

## NOTICE OF LAND DEVELOPMENT APPLICATION

### **CONSENT USE AND PERMANENT DEPARTURES: ERF 102 KLAPMUTS**

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

Application Property Address: **Main Road, Klappmuts**

Application Property Number: **Erf 102 Klappmuts**

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

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

Application Reference: **LU/TP1673/2026**

#### **Description of land development proposal:**

The application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 102 Klappmuts for the following:

1. **Consent use** in terms of Section 15(2)(o) of Stellenbosch Municipality Land Use Planning By-Law, 2023, for the legalisation of the freestanding base telecommunication station.
2. **Permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, to permit the mast to be located **8.3 m** in lieu of **45m** from the **street boundary building line** (Main Road).
3. **Permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, to permit the mast to be located **4.2 m** in lieu of **45m** from the **common boundary building line** (Adjoining Erf 186 Klappmuts).
4. **Permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, to permit the mast to be located **23.8 m** in lieu of **45m** from the **common boundary building line** (Adjoining Erf 164 Klappmuts).
5. **Permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, to permit the mast to be located **8.8 m** in lieu of **45m** from the **common boundary building line** (Adjoining Erf 101 Klappmuts).

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; dloots@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 **31 August 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**

### **VERGUNNINGSGEBRUIK EN PERMANENTE AFWYKINGS: ERF 102 KLAPMUTS**

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

Adres van aansoek eiendom: **Hoofstraat, Klipmuts**

Aansoek eiendom beskrywing: **Erf 102 Klipmuts**

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

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

Aansoek Verwysing: **LU/TP1673/2026**

### **Besonderhede van die grondgebruiksaansoek:**

Die aansoek word ingevolge Artikel 15 van die Stellenbosch-munisipaliteit se Verordening op Grondgebruikbeplanning ten opsigte van Erf 102 Klipmuts gedoen vir die volgende:

1. **Vergunningsgebruik** ingevolge Artikel 15(2)(o) van die Stellenbosch-munisipaliteit se Verordening op Grondgebruikbeplanning, 2023, vir die wetting van die vrystaande basis-telekommunikasiestasie.
2. **Permanente afwyking** ingevolge Artikel 15(2)(b) van die Stellenbosch-munisipaliteit se Verordening op Grondgebruikbeplanning, 2023, om toe te laat dat die mas **8,3 m** in plaas van **45 m** vanaf die **straatgrens-boulyn** (Hoofweg) geplaas word.
3. **Permanente afwyking** ingevolge Artikel 15(2)(b) van die Stellenbosch-munisipaliteit se Verordening op Grondgebruikbeplanning, 2023, om toe te laat dat die mas **4,2 m** in plaas van **45 m** vanaf die **gemeenskaplike grens-boulyn** (aangrensende Erf 186 Klipmuts) geplaas word.
4. **Permanente afwyking** ingevolge Artikel 15(2)(b) van die Stellenbosch-munisipaliteit se Verordening op Grondgebruikbeplanning, 2023, om toe te laat dat die mas **23,8 m** in plaas van **45 m** vanaf die **gemeenskaplike grens-boulyn** (aangrensende Erf 164 Klipmuts) geplaas word.
5. **Permanente afwyking** ingevolge Artikel 15(2)(b) van die Stellenbosch-munisipaliteit se Verordening op Grondgebruikbeplanning, 2023, om toe te laat dat die mas **8,8 m** in plaas van **45 m** vanaf die **gemeenskaplike grens-boulyn** (aangrensende Erf 101 Klipmuts) geplaas word.

Kennis word hiermee gegee in terme van die voorskrifte 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 tydskedule 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 terme 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 of WPP; dlloods@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 **31 Augustus 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**

## NOTICE OF LAND DEVELOPMENT APPLICATION

### **CONSENT USE AND PERMANENT DEPARTURES: ERF 102 KLAPMUTS**

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

Application Property Address: **Main Road, Klappmuts**

Application Property Number: **Erf 102 Klappmuts**

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

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

Application Reference: **LU/TP1673/2026**

#### **Description of land development proposal:**

The application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 102 Klappmuts for the following:

1. **Consent use** in terms of Section 15(2)(o) of Stellenbosch Municipality Land Use Planning By-Law, 2023, for the legalisation of the freestanding base telecommunication station.
2. **Permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, to permit the mast to be located **8.3 m** in lieu of **45m** from the **street boundary building line** (Main Road).
3. **Permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, to permit the mast to be located **4.2 m** in lieu of **45m** from the **common boundary building line** (Adjoining Erf 186 Klappmuts).
4. **Permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, to permit the mast to be located **23.8 m** in lieu of **45m** from the **common boundary building line** (Adjoining Erf 164 Klappmuts).
5. **Permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023, to permit the mast to be located **8.8 m** in lieu of **45m** from the **common boundary building line** (Adjoining Erf 101 Klappmuts).

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; dloots@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 **31 August 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**

### **VERGUNNINGSGEBRUIK EN PERMANENTE AFWYKINGS: ERF 102 KLAPMUTS**

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

Adres van aansoek eiendom: **Hoofstraat, Klipmuts**

Aansoek eiendom beskrywing: **Erf 102 Klipmuts**

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

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

Aansoek Verwysing: **LU/TP1673/2026**

### **Besonderhede van die grondgebruiksaansoek:**

Die aansoek word ingevolge Artikel 15 van die Stellenbosch-munisipaliteit se Verordening op Grondgebruikbeplanning ten opsigte van Erf 102 Klipmuts gedoen vir die volgende:

1. **Vergunningsgebruik** ingevolge Artikel 15(2)(o) van die Stellenbosch-munisipaliteit se Verordening op Grondgebruikbeplanning, 2023, vir die wetting van die vrystaande basis-telekommunikasiestasie.
2. **Permanente afwyking** ingevolge Artikel 15(2)(b) van die Stellenbosch-munisipaliteit se Verordening op Grondgebruikbeplanning, 2023, om toe te laat dat die mas **8,3 m** in plaas van **45 m** vanaf die **straatgrens-boulyn** (Hoofweg) geplaas word.
3. **Permanente afwyking** ingevolge Artikel 15(2)(b) van die Stellenbosch-munisipaliteit se Verordening op Grondgebruikbeplanning, 2023, om toe te laat dat die mas **4,2 m** in plaas van **45 m** vanaf die **gemeenskaplike grens-boulyn** (aangrensende Erf 186 Klipmuts) geplaas word.
4. **Permanente afwyking** ingevolge Artikel 15(2)(b) van die Stellenbosch-munisipaliteit se Verordening op Grondgebruikbeplanning, 2023, om toe te laat dat die mas **23,8 m** in plaas van **45 m** vanaf die **gemeenskaplike grens-boulyn** (aangrensende Erf 164 Klipmuts) geplaas word.
5. **Permanente afwyking** ingevolge Artikel 15(2)(b) van die Stellenbosch-munisipaliteit se Verordening op Grondgebruikbeplanning, 2023, om toe te laat dat die mas **8,8 m** in plaas van **45 m** vanaf die **gemeenskaplike grens-boulyn** (aangrensende Erf 101 Klipmuts) geplaas word.

Kennis word hiermee gegee in terme van die voorskrifte 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 tydskedule 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 terme 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 of WPP; dlroots@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 **31 Augustus 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**

|                              |                                                                                                                        |
|------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>PROPERTY DESCRIPTION:</b> | ERF 102, KLAPMUTS                                                                                                      |
| <b>MUNICIPAL AREA:</b>       | STELLENBOSCH MUNICIPALITY                                                                                              |
| <b>APPLICATION:</b>          | CONSENT USE AND PERMANENT DEPARTURES FOR THE CONTINUED USE OF THE EXISTING FREESTANDING BASE TELECOMMUNICATION STATION |
| <b>SITE NAME:</b>            | KLAPMUTS EXCHANGE                                                                                                      |



|                          |                                 |
|--------------------------|---------------------------------|
| <b>APPLICANT:</b>        | WARREN PETTERSON PLANNING (WPP) |
| <b>ON BEHALF OF/ FOR</b> | SWIFTNET TOWERCO                |
| <b>OWNER:</b>            | TELKOM SA LTD                   |
| <b>DATE:</b>             | MAY 2026                        |



**Department: Planning & Economic Development**

Stellenbosch Municipality

Municipal Manager

NPK Building

20 Plein Street

Stellenbosch

7600

25 May 2026

Dear Sir/Madam

**CONSENT USE AND PERMANENT DEPARTURES FOR THE CONTINUED USE OF THE EXISTING  
FREESTANDING BASE TELECOMMUNICATION STATION ON ERF 102, KLAPMUTS**

Kindly find attached in this application, the motivation and relevant documentation regarding a land use application for the continued use of the existing freestanding mast and associated equipment on Erf 102, Klappmuts as well as additions thereto.

This mast is of great benefit to the inhabitants of Klappmuts 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**

## TABLE OF CONTENTS

|                                                                                        |    |
|----------------------------------------------------------------------------------------|----|
| <b>SECTION A: BACKGROUND</b>                                                           | 6  |
| A.1. THE APPLICATION                                                                   | 6  |
| A.2. DETAILS OF THE DEVELOPMENT AREA                                                   | 6  |
| <b>SECTION B: CONTEXTUAL INFORMANTS</b>                                                | 7  |
| B.1. LOCALITY                                                                          | 7  |
| B.2. CURRENT LAND USE AND ZONING                                                       | 8  |
| B.3. SURROUNDING AREA                                                                  | 8  |
| <b>SECTION C: DEVELOPMENT PROPOSAL</b>                                                 | 10 |
| C.1. APPLICATION SPECIFICATIONS                                                        | 10 |
| C.1.1 Development Concept                                                              | 10 |
| C.2. ACCESS                                                                            | 11 |
| C.3. SECURITY                                                                          | 11 |
| C.4. POWER                                                                             | 11 |
| C.5. ENVIRONMENTAL REGULATIONS                                                         | 11 |
| <b>SECTION D: POLICY AND LEGISLATION</b>                                               | 12 |
| D.1. STELLENBOSCH MUNICIPALITY TELECOMMUNICATION MAST INFRASTRUCTURE POLICY, 2016/2017 | 12 |
| D.2. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013                                | 14 |
| D.3. OTHER POLICIES AND LEGISLATION                                                    | 15 |
| D.3.1. Fifth Generation Five-Year Integrated Development Plan (2022/2027)              | 15 |
| D.3.2. Stellenbosch Municipal Spatial Development Framework, 2019                      | 15 |
| <b>SECTION E: MOTIVATION</b>                                                           | 16 |
| E.1. BACKGROUND                                                                        | 16 |
| E.2. DEVELOPMENT MOTIVATION                                                            | 16 |
| E.2.1. Need and Desirability                                                           | 16 |
| E.2.2.1. Choice of site                                                                | 19 |
| E.2.4. Visual Impact                                                                   | 20 |
| E.2.5. Alternative Sites                                                               | 21 |
| E.2.6. Health concerns                                                                 | 21 |
| <b>SECTION F: CONCLUSION</b>                                                           | 22 |

