CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

DEVELOPMENT MANAGEMENT

J.PHILANDER
TECHNICAL ASSISTANT

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BLUM010

25 JANUARY 2020

To the owner/s

Dear Resident

PROPOSED APPLICATION FOR A REZONING: ERF 8067, BRACKENFELL (STELLENBOSCH), 12 LEETCHFIELD CRESCENT, VREDEKLOOF

The City of Cape Town has received the following planning application for consideration:

Case ID
70523753

Applicant/owner's details
Warren Petterson Trading - Corne Briedenhann / R Abrahams

Erf number(s)
ERF 8067

Description and physical address
12 Leetchfield Crescent, Vredekloof (as shown on the attached locality plan)

Purpose of the application

- Application for a rezoning of a portion of the property from General Residential Zone 2 to Utility Zone to permit a Freestanding Base Telecommunication Station

Enquiries

The application may be inspected at the office of the District Manager at Kraaifontein Municipal Offices, Town Planning Department, Brighton Road, Kraaifontein during office hours. Please arrange an appointment with the District Secretary, Mrs Wilma Ludick, (021) 444 1062.

Objections, comments or representations

Any objection, comment or representation on the proposal must be submitted on the prescribed form with reasons therefor and may be submitted to the following e-mail address: comments_objections.northern@capetown.gov.za (or submitted in writing to the office of the abovementioned District Manager) to be received before or on the closing date mentioned below.

You can download the prescribed form at the following link:
http://www.capetown.gov.za/LandUseObjections

Closing date for objections, comments or representations

09 March 2020

No late comment or objection will be considered unless the City Manager has agreed thereto in writing.

Relevant legislation

This notice is given in terms of section [82] of the City of Cape Town Municipal Planning By-law (MPBL), 2015.

General

An objection, comment or representation which does not meet the requirements in this notice may be disregarded.

Objections, comments or representations form part of public documents and are forwarded to the applicant for response.

Any person who cannot write, may come to the district office mentioned above during office hours where he or she will be assisted with transcribing any comment or objection and the reasons therefor.

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. An objector may request that the City Manager keep their full name, address and contact details confidential on good cause shown. Such request must be submitted together with the objection, comment or representation.

Any petition must comply with the requirements of section 91 of the City of Cape Town Municipal Planning By-law, 2015.

Neem asseblief kennis dat ingevolge artikel 82(4) van die Stad Kaapstad: Verordening op Munisipale Beplanning, 2015, hierdie kennisgewing ook in Afrikaans of Xhosa beskikbaar is indien skriftelik versoek. Stuur die versoek na comments_objections.northern@capetown.gov.za binne sewe dae van die datum van hierdie kennisgewing.

Nceda uqaphele ukuba ngokungqinelana necandelo 82(4) loMthetho kaMasipala ongoCwangciso waseKapa, 2015, esi saziso siyafumaneka ngesiXhosa nangesiBhulu ngesicelo esibhalwe phantsi. Eso sicelo masingeniswe comments_objections.northern@capetown.gov.za kwiintsuku ezisixhenxe ukususka kumhla wokukhutshwa kwesi saziso.

Kind regards

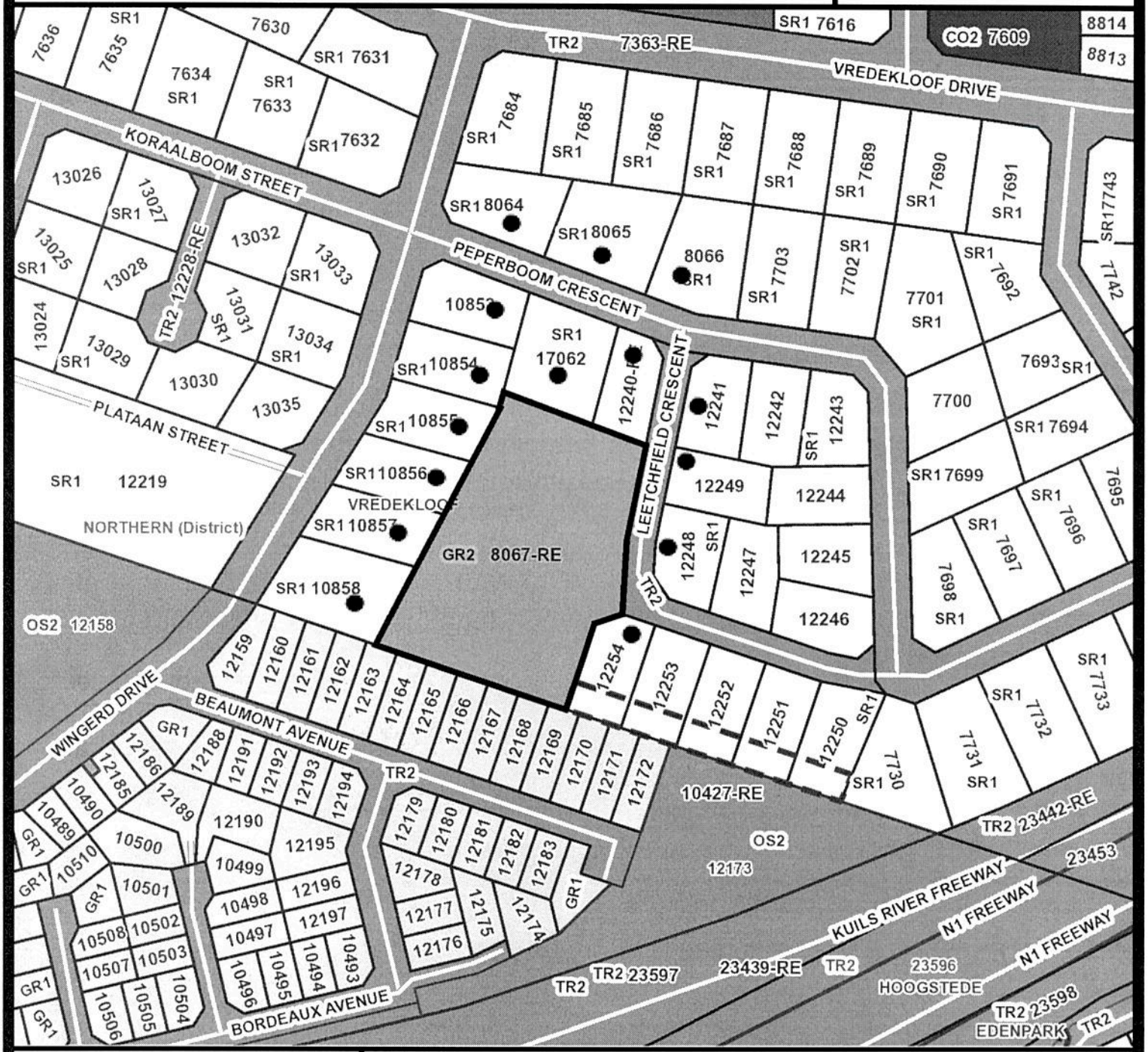
Anthea Fillis (Zeederberg)

Digitally signed by Anthea Fillis (Zeederberg)
Date: 2021.01.15 11:29:04 +02'00'

for DIRECTOR: DEVELOPMENT MANAGEMENT

PLANNING AND BUILDING DEVELOPMENT MANAGEMENT
LOCALITY MAP

ANNEXURE :



Overview

Erf:	District:
Allotment:	Suburb:
Ward:	Sub Council:

1:1 952	Notices Served	●	Support Received	✓
	Petition Signatory	■	Objections Received	✱

Generated by:

CITY OF CAPE TOWN
ISIXEKO SASEKAPA

PROPERTY DESCRIPTION:	**REMAINDER OF ERF 8067 BRACKENFELL**
MUNICIPAL AREA:	**CITY OF CAPE TOWN NORTHERN DISTRICT**
APPLICATION:	**LOCAL AUTHORITY REZONING APPLICATION FOR FREESTANDING CELLULAR COMMUNICATIONS BASE STATION**
SITE NAME:	**DE VREDE GUEST HOUSE**

APPLICANT:	**WARREN PETTERSON PLANNING**
ON BEHALF OF/ FOR	**TELKOM MOBILE / HUAWEI**
OWNER:	**JEDI TRADING CC**
DATE:	**OCTOBER 2020**

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

HUAWEI
Telkom Mobile

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Department: Planning and Building Development Management
City of Cape Town
Brighton Road
Kraaifontein
7570

26 October 2020

Dear Sir/Madam

LOCAL AUTHORITY REZONING APPLICATION FOR A FREESTANDING CELLULAR COMMUNICATIONS BASE STATION ON REMAINDER OF ERF 8067 BRACKENFELL

Kindly find attached in this application, the motivation and relevant documentation regarding a rezoning of the footprint of the base station to allow for the establishment of a freestanding cellular communication base station on erf 8067, Brackenfell.

