

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME AND PERMANENT DEPARTURE: ERF 11125, STELLENBOSCH

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

Application Property Address: **Alexander Street, Stellenbosch**

Application Property Number: **Erf 11125 Stellenbosch**

Applicant: **Dirko Loots / Warren Petterson Planning / 021 552 5255**

Owner: **Telkom SA Ltd / 012 311 0110**

Application Reference: **LU/TP1684/2026**

Description of land development proposal:

The application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 11125 Stellenbosch for the following:

1. An application for **Permission** required in terms of Section 15(2)(g) of the said bylaw for the legalisation of the existing rooftop base telecommunication station within the Urban and Rural Conservation Overlay Zone.
2. **Permanent Departure** in terms of Section 15(2)(b) of the said bylaw, to permit the telecommunication structure to exceed the permissible height restriction by 1m, allowing a height of 4m instead of 3m, as measured from the highest point of the tallest building on the property. The overall height of the telecommunication base station, measured from the ground floor level of the building its attached to is 16m.

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: **Dirko Loots of WPP; dlroots@wppplanning.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 **2 November 2026**.

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 **083 255 8349 / 021 552 5255** during normal office hours.

Yours faithfully

Dirko Loots
Pr. Pln. A/3308/2023
Warren Petterson Planning

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK OM TOESTEMMING VEREIS INGEVOLGE DIE SONERINGSKEMA EN PERMANENTE AFWYKING: ERF 11125, STELLENBOSCH

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

Adres van aansoek eiendom: **Alexanderstraat, Stellenbosch**

Aansoek eiendom beskrywing: **Erf 11125 Stellenbosch**

Aansoeker: **Dirko Loots / Warren Petterson Planning / 021 552 5255**

Eienaar: **Telkom SA Ltd / 012 311 0110**

Aansoek Verwysing: **LU/TP1684/2026**

Besonderhede van die grondgebruiksaansoek:

Die aansoek word ingevolge Artikel 15 van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning ten opsigte van Erf 11125 Stellenbosch gedoen vir die volgende:

1. 'n Aansoek om **toestemming**, soos vereis ingevolge Artikel 15(2)(g) van die genoemde verordening, vir die wettiging van die bestaande telekommunikasie-basisstasie op die dak binne die Oorlegsone vir Stedelike en Landelike Bewaring.
2. 'n **Permanente afwyking** ingevolge Artikel 15(2)(b) van die genoemde verordening om toe te laat dat die telekommunikasiestruktuur die toelaatbare hoogtebeperking met 1 m oorskry – dit wil sê 'n hoogte van 4 m in plaas van 3 m – gemeet vanaf die hoogste punt van die hoogste gebou op die eiendom. Die totale hoogte van die telekommunikasie-basisstasie, gemeet vanaf die grondvlak van die gebou waaraan dit geheg is, is 16 m.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir ooreweging. 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, moet 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. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: **Dirko Loots van WPP;**

dloots@wpplanning.co.za. Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

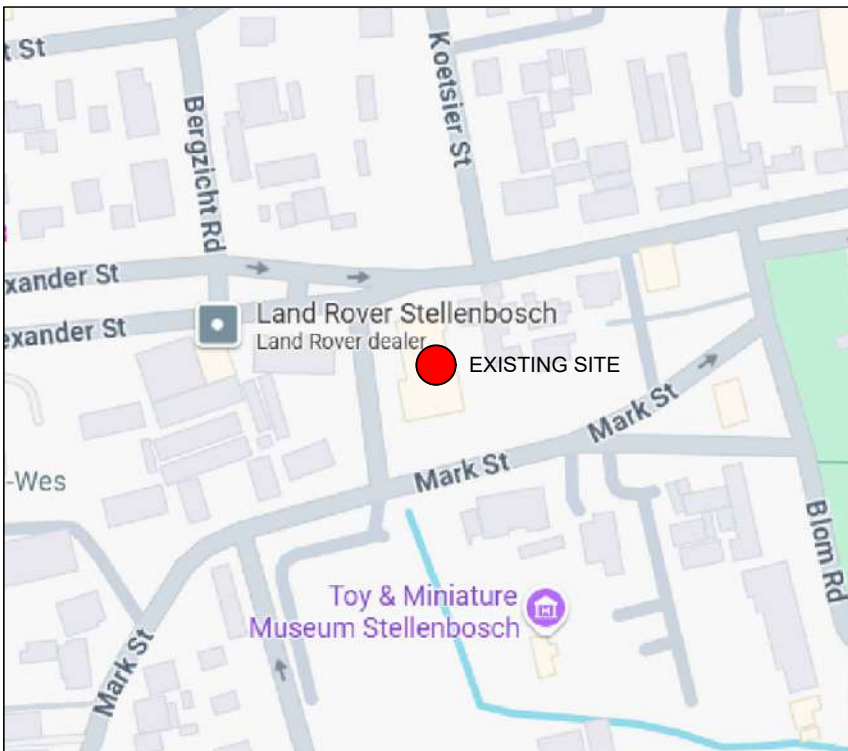
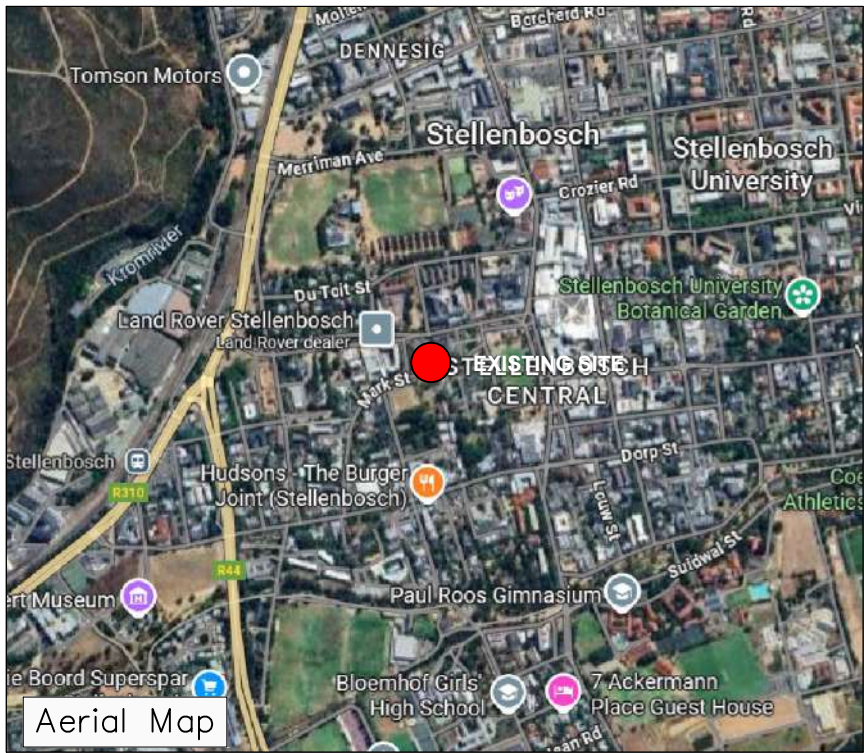
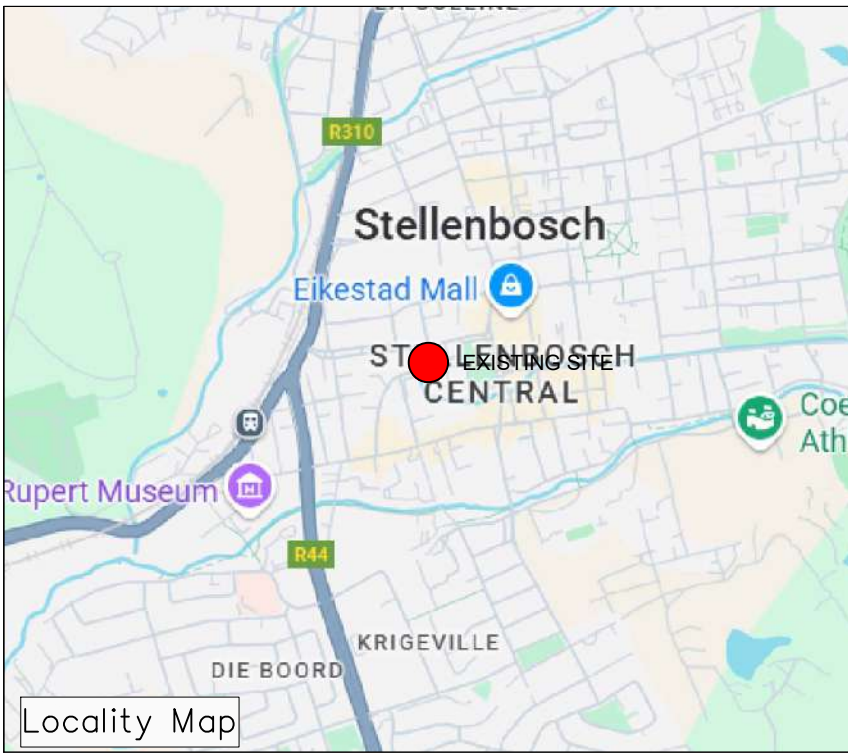
Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van **2 November 2026**.

