

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

Dear Sir/ Madam

Application For Consent Use on Farm 400, Polkadraai Stellenbosch

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

Application Property Address: Old Polkadraai Road, Stellenbosch

Application Property Number: Farm 400, Polkadraai Stellenbosch

Applicant: Billfort Project Services
Sandiso Vunukwa
Cell phone: 063 106 5280
Email: sandiso@billfort.co.za

Owner: JF Joubert (Head Trustee)
Cell phone: 0823363370

Application Reference: LU (18451) TP (954/2024)

Description of land development proposal:

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for a Consent Use to regularize an existing Telecommunication base station that comprises of the following:

- A 9m high monopole mast
- 2 omni antennae attached to the mast
- Microwave dish attached to the mast
- 4 X equipment container units
- Mesh fence around the equipment with a 2m swing gate

Notice is hereby given in terms of the provisions 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 must 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. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: (Billfort Project Services, sandiso@billfort.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 (24 June 2025- 24 July 2025) from the date of this notice to be received on or before the closing date of (24 July 2025).

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 (063 106 5280) during normal office hours.

Yours faithfully

S.VUNUKWA

Billfort Project Services

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Liewe Meneer/Mevrou

Aansoek Om Toestemming Gebruik op Plaas 400, Polkadraai Stellenbosch

Die volgende aansoek om grondgebruik in terme van die Stellenbosch Grondgebruikbeplanningsverordening verwys:

Aansoek Eiendom Adres: Ou Polkadraai Road, Stellenbosch

Toepassing Eiendom Nommer: Plaas 400, Polkadraai Stellenbosch

Aansoeker: Billfort Project Services

Sandiso Vunukwa

Selfoon: 063 106 5280

E-pos: sandiso@billfort.co.za

Eienaar: JF Joubert (Hoof Trustee)

Selfoon: 0823363370

Aansoek Verwysing: LU (18451) TP (954/2024)

Beskrywing van grondontwikkelingsvoorstel:

Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Grondgebruik Beplanningsverordening, 2023 vir 'n Toestemmingsgebruik om 'n bestaande Telekommunikasiebasisstasie wat uit die volgende bestaan, te reguleer:

- 'n 9m hoe monopoolmas
- 2 omni-antennas wat aan die mas geheg is
- Mikrogolfgereg wat aan die mas geheg is
- 4 X toerustinghouer-eenhede
- Maasheining om die toerusting met 'n 2m swaaihek

Kennisgewing word hiermee ingevolge die bepalings van die genoemde Verordening gegee dat bogenoemde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir inspeksie op die Beplanningsportaal van die Stellenbosch Munisipale Webwerf vir die duur van die openbare deelnameproses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. Indien toegang tot die webwerf of dokumente nie verkry kan word nie, moet 'n elektroniese afskrif van die aansoek van die Applikant aangevra word.

U word hiermee uitgenooi om kommentaar en/of besware oor die aansoek ingevolge Artikel 50 van die genoemde verordening in te dien. Geskrewe kommentaar, wat die verwysing na die aansoek moet insluit, die naam, kontakbesonderhede en fisiese adres van die persoon om die kommentaar in te dien, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar in die aansoek indien, kan soos volg per elektroniese pos aan die Applikant voorgelê word: (Billfort Project Services, sandiso@billfort.co.za). Deur 'n beswaar, kommentaar of verteenwoordiging in te dien, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet ingedien word binne 30 dae (24 Junie 2025-24 Julie 2025) vanaf die datum van hierdie kennisgewing wat op of voor die sluitingsdatum van (24 Julie 2025) ontvang moet word.

Die Munisipaliteit, ingevolge Artikel 50(5) van die genoemde Verordening, kan weier om enige kommentaar/beswaar wat ná die sluitingsdatum ontvang is, te aanvaar.

Vir enige navrae oor die Aansoek of die bogenoemde vereistes, of as jy nie in staat is om te skryf en/of indien jou kommentaar soos voorsien vir, jy kan die Applikant kontak vir hulp by die e-pos adres verskaf of telefonies by (063 106 5280) tydens normale kantoorure.

Julle is getrou

S. VUNUKWA

Billfort Project Services

CONSENT USE APPLICATION TO
STELLENBOSCH MUNICIPALITY MADE IN
TERMS OF STELLENBOSCH MUNICIPAL LAND
USE PLANNING BY-LAW 2023, READ WITH
STELLENBOSCH ZONING SCHEME BY-LAW
2023 AND STELLENBOSCH
TELECOMMUNICATION MAST
INFRASTRUCTURE POLICY, 2017/2018



SITE NAME: VEELVERJAAT (POLKADRAI)



FIRST FLOOR,SOFTBRANDS HOUSE, THANDANI OFFICE PARK
INVICTA ROAD MIDRAND, GAUTENG, SOUTH AFRICA
TEL:011 075 4631 | INFO@BILLFORTGLOBAL.COM