This proposal will be greatly beneficial for the inhabitants of Brackenfell – which includes local businesses and residents – as well as surrounding communities and commuters. This benefit relates to the fact that an improvement will be experienced in terms of network provision and coverage. In its end, this will enhance the level of health and safety (accessibility to emergency services e.g. ambulances, police, fire department etc.), social interaction (accessibility to social media e.g. Facebook, Instagram, Snapchat etc.) and 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. We furthermore wish to thank you in advance for the positive consideration of this application.

Yours faithfully,

CORNE' BRIEDENHANN
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:	Remainder of Erf 8067, Brackenfell
CLIENT:	Telkom Mobile/Huawei
APPLICANT:	Warren Petterson Planning
OWNER:	Jedi Trading CC
CONSENT USE	means a land use permitted in terms of a particular zoning with the approval of the City
DEPARTURE	means a permanent departure or a temporary departure
RESTRICTIVE CONDITION	means any condition registered against the title deed of land restricting the use, development or subdivision of land concerned, excluding servitudes creating real or personal rights
SURVEYOR-GENERAL	means the Surveyor-General as defined in the Land Survey Act

ABBREVIATIONS:

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

Table 2 - Abbreviations

CTDMS	Cape Town Development Management Scheme
CTZS	Cape Town Zoning Scheme
SPLUMA	Spatial Planning and Land Use Management Act, 2013
CTTMIP	Cape Town Telecommunication Mast Infrastructure Policy, 2015
RBTS	Rooftop Base Telecommunication Station
FSBTS	Freestanding Base Telecommunication Station
TI	Telecommunication Infrastructure
MRBTS	Minor Rooftop Base Telecommunication Station
MFSBTS	Minor Freestanding Base Telecommunication Station
TOA	Top of Antenna
SG-DIAGRAM	Surveyor-General Diagram
CTMSDF	Cape Town Municipal Spatial Development Framework, 2018
IDP	City of Cape Town Integrated Development Plan (2017-2022)

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SECTION A: BACKGROUND

A.1. THE APPLICATION

Application is hereby made for the following:

- ✓ **Rezoning of land** in terms of Section 42 (a) of the Cape Town Municipal Planning By-Law, 2015 *(Amended 2019)* for the purpose of rezoning a portion of the property from 'General Residential 2' to 'Utility Zone' in order to allow for the establishment and use of a FSBTS.

A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of the Development Area

TITLE DEED DESCRIPTION	REMAINDER OF ERF 8067 BRACKENFELL
TITLE DEED NUMBER	T36896/2005
PROPERTY SIZE (m^2)	5 975 Square Meters
CURRENT ZONING (per CTZS)	General Residential 2
OWNER OF PROPERTY	JEDI TRADING CC

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SECTION B: CONTEXTUAL INFORMANTS

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

B.1. LOCALITY

The property within the City of Cape Town is located directly adjacent Leetchfield Crescent.

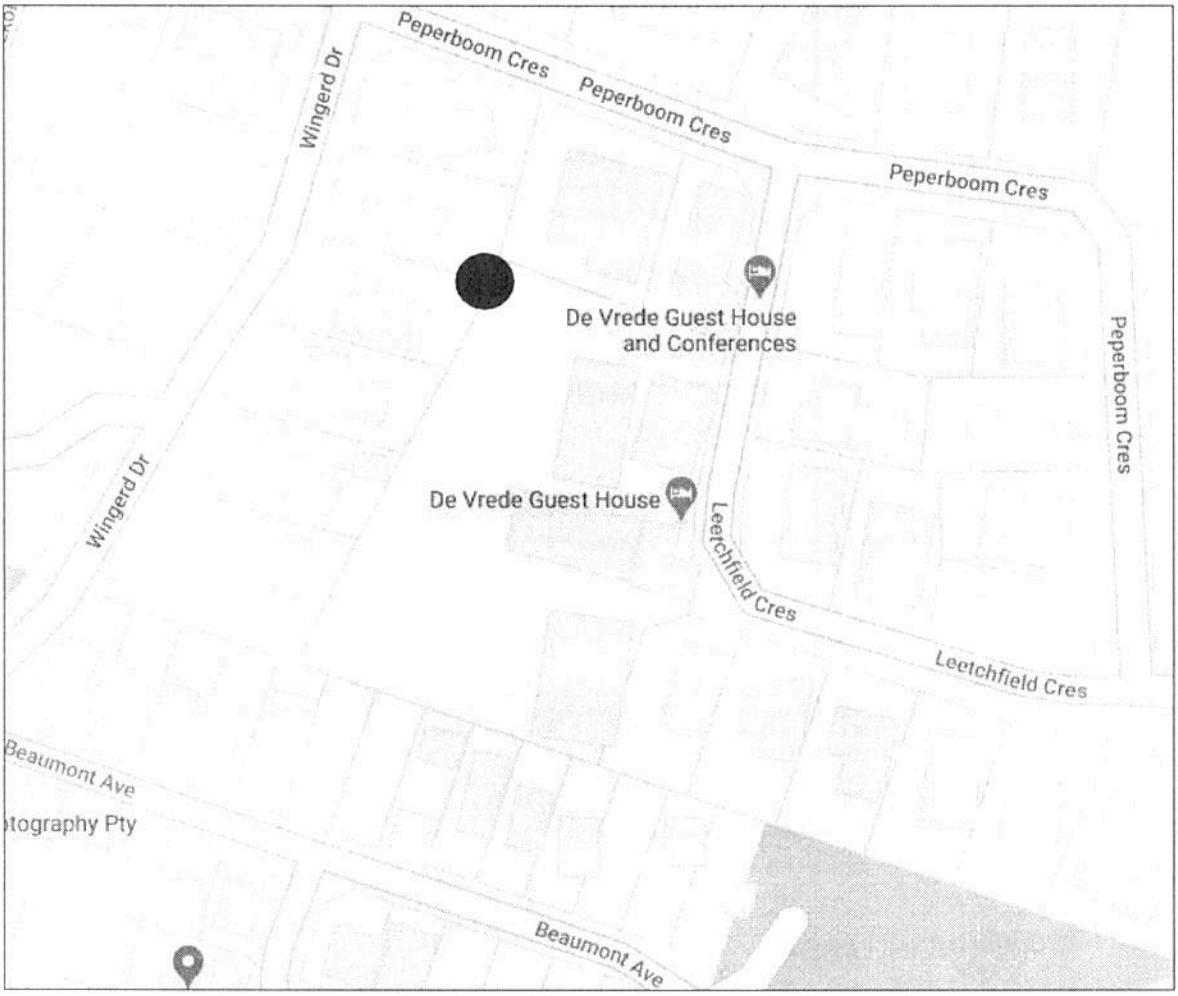

Figure 1- Location of the property adjacent to Leetchfield Crescent

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B.2. CURRENT LAND USE AND ZONING

Table 4 - Current land use and zoning

CURRENT LAND USE	1 Main building used as a place of residence and guest house
ZONING	General Residential 2
PROPOSED ZONING	Utility Zone (Footprint of the base station)

