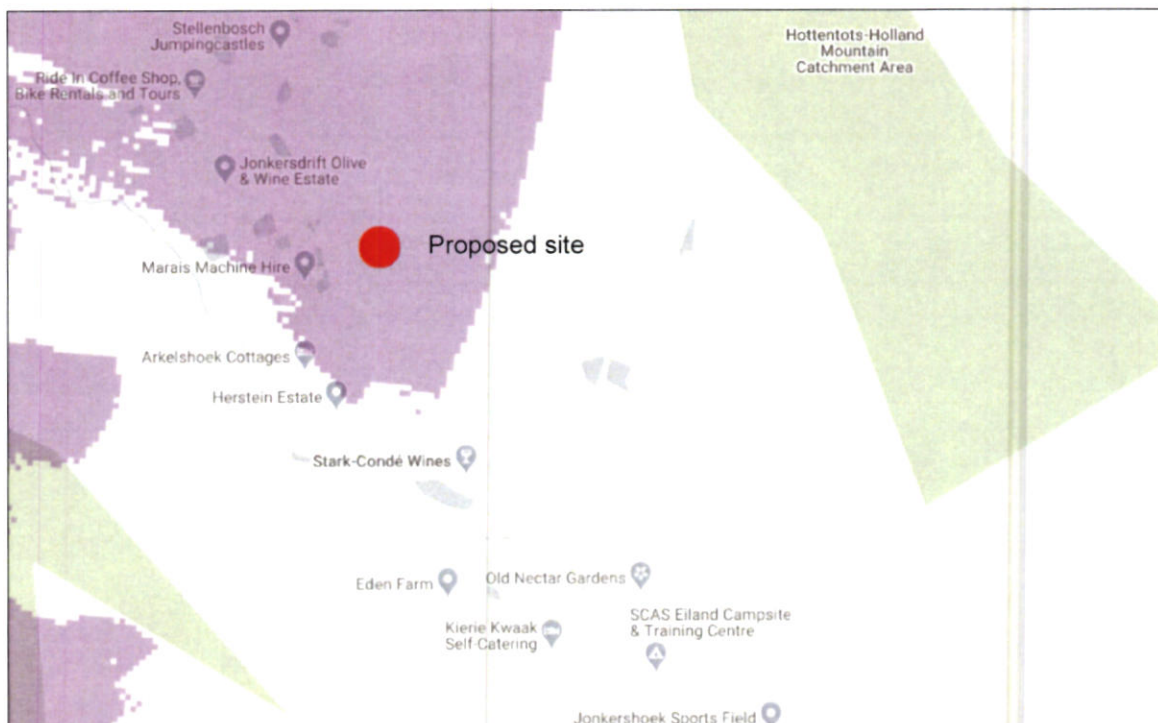


Figure 7 – MTN 5G Coverage (Purple) map

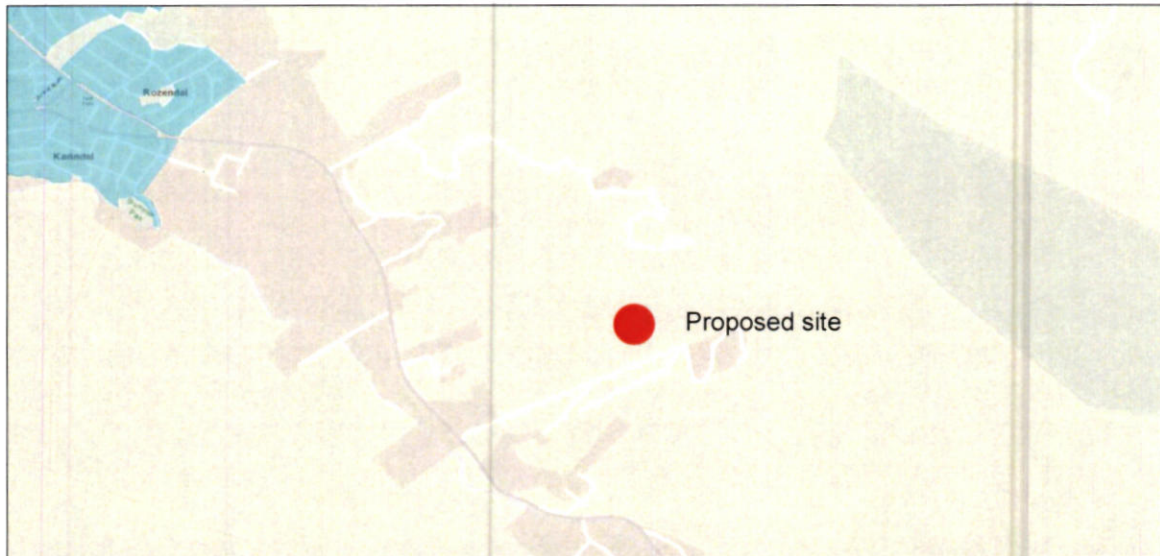


Figure 8 - Telkom Fixed LTE Coverage (Blue) map

As seen above, figure 5-8 illustrates the current coverage situation of Jonkershoek and the surrounding farms. It should be noted that some areas have very limited to no 5G and LTE Advanced coverage. Therefore, a FSBTS as proposed in this application will increase the amount of coverage in this area.

5.2.2.1. Choice of site

These points are selected because of an increase of customer complaints, within an area. As an increase in the number of users occurs, the area which is covered by the existing network decreases, leading to poorer network coverage. Figures 1-3 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area.

Cellular infrastructure explained:

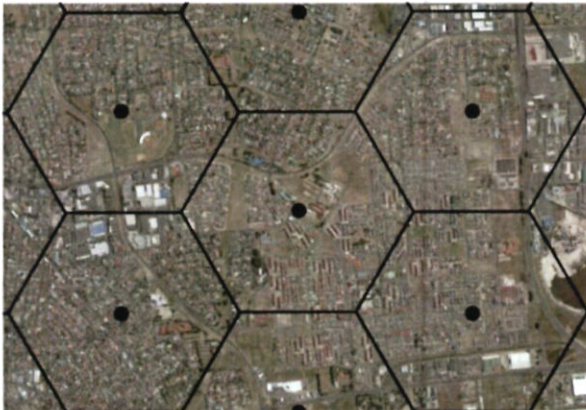


Figure 9 - Initial coverage (cell) provided by Telecommunication Base Stations

Figure 9 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).

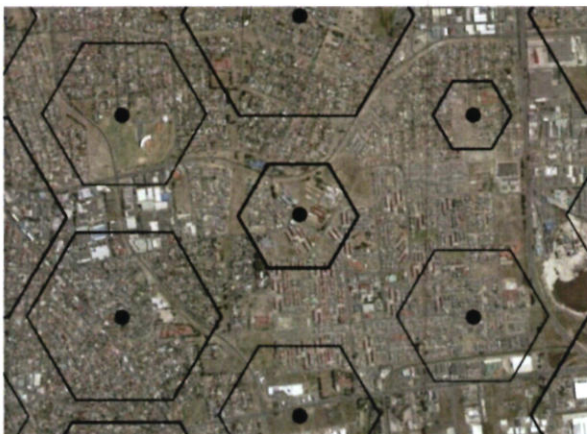


Figure 10 - Coverage decreases due to increase in network users - cell size decreases

As network users increase, the cells shrink which leads to gaps within this network of cells. This leads to dropped calls, weak/ limited signal and the failure to access the latest technologies in communication innovations.

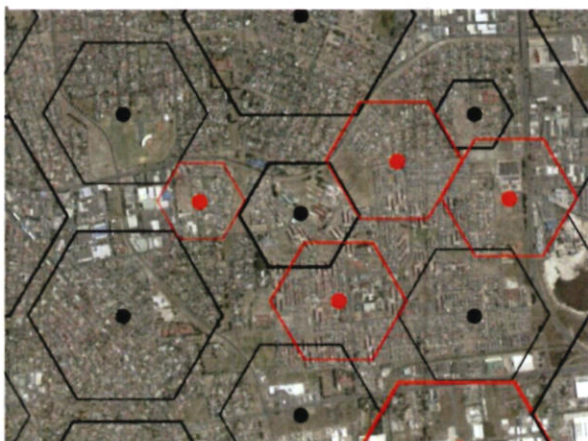


Figure 11 - Additional telecommunication base stations required to fill the gaps

Gaps between cells require new/additional telecommunication base stations to be placed in these gaps to retain good network coverage

Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage (refer to Figure 12). If a need for coverage does not exist in a specific area, no company would invest capital to build a telecommunication base station in the said area. The fact that there is only one existing freestanding telecommunication base station (+/- 895m) in the surrounding area of Jonkershoek, supports the statement that there is a clear need for coverage in the area.

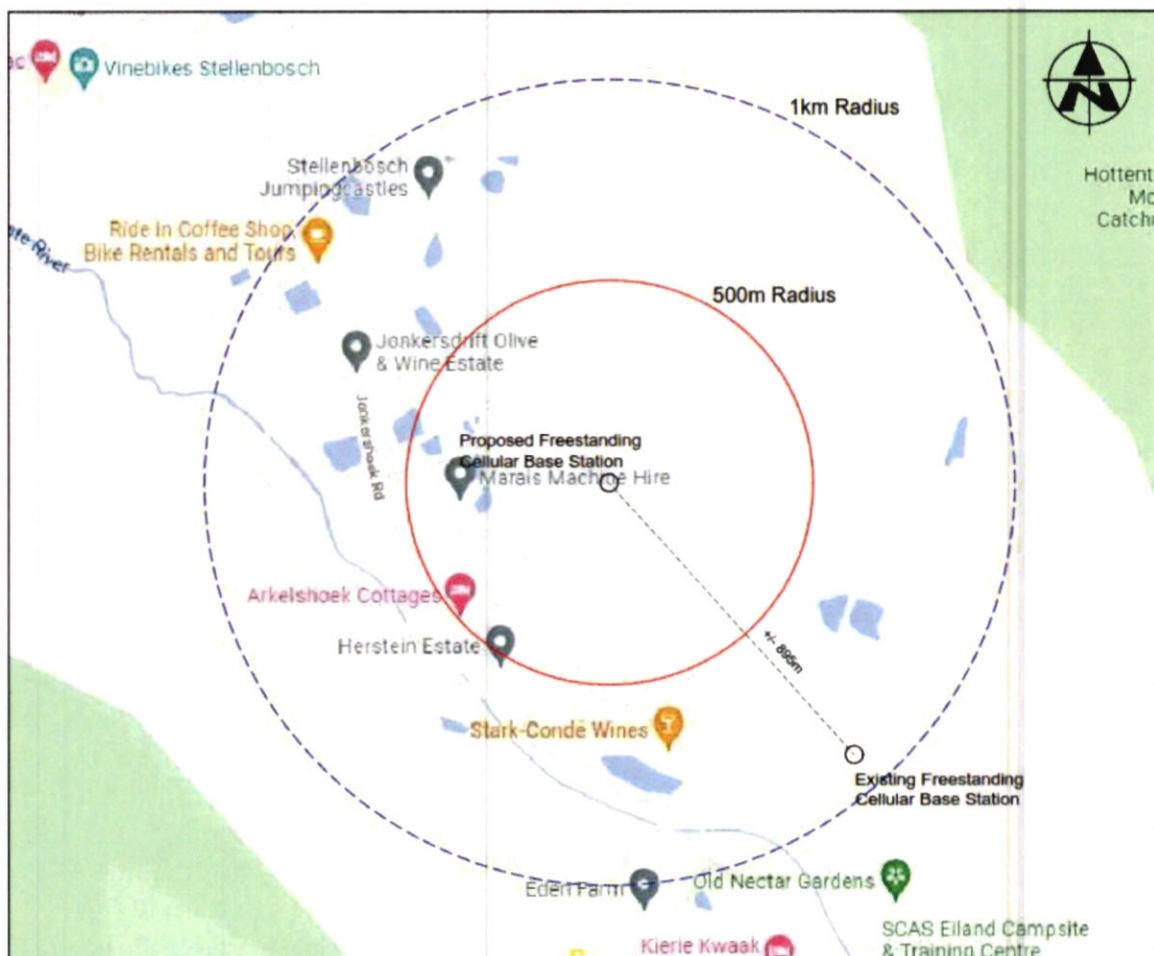


Figure 12 - Surrounding Base Stations

The need for coverage is however not the only determining factor when identifying a possible position for a telecommunication base station. Other determining factors include altitude, zoning and the visual impact of the proposed base station.