S.SEBOLA,

DATE..... JAN 2025

REPORT NO..... REF: 137.01

PREPARED FOR..... VODACOM MASTS

082 VODACOM BOULEVARD

MIDRAND

PREPARED BY..... BILLFORT SERVICES

THANDANANI OFFICE PARK

16 INVICTA ROAD

MIDRAND

ENQUIRIES: MR. J. KGORANE

082 838 8716

MR S. VUNUKWA

063 106 5280

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ANNEXURE A: APPLICATION FORM

ANNEXURE B: SITE PLAN

ANNEXURE C: LOCALITY PLAN

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1.INTRODUCTION

Vodacom PTY Ltd identified the need for a cellphone/tower mast on Farm No.400 Veelverjaagt Western Cape, since the number of cell phone subscribers in the area had increased resulting in a greater demand in signal strength and therefore tower mast was erected. This Application seeks to regularize/formalize an existing telecommunication infrastructure on Farm No.400 Veelverjaagt Western Cape.

2.NATURE OF THIS APPLICATION

This Application is an application for consent use in terms of Stellenbosch Municipal Land Use Planning By-Law 2023, Stellenbosch Municipality Zoning Scheme By-Law, 2023. The application is made to formalize the existing telecommunication infrastructure on Farm No.400 Veelverjaagt Western Cape.

3.SUBJECT OF THE PROPERTY)

3.1. LOCALITY

The site is located on Veelverjaagt Farm, Western Cape (see Annexure B- Site Plan). The site is located on the following coordinates: **-33.95930947 & 18.73907669.**

3.2. LOCAL AUTHORITY

The local authority of the property in question is Stellenbosch Local Municipality. The applicant is Billfort Project Services, acting on behalf of Vodacom Pty Ltd. The property is registered under Karibib Trust (see Annexure E- Title deed).

3.3. PROPERTY PARTICULARS

The property is registered in the name of Karibib Trust (see Annexure E Title-Deed). The respective Power of Attorney is attached.

The owner of the property has granted Vodacom Masts an authorization to lodge the necessary application to Stellenbosch Local Municipality to regularize the existing Vodacom Telecommunication Infrastructure on Farm No. 400 Veelverjaagt Western Cape.

Table 1: Property Particulars

Description	Ownership	Extent	Title Deed No
Farm No.400 Veelverjaagt	Karibib Trust	56.9613 ha	T76482/1996

4. SITE ANALYSIS

4.1. The Application Property

The application property is on a farming area, the position was chosen as it will not influence the current or future activities on the property. The property is also ideally placed to supply the area with better coverage. The cellphone tower occupies approximately 22 square meters of the property. The height of the tower is approximately 9 meters.

4.2. EXISTING & SOROUNDING LAND USE

Agricultural Dwelling House

- Agricultural Activities
- Farming
- Agricultural dwellings
- MTN ZTE Telecommunication Mast

5.INFRASTRUCTURE AND ENGINEERING SERVICES

5.1. ENTRANCES AND EXITS

The entrance to the site is through the existing entrance and has no effect on the existing traffic conditions.

5.2. ENGINEERING SERVICES

- Sanitation: N/A
- Water: N/A
- Electricity: Electricity is supplied by ESKOM in the area; electricity consumed will be separately metered to the Vodacom Mast Account.

6.DEVELOPMENT PROPOSAL

6.1. PROPOSAL

As determined in the first section of the report, this application seeks to regularize the existing telecommunication infrastructure erected on Farm No 400 Veelverjaagt, Western Cape. This existing telecommunication infrastructure is a 9 meters structure. The cellphone tower is convenient and significant to the community of Veelverjaagt.

6.2. Development Parameters

According to Drakenstein Municipality

Agriculture Zone	Per Stellenbosch Municipality Zoning Scheme By-Laws, 2019	Per Site Plan
Erf Size	N/A	-
Height	3 Storey	9 meters
Street Building line	5 meters	-
Side Building line	5 meters	-
Rear	5 meters	-

6.3. Adjacent Land Uses

The site is located on a farming area, Agricultural dwelling house and various farming activities. The Vodacom telecommunication mast is constructed adjacent to the MTN ZTE telecommunication tower. These two-telecommunication mast co-exists on the same farm, the distance between the two telecommunication masts is 700m. Regularizing the existing cell phone infrastructure will not affect the surrounding land uses. The regularization of the cell phone mast aligns with the municipal regulations.

7.MOTIVATION AND DESIRABILITY

7.1. REGULARIZING TELECOMMUNICATION INFRASTRUCTURE

Most people are in favor of new technology since it can raise their level of living and make things more convenient overall. One type of technology that has undoubtedly affected our lives in recent years is cellular phones and systems. The cell phone coverage and capacity in the area surrounding the application property is currently reliable. The motivation in support of the regularization of the cell phone tower is based on the principle of improving the lives of the people that live in this area. The following factors were adhered to when the existing cellphone tower was erected in this site:

- The Physical conditions of the site
- Surrounding Patterns of the cellphone tower
- Regulatory Limitations

The tower is connected to, and integrated with, surrounding natural areas. The site features inform the layout decision and enhance the lives of the community in terms of technology. The cell phone tower is in a space that was underutilized and is well. The erection of the tower is beneficial to the community and it's uplifting the area in terms of technology.