GENERAL RESIDENTIAL SUBZONINGS (GR2–GR6)		**FLOOR FACTOR**		**To top of roof**				
PRIMARY USES Dwelling house, second dwelling, group housing, boarding house, guest house, flats, private road and open space **CONSENT USES** Utility service, place of instruction, place of worship, institution, hospital, place of assembly, home occupation, shop, hotel, conference facility, minor rooftop telecommunication station, rooftop base telecommunication station and veterinary practice	GR2	1,0	60%	15,0 m	4,5 m	4,5 m or 0,6 H (0,0 m up to 15,0 m height for 18,0 m from street)	N/a	Parking and access Screening Wind mitigation Dwelling house and second dwelling Group housing Institution, place of instruction and place of assembly Shop
	GR3	1,25	60%	20,0 m	4,5 m	4,5 m or 0,6 H (0,0 m up to 15,0 m height for 18,0 m from street)		
	GR4	1,5	60%	24,0 m	4,5 m	4,5 m or 0,6 H (0,0 m up to 15,0 m height for 18,0 m from street)		
	GR5	2,5	60%	35,0 m	4,5 m; 9 m above 25 m height	4,5 m or 0,6 H (0,0 m up to 15,0 m height for 18,0 m from street); 15,0 m above 25,0 m height		
	GR6	5,0	60%	50,0 m	4,5 m; 9 m above 25 m height	4,5 m or 0,6 H (0,0 m up to 15,0 m height for 18,0 m from street); 15,0 m above 25,0 m height		
		Refer to item 41(b)	Refer to item 41(a)	Refer to item 41(c)	Refer to item 41(e)	Refer to item 41(e)		

Figure 2 – Zoning extract of 'General Residential 2'

B.3. SURROUNDING AREA

Leetchfield Crescent to the east and Peperboom Crescent to the North serve as the main distributors. Suburbs near the property are Brackenfell, Bracken Heights & Silverstream.

The surrounding land uses in the area are predominantly utilised for residential purposes. The adjacent property directly to the north is utilised for residential purposes.

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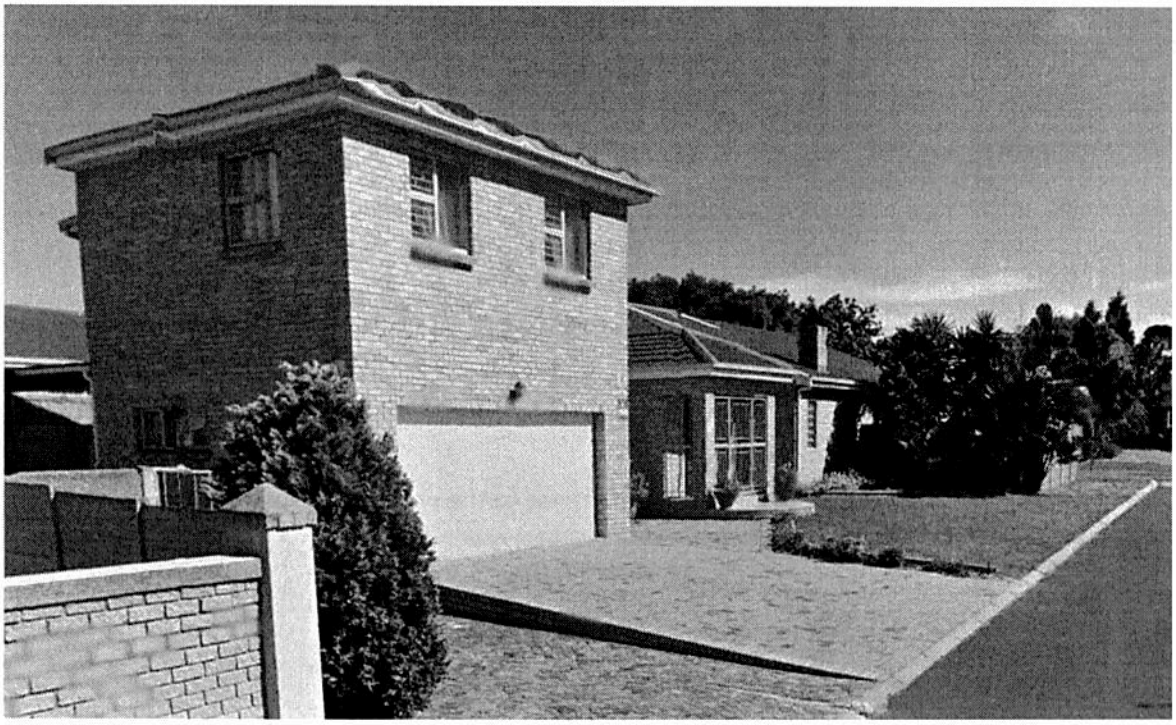

Figure 3– Adjacent property to the west of Erf 12240 zoned as 'Single Residential 1'

SECTION C: DEVELOPMENT PROPOSAL

C.1. APPLICATION SPECIFICATIONS

The client, Telkom Mobile/Huawei wishes to apply for a "Spot Rezoning" of the footprint of the base station to establish and use a FSBTS.

C.1.1 Development Concept

The application comprises the following development parameters:

- ✓ A 15m Lamppost type mast,
- ✓ 3-sector antennas attached to the mast,
- ✓ 1 x Equipment containers, and

The total ground coverage of the FSBTS 6.25m².

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C.1.2 Rezoning of a Portion of property (Spot Rezoning)

In terms of the property's zoning of 'General Business 2', no provision is made for a FSBTS in terms of a primary right or consent use. A rezoning to Utility Zone is thus required to permit this installation.

A rezoning application is hereby made in terms of Section 42(a) of the Cape Town Municipal Planning By-Law, 2015 for the rezoning of the footprint of the FSBTS from "General Residential 2" to "Utility Zone" in order to allow for the installation as a primary right.

C.2. ACCESS

Access to the FSBTS will be obtained from the entrance to the property found on the eastern side of the property, situated adjacent to Leetchfield Crescent, Vredekloof.

C.3. SECURITY

The equipment will be secure inside the equipment units that will be kept locked at all times. The antennae will be secure given their position at the top of the mast.

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

C.4. POWER

Power for the FSBTS will be obtained from the available on-site electrical supply to the property. Advances in technology (telecommunication related equipment) enable the FSBTS to utilise less electricity.

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:

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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.

The development does not constitute a listed activity and an Environmental Authorization (EA) is therefore not required.

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SECTION D: POLICY AND LEGISLATION

D.1. CITY OF CAPE TOWN TELECOMMUNICATION MAST INFRATSTRUCTURE POLICY, 2015

For ease of reference the table below illustrates how this proposal complies with the CTTMIP, 2015 (Table 5).

Table 5 - Compliance of application with objectives 1-10 of the CTTMIP, 2015

	Objective content:	**Compliance to Objective**
O1	*To improve and maintain communication*	This application is in line with this objective as it aims at providing the inhabitants of the said neighbourhood with effective and efficient voice and data coverage
O2	*To ensure that the TMI is placed in the best possible location*	This application is in line with this objective as this is near a commercial/residential cluster which ultimately will benefit from the cellular coverage.
O3	*To ensure the co-location or sharing of TMI wherever possible*	This application is not for the purpose of a mast which can be used for co-location. The lamppost option focus on reducing the visual impact rather than co-location. Other operators already have existing installations on Glengarry Centre as a rooftop solution and due to the nature of the building, another provider cannot be accommodated. A lamppost solution is the best option in this case. Co-location will not be needed in the future for other operators.
O4	*To retain the visual integrity, special character and amenity of the city of cape town*	This application is in line with this objective as the lamppost mast which is proposed blend in well with its immediate surroundings. A lamppost mast duplicates the appearance of the surrounding lamp and electricity poles, thereby reducing the visual impact.
O5	*To design with the landscape and use modern mitigation measures to reduce impact*	The lamppost mast will be visually acceptable for the users of Leetchfield Crescent.
O6	*To retain and improve the environmental and heritage quality of the public arena*	The subject FSBTS will be erected in an area where no changes will be made to the environmental or cultural surroundings.
O7	*To preserve areas of environmental or heritage significance*	This application will have no effect on the natural or cultural (heritage) environment as the surroundings will undergo no change or destruction.

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O8	*TMI must be situated and operated in a manner so as not to interfere with any other utility functions*	This application is in line with this objective as no utilities services are nearby and the equipment being used is ICASA approved.
O9	*Where possible TMI should be placed on other structures such as light posts, road signs etc.*	The lamppost mast is in an area where existing trees will lessen the visual impact.
O10	*To protect the health, safety and wellbeing of the inhabitants of cape town*	This application is in line with this objective as there are no evidence that cellular masts have negative health effects on people. The FSBTS will be compliant with the ICNIRP document as well as the WHO document. Section E.2.5 will have more information concerning this matter.