5.2.3. Alternative sites considered and Site characteristics

Special consideration is given to geographical aspects so that each base station is positioned to ensure optimum functionality. This reduces the number of base stations necessary to provide an optimal network. At the same time, special attention is also given to ensure that there is minimal impact on the local, social, physical, natural and visual environments.

Alternative sites were considered during the initial stages of the proposal but this option is deemed the most acceptable option in terms of visual impact and based on the requirements of the network providers, contractors, and land owner.

Alternative sites considered:

- Option 1 - Preferred site on Portion 5 of farm 334, Klein Gustrow, is in compliance with regulations and policies. Site will be optimally placed to provide signal for the surrounding community and commuters using the Jonkershoek which serves as the main distributor in the area which connects Stellenbosch and the Jonkershoek Nature Reserve. This position was also deemed to be the best position as the proposed lattice mast would blend in with the existing land use. As previously mentioned in this motivation document the property is currently being utilised for a small earth moving company. We are of the opinion that this proposed 15m Lattice mast would blend in with the existing industrial landscape (Trucks and Big Machinery) on the property
- Option 2 - Portion 19 of farm 334, Klein Gustrow is compliant with regulations and policies, however we were of the opinion that this proposed base station would have a far more visual impact on the surrounding area as this property is mainly utilised for agricultural purposes.
- Option 3 - Portion 8 of Farm 334, Klein Gustrow is in compliance with regulations and policies and a base station would have also blended in nicely with the surrounding area. However as previously mentioned, the existing land use on Portion 5 of Farm 334, Klein Gustrow is deemed to be the best location for the proposed 15m Lattice mast as this would blend in with the Trucks and Big Machinery on the property.
- Option 4 - Farm 1441 were also considered as an alternative site, as this property is compliant with regulations and policies. Again, we were of the opinion that a proposed base station on this property would have a negative visual impact on the surrounding properties. This property is also utilised for agricultural activity

and is situated on a slope which would make the proposed base station more visible.

- Option 5 - Portion 4 of Farm 1308 were also considered as an alternative site, as this property is compliant with regulations and policies. Again, we were of the opinion that a proposed base station on this property would have a negative visual impact on the surrounding properties. This property is also utilised for agricultural activity and is situated on a slope which would make the proposed base station more visible.
- Option 6 - Farm 351 Glenconnor were consider, but after a site inspection, it was decided by the radio planners not to pursue with this position as the target area would not be fully covered. This position would be too far from the area where coverage is needed.



Figure 13 - Satellite image of alternative candidates in close proximity to the nominal

This site was selected for several reasons, namely:

- It is situated optimally between planned and existing sites,
- There is a large demand by the visitors living in and around the Jonkershoek area as well as the daily commuters utilising the Jonkershoek Road,

- It is accessible to contractors during construction and maintenance,
- The proposal and location of the base station is the best solution to the coverage problem of the area with the least negative impacts,
- The proposal is secure due to its locality, and
- Again it will serve the complaint area (the area with the lowest levels of cellular reception due to locality and high volumes of users) optimally.

5.2.4. Visual Impact

The mast is proposed at a height of 15m to encourage co-location, reducing the need for more base stations in the area as the service providers will be able to provide the surrounding area with efficient coverage from this proposed base station. A lattice mast design will be used in lieu of a monopole mast design to further mitigate the visual impact by allowing this mast to blend in with the surrounding landscape on the property (Trucks and Big Machinery). The structure will therefore not be as visible from a distance.



Figure 14 - Superimposition as viewed from the gravel road on Portion 5 of Farm 334, Klein Gustrow

5.2.5. Health concerns

There has been increasing public concern about health risks associated with cellular communication. Current scientific research is yet to produce conclusive evidence suggesting adverse health effects associated with, working with or living close to cellular technology. Although antennae and base stations emit radio waves, their frequency is not considered high enough to pose a health risk. Antennae mounted on towers, masts or any other structures are usually substantially elevated above ground level, and as radio waves are emitted at this level thereby further reducing the amount of radiation at ground level. Furthermore, regular tests regarding the compliance to safety regulations add to reducing the health risk factor.

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

In a statement made by the Department of Health dated 8 September 2020 on the Health Effects of base stations states the following:

"Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects"

"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"

There are no conclusive studies linking emissions at these levels to any health effects and scientific research that may reveal such a link is ongoing. The steps taken by the cellular communication companies to ensure the safety of the public against any possible harmful emissions, along with the above facts, concerns about health issues can be allayed.

5 CONCLUSION

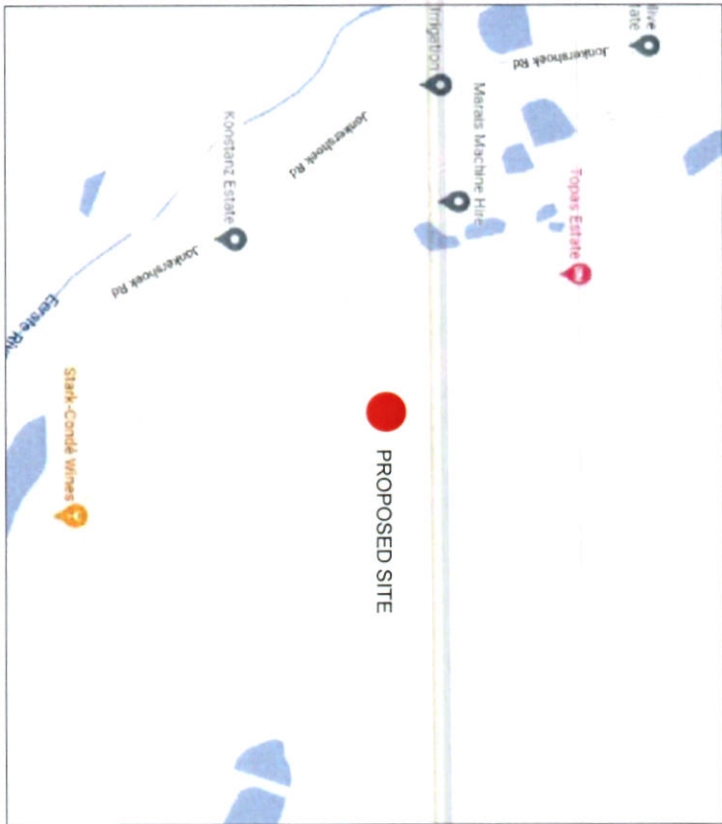
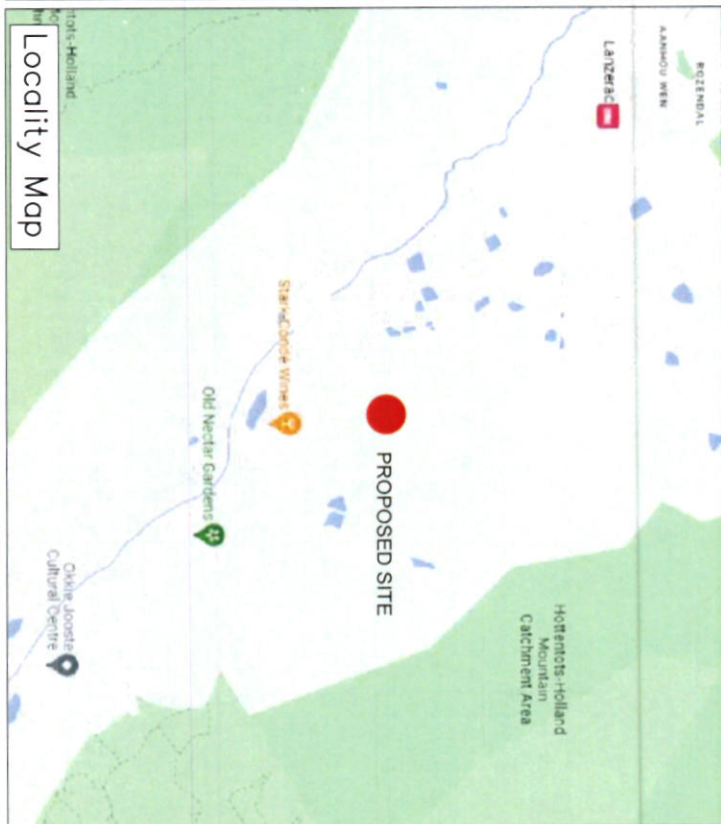
This consent use application for a proposed FSTBS on Portion 5 of farm 334, Klein Gustrow, will provide an essential and sort after service to the surrounding community, farms and commuters utilizing Jonkershoek Road. This application is in line with the current policy and legislation on a local level. Furthermore, this application is in compliance with the Stellenbosch Fourth Generation Five-Year Integrated Development Plan (2017/2022), and the Stellenbosch Municipal Spatial Development Framework (SMSDF), 2017.

We would like to emphasise the positive contribution this base station will have on the immediate as well as the surrounding community and passing commuters:

- Most households and Farms (Agricultural industries) in the surrounding area depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.). With such a high demand for their products, it follows that service providers are responsible for supplying a high level of network coverage.
- Please note: The residents in the area are not the only ones being provided with these services. Visitors to the area, and daily commuters will benefit by having access to improved communication facilities. Especially the daily tourist who visit the Jonkershoek Nature Reserve for Hiking or Recreational purposes
- Mobile communication has become an important safety and security element in modern society. In an emergency, such as housebreaking, medical alert or fire, a member of a household can quickly and easily contact the emergency services for help. However, if the coverage of mobile service providers' is poor, then contacting emergency services becomes a difficult task.

Finally, we would like to emphasize that communications companies deliver an important service to the wider public, and in terms of their license with ICASA they have to meet certain standards in order to retain their licenses. One of these standards is to supply adequate network coverage to their demanding customers. The proposal also allows for all other service providers to share this installation and refrain from constructing another base station in this area.

Please notify us should any additional information be required. We look forward to your positive consideration of this application.