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 **083 255 8349 / 021 552 5255** gedurende normale kantoor ure.

Die uwe

Dirko Loots
Pr. Pln. A/3308/2023
Warren Petterson Planning



SITE ID:		5267
SITE NAME:		STELLENBOSCH EXCHANGE
PROPERTY DESCRIPTION:		ERF 11125 STELLENBOSCH
ADDRESS:		ALEXANDER STREET, STELLENBOSCH
CO-ORDINATES:		ELEVATION:
Lat: -33.936562° Long: 18.856573°		107m



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

PROJECT:	WALL-MOUNTED POLE
----------	-------------------

APPROVED MAST:

- NOTES:
- A) 1 x WALL-MOUNTED POLE
 - B) CUSTOM BASE STATION
 - C) PROPERTY ZONING: UTILITY SERVICES ZONE
 - D) BUILDING LINES: 5M BUILDING LINES
 - E) 1 x TELKOM MOBILE EQUIPMENT UNIT ON SITE

DATE	DESCRIPTION	REVISION
22-08-2025	1st Issue	0

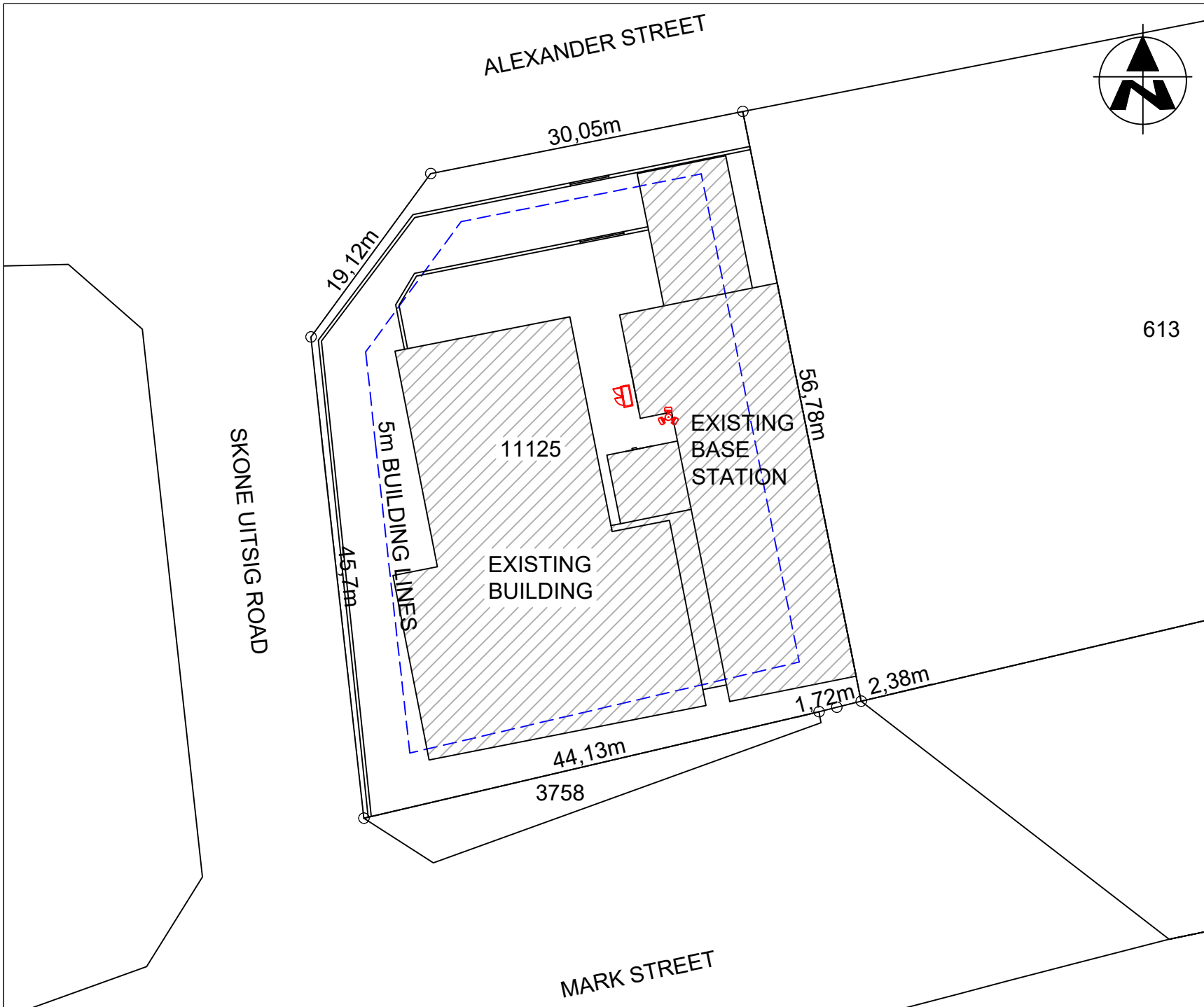
DRAWING NUMBER: 5267	SHEET: 1 OF 7
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DRAWING TITLE:	LOCALITY MAP
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DRAWN: D. LOOTS	SCALE: NTS
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DATE: 2025-08-22	REVISION: 0
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Site Plan



SITE ID: 5267	
SITE NAME: STELLENBOSCH EXCHANGE	
PROPERTY DESCRIPTION: ERF 11125 STELLENBOSCH	
ADDRESS: ALEXANDER STREET, STELLENBOSCH	
CO-ORDINATES: Lat: -33.936562° Long: 18.856573°	ELEVATION: 107m

WPP
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Century City, Cape Town

Po Box 152,
Century City,
7446

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APPROVED MAST:	
NOTES: A) 1 x WALL-MOUNTED POLE B) CUSTOM BASE STATION C) PROPERTY ZONING: UTILITY SERVICES ZONE D) BUILDING LINES: 5M BUILDING LINES E) 1 x TELKOM MOBILE EQUIPMENT UNIT ON SITE	

DATE	DESCRIPTION	REVISION
22-08-2025	1st Issue	0
DRAWING NUMBER: 5267		SHEET: 2 OF 7
DRAWING TITLE: SITE PLAN		
DRAWN: D. LOOTS		SCALE: 1:500
DATE: 2025-08-22		REVISION: 0

Top View



EXISTING BUILDING

EXISTING TELKOM MOBILE EQUIPMENT

EXISTING BUILDING

EXISTING WALL-MOUNTED POLE WITH TM ANTENNAS



SITE ID:

5267

SITE NAME:

STELLENBOSCH EXCHANGE

PROPERTY DESCRIPTION:

ERF 11125 STELLENBOSCH

ADDRESS:

ALEXANDER STREET,
STELLENBOSCH

CO-ORDINATES:

Lat: -33.936562°
Long: 18.856573°

ELEVATION:

107m



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7446

PROJECT:

WALL-MOUNTED POLE

APPROVED MAST:

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DATE	DESCRIPTION	REVISION
22-08-2025	1st Issue	0

DRAWING NUMBER: 5267

SHEET:
3 OF 7

DRAWING TITLE:

TOP VIEW

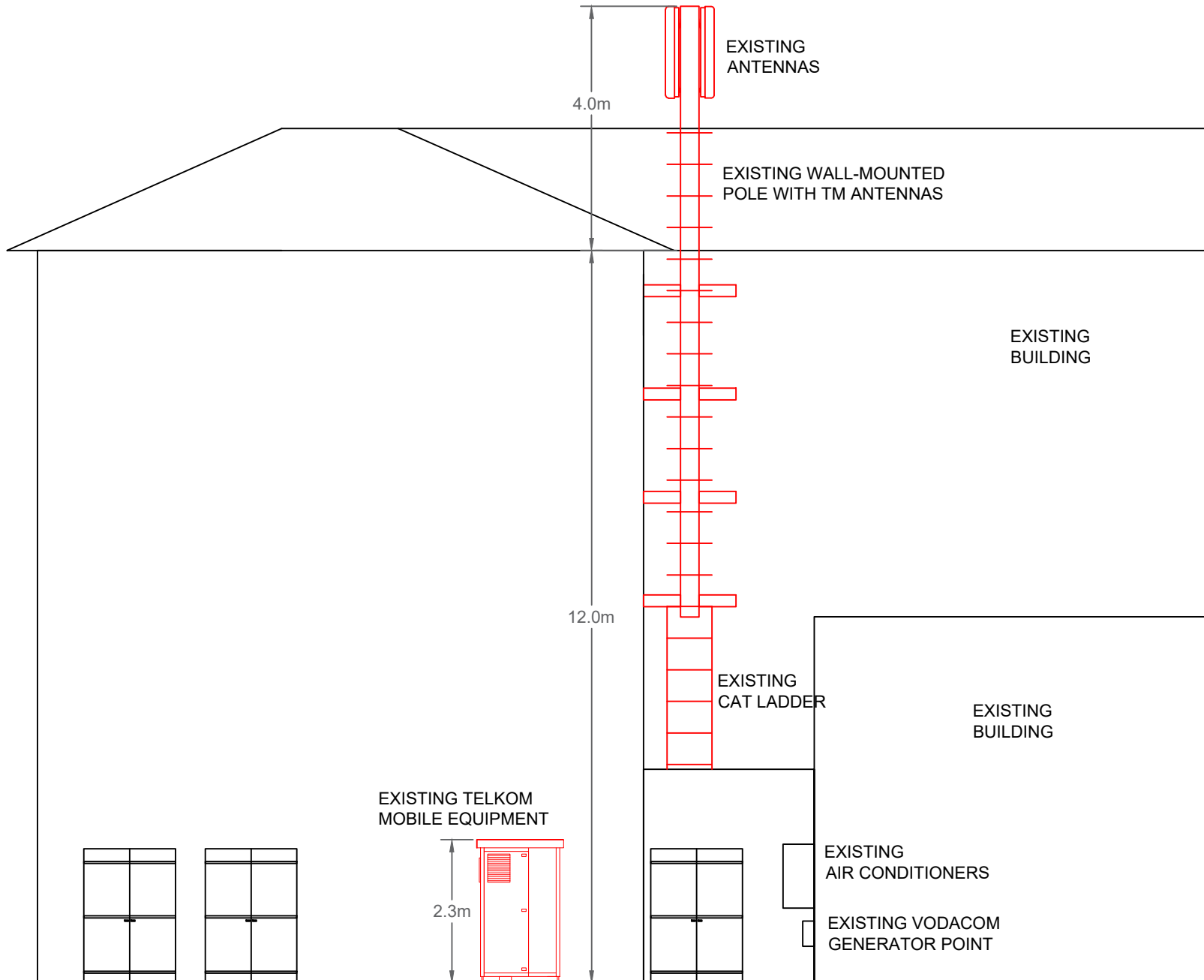
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SCALE:
NTS

DATE: 2025-08-22

REVISION:
0

Elevation



WESTERN ELEVATION



SITE ID: 5267

SITE NAME: STELLENBOSCH EXCHANGE

PROPERTY DESCRIPTION: ERF 11125 STELLENBOSCH

ADDRESS: ALEXANDER STREET,
STELLENBOSCH

CO-ORDINATES: Lat: -33.936562°
Long: 18.856573°

ELEVATION: 107m



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

PROJECT: WALL-MOUNTED POLE

APPROVED MAST:

NOTES:

- A) 1 x WALL-MOUNTED POLE
- B) CUSTOM BASE STATION
- C) PROPERTY ZONING: UTILITY SERVICES ZONE
- D) BUILDING LINES: 5M BUILDING LINES
- E) 1 x TELKOM MOBILE EQUIPMENT UNIT ON SITE

DATE	DESCRIPTION	REVISION
22-08-2025	1st Issue	0

DRAWING NUMBER: 5267

SHEET: 4 OF 7

DRAWING TITLE: ELEVATION

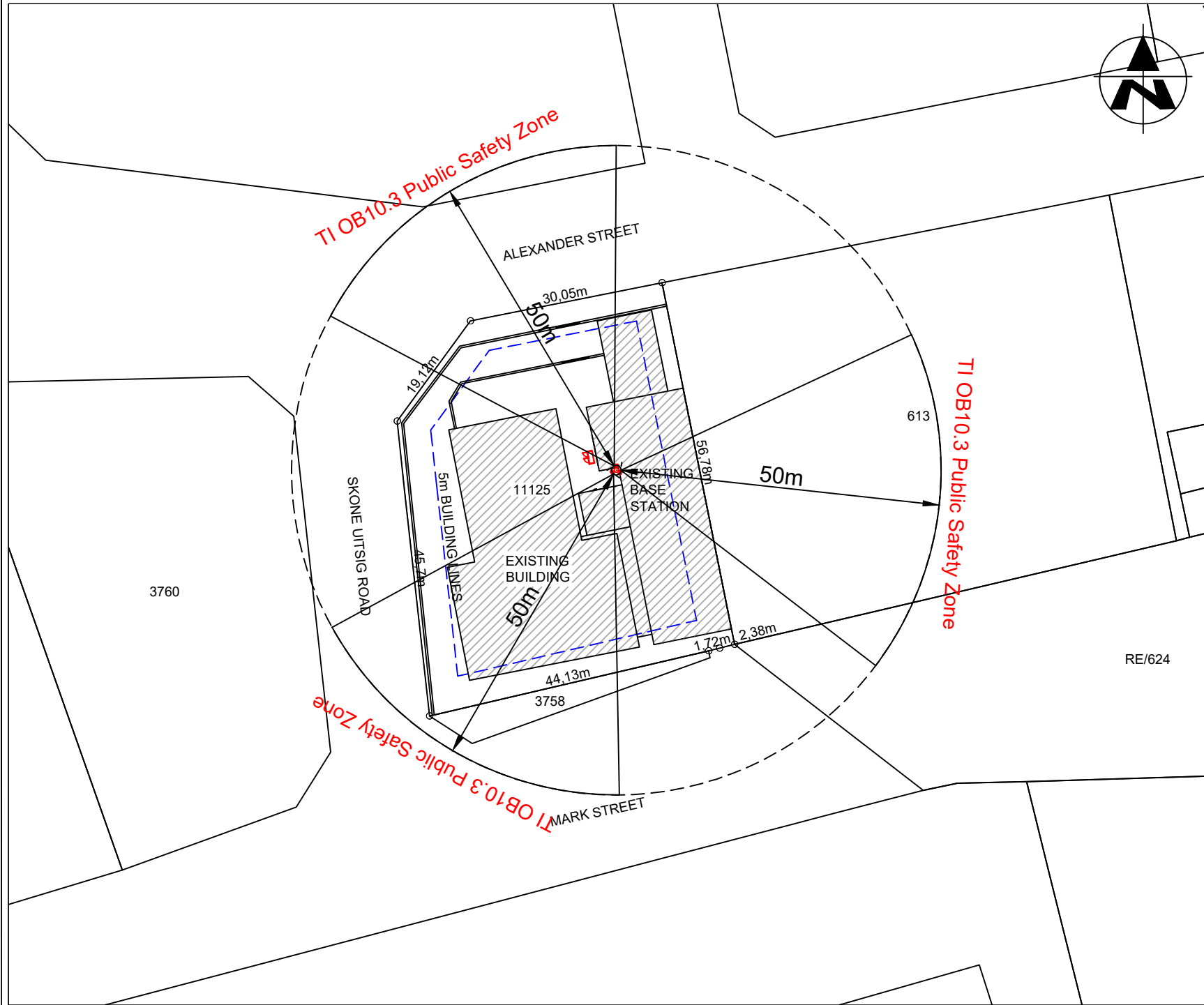
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SCALE: NTS