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?
Principle 7a: Spatial Justice	In a broader sense, spatial justice refers to an intentional incorporation of spatial (geographical) aspects. This refer to the fair and equally distributed services and enhanced accessibility of these services. The aim of this proposal is to provide excellent communication service to the inhabitants of an area.
Principle 7b: Spatial Sustainability	Spatial sustainability is an explicit concept which describe the relations between environmental, economic and socio-cultural facets related to a societal environment. Enhanced signal in an area will promote all three the dimensions of sustainability (economic, social and environmental facets). Economically, businesses in the area will benefit from enhanced connectivity. The social facet is addressed as more people will have access to emergency services (e.g. Healthcare, Police, Fire response etc.). The third dimension (Environmental facets) will be promoted as the sensible placement of telecommunication base stations and the possibility of co-location will limit the amount of base stations should there be sufficient signal in an area.
Principle 7c: Spatial Efficiency	Spatial efficiency relates to the concept of minimum distance to be travelled between a specific location and intended destination. FSTBS and RTBS is placed in an area (optimally situated between planned and existing stations) with a reason. This reason is to incorporate various factors (e.g. amount of users, quality of service etc.) when considering the placement in order to promote effectiveness and is not merely placed by random.

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Principle 7d: Spatial Resilience	Spatial resilience can be defined as the ability of a region to withstand possible arising shocks (e.g. economic crisis, social disruptions etc.). However, FSTBS and RTBS will be a service that will always be necessary. In a state of crisis, communication plays an integral role in a societal environment.
Principle 7e: Good administration	This installation will be lawful and reasonable, following an equal and fair public participation process in order to incorporate the views and opinions of all relevant parties.

D.3. OTHER POLICIES AND LEGISLATION

Other policies and legislative frameworks include: Five-Year Integrated Development Plan (2017/2022), and the Cape Town Municipal Spatial Development Framework (CTMSDF), 2018.

D.3.1. Five-Year Integrated Development Plan (2017/2022)

Within the City Of Cape Town's IDP (2017-2022), there is a main focus on 11 priorities that span across the five strategic focus areas. These 11 priorities are as follows (City of Cape Town: Integrated Development Plan 2017 – 2022:31):

- "Positioning Cape Town as a forward-looking globally competitive business city
- Leveraging technology for progress
- Economic inclusion
- Resource efficiency and security
- Safe communities
- Excellence in basic service delivery
- Mainstreaming basic service delivery to informal settlements and backyard dwellers
- Dense and transit-oriented urban growth and development
- An efficient, integrated transport system
- Building integrated communities
- Operational sustainability"

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The following figure shows the alignment between the five strategic focus areas and the 11 priorities.

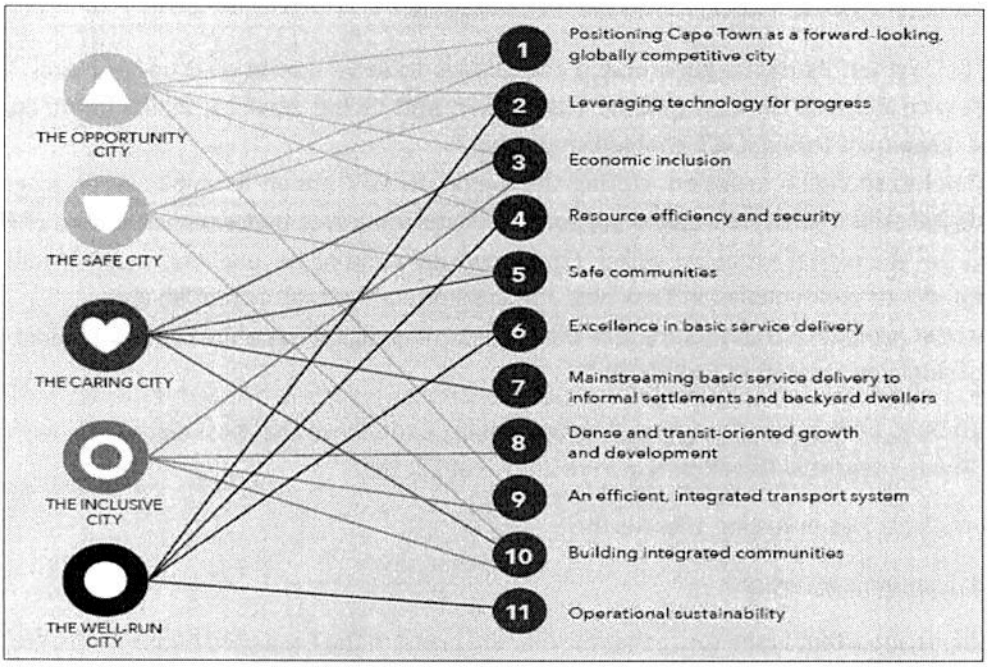

Figure 4 - Alignment of the 11 priorities and the five strategic focus areas for the City of Cape Town

With the 11 priorities listed and aligned with the five strategic focus areas, telecommunication mast infrastructure contributes and plays a big role in some of these priorities which integrates with each other. See below:

Priority 1: Positioning Cape Town as a forward-looking globally competitive city

Cape Town is known as a world-class tourism destination and is also regarded as an attractive emerging-market investment (City of Cape Town: Integrated Development Plan 2017 – 2022: 32). With priority 1 in terms of this application, Telecommunication Infrastructure can help the City of Cape Town to become competitive by enhancing the coverage for the business and tourism sector. Coverage for internet, emergencies, communication and education purposes are daily needs in any modern lifestyle. Coverage can promote Local Economic Development in Cape Town and attract further investment as competitive markets are seen on online devices which everyone in the modern day has access too with a cell phone.

Mentioning some key points above about telecommunication infrastructure that provide coverage to an area in City of Cape Town, one can refer to the next priority, namely:

Priority 2: Leveraging Technology for Progress

"This priority aims to transform Cape Town into the most digital city in Africa" (City of Cape Town: Integrated Development Plan 2017 – 2022: 33). The following benefits which will flow from achieving this priority are:

- "Cape Town becoming the preferred destination for technology start-ups in South Africa;
- Improved internet speeds;
- Greater use of digital platforms to improve service access and efficiency, and

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- Universal access to internet services".

The City of Cape Town will further leverage technology to:

- "Strengthen its digital government capabilities to drive operational transparency, enhance service delivery through process automation and online services, whilst improving citizen engagement through ICT-enabled channels;
- Emphasise digital inclusion, closing the digital divide through its public Wi-Fi programmes; digital skills improvement, and support for digital initiatives that enhance quality of life;
- Grow the digital economy within Cape Town by creating an enabling environment for the growth of tech-enabled enterprises, and maximizing their job potential; and
- Invest in digital infrastructure that will underpin the digital city objectives and reduce the cost of telecommunication for the city".

In order to build on it current progress towards making Cape Town the most digital city in Africa (City of Cape Town: Integrated Development Plan 2017 – 2022: 34).

Apart from these two priorities, there is the

Priority 3: Economic Inclusion

This priority is important in the sense that the City will invest in the Expanded Public Works Programme (EPWP) (City of Cape Town: Integrated Development Plan 2017 – 2022: 34). The EPWP can link with the local economic development plan for a project/programme in a community where needs are identified, especially with unemployment as an obstacle in South Africa. As mentioned above, public Wi-Fi programmes and digital skills improvement in urban projects for communities in a City like Cape Town, one can reflect on the importance of telecommunication infrastructure which will promote these urban projects.

Telecommunication infrastructure further contributes to the rest of the priorities as listed above.

D.3.2. Cape Town Municipal Spatial Development Framework, 2018

The application is by no means a careless act as it complies with the Integrated Development Plan (IDP) principles as set out in the Cape Town Municipal Spatial Development Framework Review, 2018 (p.4) approved on the 25th of April 2018. 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 review (2018: 4), 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 Cape Town

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SECTION E: MOTIVATION

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

E.1. BACKGROUND

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

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

The current cellular infrastructure is not equipped to handle this level of high demand. As a result, the networks become congested with connection problems and dropped calls on the voice network and limited or unstable internet connections on the data network.