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: 021 503 6265 Fax: 021 503 6187
Unit H, 3rd Floor Main Building, Bridgeway Century City, Cape Town 7446

PROJECT

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

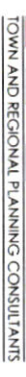
APPROVED MAST 15m LATTICE MAST

- 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 LOCALITY MAP		
DRAWN: C. BRIEDENHANN		
DATE: 19-08-2022		
SCALE: NTS		
REVISION: 0		

Aerial Map

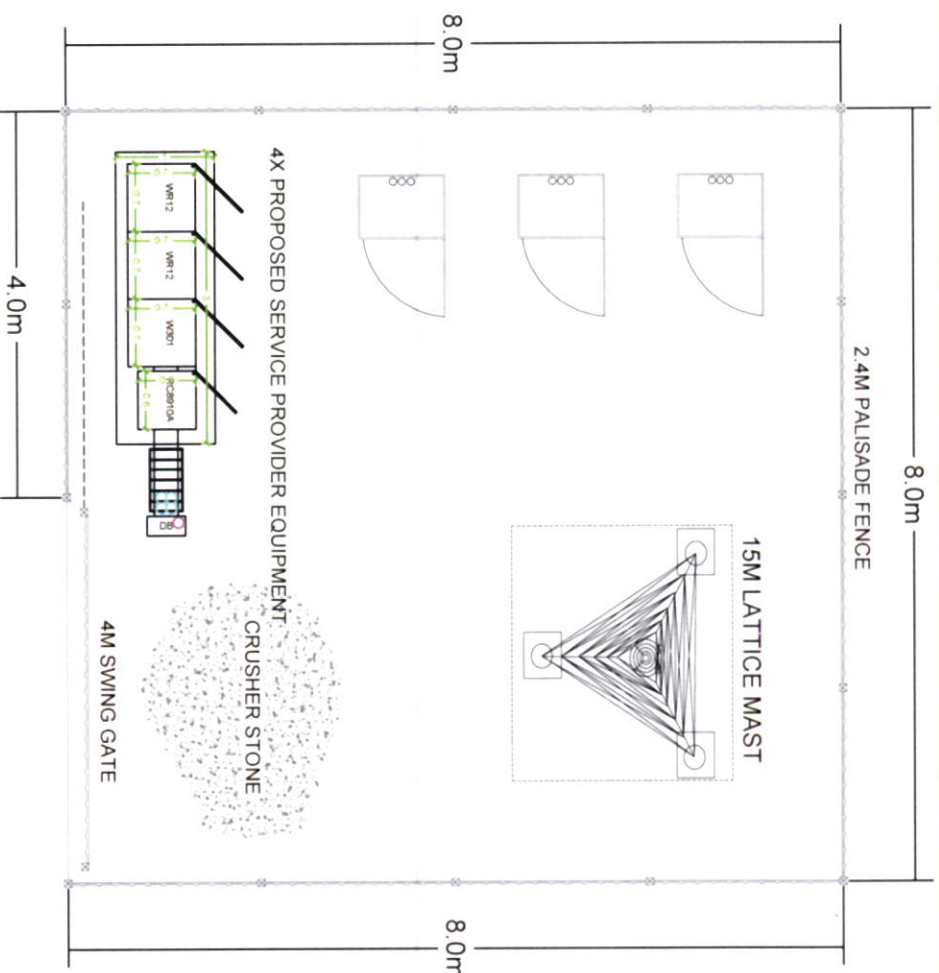
Locality Map

[illegible]

DATE: 19-08-2022

REVISION: 0

Top View



TOWN AND REGIONAL PLANNING CONSULTANTS

WPP SITE ID RRL343

WPP SITE NAME MARRAIS MACHINE HIRE

PROPERTY DESCRIPTION

PORTION 5 OF FARM NO 334

KLEIN GUSTROW

ADDRESS JONKERSHOEK ROAD, STELLENBOSCH

CO-ORDINATES Lat: -33.948668° ELEVATION 262m

Long: 18.909881°



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 505 5200 Fax: (081) 537 9187

Unit H, 3rd Floor Marina Building, Bridgeway Century City, Cape Town 7446

PROJECT

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

APPROVED MAST

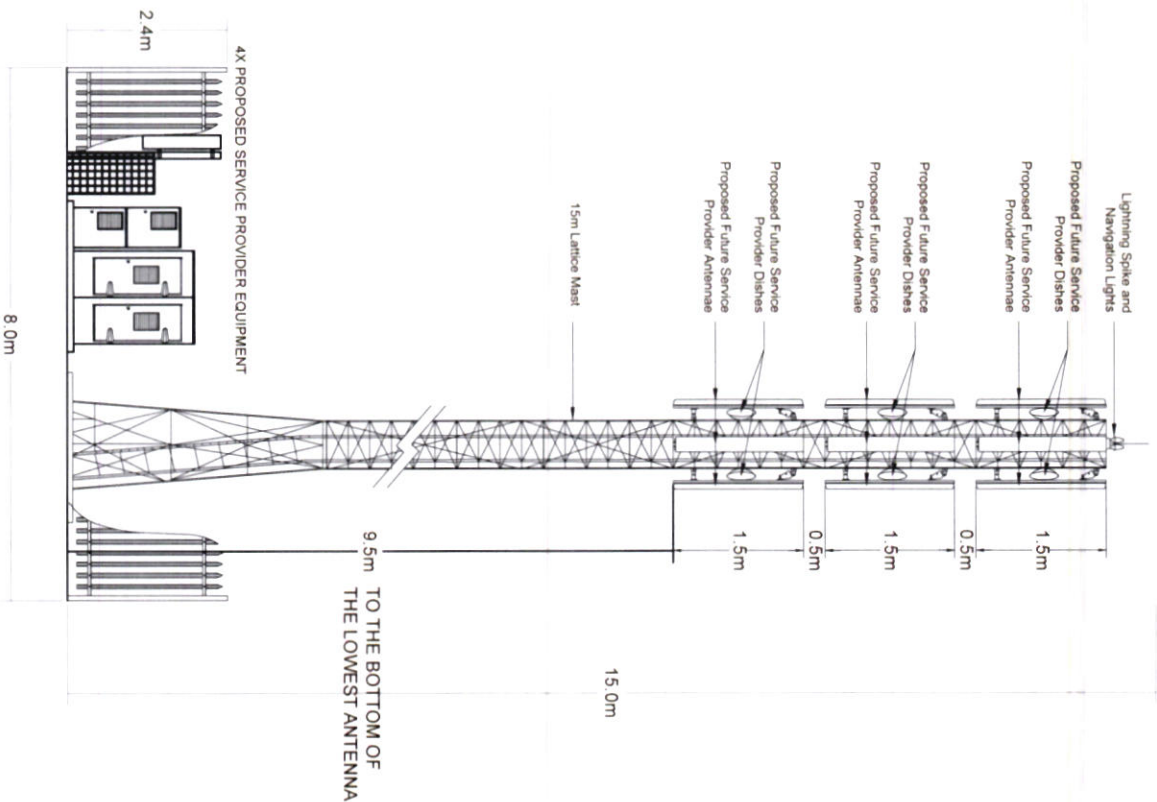
15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) 8m 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 TOP VIEW		
DRAWN C. BRIEDENHANN		
DATE 19-08-2022		
SCALE 1:75		
REVISION 0		

Elevation



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.



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 348668° 262m
Long: 18 309881°



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: 021 552 5295 Unit 14, 3rd Floor Du Preez 152
Fax: 021 552 9187 Main Building, Bridgeway, Century City, Cape Town 7441

PROJECT:

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

APPROVED MAST:

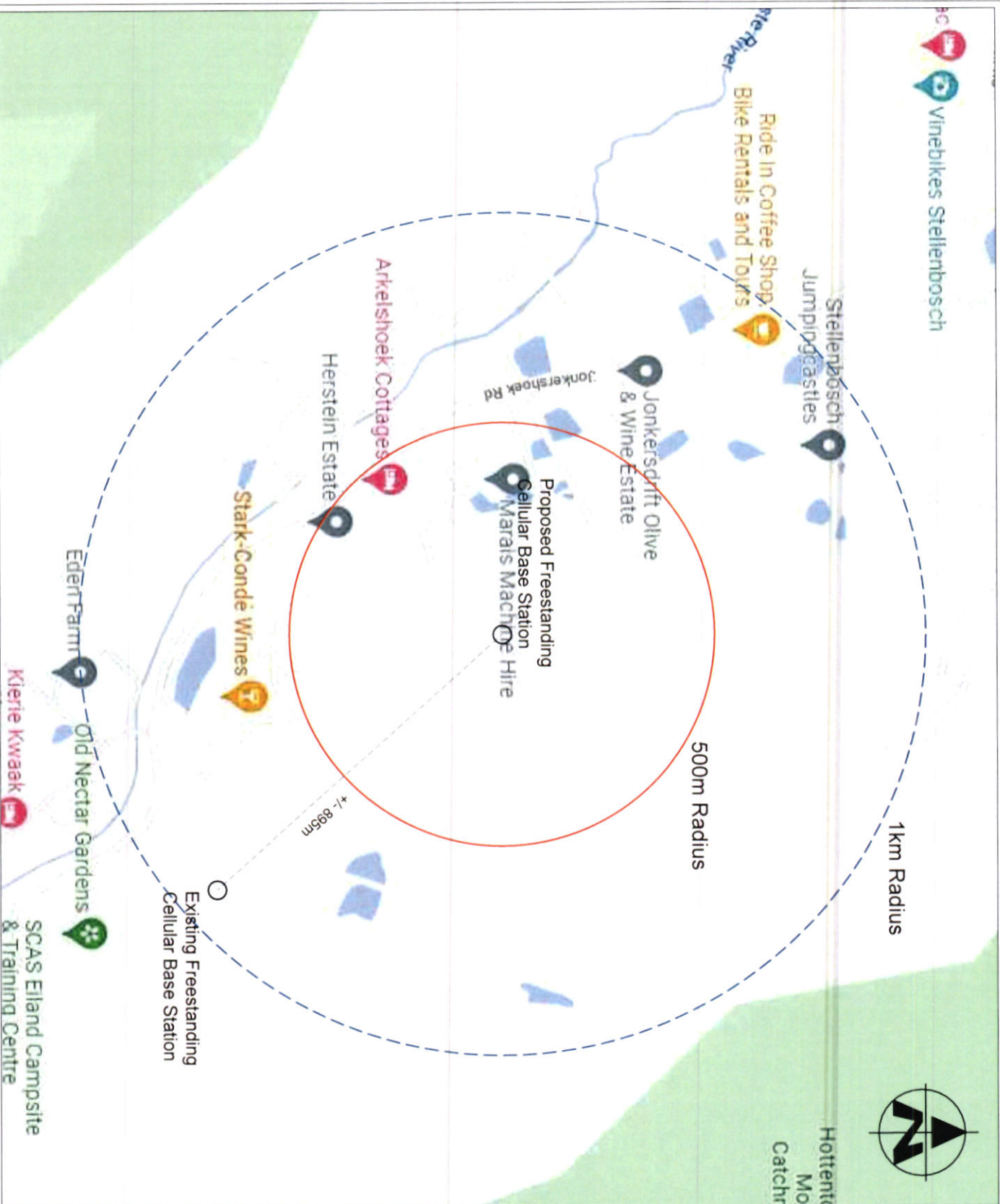
15m LATTICE MAST

NOTES:

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

DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0
DRAWING NUMBER: RRL343		
DRAWING TITLE: ELEVATION		
DRAWN: C. BRIEDENHANN		
DATE: 19-08-2022		
SCALE: NTS		
REVISION: 0		

Surrounding Base Station Map



TOWN AND REGIONAL PLANNING CONSULTANTS

RRL SITE ID: RR343

RRL SITE NAME: MARAIS MACHINE HIRE

PROPERTY DESCRIPTION:

PORTION 5 OF FARM NO. 334, KLEIN GUSTOW

ADDRESS: JONKERSHOEK ROAD, STELLENBOSCH

CO-ORDINATES: ELEVATION: 262m

Lat: -33.948668°
Long: 18.909881°



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: 021 1 522 5225
Fax: 021 1 522 5226
Unit 11, 3rd Floor
Main Building, Broadway
Century City, Cape Town
7446

PROJECT:

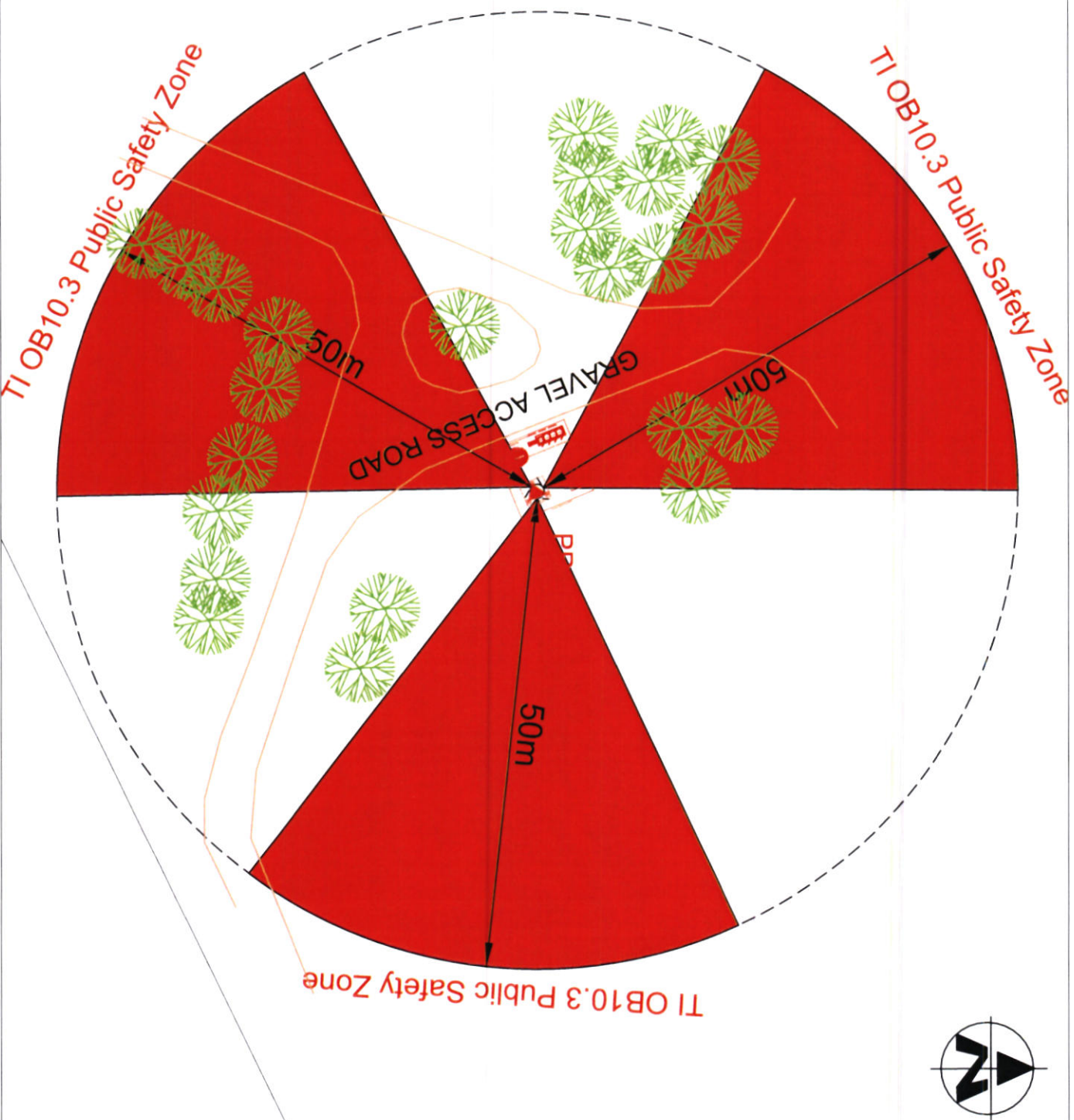
PROPOSED NEW RRL 15m LATTICE MAST WITH 8m X 8m BASE STATION

APPROVED MAST: 15m LATTICE MAST

- NOTES:
- A) NEW 15m LATTICE MAST
 - B) CUSTOM BASE STATION
 - C) 2.4m PAUSADE 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	REVISION: 0
DATE: 2022-08-19		

Public Safety Zone Map



TOWN AND REGIONAL PLANNING CONSULTANTS

WPP SITE ID: RRL343

WPP SITE NAME: MARAIS MACHINE HIRE

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

ADDRESS: JONKERSHOEK ROAD, STELLENBOSCH

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



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 552 5295 Fax: (06) 537 9787 Unit H, 3rd Floor, Marine Building, Botolph Claydon Way, Century City, Cape Town, 7440

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

APPROVED MAST: 15m LATTICE MAST

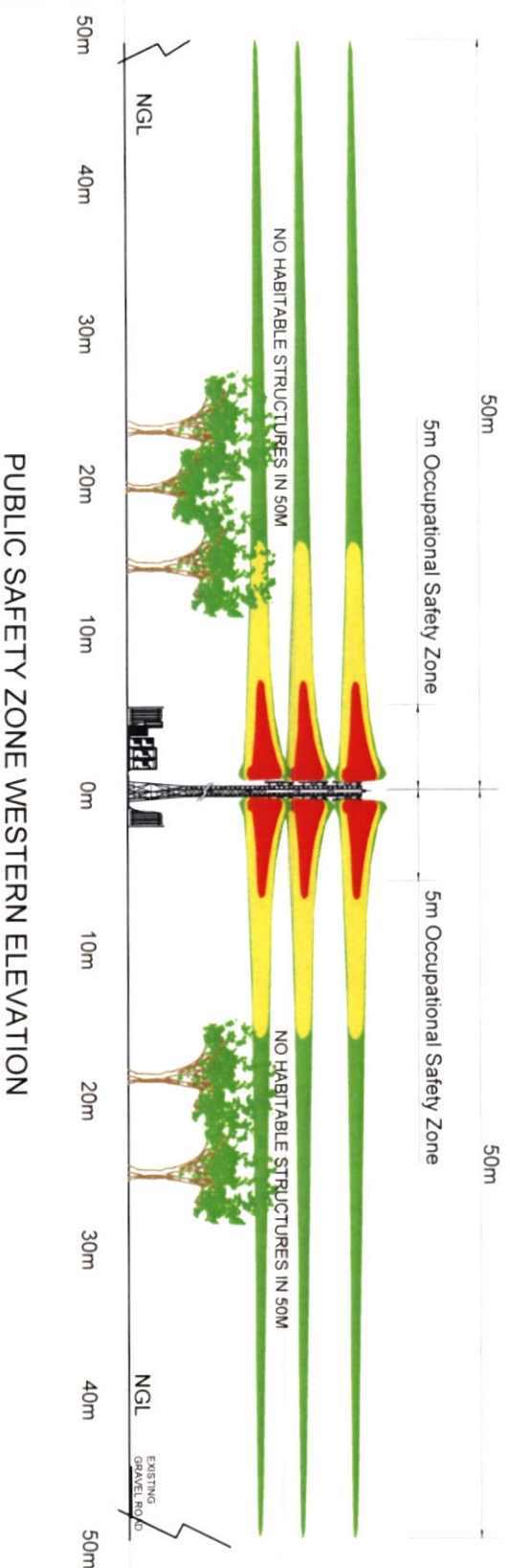
- NOTES:
- A) NEW 15m LATTICE MAST
 - B) 8x8m BASE STATION
 - C) 2.4m PALISADE FENCE
 - D) BASE STATION: CHIP STONE SURFACE
 - E) ZONING: AGRICULTURAL ZONE

DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0
DRAWING NUMBER: RRL343		
DRAWING TITLE: PUBLIC SAFETY ZONE MAP		
DRAWN: C. BRIEDENHANN		
DATE: 19-08-2022		
SHEET: 6 OF 9		
SCALE: NTS		
REVISION: 0		

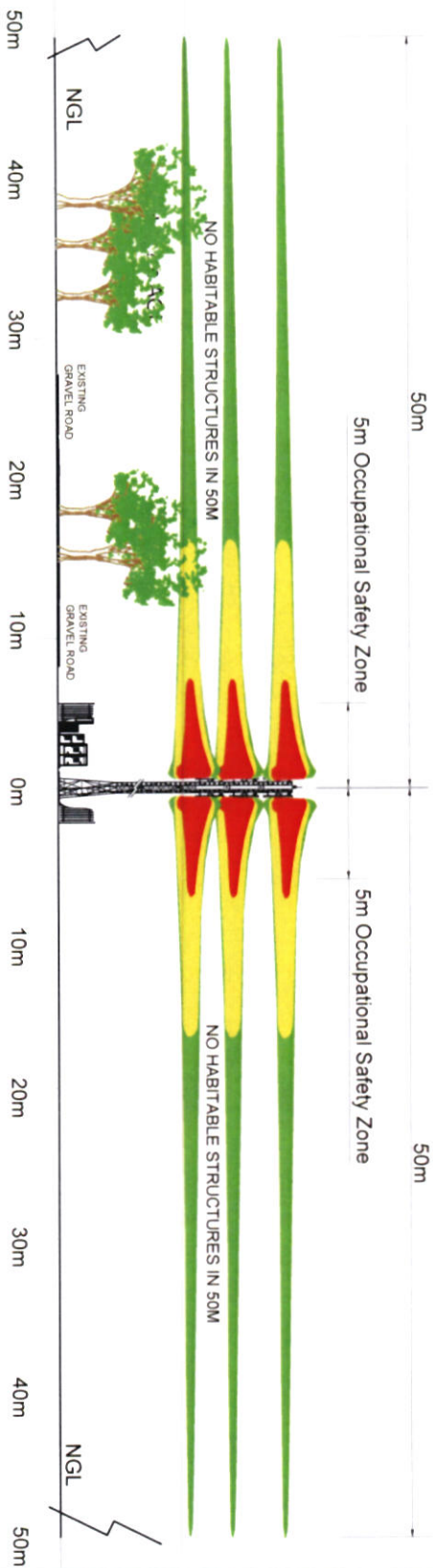


DATE	DESCRIPTION	REVISION
19-08-2022	1st Issue	0

REVISION 0



Public Safety Zone Elevation



PUBLIC SAFETY ZONE SOUTHERN ELEVATION



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: 021 557 5250 Unit 14, 3rd Floor, P.O. Box 452

Fax: 021 557 9787 Water Building, Burgomaster, Century City, Cape Town, 7441

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 8 OF 9

DRAWING TITLE PUBLIC SAFETY ZONE ELEVATION

DRAWN C. BRIEDENHANN

SCALE NTS

DATE 19-08-2022 REVISION 0

Salome Newman

From: Salome Newman
Sent: Monday, 28 November 2022 14:24
To: Adriano Rodrigues
Subject: TP180-2022 (Farm 334/5 SBP)

Good day,

Please find attached outstanding info.

Applicant is required to submit the following:

- A written motivation for the proposed application. ✓
- Plan indicating the length of the mast from the base level to the bottom of the panels. ✓
- A map indicating the 50m public safety zone. ✓
- A map indicating all the existing telecommunication stations within a 1km radius from the proposed location. ✓



Regards / Groete,

Salome Newman

Admin Officer

Planning and Economic Development

T: +27 21 808 8659 | F: +27 21 886 6899

Plein Street, Stellenbosch, 7600

www.stellenbosch.gov.za/planning



Disclaimer and confidentiality note: The legal status of this communication is governed by the terms and conditions published at the following link:

http://www.stellenbosch.gov.za/main_pages/disclaimerpage.htm

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

Lat. -33.948668°
Long. 18.909881° 262m



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 553 5250
Fax: (021) 553 9181
Unit 14, 3rd Floor
Water Building, Bridgeway,
Century City, Cape Town
7448

P.O. Box 152,
Century City

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 km 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

APPLICATION FOR:	LOCAL AUTHORITY CONSENT USE APPLICATION TO ACCOMMODATE A FREESTANDING CELLULAR COMMUNICATIONS BASE STATION
PROPERTY DESCRIPTION:	PORTION 5 OF FARM 334, KLEIN GUSTROW
MUNICIPAL AREA:	STELLENBOSCH LOCAL MUNICIPALITY
SITE NAME:	MARAIS MACHINE HIRE



APPLICANT:	WARREN PETTERSON PLANNING
ON BEHALF OF / FOR:	RICH REWARDS LEASING
OWNER:	BERGSIG TRUST
DATE:	NOVEMBER 2022

Department: Planning and Building Development Management

Stellenbosch Municipality
Municipal Manager
Town House Complex
Plein Street, Stellenbosch
7600

11 November 2022

Dear Sir/Madam

LOCAL AUTHORITY CONSENT USE APPLICATION FOR A FREESTANDING CELLULAR COMMUNICATIONS BASE STATION ON PORTION 5 OF FARM 334, KLEIN GUSTROW.

Please find attached our motivation and relevant supporting documentation for a consent use application to erect a 15m Freestanding cellular communications base station on Portion 5 of Farm 334, Klein Gustrow.