DATE: 2025-08-22

REVISION: 0

Public Safety Zone Map



SITE ID: 5267

SITE NAME: STELLENBOSCH EXCHANGE

PROPERTY DESCRIPTION:
ERF 11125 STELLENBOSCH

ADDRESS:
ALEXANDER STREET,
STELLENBOSCH

CO-ORDINATES: **ELEVATION:**
Lat: -33.936562° 107m
Long: 18.856573°



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

PROJECT: WALL-MOUNTED POLE

APPROVED MAST:

NOTES:
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B) CUSTOM BASE STATION
C) PROPERTY ZONING: UTILITY SERVICES ZONE
D) BUILDING LINES: 5M BUILDING LINES
E) 1 x TELKOM MOBILE EQUIPMENT UNIT ON SITE

DATE	DESCRIPTION	REVISION
22-08-2025	1st Issue	0

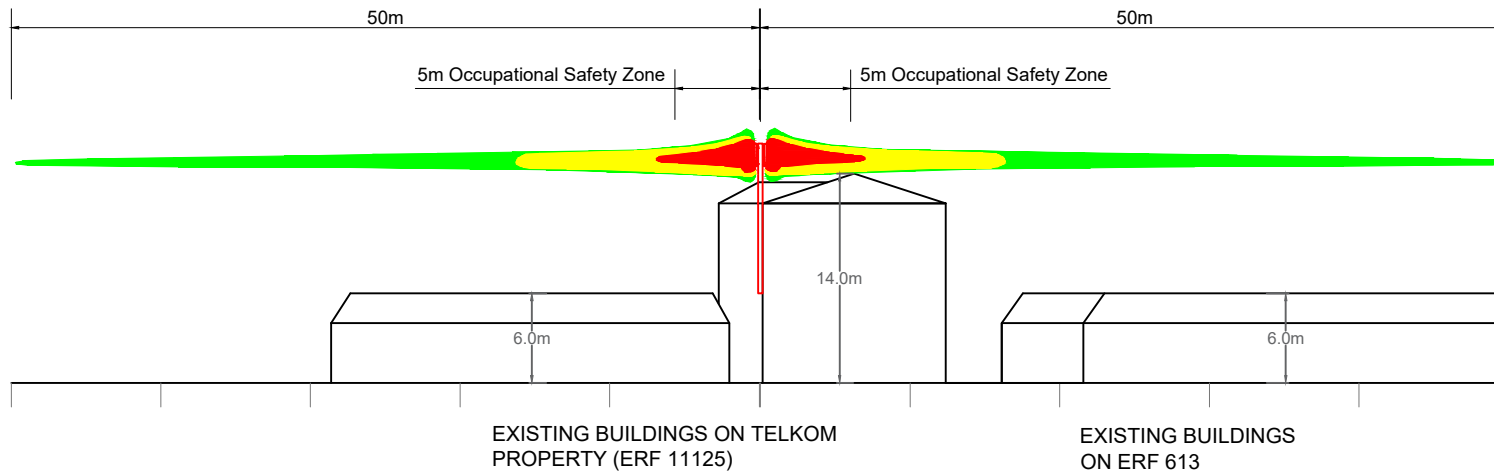
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DRAWING TITLE: PUBLIC SAFETY ZONE MAP

DRAWN: D. LOOTS **SCALE:** NTS

DATE: 2025-08-22 **REVISION:** 0

Public Safety Zone Elevation



SOUTHERN ELEVATION



SITE ID:

5267

SITE NAME:

STELLENBOSCH EXCHANGE

PROPERTY DESCRIPTION:

ERF 11125 STELLENBOSCH

ADDRESS:

ALEXANDER STREET,
STELLENBOSCH

CO-ORDINATES:

Lat: -33.936562°
Long: 18.856573°

ELEVATION:

107m



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PROJECT:

WALL-MOUNTED POLE

APPROVED MAST:

NOTES:

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- E) 1 x TELKOM MOBILE EQUIPMENT UNIT ON SITE

DATE	DESCRIPTION	REVISION
22-08-2025	1st Issue	0

DRAWING NUMBER: 5267

SHEET:
6 OF 7

DRAWING TITLE:

PUBLIC SAFETY ZONE ELEVATION

DRAWN: D. LOOTS

SCALE:
1:500

DATE: 2025-08-22

REVISION:
0

Site Photos



SITE ID:

5267

SITE NAME:

STELLENBOSCH EXCHANGE

PROPERTY DESCRIPTION:

ERF 11125 STELLENBOSCH

ADDRESS:

ALEXANDER STREET,
STELLENBOSCH

CO-ORDINATES:

Lat: -33.936562°
Long: 18.856573°

ELEVATION:

107m



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PROJECT:

WALL-MOUNTED POLE

APPROVED MAST:

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- D) BUILDING LINES: 5M BUILDING LINES
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DATE	DESCRIPTION	REVISION
22-08-2025	1st Issue	0

DRAWING NUMBER: 5267

SHEET:
7 OF 7

DRAWING TITLE:

SITE PHOTOS

DRAWN: D. LOOTS

SCALE:
NTS

DATE: 2025-08-22

REVISION:
0

PROPERTY DESCRIPTION:	ERF 11125, STELLENBOSCH
MUNICIPAL AREA:	STELLENBOSCH MUNICIPALITY
APPLICATION:	PERMANENT DEPARTURE AND PERMISSION ITO ZONING SCHEME FOR THE CONTINUED USE OF THE EXISTING ROOFTOP BASE TELECOMMUNICATION STATION
SITE NAME:	STELLENBOSCH EXCHANGE



APPLICANT:	WARREN PETTERSON PLANNING (WPP)
ON BEHALF OF/ FOR	SWIFTNET TOWERCO
OWNER:	TELKOM SA LTD
DATE:	JUNE 2026 (AUG 2026)



Department: Planning & Economic Development

Stellenbosch Municipality

Municipal Manager

NPK Building

20 Plein Street

Stellenbosch

7600

9 June 2026
(revised 19 Aug 2026)

Dear Sir/Madam

PERMANENT DEPARTURE AND PERMISSION INTO THE ZONING SCHEME FOR THE CONTINUED USE OF THE EXISTING ROOFTOP BASE TELECOMMUNICATION STATION ON ERF 11125, STELLENBOSCH

Kindly find attached in this application, the motivation and relevant documentation regarding a land use application for the continued use of the existing rooftop base station and associated equipment on Erf 11125, Stellenbosch as well as additions thereto.

This mast is of great benefit to the inhabitants of Stellenbosch and surrounds. This benefit relates to the fact that an overall improvement is experienced in terms of network provision, coverage, and capacity. The services provided by the mast 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 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 inhabitants and/or commuters.