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

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

The congestion of existing sites together with the decrease in its coverage range necessitates that the distance between base stations decreases, resulting in the need for construction of new freestanding and rooftop cellular base stations.

It is estimated that cellular network operators in South Africa will build more than 4000 new base stations over the next 5 years.

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

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E.2. DEVELOPMENT MOTIVATION

Please read together with previous sections in this application. This rezoning application to allow for the erection of a FSBTS 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 the City of Cape Town, dropped calls and poor network coverage (related to both voice and data) are experienced. This application is motivated by several customer complaints (from residents, businesses and commuters) received by Telkom Mobile in and around the area of Vredekloof. Telkom Mobile identified several positions in the area that need to be equipped with base stations to alleviate the pressure and to cater for the ever-increasing demand.

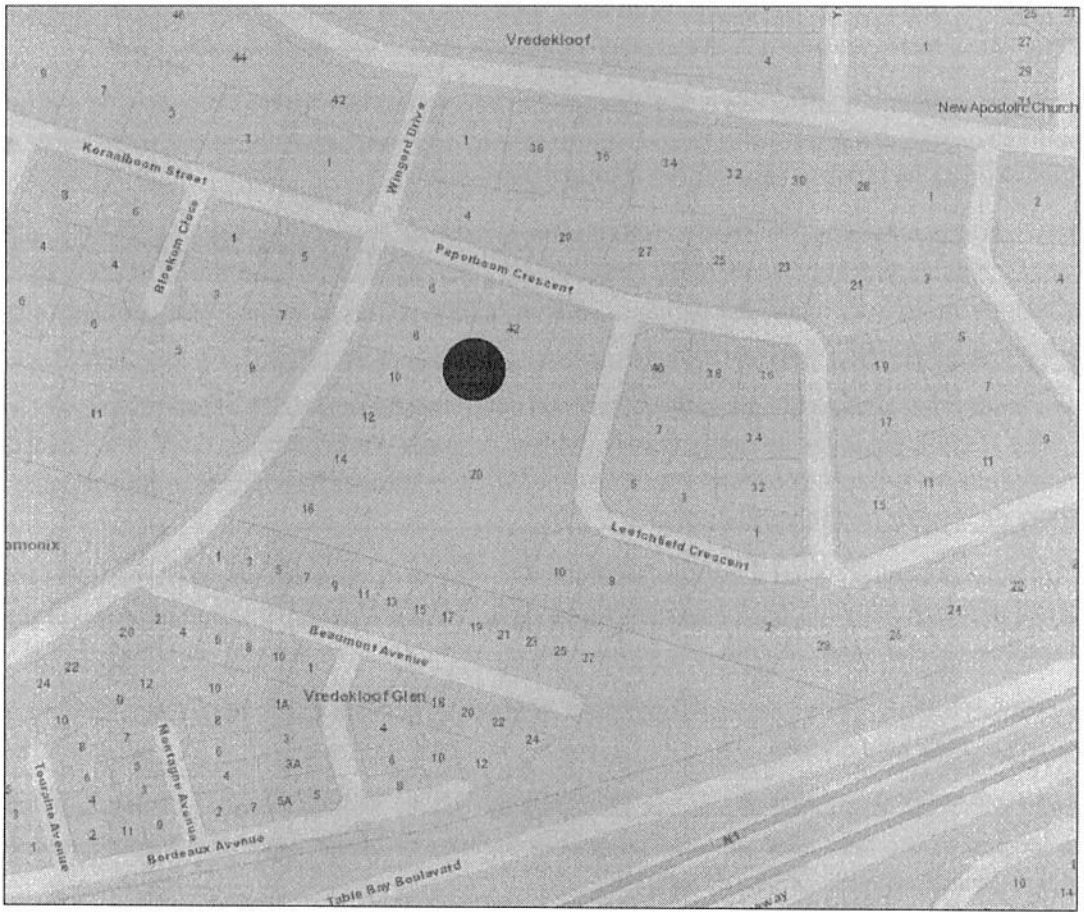

Figure 5– Service coverage for the area of Vredekloof

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Figure 5 illustrates the current coverage in Neighbourhood. It should be noted that some areas have very limited LTE, LTE Advanced, Fixed LTE coverage. Therefore, a FSBTS as proposed in this application will increase the amount of coverage in this area.

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

The mix of land uses range from low density residential to open space. The subject base station will not interfere with the current use of the property and there are no negative impacts on the surrounding land uses and environment. No trees need to be removed to build the base station and no buildings with heritage value will be affected.

The subject use will have 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 subject use will have no detrimental impact on the surrounding properties and will provide an essential service to the surrounding community.

E.2.2. Site selection methodology

The current roll out of telecommunication infrastructure by cellular network providers is undertaken to upgrade and improve network coverage and quality to all customers. Telecommunication networks experience peak demand in the evenings between 18:00 and 23:00. This is because during these times people are at their homes and use internet intensive devices. Thus, a large portion of the network upgrade is aimed at residential areas. Business and other activity areas have been prioritised over the past 20 years, for commercial reasons and given the fact that legislation and policies steered proposals of this nature, towards non-residential areas.

When choosing a site for a telecommunication base station, service providers are guided by nominal points indicating the areas where poor signal is being experienced.

E.2.2.1. Choice of site

These points are selected because of an increase of customer complaints, within an area. As an increase in the number of users occurs, the area which is covered by the existing network decreases, leading to poorer network coverage. Figures 6-8 strive to explain how the need for an increase in cellular infrastructure evolves in a typical urban area.

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Cellular infrastructure explained:

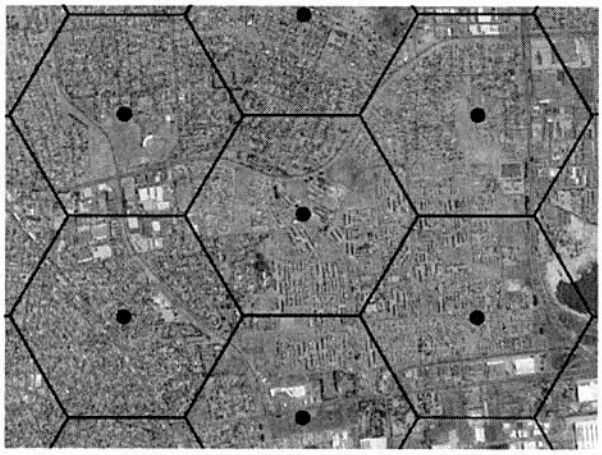
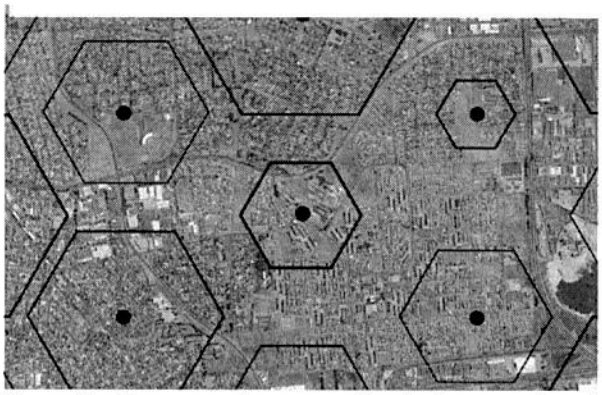


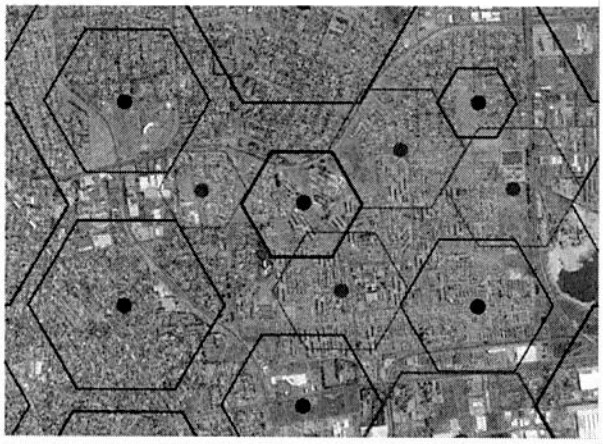
Figure 6 is an illustration of optimum network and data coverage. This is explained by envisioning the octagonal shape of a honeycomb (cells).