## LIST OF FIGURES

|                                                                                                                 |    |
|-----------------------------------------------------------------------------------------------------------------|----|
| Figure 1 – Location of existing 30m lattice mast on Erf 102 Klapmuts                                            | 7  |
| Figure 2 - Locality map                                                                                         | 8  |
| Figure 3 - Zoning extract of 'Utility Services Zone' from Stellenbosch Municipality Zoning Scheme By-law, 2024. | 8  |
| Figure 4 - Zoning Erf 102 Klapmuts and surrounding properties.                                                  | 9  |
| Figure 5 - Land Use Map                                                                                         | 10 |
| Figure 6 - Vodacom Network Coverage Map: 5G.                                                                    | 17 |
| Figure 7 - MTN Network Coverage Map: 5G.                                                                        | 18 |
| Figure 8 - Telkom Mobile Network Coverage Map: LTE.                                                             | 18 |
| Figure 9 - Initial coverage (cell) provided by Telecommunication Base Station.                                  | 19 |
| Figure 10 - Coverage decreases due to increase in network users - Cell size decreases.                          | 20 |
| Figure 11 - Additional telecommunication base stations required to fill the gaps.                               | 20 |

## LIST OF TABLES

|                                                                                         |    |
|-----------------------------------------------------------------------------------------|----|
| Table 1 - Definitions .....                                                             | 5  |
| Table 2 - Abbreviations .....                                                           | 5  |
| Table 3 - Details of the Development Area.....                                          | 6  |
| Table 4 - Current land use and zoning .....                                             | 8  |
| Table 5 - Compliance of application with objectives 1-10 of the SMTMIP, 2016/2017 ..... | 12 |
| Table 6 - Compliance of application with Principles 7a-7e of SPLUMA, 2013 .....         | 14 |

## 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

|                              |                                                                                                                                                                                        |
|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROPERTY:</b>             | Erf 102, Klappmuts                                                                                                                                                                     |
| <b>CLIENT:</b>               | Swiftnet Towerco                                                                                                                                                                       |
| <b>APPLICANT:</b>            | Warren Petterson Planning                                                                                                                                                              |
| <b>OWNER:</b>                | Telkom SA Ltd                                                                                                                                                                          |
| <b>CONSENT USE</b>           | means a land use permitted in terms of a particular zoning with the approval of the municipality                                                                                       |
| <b>DEPARTURE</b>             | means a permanent departure or a temporary departure                                                                                                                                   |
| <b>RESTRICTIVE CONDITION</b> | 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 |
| <b>SURVEYOR-GENERAL</b>      | 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

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

## SECTION A: BACKGROUND

### A.1. THE 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, 2023 for the continued of the existing freestanding base telecommunication station.
- ✓ **Permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 to allow for the existing mast to be situated 8,3m in lieu of 45m from the street boundary building line.
- ✓ **Permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 to allow for the existing mast to be situated 4,2m in lieu of 45m from the western common boundary building line.
- ✓ **Permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 to allow for the existing mast to be situated 23,8m in lieu of 45m from the northern common boundary building line.
- ✓ **Permanent departure** in terms of Section 15(2)(b) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 to allow for the existing mast to be situated 8,8m in lieu of 45m from the eastern common boundary building line.

### A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of the Development Area

|                                      |                                                                                                                                           |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TITLE DEED DESCRIPTION</b>        | Erf 102 Klapmuts, In the Municipality of Stellenbosch, Division Paarl, in extent 714 square meters, held by Deed of Transfer T27678/1972. |
| <b>TITLE DEED NUMBER</b>             | T27678/1972                                                                                                                               |
| <b>PROPERTY SIZE (m<sup>2</sup>)</b> | 714m <sup>2</sup>                                                                                                                         |
| <b>CURRENT ZONING (per SMZS)</b>     | Utility Services Zone                                                                                                                     |
| <b>OWNER OF PROPERTY</b>             | Telkom SA Ltd                                                                                                                             |



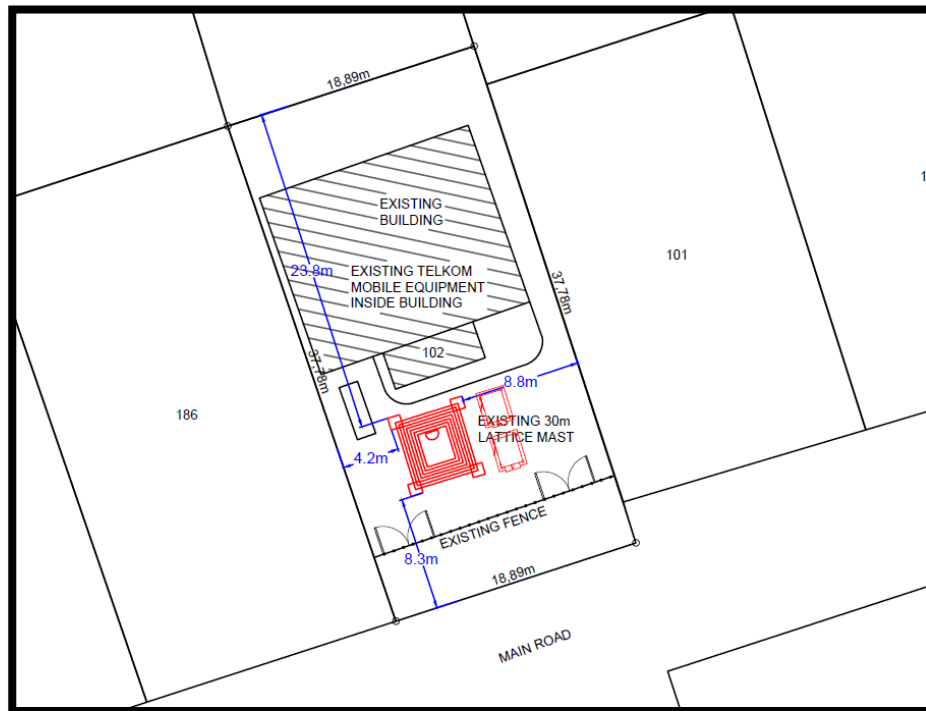


Figure 1 – Location of existing 30m lattice mast on Erf 102 Klapmuts

## SECTION B: CONTEXTUAL INFORMANTS

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

### B.1. LOCALITY

Erf 102, Klapmuts is situated on Main Road, Klapmuts. The property utilised for telecommunications purposes.

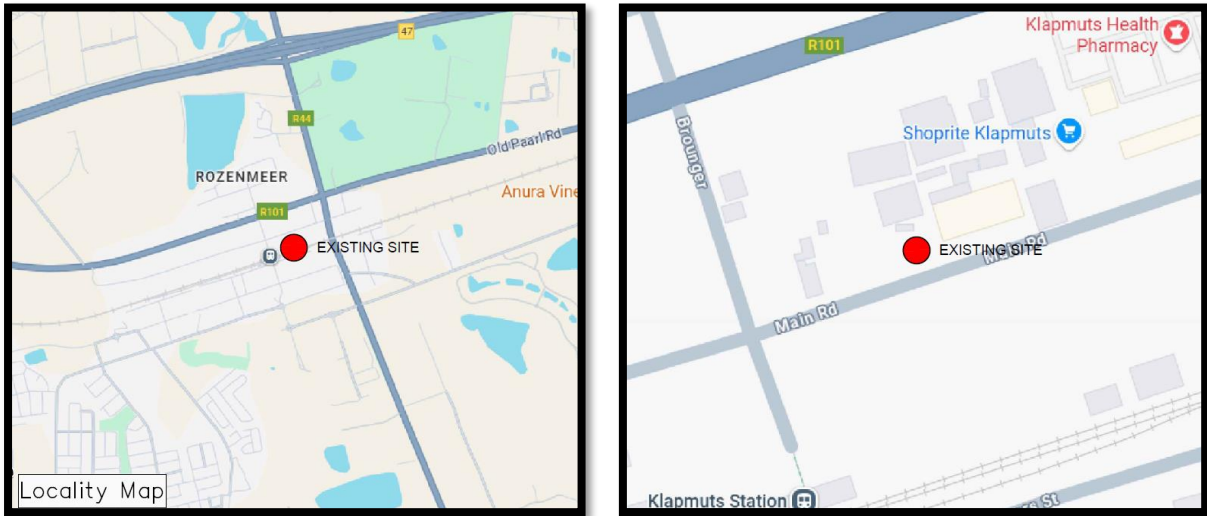


Figure 2 - Locality map

## B.2. CURRENT LAND USE AND ZONING

Table 4 - Current land use and zoning

| <b>CURRENT LAND USE</b>                                                                                                                                                                                                                                                                       | Telecommunications                                                                     |                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ZONING</b>                                                                                                                                                                                                                                                                                 | Utility Services Zone                                                                  |                                                                                                                                                                                                                                                                      |
| Primary Uses                                                                                                                                                                                                                                                                                  | Additional Uses (technical approval)                                                   | Consent Uses (Application required)                                                                                                                                                                                                                                  |
| <ul style="list-style-type: none"> <li>• Authority use</li> <li>• Parking garage</li> <li>• Public parking</li> <li>• Public road</li> <li>• Utility services</li> <li>• Occasional use (one event/year)</li> <li>• Private road</li> <li>• Rooftop base telecommunication station</li> </ul> | <ul style="list-style-type: none"> <li>• Employee housing</li> <li>• Market</li> </ul> | <ul style="list-style-type: none"> <li>• Freestanding base telecommunication station</li> <li>• Helicopter landing pad</li> <li>• Occasional use (&gt;one event/year)</li> <li>• Renewable energy installation</li> <li>• Transport purposes (passengers)</li> </ul> |

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

## B.3. SURROUNDING AREA

The R101 is located to the north of the site and provides connectivity towards Paarl and the City of Cape Town. The R44 is situated to the east and serves as an important regional route connecting the area with the Overstrand Municipality and Bergrivier Municipality. 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 in the southwest and extending northwards to the Beitbridge Border Post at the border of Zimbabwe.