The Vodacom Pty Ltd hereby intend to apply to the Stellenbosch Municipality to legalize the existing tower.

The overall aim of this project is to regularize the cellphone tower, while complying with legislative requirements. The need for a mast is affected by the number of users and the topography of an area. The growth in the residential sector results in an increase in cell phone users in a specific area. Currently, the existing Vodacom masts is accommodating cell "traffic" in the area. This shows the significance of this cellphone mast in the area.

7.2. VISUAL IMPACTS

To minimize any potential visual impacts that might result from the proposed regularization a pre-application was followed as stipulated by the municipality and it is by the recommendation of the Municipality to regularize the specified mast on the property.

7.3. STELLENBOSCH TELECOMMUNICATION INFRASTRUCTURE POLICY

This application aligns with the with the objectives and guideline of the Stellenbosch Telecommunication infrastructure policy. The objective of this policy is to maintain and improve communication, ensure a safe environment to human beings etc.

7.3.1. CO-LOCATION/SHARING

The other vital objective of Stellenbosch Telecommunication Infrastructure policy is to ensure the co-location or sharing of Telecommunication Infrastructure from different service providers. However, during the construction of the Vodacom Telecommunication there were no other existing Telecommunication Towers, which emphasizes that the erected Vodacom tower was necessary at the time it was constructed as it is still vital even today.

7.4. POLICY COMPLIANCE

Western Cape Provincial Spatial Development Framework 2020: The Application aligns with Spatial Development Framework principles and land use management guidelines within Western Cape. The spatial components of proposals comply with the SDF policy and proposal of Western Cape Provincial Spatial Development Framework. Land Use Management guidelines contained Western Cape Provincial Spatial Development Framework is intended to enable sound consideration of applications to consent use of land to the social compact with communities regarding the future spatial vision that they wish to see in their municipality.

National Spatial Development Framework: This Application aligns with the principles and land use guidelines of the National Spatial Development Framework Plan.

National Growth Plan: This application aligns with the National Growth Plan in terms of urban renewal, opportunities and job creation.

Stellenbosch Municipality Zoning Scheme By-Law, 2019: This application Aligns with the principles and guidelines of Municipality's Zoning Scheme By- Law.

Stellenbosch By Law on Municipal Land Use Planning, 2023: This application aligns with the Municipal Land Use Planning By-Law.

Stellenbosch Municipality- Integrated Development Plan 2022-2027: This application aligns with the Municipality's IDP.

Stellenbosch Telecommunication Mast Infrastructure Policy 2017/2018: This application aligns with the Policy Objectives and Guidelines of the Telecommunication Mast Infrastructure Policy of Stellenbosch Municipality.

7.5. CURRENT PLANNING PRINCIPLES

SPLUMA sets out the following main development principles applicable to spatial planning and land use management and land use development.

1. Spatial Sustainability:

- Past spatial and other development imbalances must be redressed through improved access to and use of land
- Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded
- Spatial Planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land

2. Spatial Justice:

- Promote land development that is within the fiscal, institutional and administrative means of the Republic
- Ensure that special consideration is given to the protection of prime and unique agricultural land
- Uphold consistency of land use measures in accordance with environmental management instruments.
- Promote and stimulate the effective equitable functioning of land markets
- Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.
- Promote land development in locations that are sustainable and limit urban sprawl.
- Result in communities that are viable.

3. Efficiency:

- Land development optimises the use of existing resources and infrastructure.
- Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.
- Development Application procedures are efficient and streamlined and time frames are adhered to by all parties.

4. Spatial Resilience:

- Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer impacts of economic and environmental shocks

5. Good administration:

- All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management system as embodied in this act
- All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.
- The requirements of any law relating to land development and land use are met timeously.
- The preparation of an amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.
- Policies, legislation and procedures must be clearly set to inform and empower members of the public.

The following table indicates how the proposed development will be consisted with the **SPLUMA principles**.