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

Yours faithfully,



Dirko Loots

Pr. Pln A/3308/2023

WARREN PETTERSON PLANNING

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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:	Erf 11125, Stellenbosch
CLIENT:	Swiftnet Towerco
APPLICANT:	Warren Petterson Planning
OWNER:	Telkom SA Ltd
CONSENT USE	means a land use permitted in terms of a particular zoning with the approval of the municipality
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

SECTION A: BACKGROUND

A.1. THE APPLICATION

Application is hereby made for the following:

- ✓ **Permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 to allow for the rooftop base station to have a height of **4m instead of 3m** as stipulated in Section 156(2) of the zoning scheme.
- ✓ **Permission required in the zoning scheme** in terms of Section 15(2)(g) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 to allow for the continued use of the existing rooftop base station located within an Urban Conservation Overlay Zone.

A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of the Development Area

TITLE DEED DESCRIPTION	Erf 11125, In the Municipality of Stellenbosch, Division Stellenbosch, in extent 2542 square meters, held by Deed of Transfer T4260/1990.
TITLE DEED NUMBER	T4260/1990
PROPERTY SIZE (m²)	2542m ²
CURRENT ZONING (per SMZS)	Utility Zone
OWNER OF PROPERTY	Telkom SA Ltd



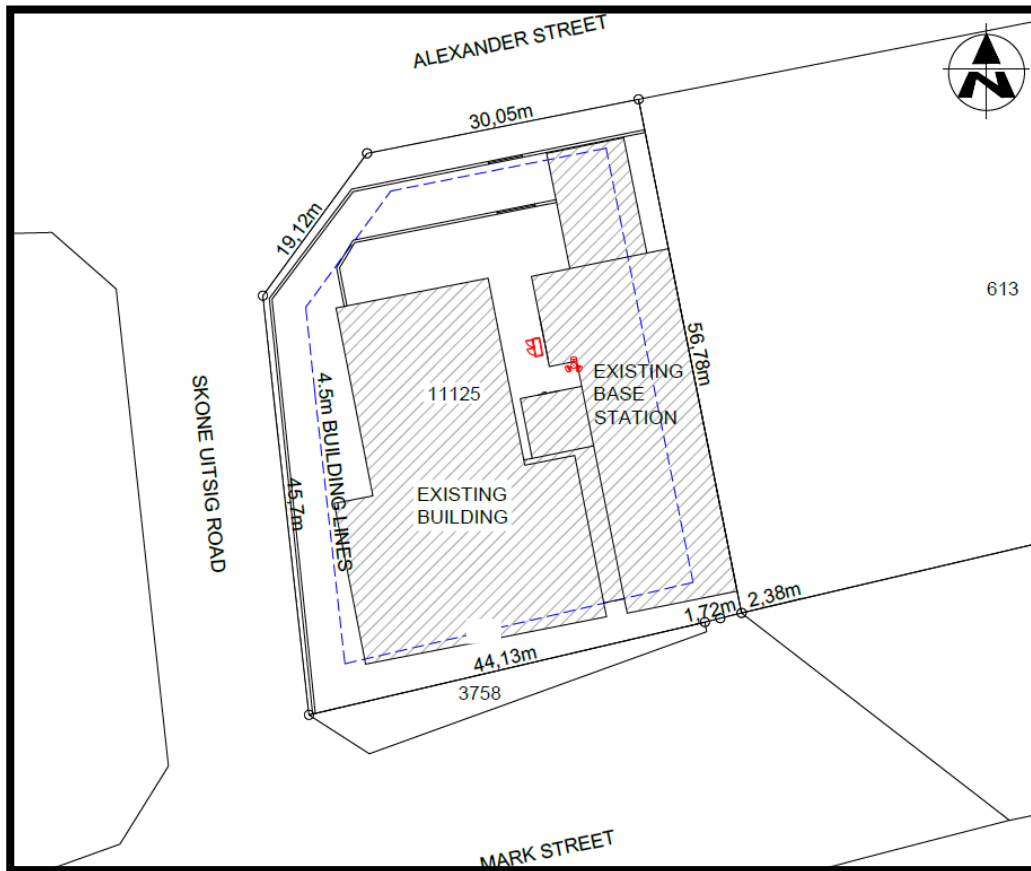


Figure 1 – Location of existing rooftop base station on Erf 11125 Stellenbosch

SECTION B: CONTEXTUAL INFORMANTS

The following section includes information relating to the locality, current land use, zoning, and surrounding area.

B.1. LOCALITY

Erf 11125, Stellenbosch is situated on Alexander Street, Stellenbosch. The property utilised for telecommunications purposes.

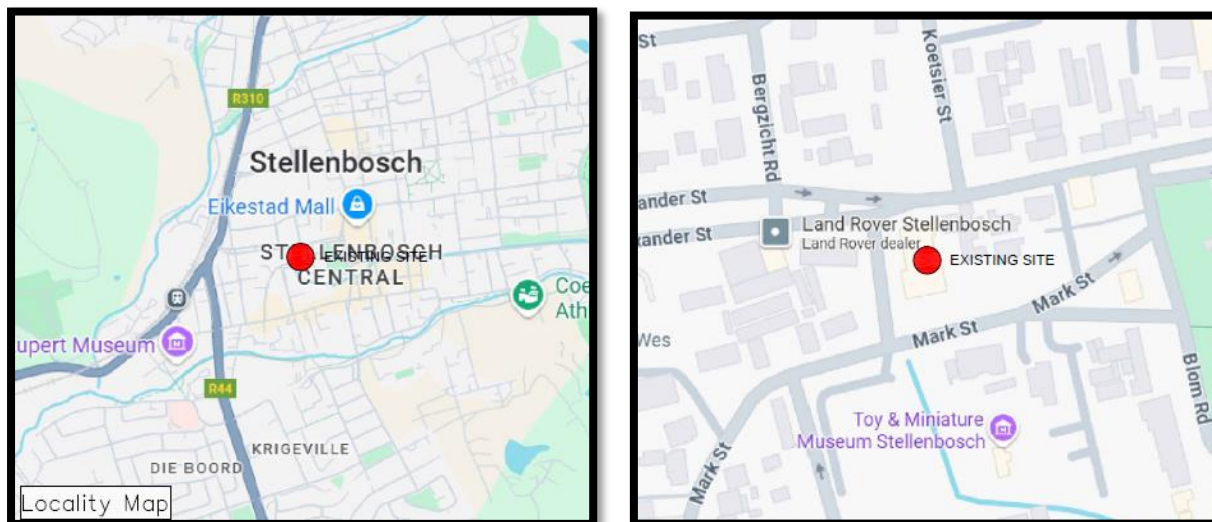


Figure 2 - Locality map

B.2. CURRENT LAND USE AND ZONING

Table 4 - Current land use and zoning

CURRENT LAND USE	Telecommunications
ZONING	Utility Zone

Primary Uses	Additional Uses (technical approval)	Consent Uses (Application required)
<ul style="list-style-type: none"> Authority use Parking garage Public parking Public road Utility services Occasional use (one event/year) Private road Rooftop base telecommunication station 	<ul style="list-style-type: none"> Employee housing Market 	<ul style="list-style-type: none"> Freestanding base telecommunication station Helicopter landing pad Occasional use (>one event/year) Renewable energy installation Transport purposes (passengers)

Figure 3 - Zoning extract of 'Utility Zone' from Stellenbosch Municipality Zoning Scheme By-law, 2024.

B.3. SURROUNDING AREA

The R44 is situated to the west and serves as an important regional route connecting the area with the Overstrand Municipality and Bergervier Municipality. The R44 also connects to the N1 in a northern direction. The N1 freeway, located to the north, functions as the primary transportation corridor within the broader region, providing strategic access towards the City of Cape Town and surrounding areas.

The area comprises of a variety of zonings, which include Mixed Use, Conventional Residential, Education, Local Business, Multi-unit Residential, Utility and Public Open Space. Please see Figure 4.