The area comprises of a variety of zonings, which include Mixed Use, Conventional Residential, Education, Local Business, Industrial and Agricultural and Rural Zones. Please see Figure 4.

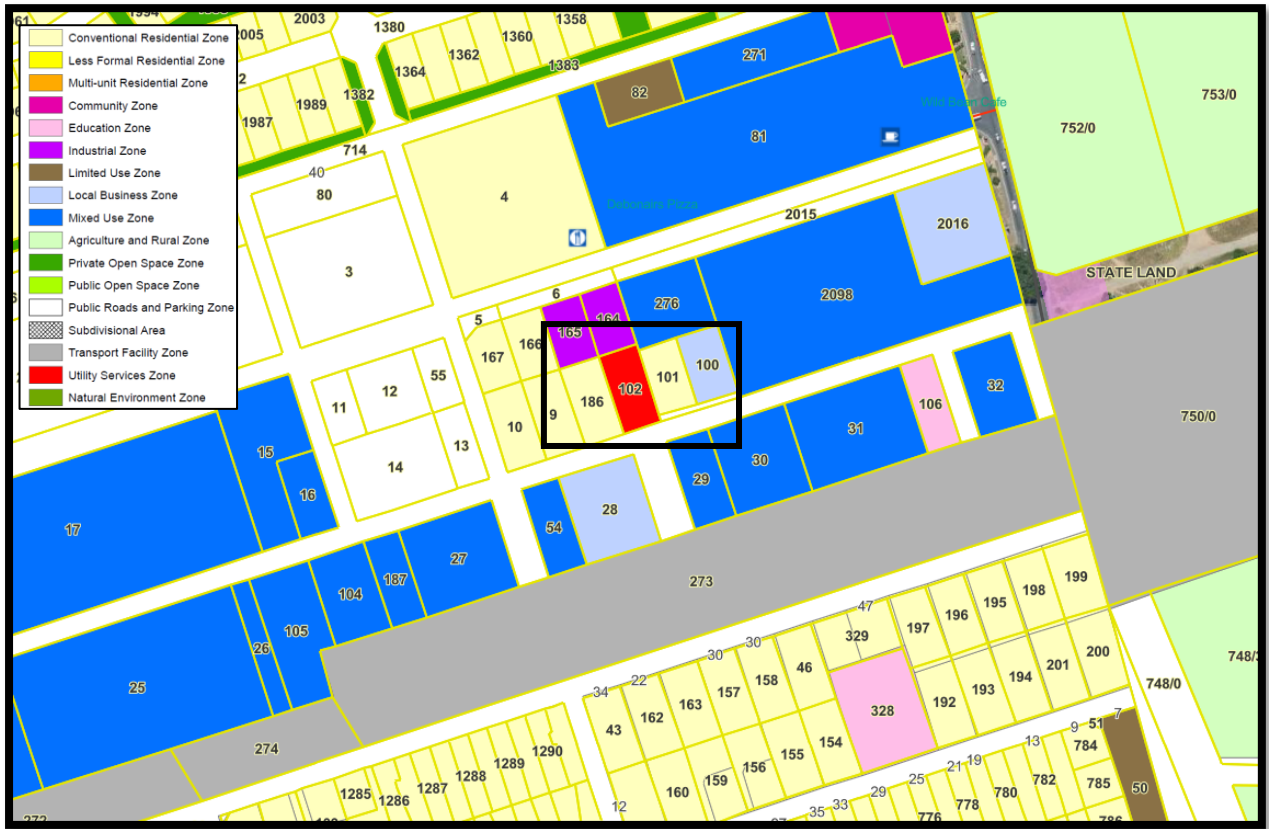


Figure 4 - Zoning Erf 102 Klapmuts and surrounding properties.

The land uses in the nearby area comprises mainly of business and industrial uses. There are also numerous vacant properties. Please see Figure 5.



Figure 5 - Land Use Map

## SECTION C: DEVELOPMENT PROPOSAL

### C.1. APPLICATION SPECIFICATIONS

The client, Swiftnet Towerco, wishes to apply for consent use and permanent departures for the continued use of the existing freestanding base telecommunication station, as well as proposed additions thereto.

#### C.1.1 Development Concept

The application comprises the following proposed development parameters:

- A) **1 x Existing** 30m Lattice Mast;
- B) **3 x Existing** antennas attached to the mast;

- C) **3 x Existing** microwave dishes attached to the mast;
- D) **1 x Existing** Telkom Mobile cabinet (located within the building);
- E) **6 x Proposed** antennas to be attached to the mast;
- F) **2 x Proposed** equipment units on ground level next to the mast; and
- G) **4 x Proposed** microwave dishes to be attached to the mast.

## C.2. ACCESS

Access to the freestanding base telecommunication station is obtained via the existing access to the property, situated along the southern 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.*

Although the mast exceeds 15m in height, it is **not** located outside of an urban area and **not** zoned for public open space or equivalent zoning within an urban area. An Environmental Authorization (EA) is therefore not required.

## **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

|            | <b>Objective content:</b>                                             | <b>Compliance to Objective</b>                                                                                                                                                                                                                                                                                                                                                                |
|------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>01:</b> | <i>To improve and maintain communication</i>                          | This application is in line with this objective as it aims at providing the inhabitants of Klapmuts with effective and efficient voice and data coverage and capacity.                                                                                                                                                                                                                        |
| <b>02:</b> | <i>To ensure that the TMI is placed in the best possible location</i> | The location of the existing mast 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 mast is therefore appropriate and within a business/industrial part of Klapmuts. There is only one existing mast within a 1km radius, which is situated approximately 870m to the southwest. |
| <b>03:</b> | <i>To ensure the co-location or sharing of TMI wherever possible</i>  | Provision is made for additional service providers on the existing mast.                                                                                                                                                                                                                                                                                                                      |

|    |                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 04 | <i>To retain the visual integrity, special character and amenity of the Stellenbosch Municipality</i>                 | The existing 30m lattice mast situated on Telkom-owned land in Klapmuts is considered consistent with the objective of retaining the visual integrity, special character and amenity of the Stellenbosch Municipality, as the structure has been established on the property for a considerable period of time and forms part of the existing telecommunications infrastructure network serving the area. The mast is located within an existing utility-related land use context and its lattice design reduces visual bulk through a relatively slender and visually permeable appearance. Furthermore, the surrounding landscape already accommodates various infrastructure and transport-related elements, including roads and service infrastructure, within which the mast is not considered visually intrusive or out of character. The continued use of the existing structure also avoids the need for additional telecommunications infrastructure in alternative locations, thereby limiting cumulative visual impacts while ensuring the ongoing provision of essential electronic communications services to the surrounding area. |
| 05 | <i>To design with the landscape and use modern mitigation measures to reduce impact</i>                               | The structure has been positioned within an existing infrastructure and utility-related context where it integrates with surrounding built and service elements. The lattice design assists in reducing visual mass through its open and visually permeable form, allowing the structure to blend more effectively into the surrounding environment when viewed from surrounding areas. In addition, the continued use of the existing mast represents an appropriate mitigation measure in itself, as it avoids the need for the construction of new telecommunications infrastructure and associated disturbance elsewhere in the landscape. The mast has furthermore become an established feature within the area over time and is not considered to result in significant additional visual intrusion within the broader landscape character of the area.                                                                                                                                                                                                                                                                                   |
| 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 mast is existing and no buildings/structures of a similar height exist in the surrounding area.                                                                                                                                                                                                                                                                                                                                                                                           |
| 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?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Principle 7a:</u></b><br><b><i>Spatial Justice</i></b>        | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b><u>Principle 7b:</u></b><br><b><i>Spatial Sustainability</i></b> | 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. |
| <b><u>Principle 7c:</u></b><br><b><i>Spatial Efficiency</i></b>     | 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.                                                                                                                                                                                                                                                                                                                                                       |
| <b><u>Principle 7d:</u></b><br><b><i>Spatial Resilience</i></b>     | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

|                                                                          |                                                                                                                                                                                 |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b><i>Principle 7e:</i></b><br/><b><i>Good administration</i></b></p> | <p>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.</p> |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### 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 MSDP 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 consent use and permanent departures for the continued use of the existing freestanding base telecommunication station on Erf 102, Klapmuts 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 freestanding 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.

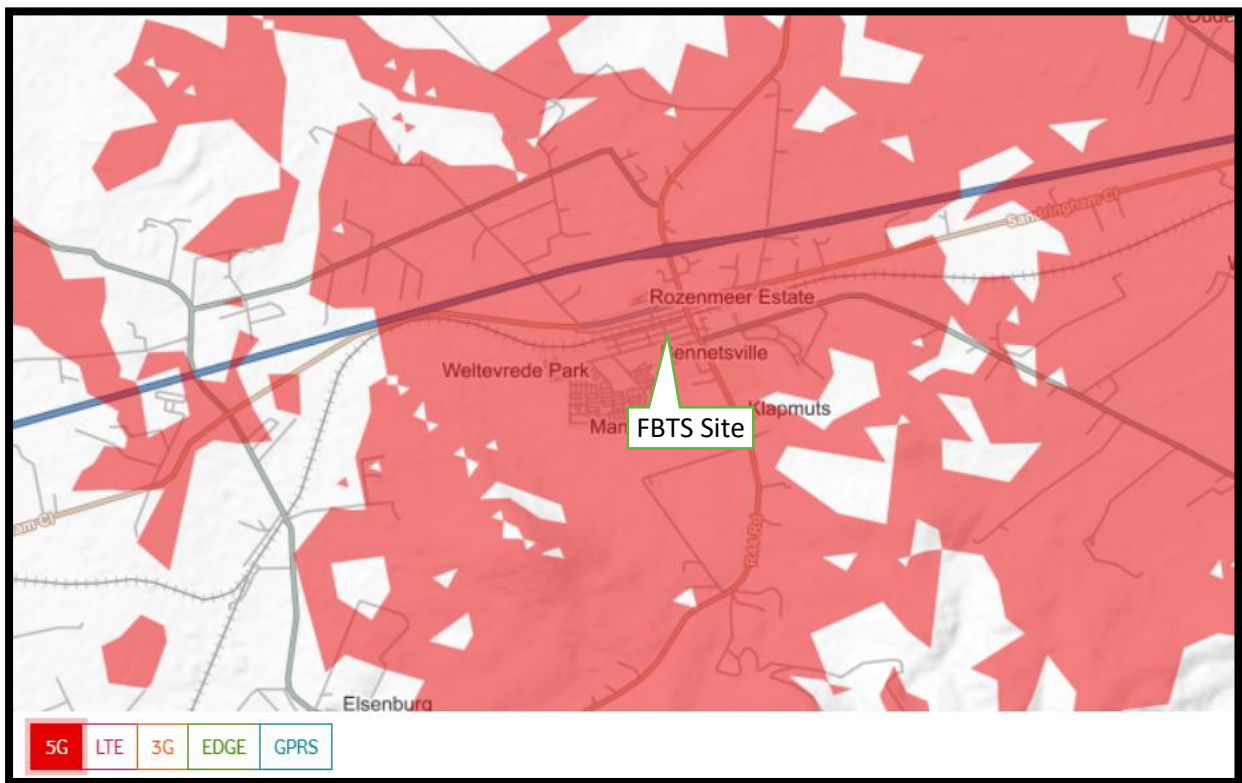


Figure 6 - Vodacom Network Coverage Map: 5G.