Figure 6 - Initial coverage (cell) provided by Telecommunication Base Stations



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 7 - Coverage decreases due to increase in network users – cell size decreases



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

Figure 8 - Additional telecommunication base stations required to fill the gaps

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Locations for telecommunication infrastructure are primarily chosen within areas where a need exists for coverage (refer to Figure 8). If a need for coverage does not exist in a specific area, no company would invest capital to build a telecommunication base station in the said area. The fact that there are only a few telecommunication base stations in the surrounding area supports the statement that there is a clear need for coverage in the area.

The need for coverage is however not the only determining factor when identifying a possible position for a telecommunication base station. Other determining factors include altitude, zoning and the visual impact of the subject base station. Distance away from existing base stations in the surrounding area is also an influencing factor.

E.2.3. Site characteristics

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

This site was selected for several reasons, namely:

- It is situated optimally between planned and existing sites,
- There is a huge demand by cellular users in this area and the surrounding base stations are unable to provide an acceptable level of coverage to the area,
- It is accessible to contractors during construction and maintenance,
- The proposal and location of the base station is the best solution to the coverage problem of the area with the least negative impacts,
- The proposal is secure due to its locality, and
- Most importantly it will serve the complaint area (the area with the lowest levels of cellular reception due to locality and high volumes of users) optimally.

It is important to note that the nature of such development is dependent on a "willing landlord" scenario. The theoretically best position is determined by the radio engineers and the closest properties that adhere to the above guidelines are targeted. Often several properties are targeted before a willing landlord is discovered that terms can be agreed with.

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E.2.4. Health concerns

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

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

In a statement made by the Department of Health dated 19 January 2018 on the Health Effects of base stations states the following:

"The Department is therefore satisfied that the health of the general public is not being compromised by their exposure to the microwave emissions of cellular base stations. This also means that local and other authorities, in considering the environmental impact of any particular base station, do not need to and should not attempt, from a public health point of view, to set any restrictions with respect to parameters such as height of the mast, distance to the mast, and duration of exposure."

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.

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E. 3. SUMMARY

Table 9 provides a summary on the motivation part above in terms of the section 99(3) of the Municipal Planning By-Law, 2015 and relates to the objectives above of the Telecommunication Mast Infrastructure Policy.

Table 7 - Motivation Summary

(a) Socio-Economic impact	The subject mast will attract more businesses and tourists to the area which can benefit from the enhanced connectivity that will be available in future once the mast is erected. It will especially be helpful to small businesses in the local areas as this will contribute to economic growth. With the economic impact being positive, means it will also impact the social aspects of the community on a positive way. An example will be where more local people will have access to emergency services (e.g. Healthcare, police, Fire response etc.).
(d) Compatibility with surrounding uses	Most of the surrounding properties are utilised for residential purposes. A FSBTS is not a primary right or consent use application on most of these properties as well. We of the opinion that the proposal is therefore compatible with the surrounding uses.
(e) Impact on the external engineering services	The subject use will have no impact on the external engineering services.
(f) Impact on safety, health and wellbeing of the surrounding community	See E.2.5 Health concerns above.
(g) Impact on heritage	No buildings with heritage value will be affected.
(h)Impact on the biophysical environment	The subject use will have no impact on the biophysical environment. No trees need to be removed to build the base station.
(i) Traffic impacts, parking, access and other transport	The subject use will have no impact on traffic impacts, parking, access and other transport.
(j) Whether the imposition of conditions can mitigate an adverse impact of the proposed land use.	The subject equipment and mast will be colour coded (painted green) to match the backdrop and further mitigate the visual impact to blend in with its surroundings.

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SECTION F: CONCLUSION

This rezoning of a footprint of the base station applications for a FSTBS on the Remainder of Erf 8067 Brackenfell will provide an essential and sort after service to the surrounding community, businesses, and commuters. This application is in line with the current policy and legislation on a local level. Furthermore, this application is in compliance with the Five-Year Integrated Development Plan (2017-2022), and the Cape Town Municipal Spatial Development Framework (CTMSDF), 2018.

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

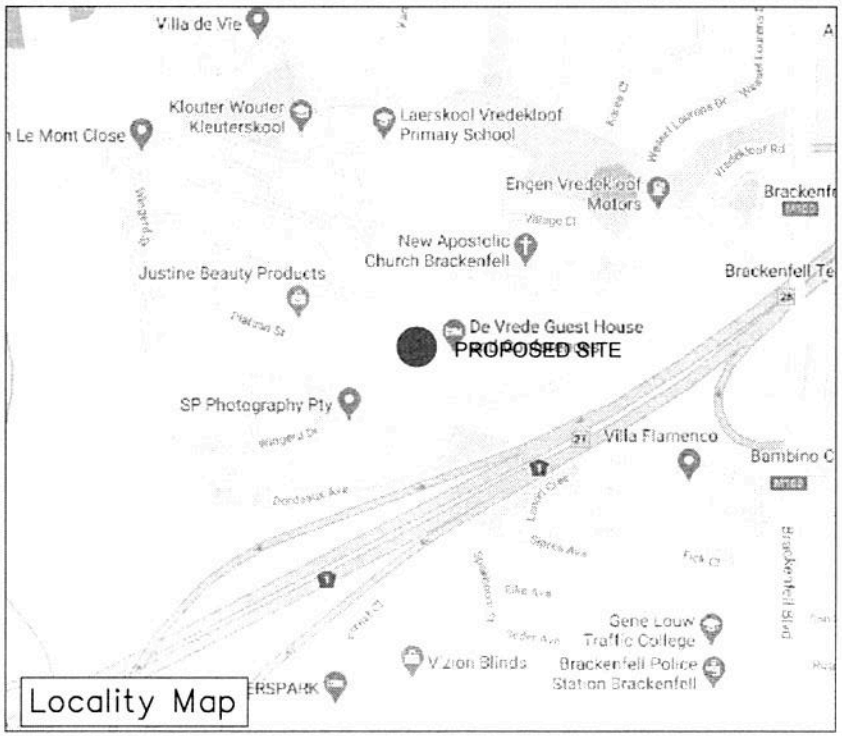
- Most households in the surrounding area depend on the services of the cellular telecommunications providers, including internet and social networking media (Facebook, Twitter etc.). With such a high demand for their products, it follows that service providers are responsible for supplying a high level of network coverage.

- *Please note:* The residents in the area are not the only ones being provided with these services. Visitors to the area, 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 have to meet certain standards in order to retain their licenses. One of these standards is to supply adequate network coverage to their demanding customers. The proposal also allows for all other service providers to share this installation and refrain from constructing another base station in this area.

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



HUAWEI

Telkom Mobile

TELKOM MOBILE SITE ID:
WR1476

TELKOM MOBILE SITE NAME:
DE VREDE GUEST HOUSE

PROPERTY DESCRIPTION:
REMAINDER OF ERF 8067, BRACKENFELL

ADDRESS:
12 LEETCHFIELD CRESCENT,
VREDEKLOOF

CO-ORDINATES:
Lat: -33.866917°
Long: 18.676500°

ELEVATION:
105m

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS
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Century City, Cape Town
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Century City,
7446