The map displays the following land use designations and their approximate locations:

- SAPS:** Located in the upper central part of the map, near parcel 6133.
- Business:** Located in the upper right part of the map, near parcel 3404.
- Institutional:** Located in the center-right part of the map, near parcel 3389.
- Utility:** Located in the center part of the map, near parcel 3758.
- Residential:** Located in the center-left part of the map, near parcel 264.
- Public Open Space:** Located in the lower center part of the map, near parcel 3672.

Other labeled parcels include 293, 292, 291, 266, 263, 269, 3190, 256, 591, 41, 43, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 80

Figure 5 - Land Use Map

SECTION C: DEVELOPMENT PROPOSAL

C.1. APPLICATION SPECIFICATIONS

The client, Swiftnet Towerco, wishes to apply for permanent departure and permission in terms of the zoning scheme for the continued use of the existing rooftop base telecommunication station.

C.1.1 Development Concept

The application comprises the following proposed development parameters:

- A) **1 x Existing** wall-mounted pole;
- B) **3 x Existing** antennas attached to the mast;
- C) **1 x Existing** microwave dish attached to the mast; and
- D) **1 x Existing** Telkom Mobile cabinet.

C.1.2 Permanent Departure

Section 156(2) of the zoning scheme restricts the height of a rooftop base station to a maximum of 3m in height above the part of the building that it is attached to. The existing rooftop base station extends 4m above the part of the building that the pole is attached to, which exceeds the 3m height restriction.

The 4m height is required in order to ensure sufficient clearance of the rooftop of the existing building on Erf 11125 Stellenbosch to avoid the emissions reflecting from the roof of the building, which results in a negative impact on the coverage provided to the surrounding area. The increased height also ensures that coverage is provided to a larger area surrounding Erf 11125.

Accordingly, application is made for a permanent departure to exceed the permitted height of 3m to allow for the existing 4m rooftop base station.

Considering the location of the rooftop base station near the centre of the building, the 1m extension in height does not have any significant impacts on the surrounding area in terms of visual impact.

C.1.3 Permission required in terms of the zoning scheme

Erf 11125 Stellenbosch falls within the Urban Conservation Overlay Zone, as identified in terms of Chapter 25 of the Stellenbosch Zoning Scheme By-law. The purpose of the Urban and Rural Conservation Overlay Zone is to protect and enhance the environmental, amenity, heritage and architectural character of areas within the Municipality, while allowing development to take place where potential adverse impacts can be appropriately managed and mitigated. The Overlay Zone therefore does not constitute an absolute

prohibition on development, but provides an additional mechanism through which development proposals are assessed with due regard to the particular character and sensitivity of the receiving environment.

From a visual and townscape perspective, the rooftop base station is considered compatible with the existing urban context. The installation occupies a limited portion of the overall building envelope and does not materially alter the architectural form or streetscape character of the surrounding area. By being located on an existing rooftop, the infrastructure avoids the substantially greater visual presence that would generally be associated with the introduction of a new freestanding telecommunications mast within the conservation area.

The retention of the existing installation also supports the principle of making efficient use of existing infrastructure. Removing the rooftop base station would not restore an undeveloped or historically significant portion of the site; rather, it would remove established telecommunications infrastructure and potentially necessitate the establishment of alternative infrastructure elsewhere in order to maintain network coverage and capacity. Such an outcome could result in the proliferation of additional telecommunications structures within the broader area and potentially create a greater cumulative visual impact.

The existing installation should furthermore be assessed in terms of its actual impact on the receiving environment rather than solely on the basis that the property falls within an Urban Conservation Overlay Zone. Chapter 25 provides the Municipality with a mechanism to manage development and mitigate potential adverse impacts, and recognises that conservation objectives must be balanced with the need to accommodate appropriate development. The Scheme expressly indicates that the Overlay Zone is intended to manage development in sensitive areas and should not unnecessarily hinder significant development advantages where impacts can be appropriately addressed.

The existing rooftop base station does not result in the removal of historically significant buildings, mature landscape features or other identified conservation resources. It also does not require substantial alteration of the existing building footprint or surrounding site. Its retention therefore represents a comparatively limited intervention within the conservation area. Where appropriate, visual mitigation measures such as maintaining the equipment in a visually recessive position, limiting unnecessary ancillary infrastructure, and ensuring that equipment and supporting structures are appropriately finished and maintained can further minimise its visual prominence.

It is therefore considered that the retention of the existing rooftop base station is consistent with the intent of Chapter 25. The installation makes use of an existing building, has a limited physical and visual footprint, does not materially compromise the established character of the area, and provides an essential electronic communications service. The continued use of the existing infrastructure represents a more appropriate conservation outcome than the removal of an established facility and the potential introduction of new telecommunications infrastructure elsewhere.

Accordingly, it is submitted that the existing rooftop base station on Erf 11125 should be regarded as an appropriately managed form of development within the Urban Conservation Overlay Zone, with its retention supporting both the conservation objectives of the Scheme and the need to maintain essential telecommunications infrastructure within the Stellenbosch urban environment.

C.2. ACCESS

Access to the rooftop base telecommunication station is obtained via the existing access to the property, situated along the northern boundary. Access to the site is only be necessary during repairs, and maintenance to antennas and / or equipment units.

C.3. SECURITY

The equipment located inside the containers will be secure as the equipment containers are locked at all times. Access to the antennas and the containers are controlled and limited to authorised personnel only.

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.

C.4. POWER

The base station is already connected to the existing electricity supply to the property.

C.5. ENVIRONMENTAL REGULATIONS

Environmental and social sustainability are regulated by The National Environmental Management Act (Act 107 OF 1998) (NEMA) - published in Government Notice No. R324. When read together with the National Environmental Management Act Regulations Listing Notice 3 of 2017 (promulgated 08 December 2014), an Environmental Impact Assessment (EIA) or Environmental Authorization (EA) is only applicable in 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):

(i) Western Cape:

- i. All areas outside urban areas;*

ii. Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority, or zoned for a conservation purpose, within urban areas;

iii. Areas zoned for use as public open space or equivalent zoning within urban areas.

This is a rooftop base station and does therefore not trigger any listed activities in terms of NEMA.

SECTION D: POLICY AND LEGISLATION

D.1. STELLENBOSCH MUNICIPALITY TELECOMMUNICATION MAST INFRASTRUCTURE POLICY, 2016/2017

For ease of reference the table below illustrates how this proposal complies with the STMIP, 2016/2017 (Table 5).

Table 5 - Compliance of application with objectives 1-10 of the SMTMIP, 2016/2017

	Objective content:	Compliance to Objective
01:	<i>To improve and maintain communication</i>	This application is in line with this objective as it aims at providing the inhabitants of Stellenbosch with effective and efficient voice and data coverage and capacity.
02:	<i>To ensure that the TMI is placed in the best possible location</i>	The location of the existing site is situated on a property owned by Telkom SA Ltd, which is aimed at making provision for telecommunications and utility services. The location of the existing site is therefore appropriate and within a mixed-use part of Stellenbosch.
03	<i>To ensure the co-location or sharing of TMI wherever possible</i>	The existing pole will be able to accommodate one more user is required.
04	<i>To retain the visual integrity, special character and amenity of the Stellenbosch Municipality</i>	The existing rooftop installation is appropriately integrated with the host building and surrounding urban environment, thereby retaining the visual integrity, special character, and amenity of the Stellenbosch Municipality. Located within an established, tree-lined streetscape characterised by multi-storey buildings and existing urban infrastructure, the antennas remain visually subordinate to the host structure and are partially screened by surrounding vegetation. The installation projects only marginally above the roofline, does not obstruct important views or detract from the area's architectural and scenic qualities, and avoids the need for a more visually intrusive freestanding mast. As an established feature within the urban fabric, the antennas have a negligible impact on the character of the area while continuing to provide essential telecommunications services.