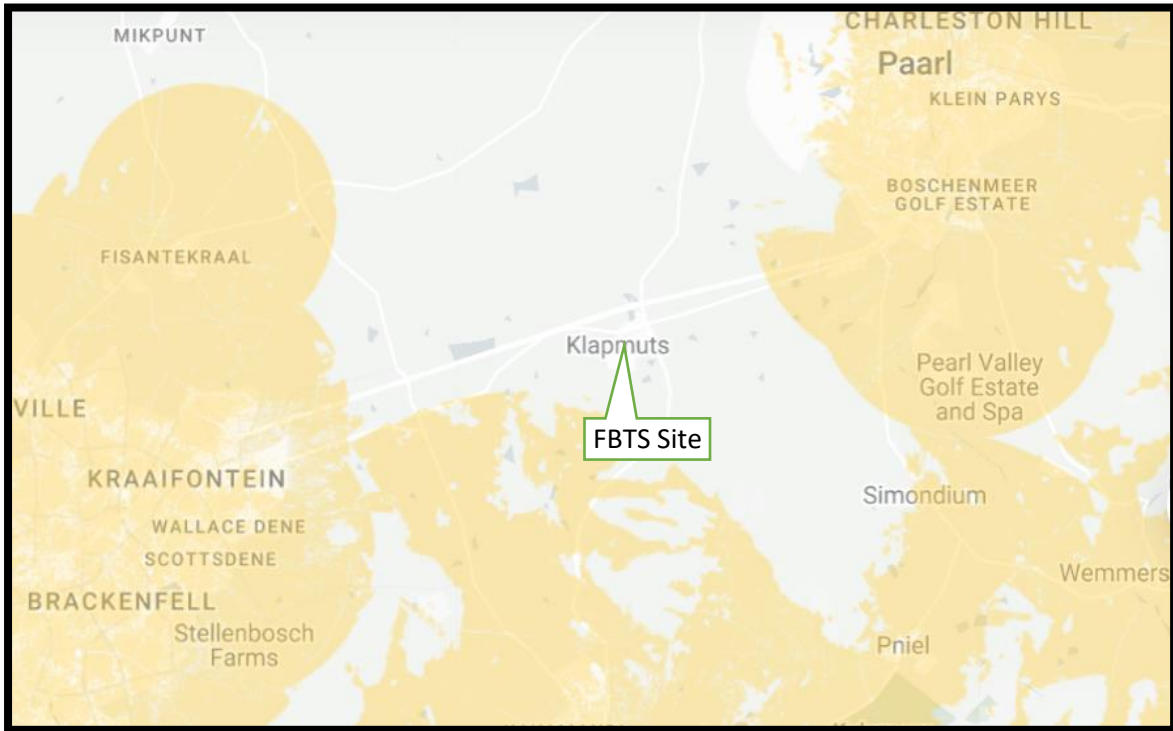


Figure 7 - MTN Network Coverage Map: 5G.

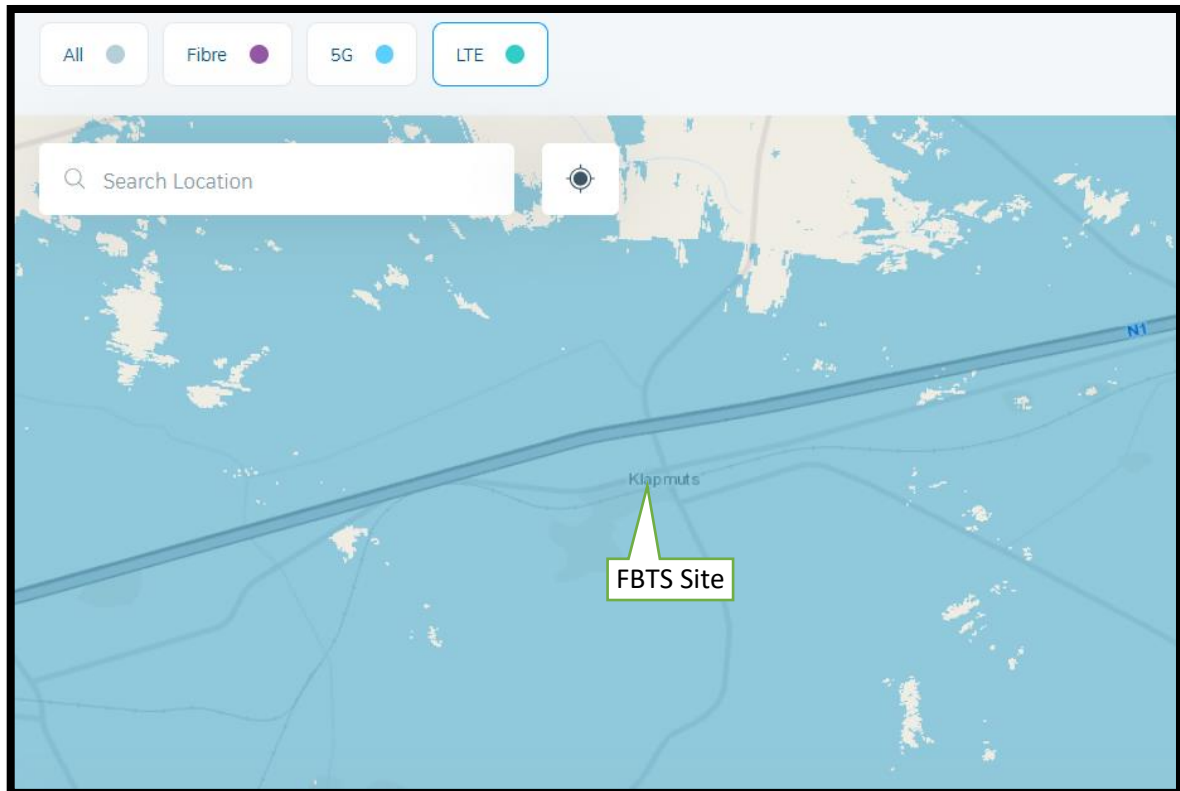


Figure 8 - Telkom Mobile Network Coverage Map: LTE.

Figures 6 and 7 illustrate the current 5G coverage in and around Klapmuts. Figure 8 illustrates the current LTE coverage for Telkom Mobile in the area. Only Telkom Mobile antennas are currently on the mast. It is clear from the maps provided above that there is a need for additional TI in the immediate surrounding area of the site. Therefore, the existing FBTS and additional antennas, as proposed in this application, will increase the coverage and capacity in this 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 FBTS 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 9-11 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area.

*Cellular infrastructure explained:*

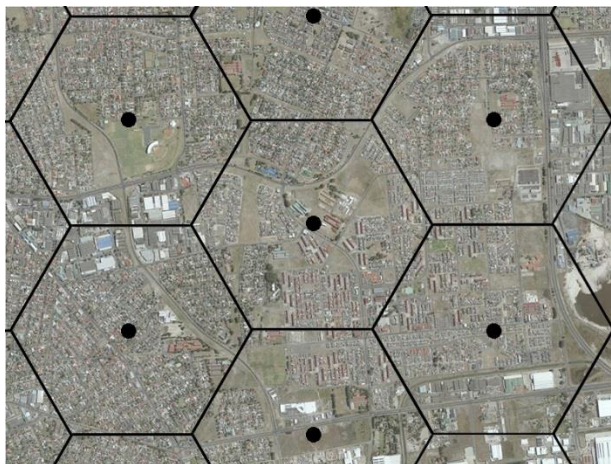


*Figure 9 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).*

*Figure 9 - Initial coverage (cell) provided by Telecommunication Base Station.*



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.*

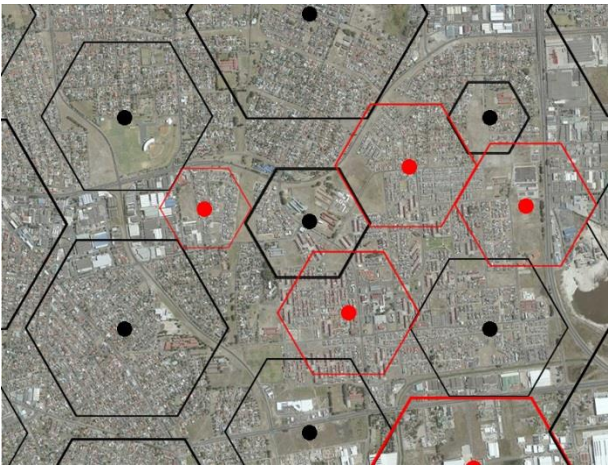


Figure 11 - Additional telecommunication base stations required to fill the gaps.

*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 10). 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

The existing 30m lattice telecommunications mast situated on Erf 102 along Main Road in Klapmuts forms part of an established urban environment characterised by a mix of residential, commercial, and community-related land uses. The surrounding area contains a variety of existing built structures, utility infrastructure, street lighting, and urban movement corridors which collectively influence the visual character of the locality.

Due to the height of the structure, the mast is visible from portions of the surrounding area; however, its visual prominence is moderated by the existing urban context of Klapmuts, where vertical elements and

infrastructure are already present within the broader streetscape. The lattice design further assists in reducing visual bulk when compared to a solid monopole structure, as the open-frame appearance allows for greater visual permeability and reduced massing.

The mast has furthermore existed within the area for a considerable period and has become an established component of the surrounding visual environment. As such, the structure is not considered visually intrusive to the extent that it fundamentally alters or degrades the existing character of the area. The surrounding urban fabric has effectively adapted to the presence of the infrastructure over time.