Spatial Sustainability:	✓ Application complies with the Western Cape Provincial Development Framework (2020)
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	<p>as a spatial tool to guide future development on a Provincial Level.</p> <p>✓ Application complies with the Stellenbosch Municipality Spatial Development (2019) Framework as a spatial tool to guide future development on a Municipal Level.</p>
Spatial Justice:	<p>✓ The proposed application will contribute to the functional and integrated land use pattern evident throughout the surrounding area.</p> <p>✓ The proposed application will contribute to the character of the surrounding area.</p>
Spatial Resilience	<p>✓ The development complies with the following spatial development framework:</p> <ol style="list-style-type: none"> I. Western Cape Provincial Development Framework II. Stellenbosch Municipality Spatial Development Framework.
Good Administration	<p>✓ Stellenbosch Municipality is obliged to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.</p>

8.CONCLUSION

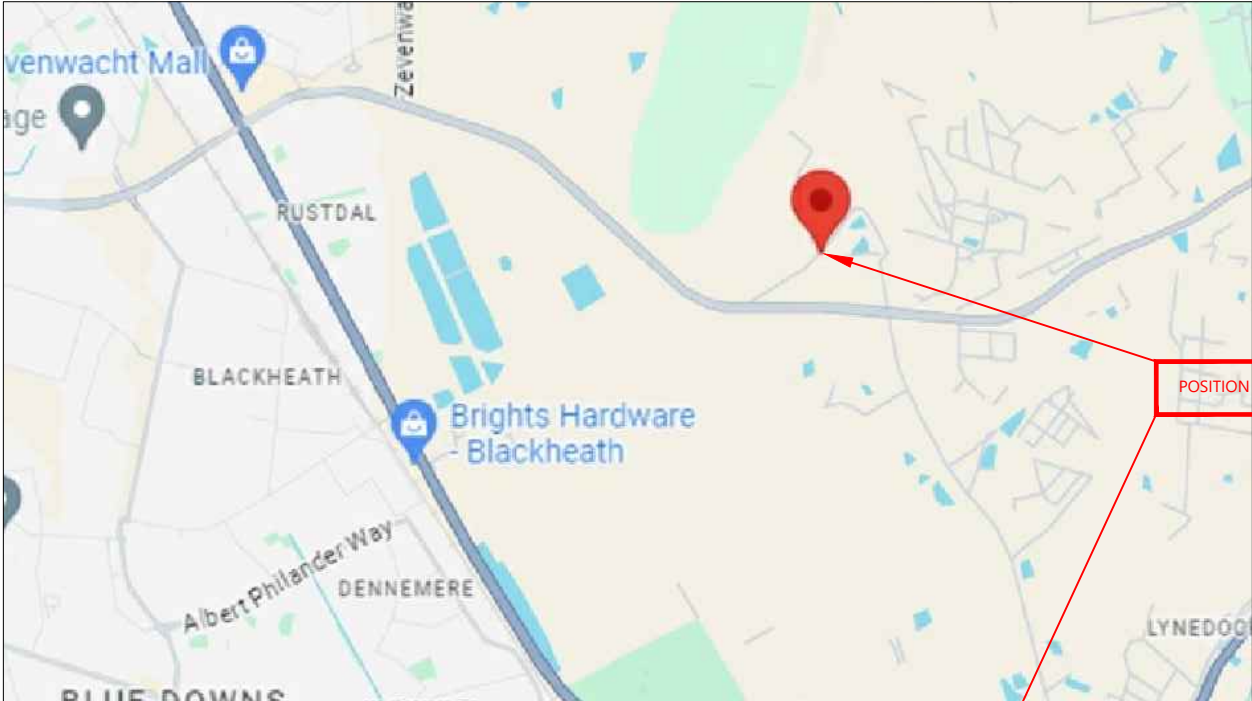
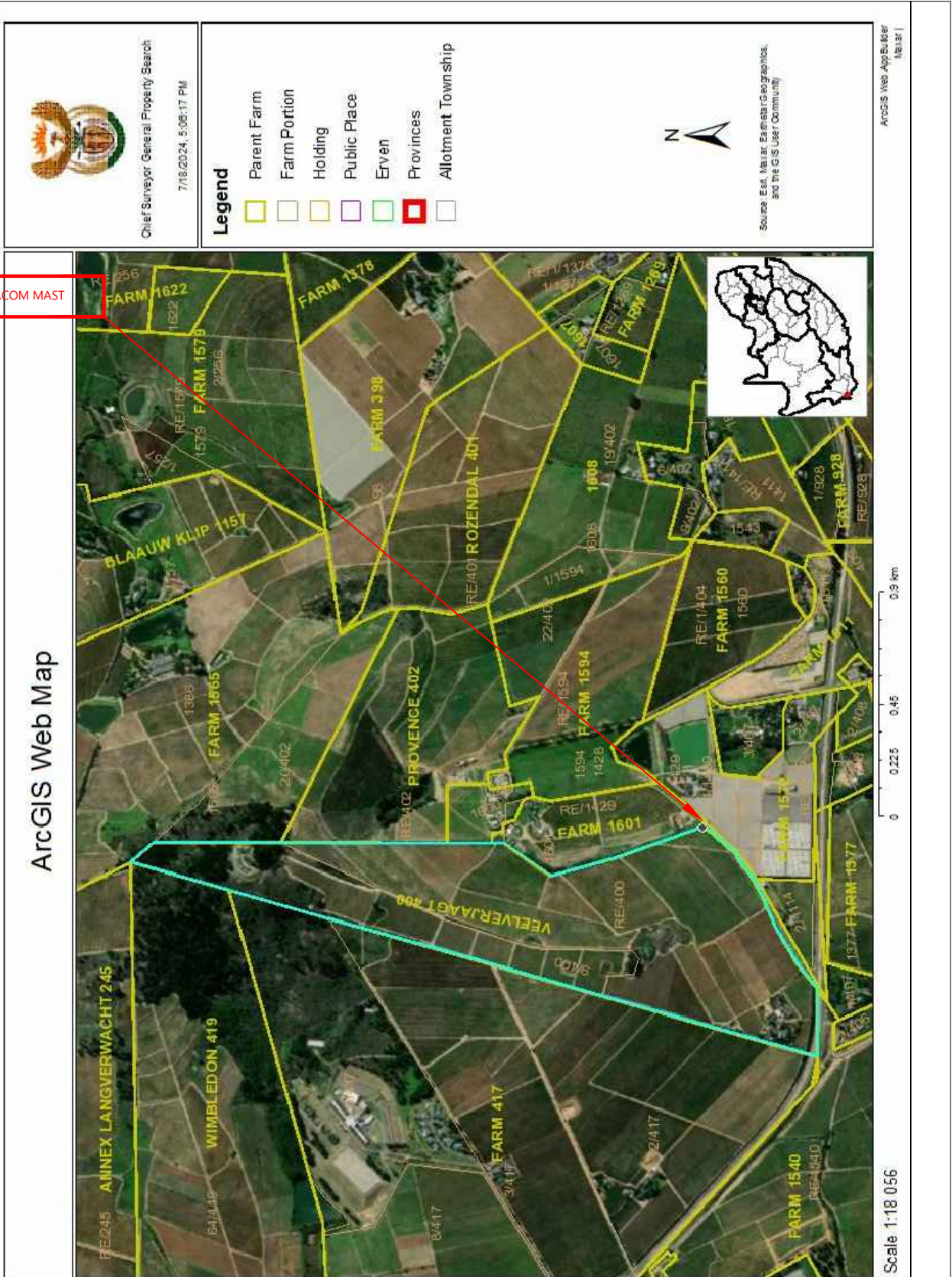
In conclusion, the application is made and submitted in terms of Stellenbosch By-Law on Municipal Land Use Planning, 2019, read with Municipality's, Zoning Scheme by Law 2023, to regularize the existing Vodacom telecommunication infrastructure.