05	<i>To design with the landscape and use modern mitigation measures to reduce impact</i>	The existing rooftop installation demonstrates a design approach that works with the existing built landscape by utilising an established building as the host structure rather than introducing a new freestanding mast into the area. This co-location approach minimises additional visual clutter, reduces the infrastructure footprint, and makes efficient use of existing urban development. The antennas are mounted in a manner that limits their visibility from street level and are partially screened by surrounding mature trees and buildings, thereby reducing their visual prominence. Furthermore, modern telecommunications equipment has become increasingly compact and visually unobtrusive, allowing the installation to blend more effectively with the surrounding environment. Through the use of rooftop mounting, infrastructure sharing, and the integration of low-profile antenna technology, the facility successfully applies modern mitigation measures to minimise visual impact while maintaining essential telecommunications services.
06	<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.
07	<i>To ensure that wherever possible, TMI is not situated within an area of environmental or heritage significance</i>	This application will have no effect on the natural or cultural (heritage) environment.
08	<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 utility 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>	The existing installation aligns with the principle of utilising existing structures for telecommunications infrastructure wherever possible. Rather than constructing a new freestanding mast, the antennas have been mounted on an existing building, thereby making efficient use of established infrastructure and avoiding additional visual intrusion into the surrounding environment. While infrastructure such as light poles, road signs, and similar structures may be suitable for certain low-height or small-cell telecommunications applications, they are often unable to accommodate the coverage, capacity, and technical requirements of conventional mobile network equipment. In this instance, the rooftop installation represents an appropriate form of infrastructure sharing and co-location, achieving the same objective of minimising visual impact through the use of an existing structure while avoiding the need for a separate telecommunications tower. As a result, the facility reduces visual clutter, limits the proliferation of new structures, and remains consistent with good planning and urban design principles.
010	<i>To protect the health, safety and wellbeing of the inhabitants of Cape Town</i>	The equipment located inside the containers will be secure as the equipment containers are locked at all times. Access to the antennas and the container are controlled and limited to authorised personnel only. There are no habitable structures 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). Also see public safety zones illustrated on the drawings submitted herewith.

D.2. 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 6 - Compliance of application with Principles 7a-7e of SPLUMA, 2013

	HOW DOES THIS APPLICATION COMPLY WITH THIS PRINCIPLE?
<i>Principle 7a: Spatial Justice</i>	In a broader sense, spatial justice refers to an intentional incorporation of spatial (geographical) aspects. This refers 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.

<i>Principle 7b: Spatial Sustainability</i>	Spatial sustainability is an explicit concept which describe the relations between environmental, economic, and socio-cultural facets related to a societal environment. Enhanced coverage and capacity 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 rooftop telecommunication base stations and the possibility of co-location will limit the number 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 RBTS are placed in an area (optimally situated between planned and existing stations) with a reason. This reason is to incorporate various factors (e.g., number of users, quality of service etc.) when considering the placement 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 RBTS 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 to incorporate the views and opinions of all relevant parties.

D.3. OTHER POLICIES AND LEGISLATION

Other policies and legislative frameworks include Stellenbosch's fifth generation five-Year Integrated Development Plan 2022/2027, and the Stellenbosch Municipality Spatial Development Framework (SMSDF), 2019.

D.3.1. Fifth Generation Five-Year Integrated Development Plan (2022/2027)

The Five-Year IDP (2022/2027) refers to the enhancement of TI to provide Stellenbosch with information communicative technologies as set out in section 6.3.12.

"ICT Systems and Services are playing an ever-increasing role as a strategic enabler of organisational transformation and service delivery in the public sector"

Based on the above, the continued use of existing telecommunication infrastructure is important so that all requirements in terms of objectives for strategic goals are met. This is highlighted further under 6.3.12.3 on page 169 in IDP where the "ICT Department will continue to strive in achieving its goals to close the gap between the municipality and the community by improving services and engagement" These goals include:

- “Understanding the needs of the community
- Always deliver a consistent and quality service; and
- Manage the relationships with vendors and stakeholders providing a service to the public”

This application is in line with addressing these ICT goals above as the upgraded TI to be installed on the said property will provide the sought-after services (e.g. Optic-Fibre, 4G, 5G and LTE coverage).

The IDP also emphasis that the municipality use information and communication technology to create a Smart City which is part of the Council Term Projects 2022-2027 (Stellenbosch IDP, 2022-2027: 172).

D.3.2. Stellenbosch Municipal Spatial Development Framework, 2019

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, 2019. 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.

SECTION E: MOTIVATION

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

E.1. BACKGROUND

Over recent years, cellular communication in South Africa has evolved from a convenience to an essential communication, business and safety tool. Increased affordability of mobile services, together with the growing demand for data-intensive applications, social media and faster internet connectivity, has resulted in a significant increase in network usage. Existing cellular infrastructure is often unable to accommodate this growing demand, leading to network congestion, dropped calls and unstable internet connections. In response, mobile network operators continue to upgrade and expand their infrastructure through technologies such as LTE and 5G, which provide faster connectivity but require a denser network of base stations due to their reduced coverage range. The existing site, identified by Telkom planners as

a nominal network point, therefore plays an important role in strengthening network coverage and capacity while reducing the need for additional infrastructure in alternative locations.

E.2. DEVELOPMENT MOTIVATION

Please read together with previous sections in this application. This permanent departure and permission required in terms of the scheme for the continued use of the existing rooftop base telecommunication station on Erf 11125, Stellenbosch should be supported based on the following grounds:

E.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 Stellenbosch Municipality poor network coverage (related to both voice and data) is often experienced due to some capacity constraints. Since the pandemic of Covid-19, more people are working from home than ever before, putting the existing networks under significant additional pressure, thus the need for capacity in residential areas are justified even though there might be coverage.

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

The existing rooftop base telecommunication station does not interfere with the current use of the property or impact negatively on the surrounding land uses. It does however provide an essential service to the surrounding community.

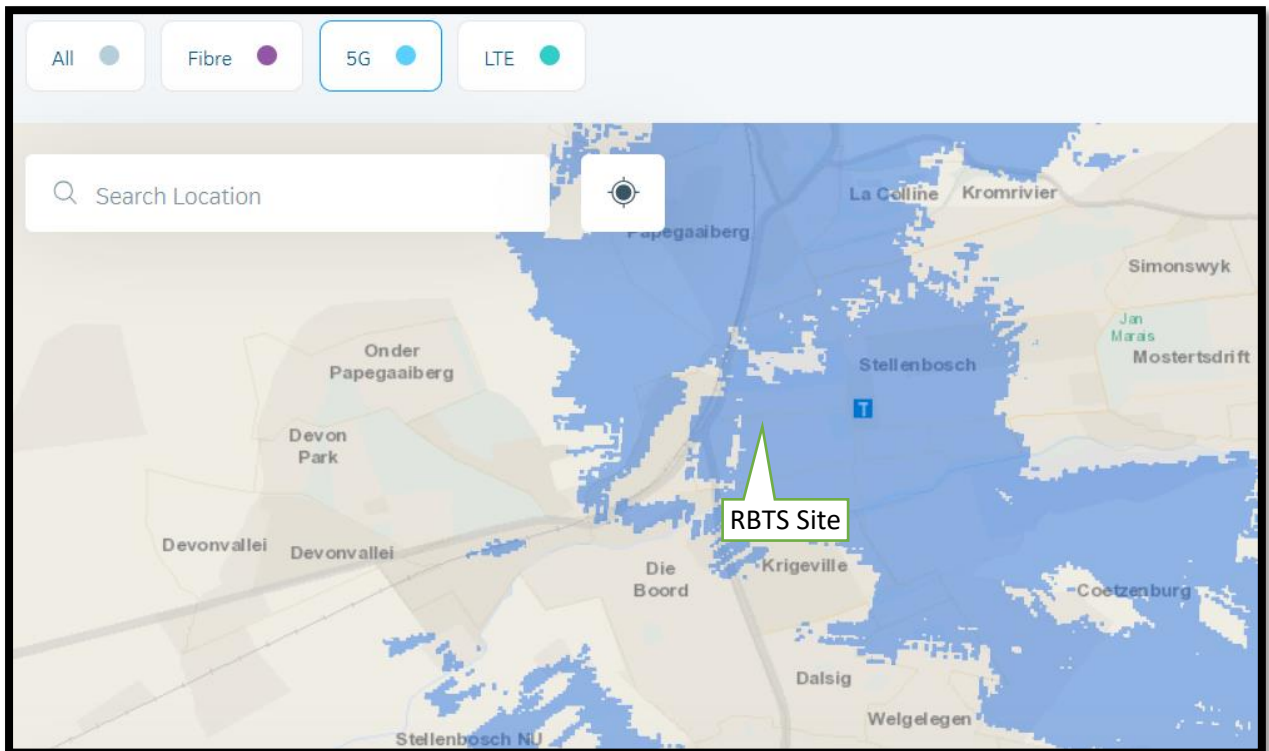


Figure 6 - Telkom Mobile Network Coverage Map: LTE.