Main Road is located within an already developed urban setting and does not form part of a pristine natural landscape or environmentally sensitive ridgeline. The mast is therefore viewed within the context of an active urban corridor rather than against an untouched scenic backdrop. Although distant views toward the surrounding mountains and winelands contribute to the scenic quality of Paarl, the existing mast remains subordinate within the broader visual landscape due to the scale of the surrounding topography and urban development patterns.

The train station is located close to the existing mast in a southern direction and also consists of similar infrastructure that also assists in reducing the overall visual impact of the existing mast.

In addition, the lattice mast serves an important public telecommunications function by supporting electronic communications infrastructure and network coverage within the area. The continued operation of the structure contributes to connectivity, communication reliability, and broader socio-economic functioning within the urban environment.

It is therefore considered that the visual impact of the existing 30m lattice mast is moderate to low within the context of the surrounding developed area and that the structure does not result in an unacceptable visual intrusion or significant degradation of the character of the area.

#### E.2.5. Alternative Sites

Alternative sites have not been considered for this proposal as this is an existing site. Alternatives would mean 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 consent use and permanent departures application for continued use of the existing freestanding base telecommunication station on Erf 102 Klapmuts in the Municipality of 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.

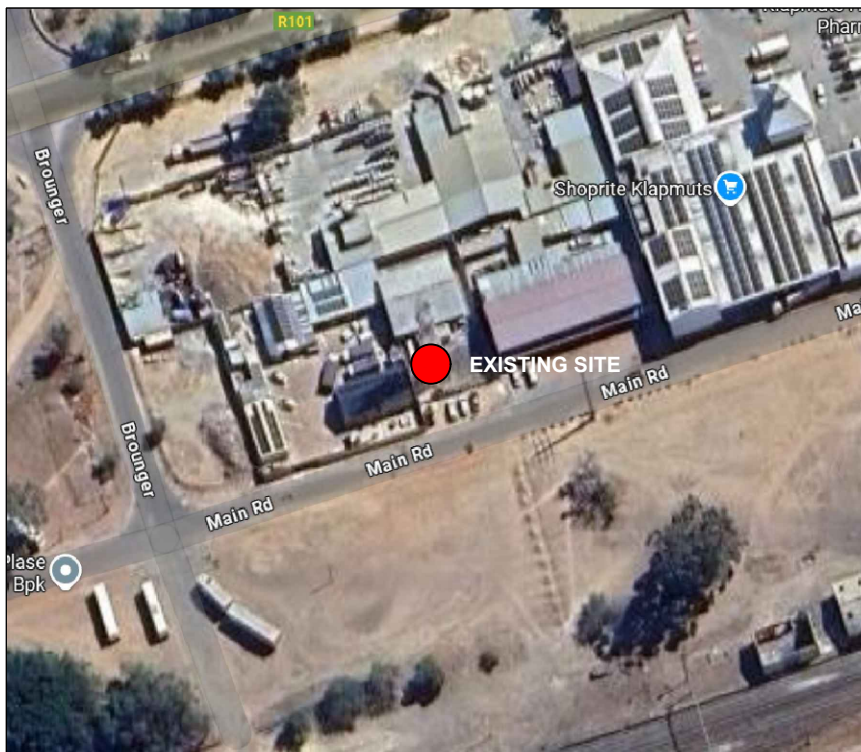
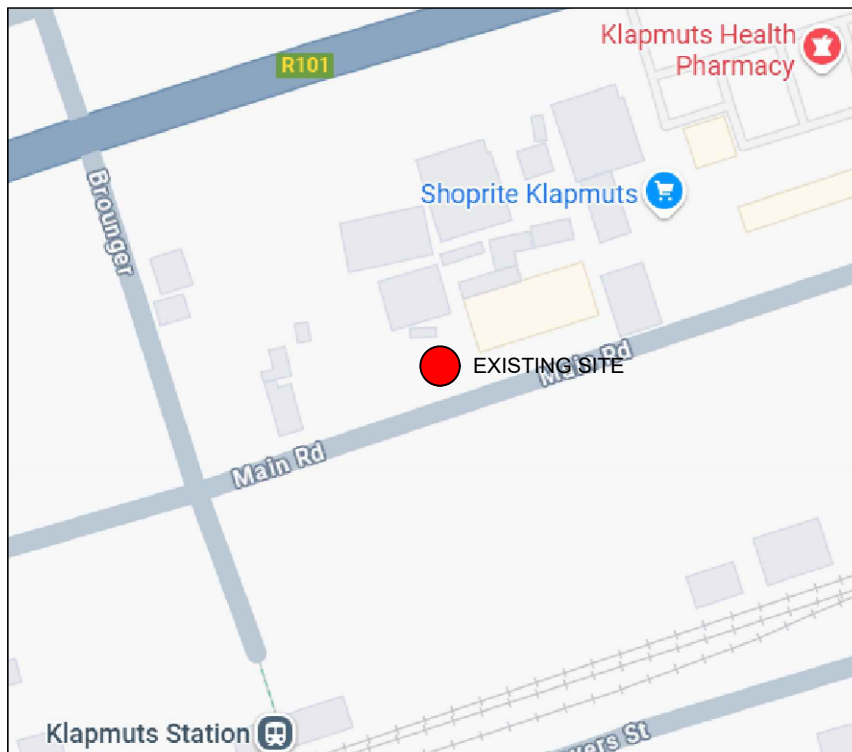
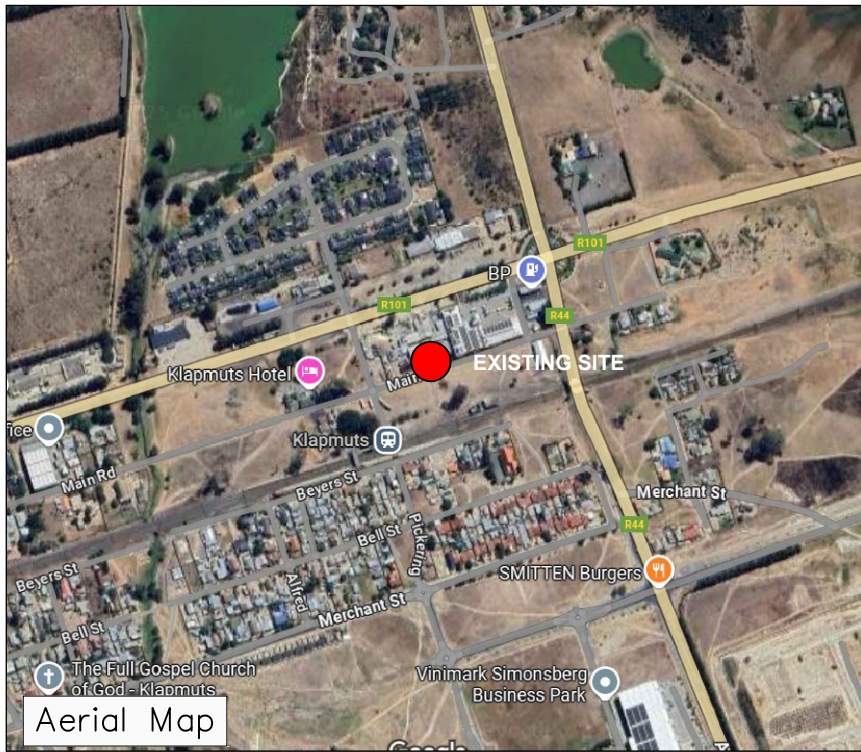
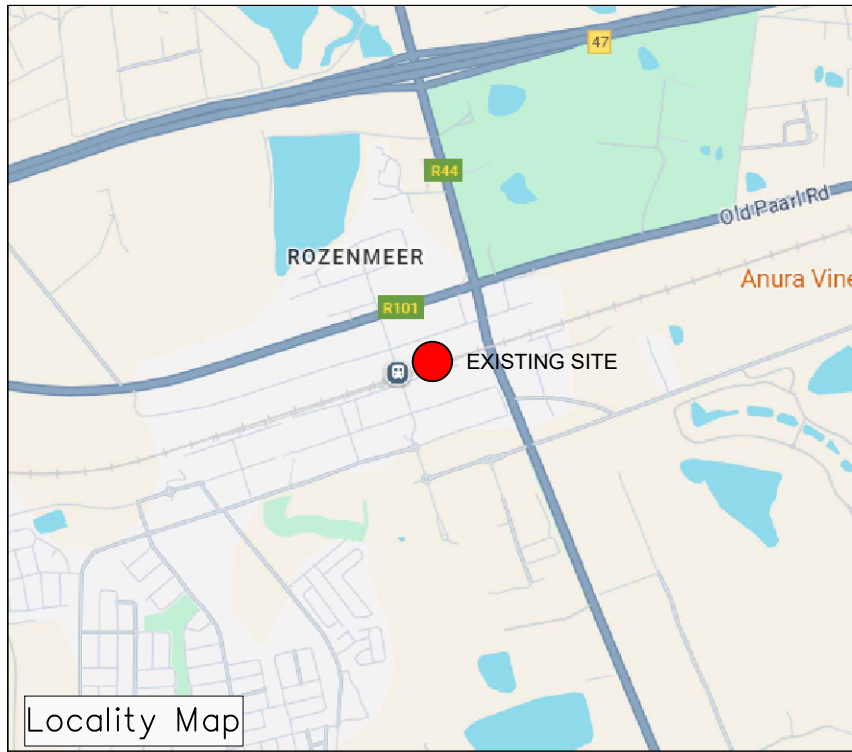
Finally, we would like to emphasize that communications companies deliver an important service to the wider public, and in terms of their license with ICASA they must meet certain standards in order to retain their licenses. One of these standards is to supply adequate network coverage to their demanding 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**



|                                      |                        |
|--------------------------------------|------------------------|
| <b>SITE ID:</b>                      | 5214                   |
| <b>SITE NAME:</b>                    | KLAPMUTS EXCHANGE      |
| <b>PROPERTY DESCRIPTION:</b>         | ERF 102 KLAPMUTS       |
| <b>ADDRESS:</b>                      | MAIN ROAD,<br>KLAPMUTS |
| <b>CO-ORDINATES:</b>                 | <b>ELEVATION:</b>      |
| Lat: -33.805119°<br>Long: 18.870609° | 171m                   |