PROJECT:
PROPOSED NEW TELKOM MOBILE 15m LAMPPOST MAST WITH 2.5m X 2.5m BASE STATION

APPROVED MAST:
15m LAMPPOST MAST

NOTES:
A) 15m LAMPPOST MAST
B) CUSTOM BASE STATION
C) ZONING: GENERAL RESIDENTIAL 2

DATE	DESCRIPTION	REVISION
26-10-2020	1st Issue	0

DRAWING NUMBER: WR1476

SHEET:
1 OF 7

DRAWING TITLE:
LOCALITY MAP

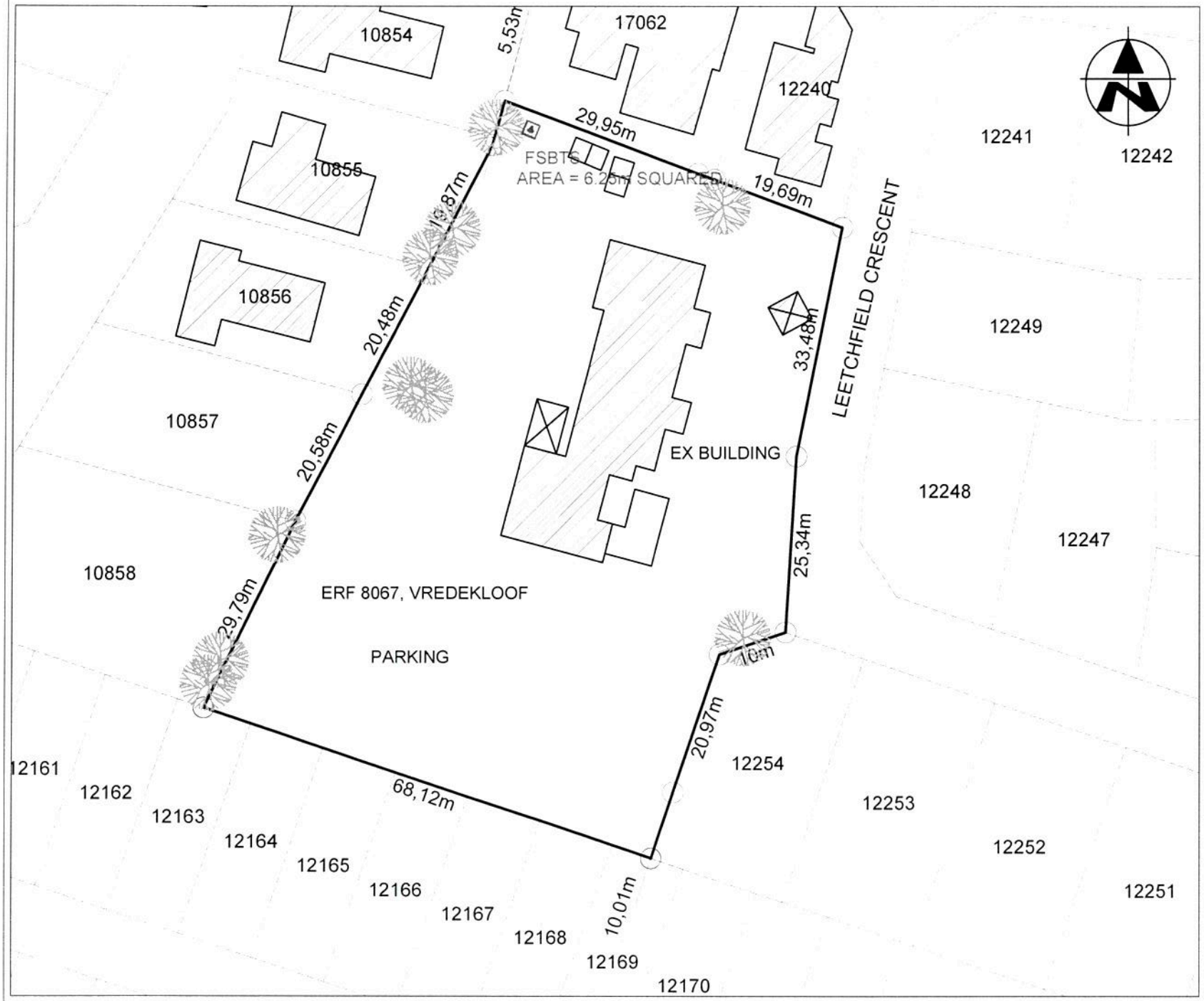
DRAWN: C. BRIEDENHANN

SCALE:
NTS

DATE: 2020-10-26

REVISION:
0

Site Plan



HUAWEI

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ELEVATIO
105m

WPF
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Century City, Cape Town

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Century C
7446

PROJECT:
PROPOSED NEW TELKOM MOBILE 15m LA
MAST WITH 2.5m X 2.5m BASE STATI

APPROVED MAST:
15m LAMPPOST MAST

NOTES:
A) 15m LAMPPOST MAST
B) CUSTOM BASE STATION
C) ZONING: GENERAL RESIDENTIAL 2

DATE	DESCRIPTION	R
26-10-2020	1st Issue	

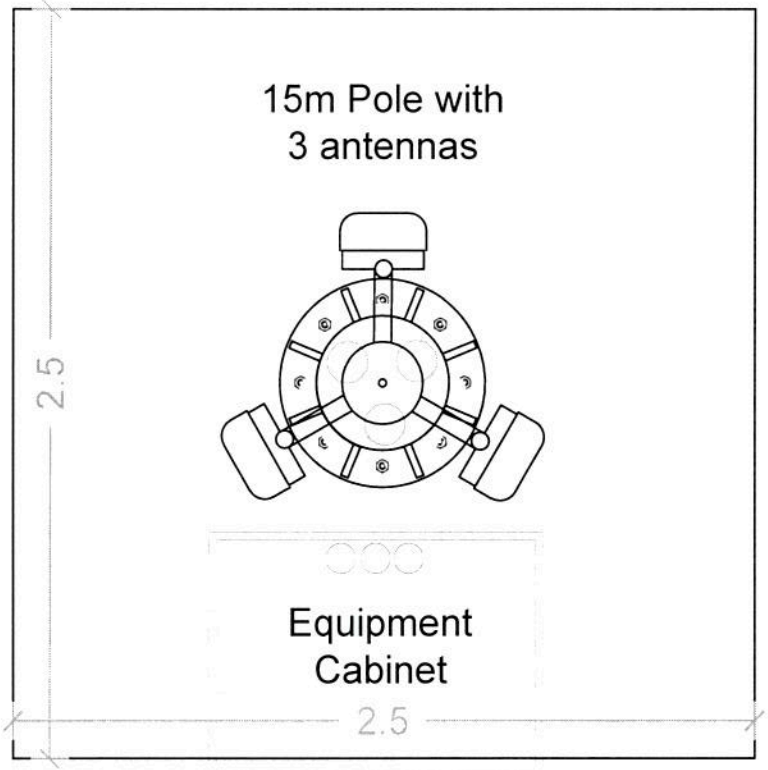
DRAWING NUMBER: WR1476

DRAWING TITLE:
SITE PLAN

DRAWN: C. BRIEDENHANN

DATE: 2020-10-26

Top View



HUAWEI

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PROPERTY DESCRIPTION:
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ADDRESS:
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CO-ORDINATES:	ELEVATION:
Lat: -33.866917° Long: 18.676500°	105m

WPP
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Century City,
7446

PROJECT:
PROPOSED NEW TELKOM MOBILE 15m LAMPPOST MAST WITH 2.5m X 2.5m BASE STATION

APPROVED MAST:
15m LAMPPOST MAST

NOTES:
A) 15m LAMPPOST MAST
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DATE	DESCRIPTION	REVISION
26-10-2020	1st Issue	0