Telecommunications service coverage in the area is poor and this proposal aims to improve this. The proposed base station will be beneficial to surrounding residents, businesses and the surrounding Agricultural activity in the area, by providing improved network coverage for the users of various service providers (Vodacom, MTN, Cell C, Rain and Telkom). This proposed freestanding cellular communications base station will enhance the level of health and safety (accessibility to emergency services e.g. ambulances, police, fire department etc.), social interaction (accessibility to social media e.g. Facebook, Instagram, Snapchat etc.) and especially economic efficiency (accessibility of businesses and individuals to faster, efficient and reliable internet and communication connectivity).

This application is by no means a careless act as health and environmental aspects are taken into consideration with associated proof that this development holds no threat for the inhabitants and/or commuters.

Should the need arise for additional information, please do not hesitate to contact our office. We furthermore wish to thank you in advance for the positive consideration of this application.

Yours faithfully



Adriano Rodrigues
Warren Petterson Planning

CONTENTS

COVERING LETTER

1 APPLICATION

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3 SURROUNDING AREA

4 PROPOSAL

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4.2 Building Line Relaxation

4.3 Access

4.4 Security

4.5 Power

4.6 Environmental Regulations

4.7 Spatial Planning and Land use management Act

4.8 Other policies and legislation.

5 MOTIVATION

5.1 Historical Background

5.2 Planning Motivation

5.2.1 Need and Desirability

5.2.2 Area of existing coverage

5.2.3 Site characteristics

5.2.4 Visual impact

5.2.5 Health concerns

6 CONCLUSION

LIST OF DEFINITIONS AND ABBREVIATIONS

This section represents the definitions and abbreviations that will be found in this application.

DEFINITIONS:

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

Table 1 - Definitions

PROPERTY:	Portion 5 of Farm 334, Klein Gustrow.
CLIENT:	Rich Rewards Leasing
APPLICANT:	Warren Petterson Planning
OWNER:	Bergsig Trust
CONSENT USE	means a land use permitted in terms of a particular zoning with the approval of the City
DEPARTURE	means a permanent departure or a temporary departure
RESTRICTIVE CONDITION	means any condition registered against the title deed of land restricting the use, development or subdivision of land concerned, excluding servitudes creating real or personal rights
SURVEYOR-GENERAL	means the Surveyor-General as defined in the Land Survey Act

ABBREVIATIONS:

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

Table 2 - Abbreviations

SMDMS	Stellenbosch Municipality Development Management Scheme 2019
SMZS	Stellenbosch Municipality Zoning Scheme 2019
SPLUMA	Spatial Planning and Land Use Management Act, 2013
SMTMIP	Stellenbosch Municipality Telecommunication Mast Infrastructure Policy, 2016
RBTS	Rooftop Base Telecommunication Station
FSBTS	Freestanding Base Telecommunication Station
TI	Telecommunication Infrastructure
SG-DIAGRAM	Surveyor-General Diagram

1 APPLICATION

Application is hereby made for the following:

- ✓ **Consent Use in terms of the development management scheme** in terms of Section 15 (2)(O) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for the purpose of erected a 15m freestanding telecommunication base station.

2 DESCRIPTION OF PROPERTY

According to the Stellenbosch Zoning Scheme (2019), the property is zoned as *Agricultural Zone*, and a consent use application is applicable in order to permit a FS BTS. The property is held under title deed number T47541/2001 and measures 99,7570 in extent, which is owned by the *BERGSIG TRUST*. The property is situated adjacent Jonkershoek Road between Stellenbosch and the Jonkershoek Nature Reserve and is currently utilised for a small earth moving company (lowbed transport services) and Agricultural purposes.



Figure 1 - Portion 5 of Farm 334, Klein Gustrow

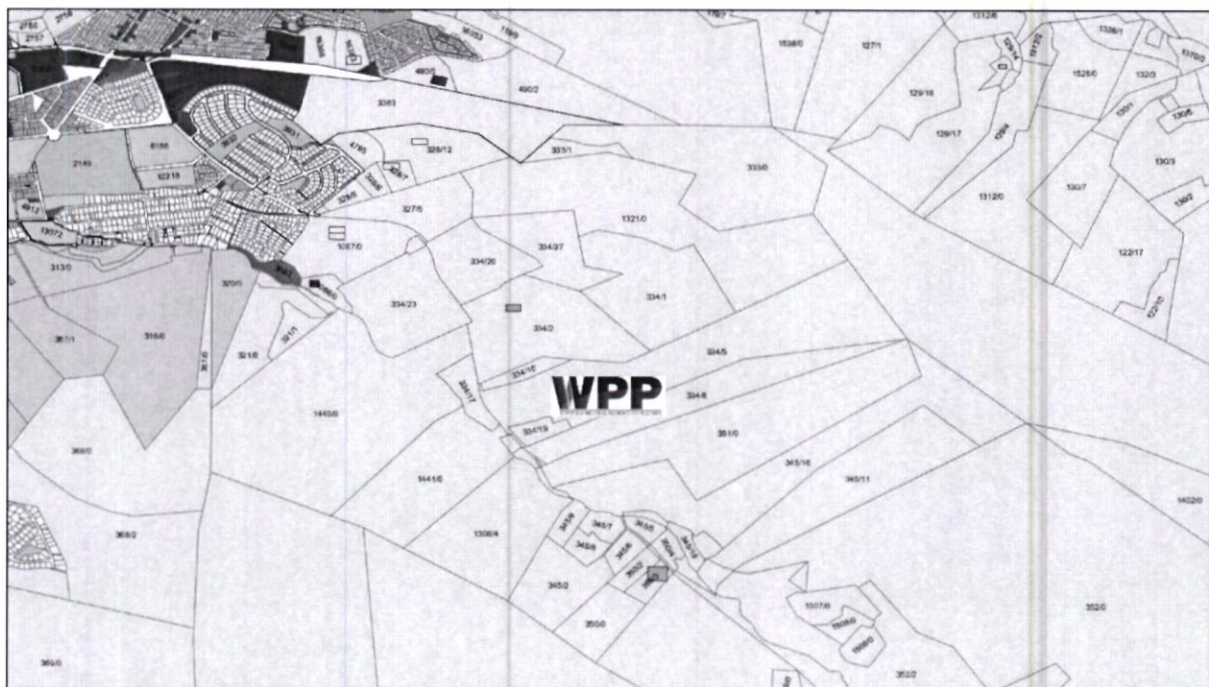


Figure 2 Zoning Map of Portion 5 of Farm 334, Klein Gustrow

Primary Uses	Additional Uses (not exceeding threshold in this chapter and subject to technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> • Agricultural building ($\leq 2000\text{m}^2$) • Agriculture • Dwelling house • Forestry • Natural environment • Occasional use (one event/year) • Private road • Polytunnel ($\leq 2000\text{m}^2$) • Second dwelling • Employee housing (one unit) 	<ul style="list-style-type: none"> • Agricultural building ($> 2000\text{m}^2$) • Agricultural industry ($< 2000\text{m}^2$) • Bed and breakfast establishment • Employee housing (exceeding one unit) • Guest house • Home day care centre • Home occupation practice • Polytunnel ($\geq 2001\text{m}^2$ and $\leq 5000\text{m}^2$) • Rooftop base telecommunication station • Tourist dwelling units • Tourist facility (existing buildings) 	<ul style="list-style-type: none"> • Abattoir • Additional dwelling units (max 4) • Airfield • Airstrip • Agricultural industry ($\geq 2000\text{m}^2$) • Camping site • Day care centre • Freestanding base telecommunication station • Helicopter landing pad • Intensive feed farming • Kennel • Market • Occasional use ($> one event/year$) • Plant nursery • Polytunnel ($> 5000\text{m}^2$) • Renewable energy structure • Service trade • Tourist accommodation establishment • Tourist facility (new buildings or exceeding threshold) • Any additional use exceeding the threshold set out in this chapter

Figure 3 Land Uses permitted in an Agricultural Zone, according to the Stellenbosch Zoning Scheme (2019)

3 SURROUNDING AREA

The proposed site for the 15m telecommunication base station is situated on Portion 5 of Farm 334, Klein Gustrow. The surrounding area are predominantly characterised by agricultural activity (farms), open spaces, with the Jonkershoek Nature reserve located to the east of the proposed base station, as well as various recreational/ tourist attractions, like wine tasting farms (Lanzerac and Stark-Conde Wines), which are very depended on efficient and reliable internet and communication connectivity. The busy Jonkershoek Road which is adjacent to the proposed property links Stellenbosch with the Jonkershoek Nature reserve and serves as the main distributor in the area for recreational - and active tourist who enjoy visiting or hiking in Jonkershoek.

4 PROPOSAL

4.1 Development

The position for the 15m Lattice mast is proposed at -33.948668°, 18.909881°. Our client *RICH REWARDS LEASING*, approach our company to obtain council approval for the erection of the 15m Lattice mast, as the position of the mast is strategically place on Portion 5 of Farm 334, Klein Gustrow, which is owned by the BERSIG TRUST, and will be optimally placed between existing surrounding base stations, which will provide the necessary coverage for the surrounding agricultural activities and residential properties of Jonkershoek.

This consent use application applies for the installation of a telecommunication base station which comprises of the following:

- A 15m high Lattice Type Mast,
- 4 x 3 sector antennas attached to the mast
- Microwave dishes attached to the mast,
- 4 x Equipment container units, and
- A 2.4m High Palisade Fence

The total ground coverage of the FSBTS is 64m² (8m x 8m).

4.2 Access

Access to the proposed FSBTS will be obtained from the entrance on the western side of the property. This FSBTS, is proposed adjacent to an existing gravel road which is situated on the property, linking up with Jonkershoek Road.

4.3 Security

The entire base station site will be surrounded by a 2.4m tall Palisade fence with an access gate that will be locked at all times. The proposed equipment will be secure inside the equipment units, which will also be kept locked at all times. The antennae will be secure given their position at the top of the mast.

These measures rule out the possibility of any public access to the equipment and serve to protect the equipment from being vandalized. Similar security measures are implemented at similar installations and have proved to be very effective.

4.4 Power

The base station will be connected to the existing power supply on the property. Advances in technology (telecommunication related equipment) enable the FSBTS to utilise less electricity

4.5 EIA Regulations

Environmental and social sustainability are regulated by *The National Environmental Management Act (Act 107 OF 1998) (NEMA)*. When read together with the National Environmental Management Act Regulation Listing Notice 3 of 2014 (as amended April 2017, GNR 324), an Environmental Impact Assessment (EIA) or Environmental Authorization (EA) is only applicable under the following circumstances:

The development of masts or towers of any 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.

The requirements in the Western Cape are defined in NEMA Listing Notice 3 of 2014 (as amended 2017):

(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; or*
- iii) *Areas zoned for use as public open space or equivalent zoning within urban areas.*

An applicability checklist application was submitted to the Environmental department in order to determine if the proposed base station would trigger any listing activities. The department however did mention the following in their letter:

If the proposed construction of a 15m lattice mast will result in the removal of infilling of 10 cubic meters or more of material from or into the mapped watercourse, it will trigger the following listed activity (ies) as defined in terms of the EIA Regulations, 2014:

Activity No. 19 of Listing Notice 1;

The infilling or depositing of any material of more than 10 cubic meters into, or the dredging, excavation, removal or moving of soil, sand, shell, shell grit, pebbles, or rock of more than 10 cubic metres from a watercourse.

Our construction manager did confirm that the proposed 15m Lattice mast would consist of a above ground foundation with a concrete volume of 9.5 cubes. Resulting that only 9.5 cubes would be excavated for the mast base.