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

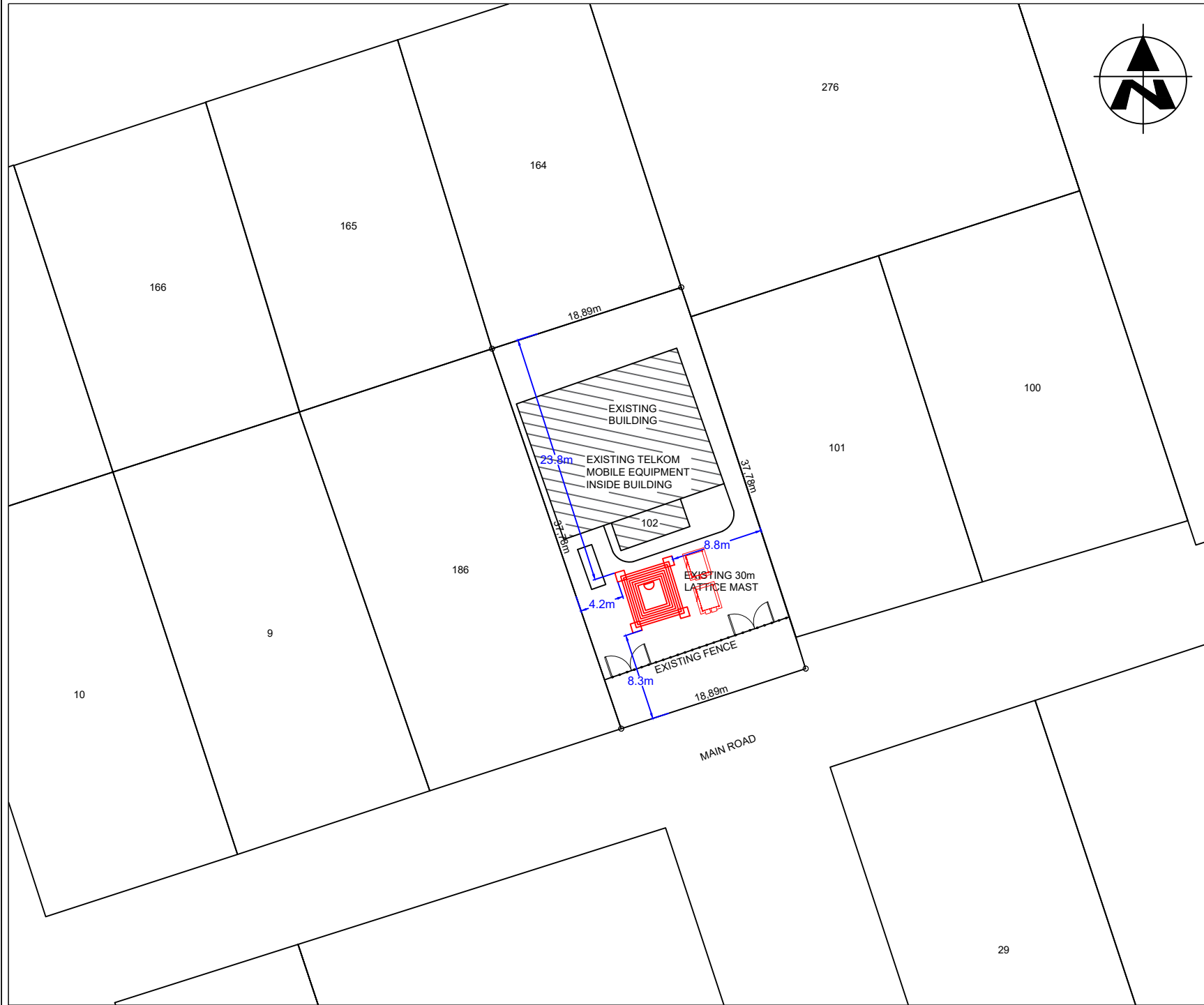
|                       |                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT:</b>       | 30m LATTICE MAST                                                                                                                                                                                                                                                                                                                                 |
| <b>APPROVED MAST:</b> |                                                                                                                                                                                                                                                                                                                                                  |
| <b>NOTES:</b>         | <p>A) EXISTING 30m LATTICE MAST<br/> B) CUSTOM BASE STATION<br/> C) PROPERTY ZONING: UTILITY SERVICES ZONE<br/> D) BUILDING LINES: 1,5 x H = 1,5 x 30m = 45m<br/> E) 1 x EXISTING TELKOM MOBILE EQUIPMENT CABINET INSIDE EXCHANGE BUILDING.<br/> F) 2 x PROPOSED EQUIPMENT UNITS<br/> G) 3 x EXISTING ANTENNAS<br/> H) 6 x PROPOSED ANTENNAS</p> |

| DATE                               | DESCRIPTION | REVISION                |
|------------------------------------|-------------|-------------------------|
| 25-05-2026                         | 1st Issue   | 0                       |
|                                    |             |                         |
|                                    |             |                         |
| <b>DRAWING NUMBER:</b> 5214        |             | <b>SHEET:</b><br>1 OF 7 |
| <b>DRAWING TITLE:</b> LOCALITY MAP |             |                         |
| <b>DRAWN:</b> D. LOOTS             |             | <b>SCALE:</b><br>NTS    |
| <b>DATE:</b> 2026-05-25            |             | <b>REVISION:</b><br>0   |

Aerial Map

Locality Map

# Site Plan



**SITE ID:** 5214

**SITE NAME:** KLAPMUTS EXCHANGE

**PROPERTY DESCRIPTION:** ERF 102 KLAPMUTS

**ADDRESS:** MAIN ROAD, KLAPMUTS

**CO-ORDINATES:** Lat: -33.805119° Long: 18.870609°

**ELEVATION:** 171m



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

**PROJECT:** 30m LATTICE MAST

**APPROVED MAST:**

- NOTES:**
- A) EXISTING 30m LATTICE MAST
  - B) CUSTOM BASE STATION
  - C) PROPERTY ZONING: UTILITY SERVICES ZONE
  - D) BUILDING LINES: 1,5 x H = 1,5 x 30m = 45m
  - E) 1 x EXISTING TELKOM MOBILE EQUIPMENT CABINET INSIDE EXCHANGE BUILDING.
  - F) 2 x PROPOSED EQUIPMENT UNITS
  - G) 3 x EXISTING ANTENNAS
  - H) 6 x PROPOSED ANTENNAS

| DATE       | DESCRIPTION | REVISION |
|------------|-------------|----------|
| 25-05-2026 | 1st Issue   | 0        |
|            |             |          |
|            |             |          |

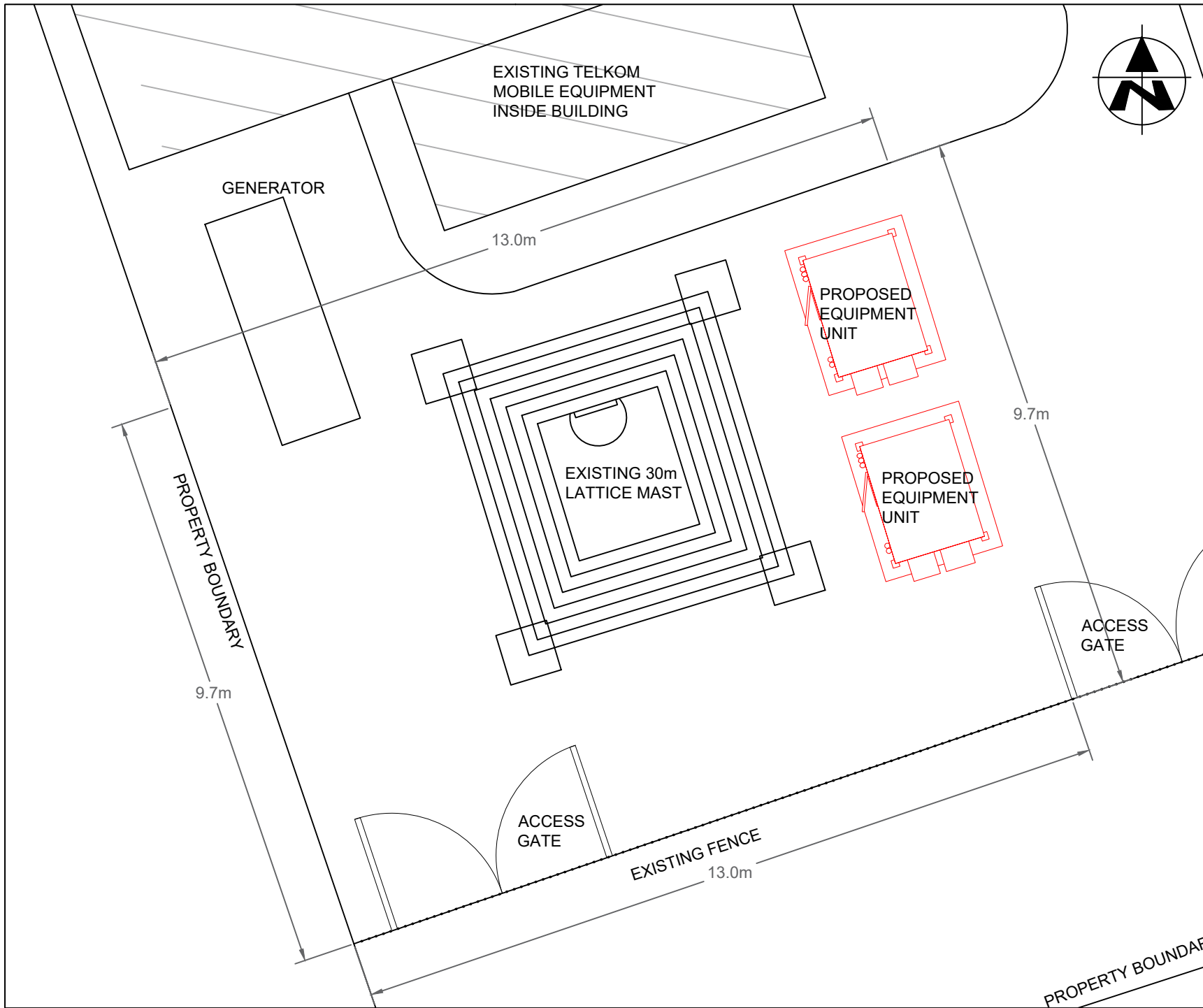
**DRAWING NUMBER:** 5214 **SHEET:** 2 OF 7

**DRAWING TITLE:** SITE PLAN

**DRAWN:** D. LOOTS **SCALE:** 1:500

**DATE:** 2026-05-25 **REVISION:** 0

# Top View



|                                      |                     |
|--------------------------------------|---------------------|
| <b>SITE ID:</b>                      | 5214                |
| <b>SITE NAME:</b>                    | KLAPMUTS EXCHANGE   |
| <b>PROPERTY DESCRIPTION:</b>         | ERF 102 KLAPMUTS    |
| <b>ADDRESS:</b>                      | MAIN ROAD, KLAPMUTS |
| <b>CO-ORDINATES:</b>                 | <b>ELEVATION:</b>   |
| Lat: -33.805119°<br>Long: 18.870609° | 171m                |