Regularizing the already existing telecommunication infrastructure will not have a negative impact on the area. The application can therefore be considered desirable and is submitted in terms of the relevant stipulations of the Land Use Planning By-Law for the Stellenbosch Municipality.

LEGEND

**BILLF****RT**

Map CRS: EPSG:4148
Coordinate Units: Degrees
Map Scale: 1:7 500
Project File: Cellphone_Towers.qgz
Page Size: 297 x 210 mm
Made with: QGIS 3.36 on Windows



APPROVALS	INITIALS	SIGNATURE	DATE
SURVEYOR:	J.MAVI		12/07/24
DESIGNED:			
DRAWN:	T.Ramatabane		19/07/24
TECHNICAL APPROVAL:			
ARCHITECT:			
SCALE:	DATE DRAWN:	PG No:	SHEET:
NTS	19/07/24	1	1 OF 3
SURVEY DATE:	DRAWING No:	REV:	
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DRAWING STATUS:		PAPER SIZE:	
APPROVAL	AS BUILT		A3

REVISION:	REV:	DESCRIPTION:	BY:	DATE:
	A			
	B			

SCOPE:
1. A 9m POLE CONSTRUCTED WITH A ± 1m - 3m LIGHTNING SPIKE.
2. A VODACOM CABINET INSTALLED.
3. A NEW CONCRETE SLAB TO BE CONSTRUCTED.
4. 110mm SLEEVES FOR FEEDERS TOWARDS THE TOWER.
5. POWER ROUTE TO NEAREST MAIN POWER SUPPLY.
6. DIAMOND MESH FENCE USED(TO VC SPEC)
7. WITH A 2m SWING GATE.
NOTE:
1. DRAWING NOT TO BE SCALED
2. ALL DIMENSIONS IN MM
3. DRAWINGS ISSUED FOR PERMITTING ISSUES

DRAWING NUMBER:	BS2553		
DATE COMPLETED:	12/07/24		
ISSUED FOR:	PERMITTING		
DRAWN BY:	T RAMATABANE		
SITE NAME:	POLKADRAAI		
DESCRIPTION:	Portion Number 0/400, VEELVERJAAGT 400		
ADDRESS:	Old Polkadraai Rd, Stellenbosch, 7604		
COORDINATES:	LATITUDE: -33.959311°	LONGITUDE: 18.739071°	
OWNER NAME:			
DRAWING DESCRIPTION:	LOCALITY MAP		