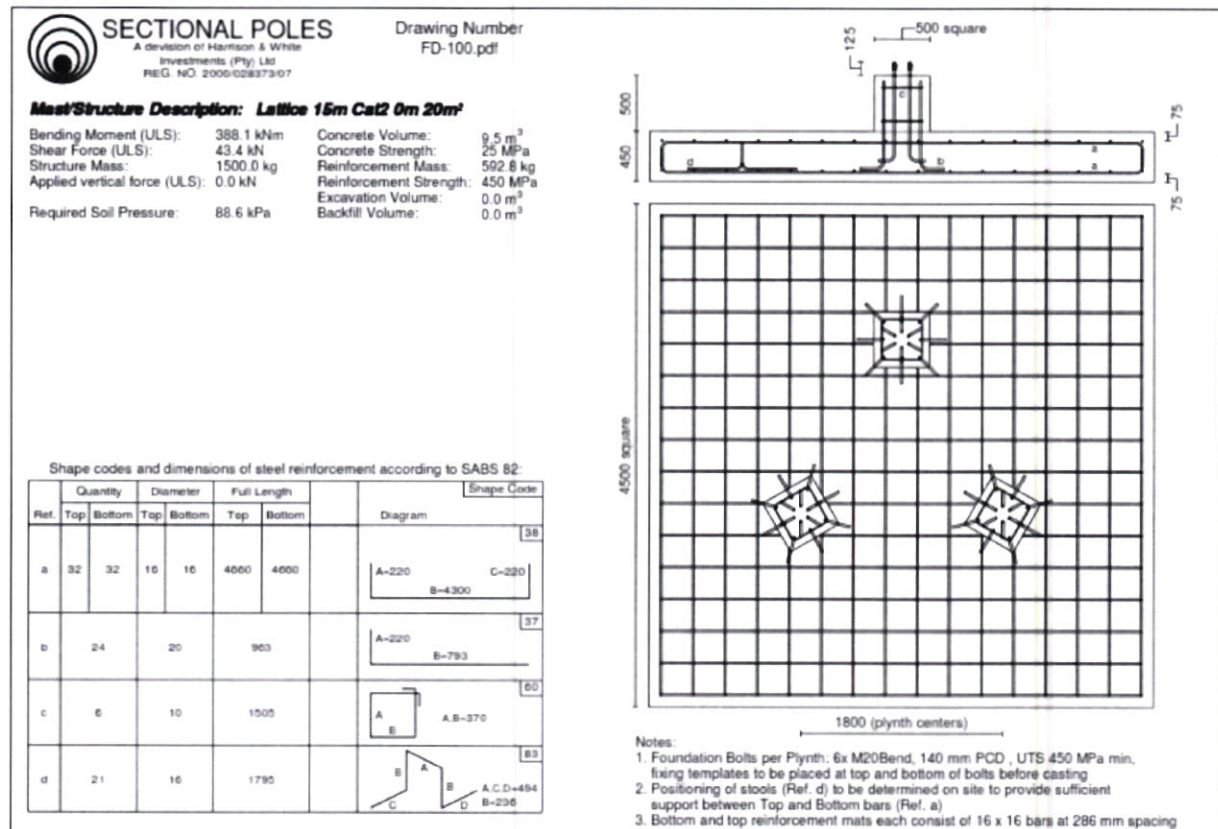


Figure 4 Mast Structure Description

Considering all the above information, we are of the opinion that the proposed development does not constitute of a listed activity and an Environmental Authorization (EA), as this proposed base station will not exceed 15m in height and no more than 10 cubic of soil would be excavated for the construction of the mast foundation.

4.6 Stellenbosch Municipality Telecommunication mast infrastructure policy, 2016

For ease of reference the table below illustrates how this proposal complies with the SMTMIP, 2016 (Table 3).

Table 3 - Compliance of application with objectives 1-10 of the SMTMIP, 2016

	Objective content:	Compliance to Objective
01	To improve and maintain communication	This application is in line with this objective as it aims at providing the inhabitants of Jonkershoek, as well as the surrounding farms with effective and efficient voice and data coverage

O2	<i>To ensure that the TMI is placed in the best possible location</i>	The location of the proposed base station is positioned optimally between existing sites in order to ensure that no additional masts will be required in the near future to serve the surrounding area. There is an existing Base station +/-895m south-east from this proposed base station. This is quite far away from the proposed mast and additional coverage is required as larger number of users make use of the surrounding base stations in the area, making the proposed mast placed in the best optimal location.
O3	<i>To ensure the co-location or sharing of TMI wherever possible</i>	As explained there are no existing TI or high enough buildings in the surrounding area to provide the option to install antennas to provide coverage for the much needed area of Jonkershoek The proposed 15m Lattice mast will allow for co-location.
O4	<i>To retain the visual integrity, special character and amenity of the city of cape town</i>	The mast has been proposed as a Lattice structure as it is deemed more appropriate within the surrounding agricultural environments. This Lattice mast will be see through and will be painted green to blend in with landscape at Jonkershoek.
O5	<i>To design with the landscape and use modern mitigation measures to reduce impact</i>	The mast has been proposed as a Lattice type mast. If required, the mast can be painted green in order to reduce the visual impact of the mast. The mast is furthermore kept to a minimum height of 15m in order to provide sufficient coverage to the surrounding area, and provide co-location as discussed in O3.
O6	<i>To retain and improve the environmental and heritage quality of the public arena</i>	The proposal has no impact on the environmental and heritage quality of the public arena.
O7	<i>To preserve areas of environmental or heritage significance</i>	This application will have no effect on the natural or cultural (heritage) environment.
O8	<i>TMI must be situated and operated in a manner so as not to interfere with any other utility functions</i>	This application is in line with this objective as no utilities services are nearby and the equipment being used is ICASA approved.

09	<i>Where possible TMI should be placed on other structures such as light posts, road signs etc.</i>	There are no tall structures in the nearby surrounding area that can accommodate the proposed infrastructure. As explained earlier the need for coverage is extremely necessary especially in this specific area of Jonkershoek. The 15m Lattice mast will provide the much needed height to produce the network coverage.
010	<i>To protect the health, safety and wellbeing of the inhabitants of cape town</i>	This installation will contribute to health and safety of the inhabitants of Jonkershoek, as less drop calls will be experienced leading to accessibility to emergency services e.g. Ambulances, fire and Police. There are no conclusive studies linking emissions at these levels (height above building) to any health effects and scientific research that may reveal such a link is ongoing. No habitable structures are within 50m directly in front of the antennas (Please refer to the <i>Health Issues – ICNIRP and World Health Organisation</i> - section in this motivation) (Please refer to the <i>Health Issues – ICNIRP and World Health Organisation</i> - section in this motivation)

4.6 Spatial Planning and Land Use Management Act, 2013

This application complies with the land development principles (Chapter 2, SPLUMA, 2013) as referred to in section 42 of the *Spatial Planning Land Use Management Act, 2013* (Act 16 of 2013) (SPLUMA):

Table 1 - Compliance of application with Principles 7a-7e of SPLUMA, 2013

	HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?
Principle 7a: Spatial Justice	In a broader sense, spatial justice refers to an intentional incorporation of spatial (geographical) aspects. This refer to the fair and equally distributed services and enhanced accessibility of these services. The aim of this proposal is to provide excellent communication service to the inhabitants of an area.
Principle 7b: Spatial Sustainability	Spatial sustainability is an explicit concept which describe the relations between environmental, economic and socio-cultural facets related to a societal environment. Enhanced signal in an area will promote all three the dimensions of sustainability (economic, social and environmental facets). Economically, businesses in the area will benefit from enhanced connectivity. The social facet is addressed as more people will have access to emergency services (e.g. Healthcare, Police, Fire response etc.). The third dimension (Environmental facets) 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 an area.

<i>Principle 7c: Spatial Efficiency</i>	Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. FSTBS and RTBS is placed in an area (optimally situated between planned and existing stations) with a reason. This reason is to incorporate various factors (e.g. amount of users, quality of service etc.) when considering the placement in order to promote effectiveness and is not merely placed by random.
<i>Principle 7d: Spatial Resilience</i>	Spatial resilience can be defined as the ability of a region to withstand possible arising shocks (e.g. economic crisis, social disruptions etc.). However, FSTBS and RTBS will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment.
<i>Principle 7e: Good administration</i>	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.

4.7 Other policies and legislation

Other policies and legislative frameworks include: Stellenbosch's fourth generation five-Year Integrated Development Plan (2017/2022), and the Stellenbosch Municipality Spatial Development Framework (SMSDF), 2017.

4.7.1. Fourth Generation Five-Year Integrated Development Plan (2017/2022)

The Five-Year IDP (2017/2022) refers to the enhancement of TI in order to provide Stellenbosch with information communicative technologies as set out in section 6.15.

Stellenbosch is faced with the following ICT Industry trends:

- Cloud Computing (Remote hosting) which will bring its own unique challenges to balance systems integration complexities, security measures and potential cost savings.
- Convergence of ICT technologies enabling corporate data and information exchange in a seamless processing environment. Also referenced in the industry as Multi-media – Anytime from anywhere. Social Media – enabling instant collaboration/communication between individuals and between groups. Also referenced in the industry as SMS, Twitter, Blogs, e-mails, photo's, videos and more.
- The Internet of Things (IoT) is the network of physical objects—devices, vehicles, buildings and other items—embedded with electronics, software, sensors, and network connectivity that enables these objects to collect and exchange data

This application is in line with addressing these ICT industry trends as the TI installed on the said property will provide the sought-after services (e.g. Optic-Fibre, 4G and LTE coverage).

D.3.2. Stellenbosch Municipal Spatial Development Framework, 2017

The proposed application is by no means a careless act as it complies with the Integrated Development Plan (IDP) principles as set out in the Stellenbosch Municipal Spatial Development Framework, 2017. These principles are also echoed in the National Development Plan (NDP) and the Provincial Spatial Development Framework (PSDF). The core focus of the IDP principles and the MSDF, are to ensure the spatial transformation through the integration of communities. Spatial transformation in this sense is only possible through the development of denser and more inclusive neighbourhoods. Denser and more inclusive neighbourhoods are possible through the harness of advances in energy, water, transport and telecommunication to improve resource efficiency. Therefore, this application is in-line with the MSDF of Stellenbosch.

5. MOTIVATION

5.1 Historical Background

This section is seen as the motivation of the application as it provides information with regard to the need and desirability, development parameters, site characteristics, visual impact, health and safety and alternative candidates relating to this specific application.

Over recent years cellular communication in South Africa has evolved from merely a means of convenience to an essential business tool, means of communication and safety measure. Initial high tariff rates limited the accessibility of the product and its service. However, over time more reasonable consumer tariffs and packages have been introduced, making cellular communications more accessible to a much larger portion of the population.

Data usage on the mobile networks is also becoming faster, more affordable, and more accessible. User behaviour patterns are continuously changing in reaction to cheap internet, new data intensive smartphones, data intensive applications and websites, and an increasingly social-media-driven society. These factors resulted in the average consumer data usage doubling every year.

Cellular service providers are taking steps to improve their network by keeping abreast with the advances in communication technology and providing increased capacity in terms of coverage in the areas where there is an increased demand. RRL strives to make this technology available to a wider spectrum of the population.

Newer technology such as LTE provides faster internet to more users which alleviates the pressure on the base station, however its range is very limited. A single old generation GSM voice based base station could cover dozens of kilometres. The new LTE base stations have a maximum coverage range of 500m depending on the number of users.

The congestion of existing sites together with the decrease in its coverage range necessitates that the distance between base stations decreases, resulting in the need for construction of new freestanding and rooftop cellular base stations. It is estimated that cellular network operators in South Africa will build more than 4000 new base stations over the next 5 years.

The proposed site is located at a nominal point as identified by RRL. By utilizing sites located at the networks' nominal points the number of future base stations is limited and an effective service network can be developed.

5.2 Planning Motivation

Please read together with previous sections in this application. This consent use and permanent departure application to allow the erection of a 15m freestanding telecommunication base station should be supported based on the m following grounds:

5.2.1. Need and Desirability

In a modern-day society, the dependency on communicative technology becomes increasingly higher. This is due to the society's utilisation of more mobile devices and more than one device per household which mainly relies on internet connectivity (e.g. smartphones, portable computers, tablets/ipads etc.). These devices are used for multiple purposes including socialisation, business related uses and accessibility to important emergency services. Due to factors including densification, urbanisation and influx of seasonal guests especially over festive seasons and holidays, in a tourist attractive place like the City of Cape Town and Stellenbosch, dropped calls and poor network coverage (related to both voice and data) are experienced. RRL identified several positions in the area that need to be equipped with base stations to alleviate the pressure and to cater for the ever-increasing demand.