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

|                 |                  |
|-----------------|------------------|
| <b>PROJECT:</b> | 30m LATTICE MAST |
|-----------------|------------------|

|                       |
|-----------------------|
| <b>APPROVED MAST:</b> |
|-----------------------|

- NOTES:**
- A) EXISTING 30m LATTICE MAST
  - B) CUSTOM BASE STATION
  - C) PROPERTY ZONING: UTILITY SERVICES ZONE
  - D) BUILDING LINES: 1,5 x H = 1,5 x 30m = 45m
  - E) 1 x EXISTING TELKOM MOBILE EQUIPMENT CABINET INSIDE EXCHANGE BUILDING.
  - F) 2 x PROPOSED EQUIPMENT UNITS
  - G) 3 x EXISTING ANTENNAS
  - H) 6 x PROPOSED ANTENNAS

| DATE       | DESCRIPTION | REVISION |
|------------|-------------|----------|
| 25-05-2026 | 1st Issue   | 0        |
|            |             |          |
|            |             |          |

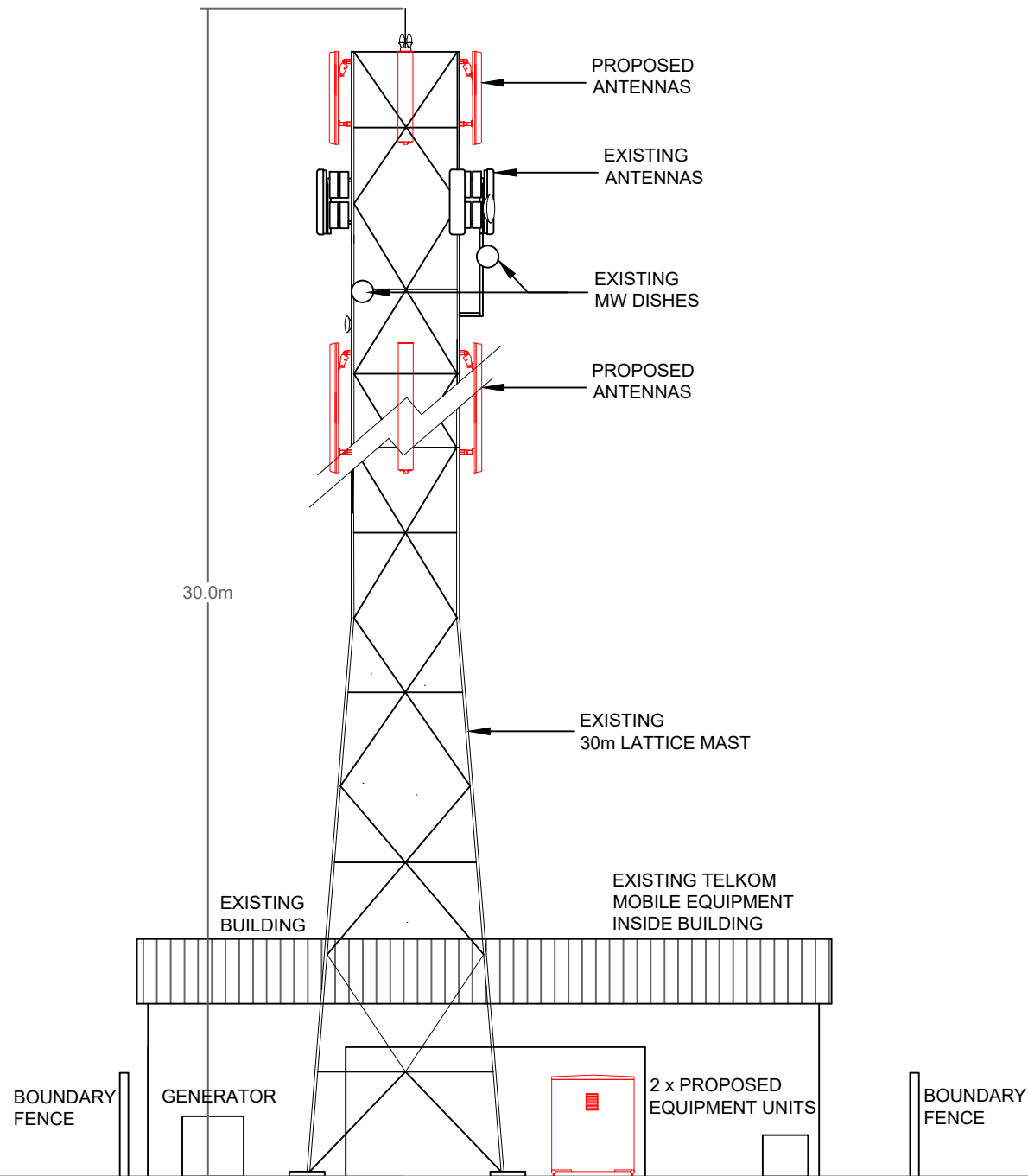
|                             |                         |
|-----------------------------|-------------------------|
| <b>DRAWING NUMBER:</b> 5214 | <b>SHEET:</b><br>3 OF 7 |
|-----------------------------|-------------------------|

|                       |          |
|-----------------------|----------|
| <b>DRAWING TITLE:</b> | TOP VIEW |
|-----------------------|----------|

|                        |                      |
|------------------------|----------------------|
| <b>DRAWN:</b> D. LOOTS | <b>SCALE:</b><br>NTS |
|------------------------|----------------------|

|                         |                       |
|-------------------------|-----------------------|
| <b>DATE:</b> 2026-05-25 | <b>REVISION:</b><br>0 |
|-------------------------|-----------------------|

# Elevation



**SOUTHERN ELEVATION**



**SITE ID:** 5214

**SITE NAME:** KLAPMUTS EXCHANGE

**PROPERTY DESCRIPTION:** ERF 102 KLAPMUTS

**ADDRESS:** MAIN ROAD, KLAPMUTS

**CO-ORDINATES:** Lat: -33.805119° Long: 18.870609°  
**ELEVATION:** 171m



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

**PROJECT:** 30m LATTICE MAST

**APPROVED MAST:**

**NOTES:**  
A) EXISTING 30m LATTICE MAST  
B) CUSTOM BASE STATION  
C) PROPERTY ZONING: UTILITY SERVICES ZONE  
D) BUILDING LINES: 1,5 x H = 1,5 x 30m = 45m  
E) 1 x EXISTING TELKOM MOBILE EQUIPMENT CABINET INSIDE EXCHANGE BUILDING.  
F) 2 x PROPOSED EQUIPMENT UNITS  
G) 3 x EXISTING ANTENNAS  
H) 6 x PROPOSED ANTENNAS

| DATE       | DESCRIPTION | REVISION |
|------------|-------------|----------|
| 25-05-2026 | 1st Issue   | 0        |
|            |             |          |
|            |             |          |

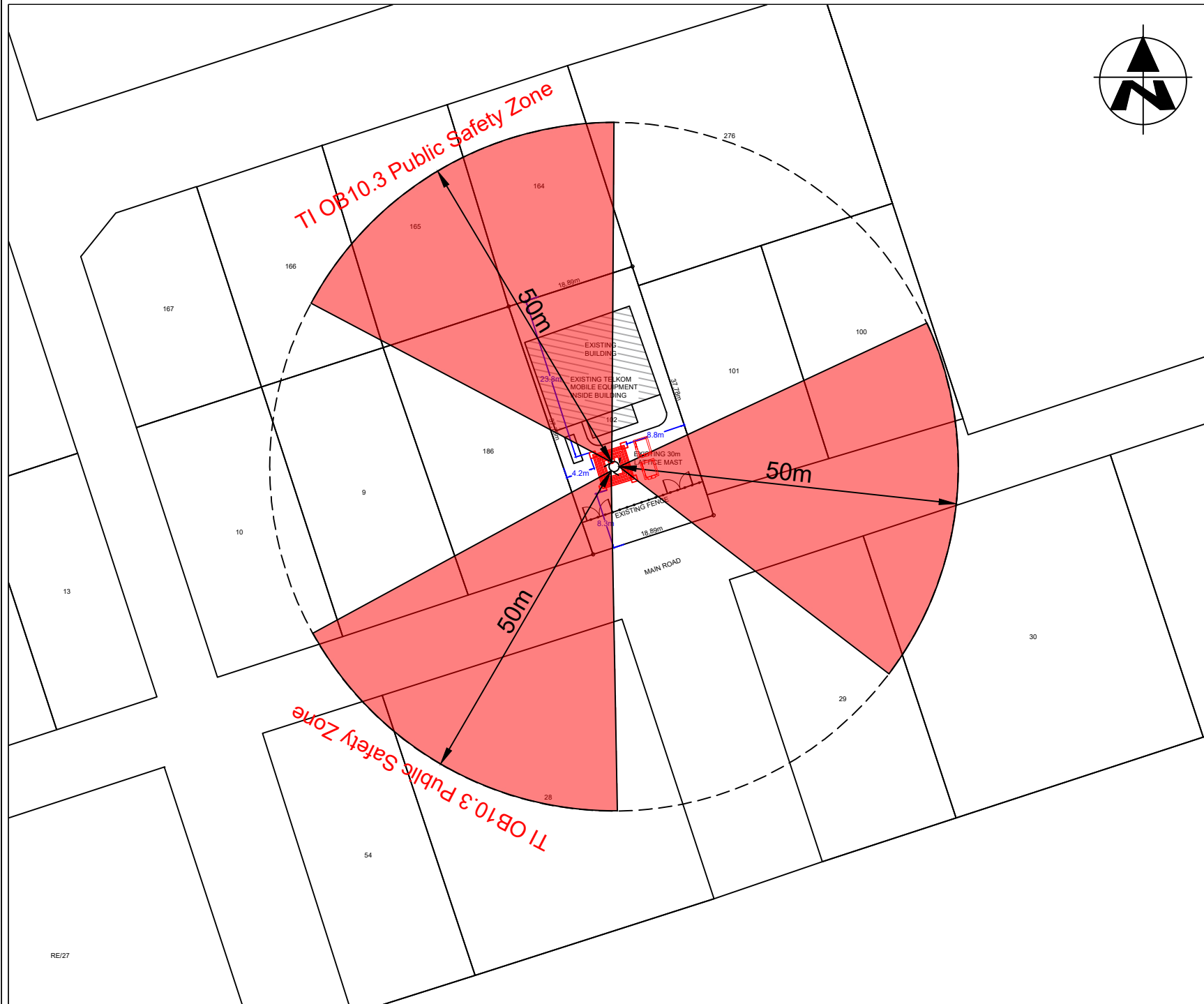
**DRAWING NUMBER:** 5214 **SHEET:** 4 OF 7