Figures 6 illustrates the current 5G Telkom Mobile coverage in and around Stellenbosch. Only Telkom Mobile antennas are currently on the rooftop installation. It is clear from the map provided above that the existing site provides much needed coverage to the surrounding area.

The increase in network strength brought by the existing and proposed upgrades will aid the local businesses and can unlock growth potential which will have a positive economic impact. Residents, businesses and commuters will have a more secure connection to emergency services and armed response which will have a huge social impact.

The existing RBTS does not interfere with the current use of the property and there are no negative impacts on the surrounding land uses and environment. No trees had to be removed to build the base station and no buildings with heritage value will be affected.

The existing use has no impact on the external engineering services, on transport or traffic related considerations, or on the biophysical environment. Every possible measure has been taken to make the design as aesthetically pleasing as possible.

It is our submission that the existing use has no detrimental impact on the surrounding properties and will provide an essential service to the surrounding community.

E.2.2.1. Choice of site

As an increase in the number of users occurs in the area, the area which is covered by the existing network decreases, leading to poorer network coverage. Figures 7-9 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area.

Cellular infrastructure explained:

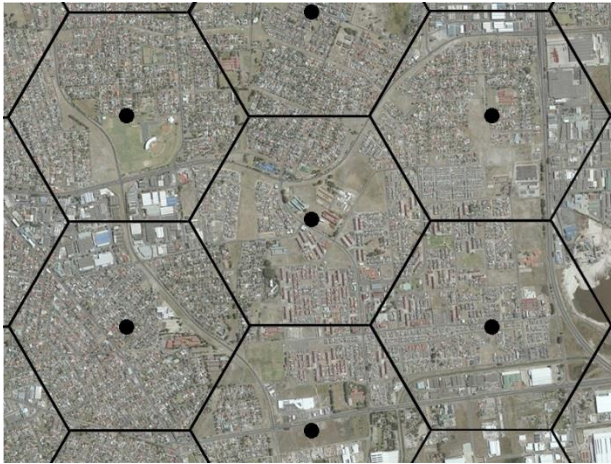


Figure 7 - Initial coverage (cell) provided by Telecommunication Base Station.

Figure 7 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).



Figure 8 - 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.

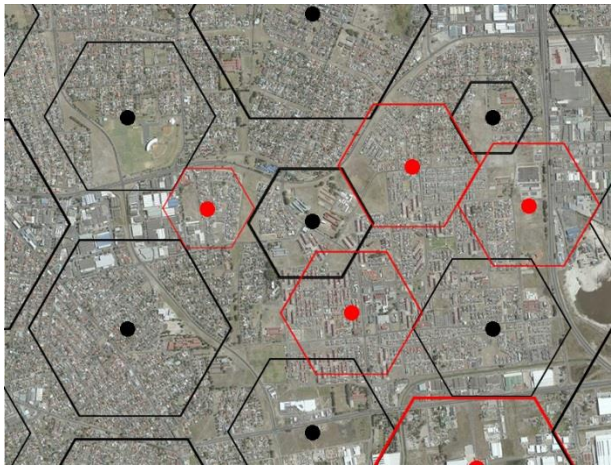


Figure 9 - Additional telecommunication base stations required to fill the gaps.

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 8). This need for coverage arises from the daily use of mobile devices by people in the modern world we live in today. 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.

E.2.4. Visual Impact

From a visual impact perspective, the existing rooftop installation is considered to have a low visual impact as it has been sensitively integrated into an existing urban environment and makes use of an existing building rather than requiring the construction of a new freestanding telecommunications mast. The use of the host building as supporting infrastructure significantly reduces the visual footprint of the facility and limits the proliferation of additional telecommunications structures within the area.

The antennas are positioned on the rooftop and remain visually subordinate to the scale, height, and massing of the host building. Although the installation is visible from certain viewpoints, it does not dominate the streetscape or interrupt the overall visual character of the area. The surrounding urban environment already contains a variety of built-form elements, including residential and commercial buildings, street lighting, utility infrastructure, boundary walls, and mature vegetation, all of which contribute to a developed visual context in which the antenna installation is readily absorbed.

The presence of mature trees and landscaping within the surrounding streetscape further assists in softening views of the rooftop infrastructure and reducing its visibility from ground level. In many instances, the antennas are viewed against the backdrop of the existing building and other urban features rather than against the skyline, thereby limiting their visual prominence. The compact nature of modern telecommunications equipment also contributes to reducing visual intrusion when compared to older, bulkier installations.

Importantly, the installation does not obstruct significant public views, scenic vistas, heritage resources, or landmark features that contribute to the character and sense of place within Stellenbosch. The visual

integrity of the surrounding area remains intact, with the host building continuing to be the dominant visual element. The telecommunications equipment occupies only a small portion of the overall visual field and does not detract from the area's architectural, cultural, or landscape qualities.

Furthermore, the facility represents an efficient form of infrastructure sharing and co-location, which is widely recognised as a preferred planning and environmental practice. By utilising an existing structure, the need for additional freestanding masts elsewhere in the area is reduced, thereby limiting cumulative visual impacts and preventing unnecessary visual clutter within the urban landscape.

As the installation has been in place for an extended period, it has become an established component of the existing built environment and is no longer perceived as a new or intrusive element. The surrounding area has effectively adapted to its presence, and there is no evidence that the facility has resulted in a significant degradation of visual amenity or the character of the locality.

It is therefore considered that the existing rooftop installation has a low visual impact significance, is appropriately integrated into the existing urban fabric, and successfully balances the provision of essential telecommunications services with the protection of the visual character, amenity, and sense of place of the surrounding area.

E.2.5. Alternative Sites

Alternative sites have not been considered for this proposal as this is an existing site. Alternatives would mean either adding antennas to another building in the area, which can have a more significant visual impact or erecting a mast in a different location which will have a far greater visual impact in the area.

E.2.6. 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 antennas and base stations emit radio waves, their frequency is not considered high enough to pose a health risk. Antennas 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 antennas 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.

SECTION F: CONCLUSION

This permanent departure and permission required in terms of the zoning scheme for continued use of the existing rooftop base telecommunication station on Erf 11125 Stellenbosch, provides an essential and sought after service to the surrounding community, businesses, university and commuters. This application is in line with the current policy and legislation on a local level. Furthermore, this application complies with the Five-Year Integrated Development Plan (2022/2027), and the Stellenbosch Municipal Spatial Development Framework, 2019.

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

- Most households in the surrounding area depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.) – especially since the pandemic of Covid-19 resulted in more people working from home, putting the existing networks under significant additional pressure, thus the need for capacity in residential areas are justified even though there might be coverage. 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, businesses and daily commuters will benefit by having access to improved communication facilities.
- 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 must 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.

Yours faithfully,



Dirko Loots
Pr. Pln A/3308/2023
WARREN PETTERSON PLANNING