The increase in coverage brought by the proposed FSBTS will aid the local businesses and can unlock the much-needed growth potential which will have a positive economic impact on the surrounding area. Residents, businesses and commuters will have a more secure connection to emergency services and armed response which will have a huge social impact.

The FSBTS will be erected at a cost of approximately R1.5mil. These high costs are a very good reason to rather co-locate on existing freestanding base stations or to settle for a rooftop base station in lieu of building a new freestanding base station.

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 and environment and will in fact improve/supplement the coverage at Jonkershoek. No trees need to be removed to build the base station and no buildings with heritage value will be affected.

The proposed use will have no impact on the external engineering services, transport or traffic related considerations, or on the biophysical environment. It is proposed to erect a Lattice mast to make it less visually intrusive and blend it into the surrounding landscape. It is our submission that the proposed use will have no detrimental impact on the surrounding properties and will provide an essential service to the surrounding community.

5.2.2. Area of existing coverage

The following maps illustrate the existing Vodacom, MTN, and Telkom coverage maps (5G, 4G and LTE Advance) for the area of Jonkershoek and the surrounding farms.

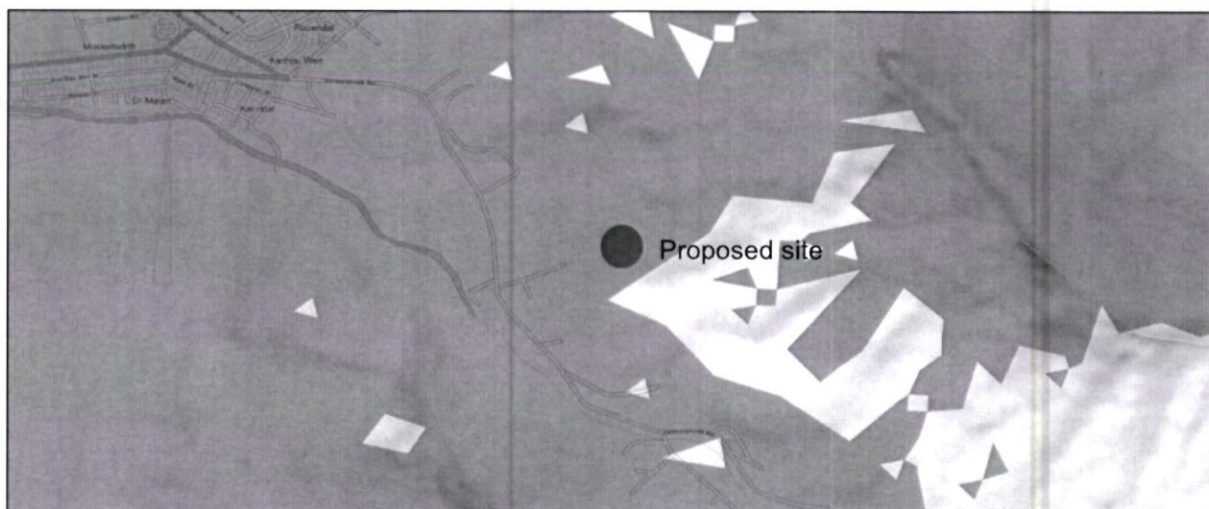


Figure 5 Vodacom LTE Coverage (Purple) map





Figure 8 - Telkom Fixed LTE Coverage (Blue) map

As seen above, figure 5-8 illustrates the current coverage situation of Jonkershoek and the surrounding farms. It should be noted that some areas have very limited to no 5G and LTE Advanced coverage. Therefore, a FSBTS as proposed in this application will increase the amount of coverage in this area.

5.2.2.1. Choice of site

These points are selected because of an increase of customer complaints, within an area. As an increase in the number of users occurs, the area which is covered by the existing network decreases, leading to poorer network coverage. Figures 1-3 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area.

Cellular infrastructure explained:

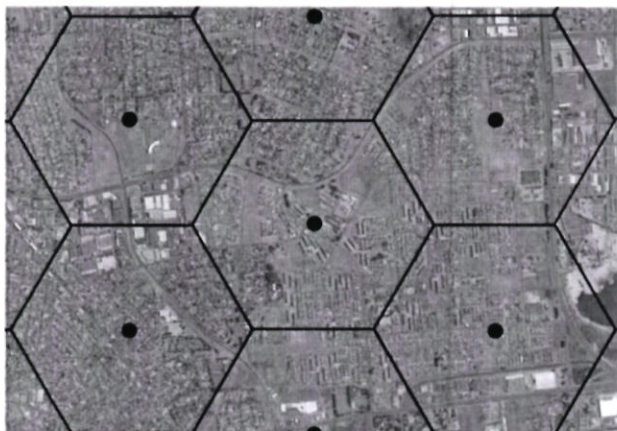


Figure 9 - Initial coverage (cell) provided by Telecommunication Base Stations

Figure 9 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).

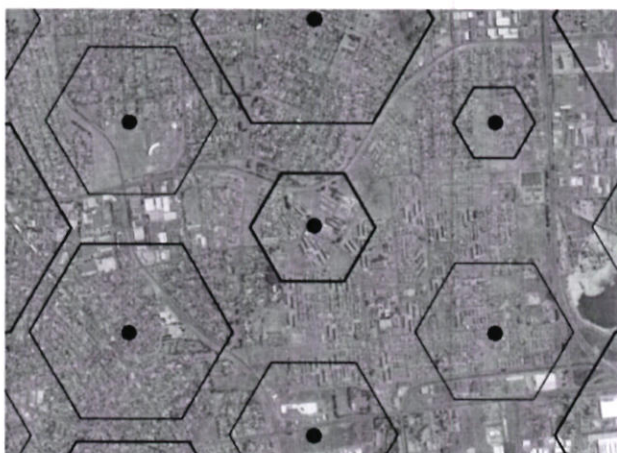


Figure 10 - Coverage decreases due to increase in network users - cell size decreases

As network users increase, the cells shrink which leads to gaps within this network of cells. This leads to dropped calls, weak/ limited signal and the failure to access the latest technologies in communication innovations.

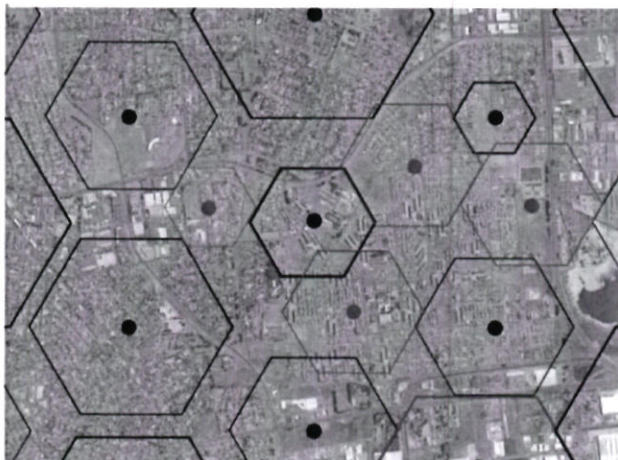


Figure 11 - Additional telecommunication base stations required to fill the gaps

Gaps between cells require new/additional telecommunication base stations to be placed in these gaps to retain good network coverage

Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage (refer to Figure 12). If a need for coverage does not exist in a specific area, no company would invest capital to build a telecommunication base station in the said area. The fact that there is only one existing freestanding telecommunication base station (+/- 895m) in the surrounding area of Jonkershoek, supports the statement that there is a clear need for coverage in the area.

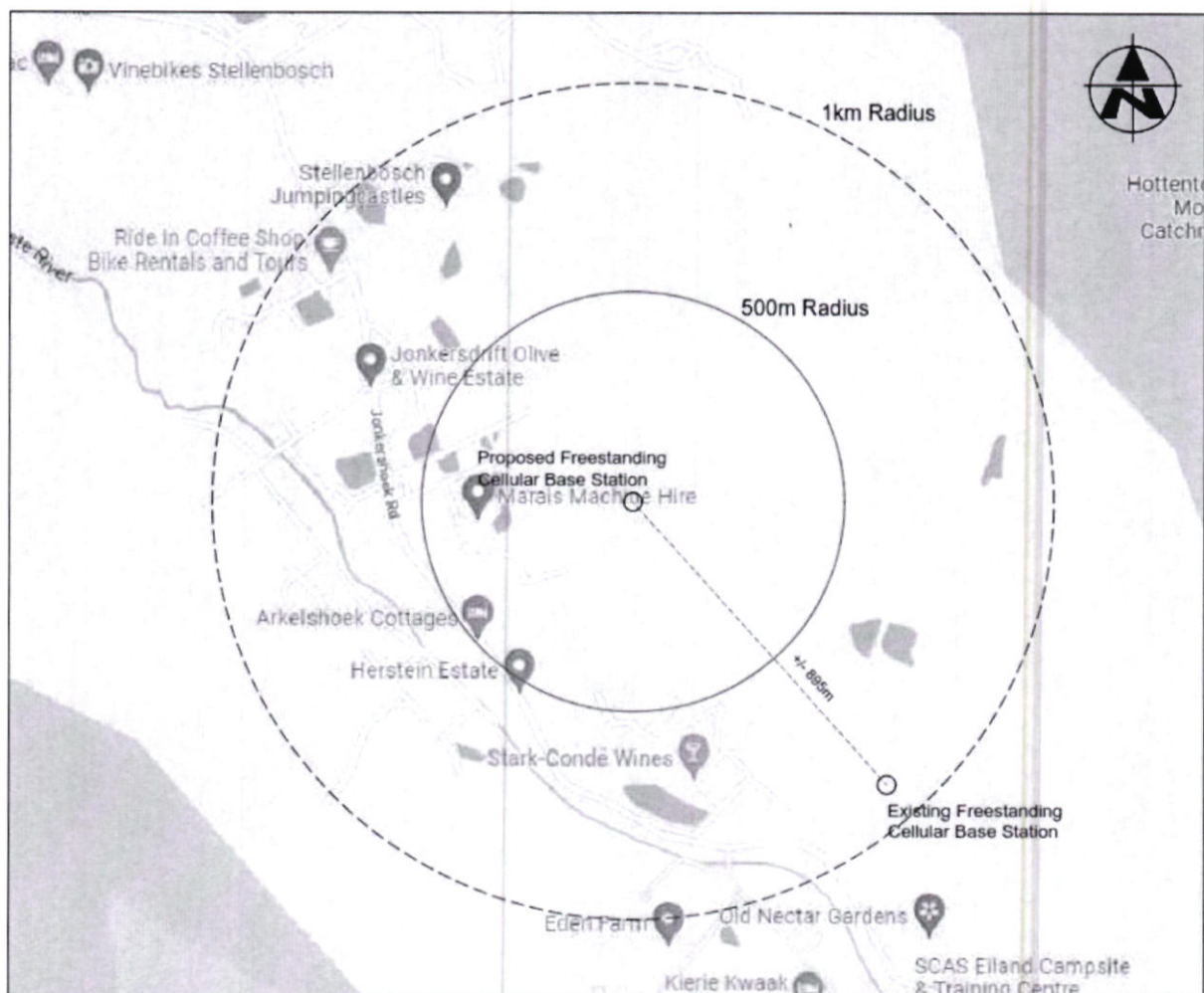


Figure 12 - Surrounding Base Stations

The need for coverage is however not the only determining factor when identifying a possible position for a telecommunication base station. Other determining factors include altitude, zoning and the visual impact of the proposed base station.

5.2.3. Alternative sites considered and Site characteristics

Special consideration is given to geographical aspects so that each base station is positioned to ensure optimum functionality. This reduces the number of base stations necessary to provide an optimal network. At the same time, special attention is also given to ensure that there is minimal impact on the local, social, physical, natural and visual environments.