**DRAWING TITLE:** ELEVATION

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

**DATE:** 2026-05-25 **REVISION:** 0

# Public Safety Zone Map



|                              |                   |                        |
|------------------------------|-------------------|------------------------|
| <u>SITE ID:</u>              |                   | 5214                   |
| <u>SITE NAME:</u>            |                   | KLAPMUTS EXCHANGE      |
| <u>PROPERTY DESCRIPTION:</u> |                   | ERF 102 KLAPMUTS       |
| <u>ADDRESS:</u>              |                   | MAIN ROAD,<br>KLAPMUTS |
| <u>CO-ORDINATES:</u>         | <u>ELEVATION:</u> |                        |
| Lat: -33.805119°             | 171m              |                        |
| Long: 18.870609°             |                   |                        |



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

|                 |                  |
|-----------------|------------------|
| <u>PROJECT:</u> | 30m LATTICE MAST |
|-----------------|------------------|

|                       |
|-----------------------|
| <u>APPROVED MAST:</u> |
|-----------------------|

- NOTES:
- A) EXISTING 30m LATTICE MAST
  - B) CUSTOM BASE STATION
  - C) PROPERTY ZONING: UTILITY SERVICES ZONE
  - D) BUILDING LINES: 1,5 x H = 1,5 x 30m = 45m
  - E) 1 x EXISTING TELKOM MOBILE EQUIPMENT CABINET INSIDE EXCHANGE BUILDING.
  - F) 2 x PROPOSED EQUIPMENT UNITS
  - G) 3 x EXISTING ANTENNAS
  - H) 6 x PROPOSED ANTENNAS

| DATE       | DESCRIPTION | REVISION |
|------------|-------------|----------|
| 25-05-2026 | 1st Issue   | 0        |
|            |             |          |
|            |             |          |

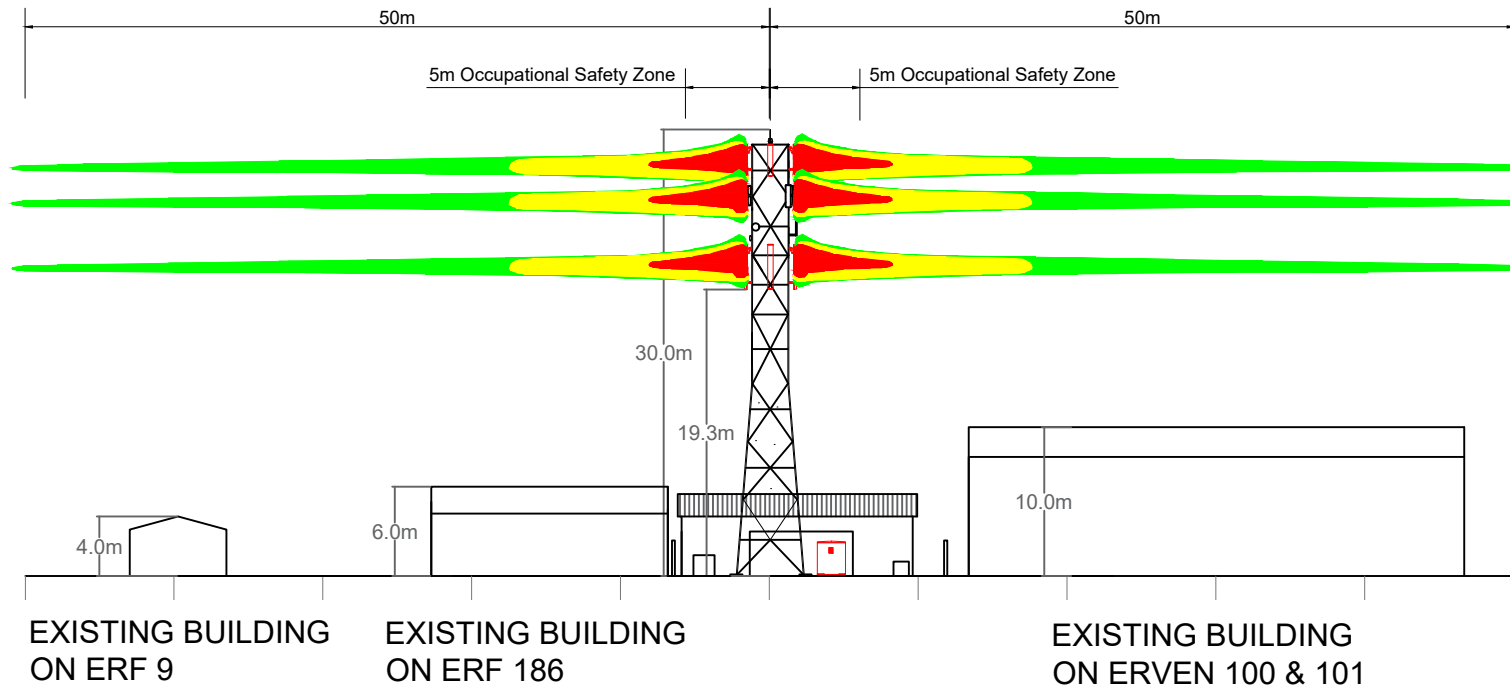
|                             |                         |
|-----------------------------|-------------------------|
| <u>DRAWING NUMBER:</u> 5214 | <u>SHEET:</u><br>5 OF 7 |
|-----------------------------|-------------------------|

|                       |                        |
|-----------------------|------------------------|
| <u>DRAWING TITLE:</u> | PUBLIC SAFETY ZONE MAP |
|-----------------------|------------------------|

|                        |                      |
|------------------------|----------------------|
| <u>DRAWN:</u> D. LOOTS | <u>SCALE:</u><br>NTS |
|------------------------|----------------------|

|                         |                       |
|-------------------------|-----------------------|
| <u>DATE:</u> 2026-05-25 | <u>REVISION:</u><br>0 |
|-------------------------|-----------------------|

# Public Safety Zone Elevation



SOUTHERN ELEVATION



**SITE ID:** 5214  
**SITE NAME:** KLAPMUTS EXCHANGE  
**PROPERTY DESCRIPTION:** ERF 102 KLAPMUTS

**ADDRESS:** MAIN ROAD, KLAPMUTS

**CO-ORDINATES:** Lat: -33.805119° Long: 18.870609°  
**ELEVATION:** 171m



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

**PROJECT:** 30m LATTICE MAST

**APPROVED MAST:**

**NOTES:**  
 A) EXISTING 30m LATTICE MAST  
 B) CUSTOM BASE STATION  
 C) PROPERTY ZONING: UTILITY SERVICES ZONE  
 D) BUILDING LINES: 1,5 x H = 1,5 x 30m = 45m  
 E) 1 x EXISTING TELKOM MOBILE EQUIPMENT CABINET INSIDE EXCHANGE BUILDING.  
 F) 2 x PROPOSED EQUIPMENT UNITS  
 G) 3 x EXISTING ANTENNAS  
 H) 6 x PROPOSED ANTENNAS

| DATE       | DESCRIPTION | REVISION |
|------------|-------------|----------|
| 25-05-2026 | 1st Issue   | 0        |
|            |             |          |
|            |             |          |

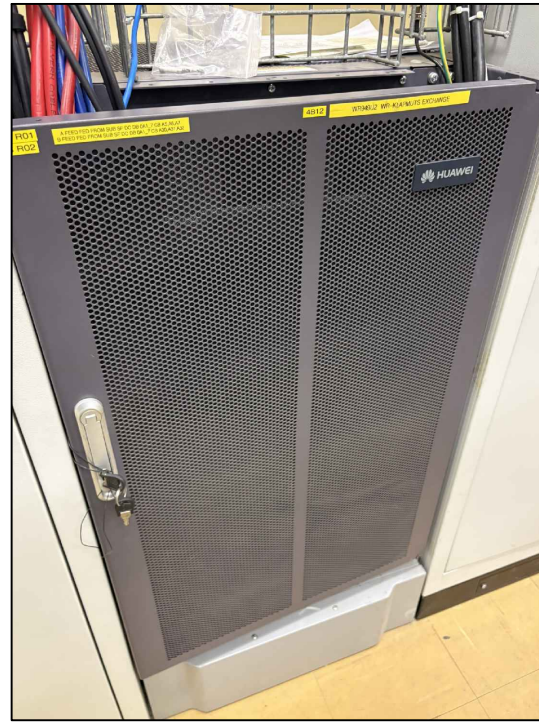
**DRAWING NUMBER:** 5214 **SHEET:** 6 OF 7

**DRAWING TITLE:** PUBLIC SAFETY ZONE ELEVATION

**DRAWN:** D. LOOTS **SCALE:** 1:500

**DATE:** 2026-05-25 **REVISION:** 0

## Site Photos



**SITE ID:** 5214

**SITE NAME:** KLAPMUTS EXCHANGE

**PROPERTY DESCRIPTION:** ERF 102 KLAPMUTS

**ADDRESS:** MAIN ROAD, KLAPMUTS

**CO-ORDINATES:** Lat: -33.805119° Long: 18.870609°

**ELEVATION:** 171m



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

**PROJECT:** 30m LATTICE MAST

**APPROVED MAST:**

**NOTES:**

- A) EXISTING 30m LATTICE MAST
- B) CUSTOM BASE STATION
- C) PROPERTY ZONING: UTILITY SERVICES ZONE
- D) BUILDING LINES: 1,5 x H = 1,5 x 30m = 45m
- E) 1 x EXISTING TELKOM MOBILE EQUIPMENT CABINET INSIDE EXCHANGE BUILDING.
- F) 2 x PROPOSED EQUIPMENT UNITS
- G) 3 x EXISTING ANTENNAS
- H) 6 x PROPOSED ANTENNAS

| DATE       | DESCRIPTION | REVISION |
|------------|-------------|----------|
| 25-05-2026 | 1st Issue   | 0        |

**DRAWING NUMBER:** 5214

**SHEET:** 7 OF 7

**DRAWING TITLE:** SITE PHOTOS

**DRAWN:** D. LOOTS

**SCALE:** NTS

**DATE:** 2026-05-25

**REVISION:** 0