BILFORT

BILFORT GLOBAL
THANDANANI OFFICE PARK
INVICTA ROAD, MIDRAND

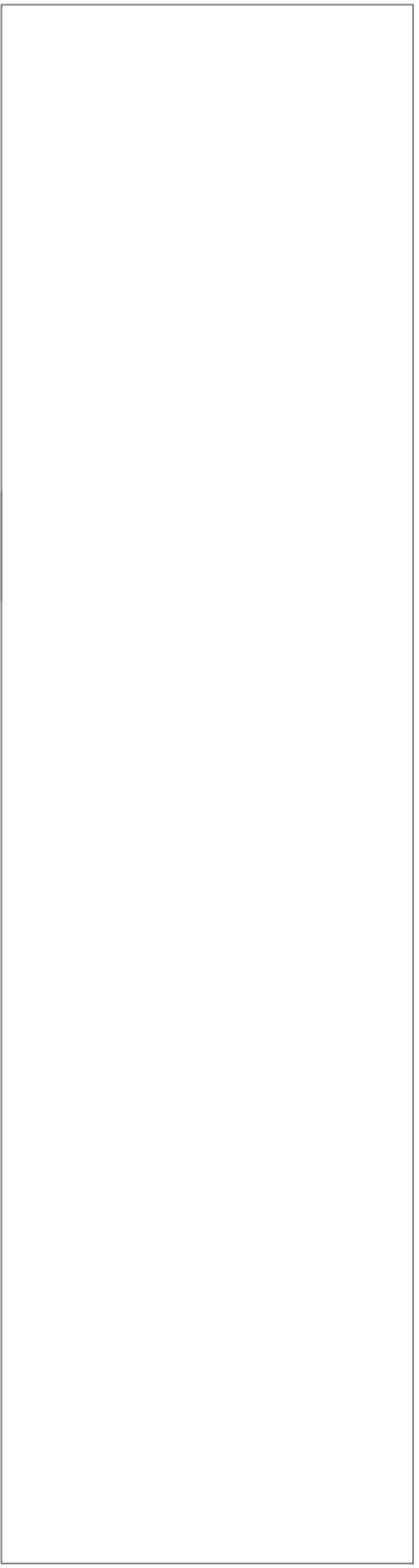
WWW.BILFORTGLOBAL.COM
SHAKA@BILFORTGLOBAL.CO.ZA

TEL: +27 (0) 11 075 4631
EMAIL: SHAKA@BILFORTGLOBAL.CO.ZA

MAST

ADVANCING AFRICA THROUGH CONNECTIVITY

CLIENT:



CLIENT:



BILLFORT GLOBAL
THANDANANI OFFICE PARK
INVICTA ROAD, MIDRAND

WWW.BILLFORTGLOBAL.COM
SHAKA@BILFORGLOBAL.CO.ZA

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OWNER NAME:			
DRAWING DESCRIPTION:	SITE PLAN		