Alternative sites were considered during the initial stages of the proposal but this option is deemed the most acceptable option in terms of visual impact and based on the requirements of the network providers, contractors, and land owner.

Alternative sites considered:

- Option 1 - Preferred site on Portion 5 of farm 334, Klein Gustrow, is in compliance with regulations and policies. Site will be optimally placed to provide signal for the surrounding community and commuters using the Jonkershoek which serves as the main distributor in the area which connects Stellenbosch and the Jonkershoek Nature Reserve. This position was also deemed to be the best position as the proposed lattice mast would blend in with the existing land use. As previously mentioned in this motivation document the property is currently being utilise for a small earth moving company. We are of the opinion that this proposed 15m Lattice mast would blend in with the existing industrial landscape (Trucks and Big Machinery) on the property
- Option 2 - Portion 19 of farm 334, Klein Gustrow is compliant with regulations and policies, however we were of the opinion that this proposed base station would have a far more visual impact on the surrounding area as this property is mainly utilised for agricultural purposes.
- Option 3 - Portion 8 of Farm 334, Klein Gustrow is in compliance with regulations and policies and a base station would have also blended in nicely with the surrounding area. However as previously mention, the existing land use on Portion 5 of Farm 334, Klein Gustrow is deemed to be the best location for the proposed 15m Lattice mast as this would blend in the with the Trucks and Big Machinery on the property.
- Option 4 - Farm 1441 were also considered as an alternative site, as this property is compliant with regulations and policies. Again, we were of the opinion that a proposed base station on this property would have a negative visual impact on the surrounding properties. This property is also utilised for agricultural activity

and is situated on a slope which would make the proposed base station more visible.

- Option 5 - Portion 4 of Farm 1308 were also considered as an alternative site, as this property is compliant with regulations and policies. Again, we were of the opinion that a proposed base station on this property would have a negative visual impact on the surrounding properties. This property is also utilised for agricultural activity and is situated on a slope which would make the proposed base station more visible.
- Option 6 - Farm 351 Glenconnor were consider, but after a site inspection, it was decided by the radio planners not to pursue with this position as the target area would not be fully covered. This position would be too far from the area where coverage is needed.

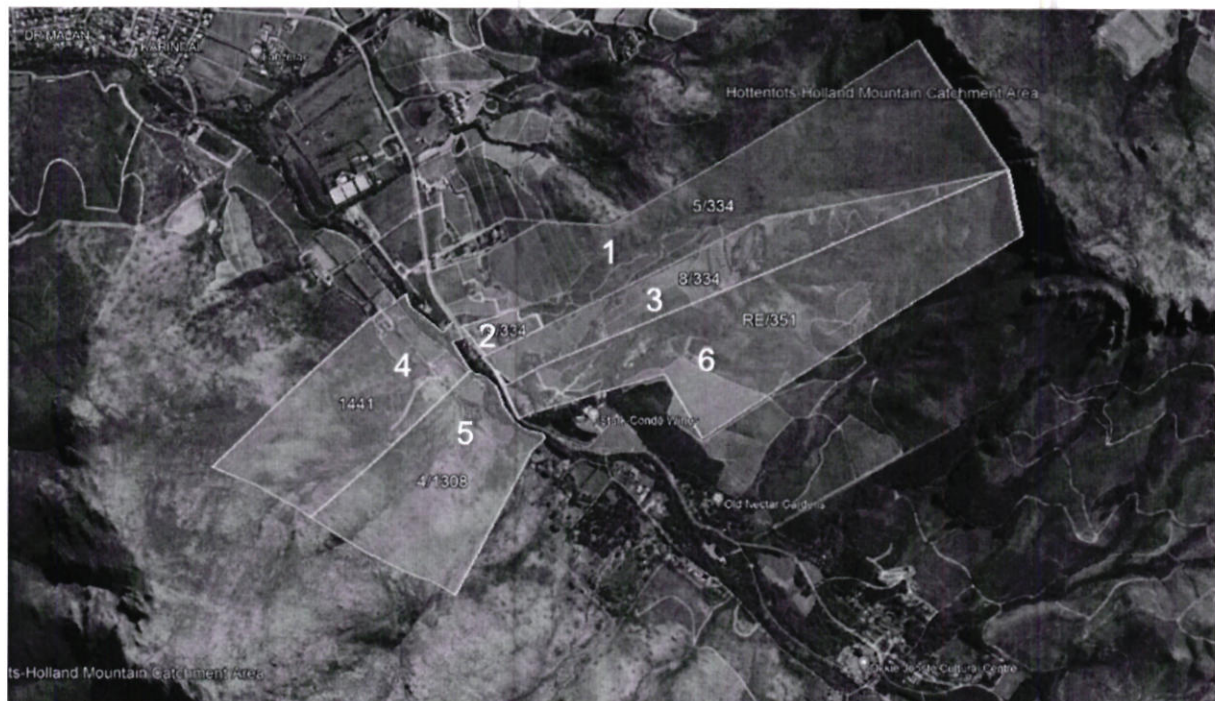


Figure 13 - Satellite image of alternative candidates in close proximity to the nominal

This site was selected for several reasons, namely:

- It is situated optimally between planned and existing sites,
- There is a large demand by the visitors living in and around the Jonkershoek area as well as the daily commuters utilising the Jonkershoek Road,

- It is accessible to contractors during construction and maintenance,
- The proposal and location of the base station is the best solution to the coverage problem of the area with the least negative impacts,
- The proposal is secure due to its locality, and
- Again it will serve the complaint area (the area with the lowest levels of cellular reception due to locality and high volumes of users) optimally.

5.2.4. Visual Impact

The mast is proposed at a height of 15m to encourage co-location, reducing the need for more base stations in the area as the service providers will be able to provide the surrounding area with efficient coverage from this proposed base station. A lattice mast design will be used in lieu of a monopole mast design to further mitigate the visual impact by allowing this mast to blend in with the surrounding landscape on the property (Trucks and Big Machinery). The structure will therefore not be as visible from a distance.

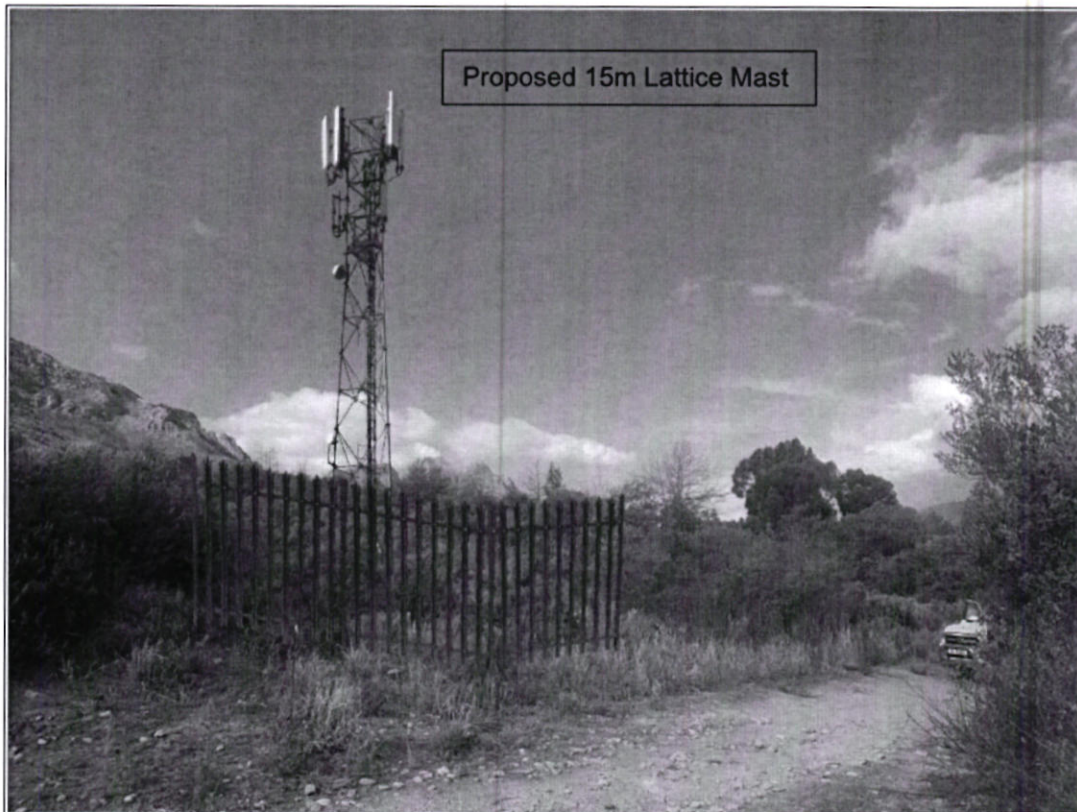


Figure 14 - Superimposition as viewed from the gravel road on Portion 5 of Farm 334, Klein Gustrow

5.2.5. Health concerns

There has been increasing public concern about health risks associated with cellular communication. Current scientific research is yet to produce conclusive evidence suggesting adverse health effects associated with, working with or living close to cellular technology. Although antennae and base stations emit radio waves, their frequency is not considered high enough to pose a health risk. Antennae mounted on towers, masts or any other structures are usually substantially elevated above ground level, and as radio waves are emitted at this level thereby further reducing the amount of radiation at ground level. Furthermore, regular tests regarding the compliance to safety regulations add to reducing the health risk factor.

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

In a statement made by the Department of Health dated 8 September 2020 on the Health Effects of base stations states the following:

"Considering the very low exposure levels and research results collected to date, there is no convincing scientific evidence that the weak RF signals from base stations and wireless networks cause adverse health effects"

"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"

There are no conclusive studies linking emissions at these levels to any health effects and scientific research that may reveal such a link is ongoing. The steps taken by the cellular communication companies to ensure the safety of the public against any possible harmful emissions, along with the above facts, concerns about health issues can be allayed.

5 CONCLUSION

This consent use application for a proposed FSTBS on Portion 5 of farm 334, Klein Gustrow, will provide an essential and sort after service to the surrounding community, farms and commuters utilizing Jonkershoek Road. This application is in line with the current policy and legislation on a local level. Furthermore, this application is in compliance with the Stellenbosch Fourth Generation Five-Year Integrated Development Plan (2017/2022), and the Stellenbosch Municipal Spatial Development Framework (SMSDF), 2017.

We would like to emphasise the positive contribution this base station will have on the immediate as well as the surrounding community and passing commuters:

- Most households and Farms (Agricultural industries) in the surrounding area depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.). With such a high demand for their products, it follows that service providers are responsible for supplying a high level of network coverage.
- Please note: The residents in the area are not the only ones being provided with these services. Visitors to the area, and daily commuters will benefit by having access to improved communication facilities. Especially the daily tourist who visit the Jonkershoek Nature Reserve for Hiking or Recreational purposes
- Mobile communication has become an important safety and security element in modern society. In an emergency, such as housebreaking, medical alert or fire, a member of a household can quickly and easily contact the emergency services for help. However, if the coverage of mobile service providers' is poor, then contacting emergency services becomes a difficult task.

Finally, we would like to emphasize that communications companies deliver an important service to the wider public, and in terms of their license with ICASA they have to meet certain standards in order to retain their licenses. One of these standards is to supply adequate network coverage to their demanding customers. The proposal also allows for all other service providers to share this installation and refrain from constructing another base station in this area.

Please notify us should any additional information be required. We look forward to your positive consideration of this application.

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**

Lat. -33.948668° Elevation 262m
Long. 18.909881°



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: 021 502 5295 Unit 11, 3rd Floor P.O. Box 152,
Fax: 021 537 9187 Maitis Building, Burgom,
Century City, Cape Town 7446

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 5 OF 5
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DRAWING TITLE ARTIST IMPRESSION

DRAWN C. BRIEDENHANN	SCALE NTS
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DATE 19-08-2022	REVISION 0
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