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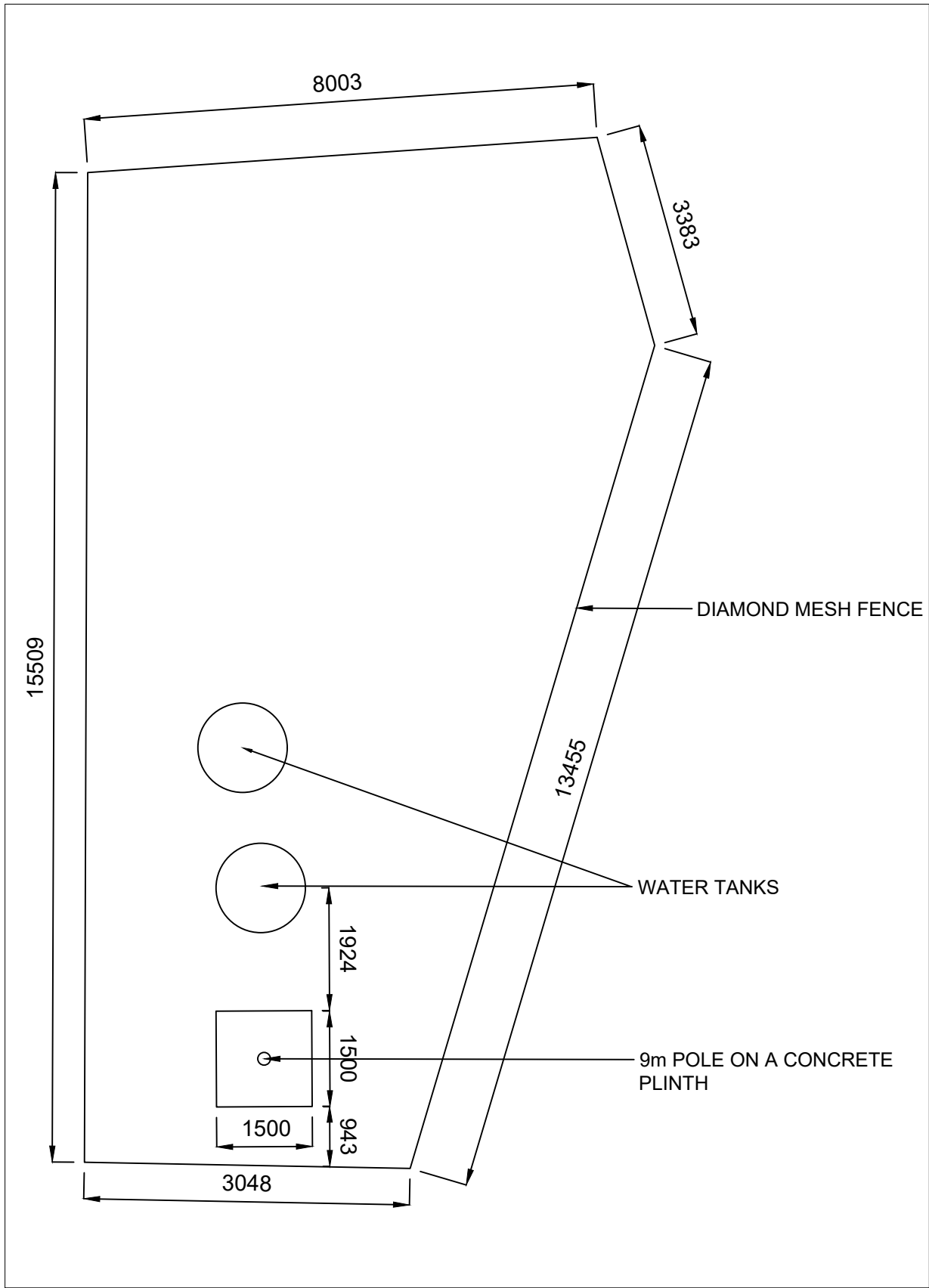
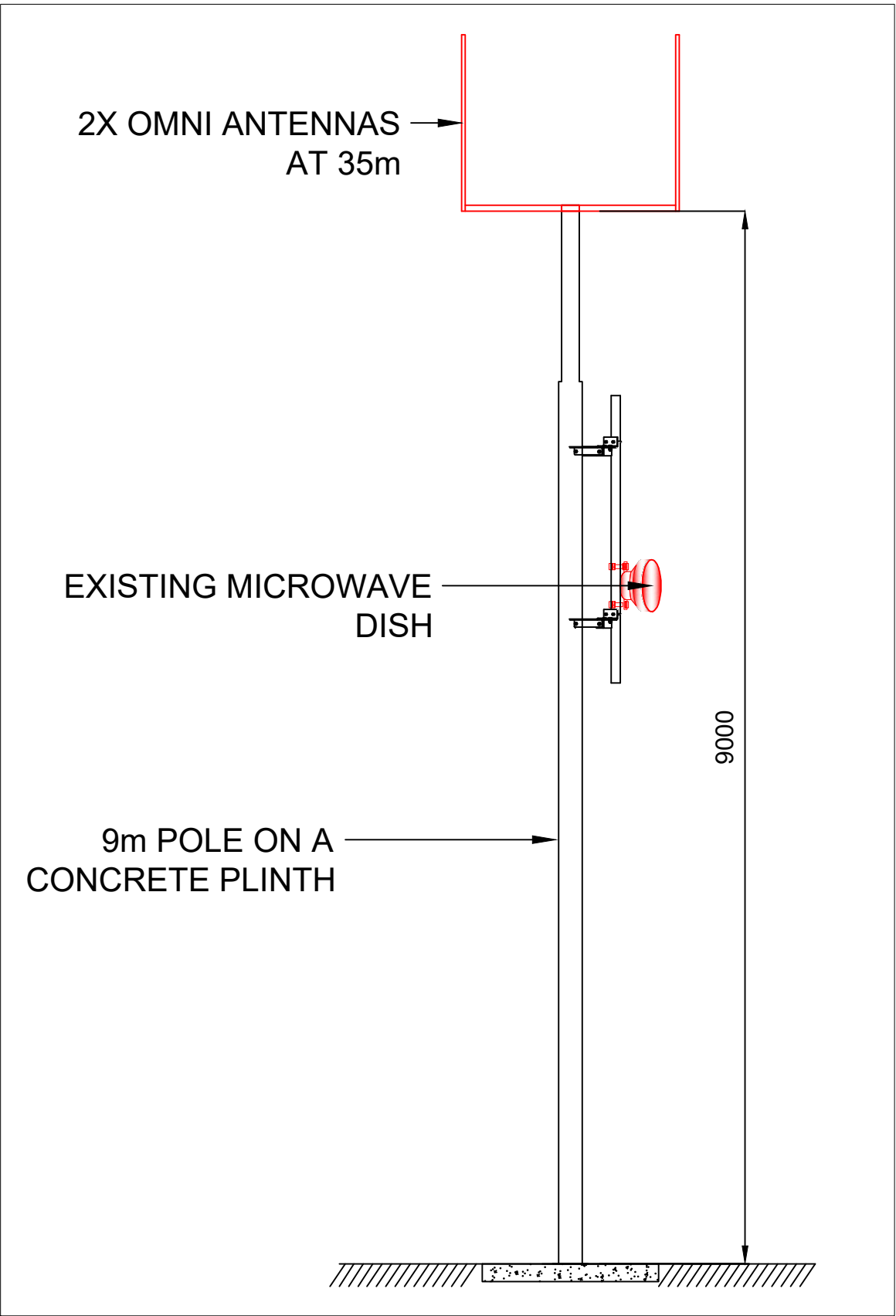
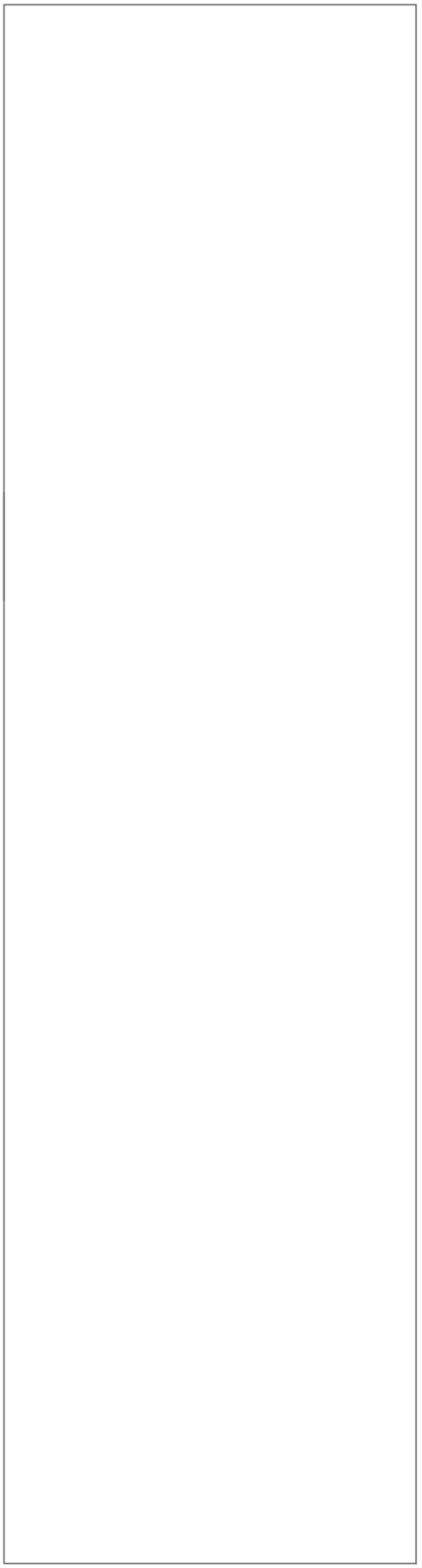
FIRE NOTES:

THE FOLLOWING TO COMPLY WITH SANS 10400.

- BUILDING CLASSIFICATION: D4 PLANT ROOM (OUTDOOR ELECTRICAL UNIT)
- FIRE STABILITY OF STRUCTURAL ELEMENTS T4.7
- PARTITION WALLS AND PARTITIONING T4.9
- PROTECTION OF OPENINGS T4.10
- ROOF ASSEMBLIES AND COVERINGS T4.12
- PROVISION OF FIRE FIGHTING EQUIPMENT T4.32
- 1 x 4.5KG CO2 FIRE EXTINGUISHER.

REVISION:			
REV:	DESCRIPTION:	BY:	DATE:
A			
B			

APPROVALS	INITIALS	SIGNATURE	DATE
SURVEYOR:	J.MAVI		12/07/24
DESIGNED:			
DRAWN:	T.Ramatabane		19/07/24
TECHNICAL APPROVAL:			
ARCHITECT:			
SCALE: 1:20	DATE DRAWN: 19/07/24	PG No: 2	SHEET: 2 OF 3
SURVEY DATE:	DRAWING No: 016	REV: A	
DRAWING STATUS:		PAPER SIZE:	
APPROVAL	AS BUILT		A3



CLIENT:



BILLFORT GLOBAL
THANDANANI OFFICE PARK
INVICTA ROAD, MIDRAND

WWW.BILLFORTGLOBAL.COM
SHAKA@BILFORGLOBAL.CO.ZA

TEL: +27 (0) 11 075 4631
EMAIL: SHAKA@BILFORGLOBAL.CO.ZA

DRAWING NUMBER:	BS2553		
DATE COMPLETED:	12/07/24		
ISSUED FOR:	PERMITTING		
DRAWN BY:	T RAMATABANE		
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DRAWING DESCRIPTION:	PLAN & ELEVATION		

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REV:	DESCRIPTION:	BY:	DATE:
A			
B			

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TECHNICAL APPROVAL:			
ARCHITECT:			
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