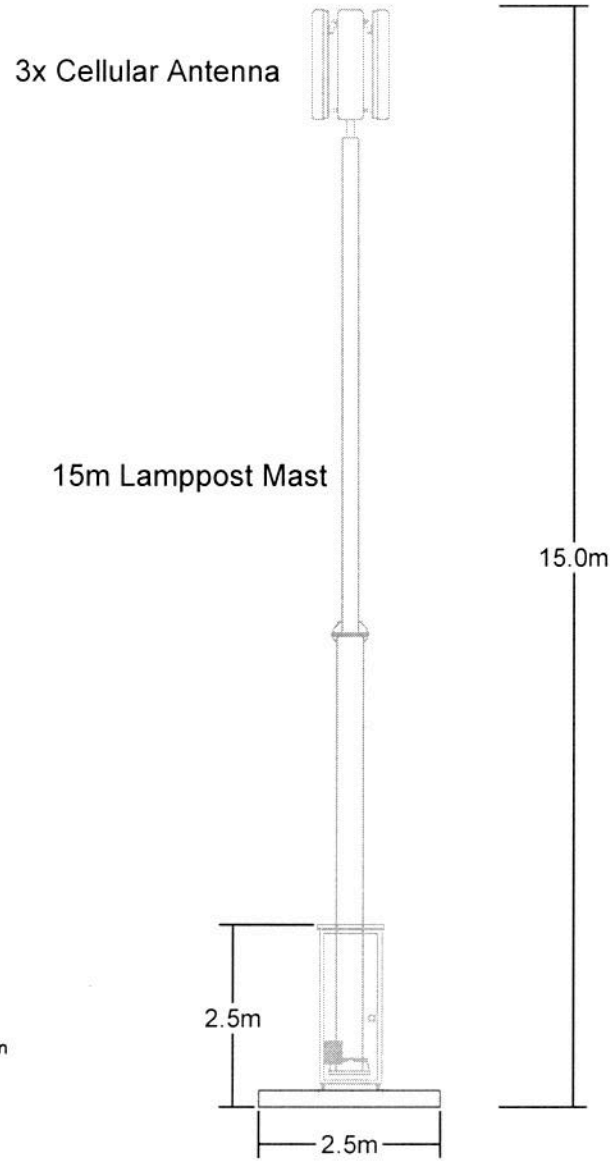
DRAWING NUMBER: WR1476
SHEET: 3 OF 7

DRAWING TITLE: TOP VIEW

DRAWN: C. BRIEDENHANN
SCALE: NTS

DATE: 2020-10-26
REVISION: 0

Elevation



Elevation

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

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

HUAWEI Telkom Mobi

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WR1476

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26-10-2020	1st Issue	

DRAWING NUMBER: WR1476

DRAWING TITLE:
ELEVATION

DRAWN: C. BRIEDENHANN

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DATE: 2020-10-26

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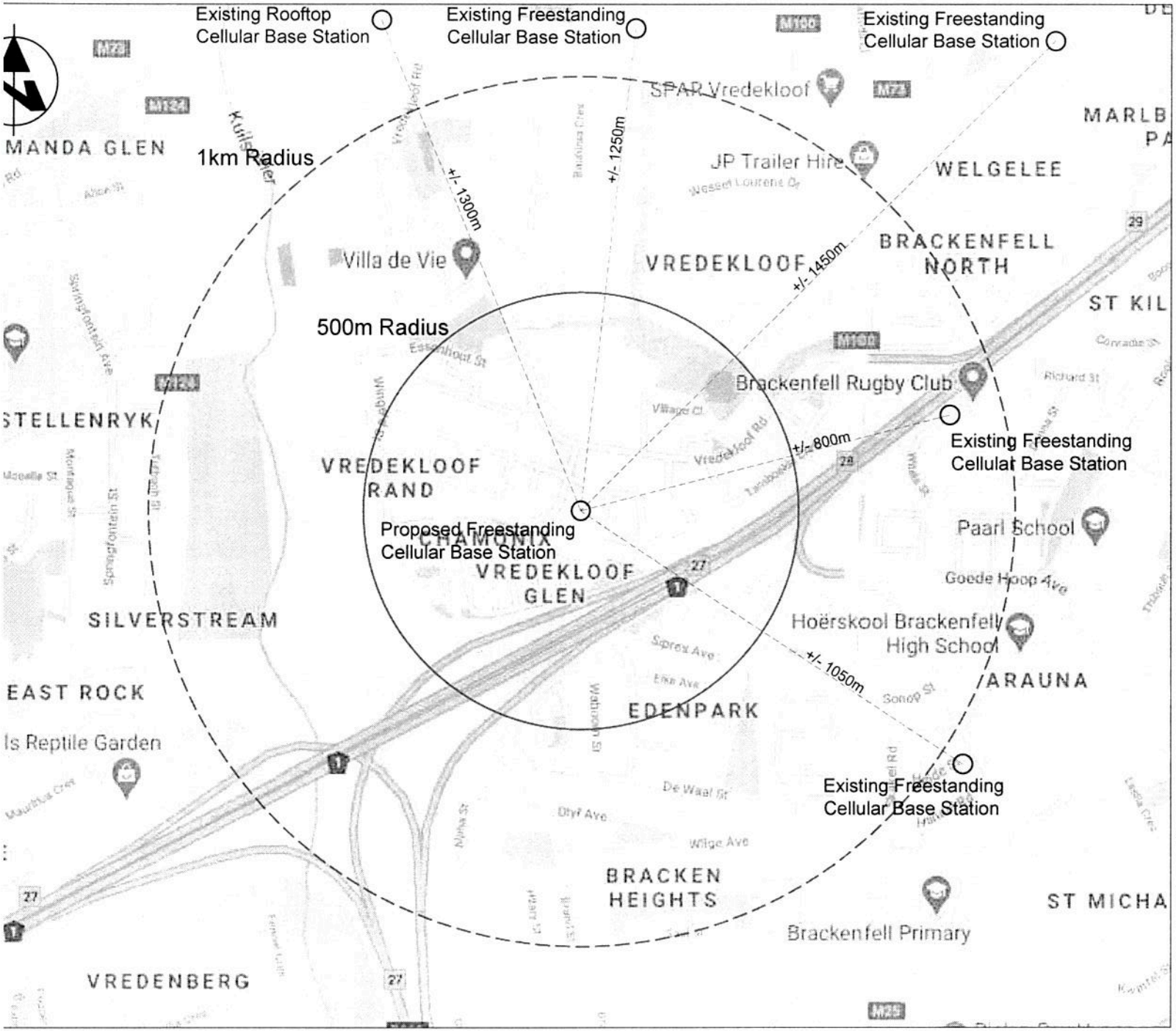
Surrounding Base Station Map



HUAWEI

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DATE	DESCRIPTION	REVISION
26-10-2020	1st Issue	0

DRAWING NUMBER: WR1476
SHEET: 5 OF 7

DRAWING TITLE: SURROUNDING BASE STATIONS

DRAWN: C. BRIEDENHANN
SCALE: NTS

DATE: 2020-10-26
REVISION: 0

Public Safety Zone Map

HUAWEI

Telkom Mobile

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ELEVATIO
105

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DATE	DESCRIPTION
26-10-2020	1st Issue

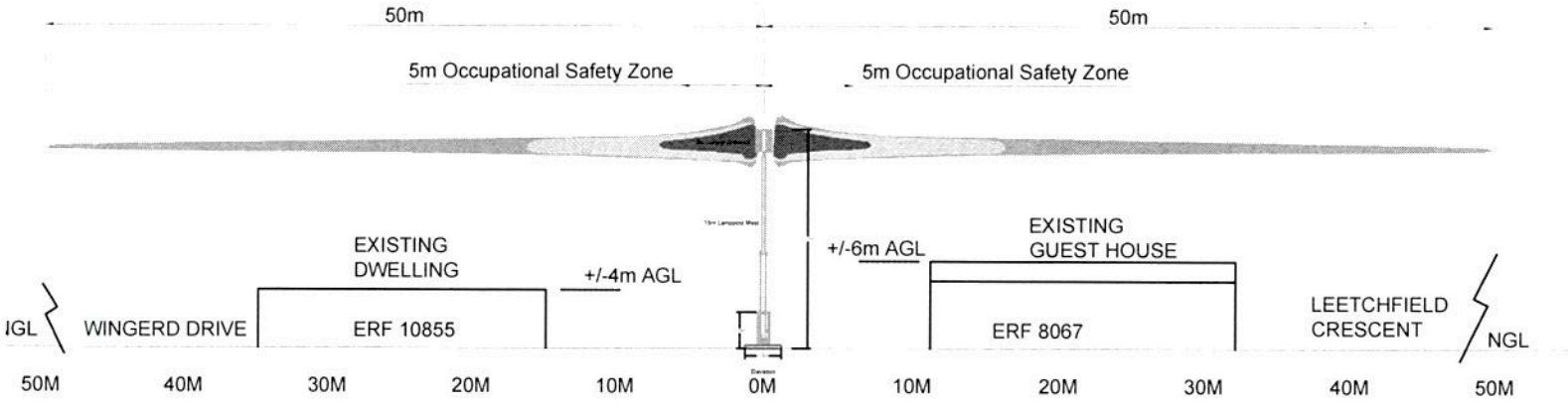
DRAWING NUMBER: WR1476

DRAWING TITLE:
PUBLIC SAFETY ZON

DRAWN C. BRIEDENHANN

DATE 2020-10-26

Public Safety Zone Elevation



PUBLIC SAFETY ZONE SOUTHERN ELEVATION

Telkom Mobile

HUAWEI

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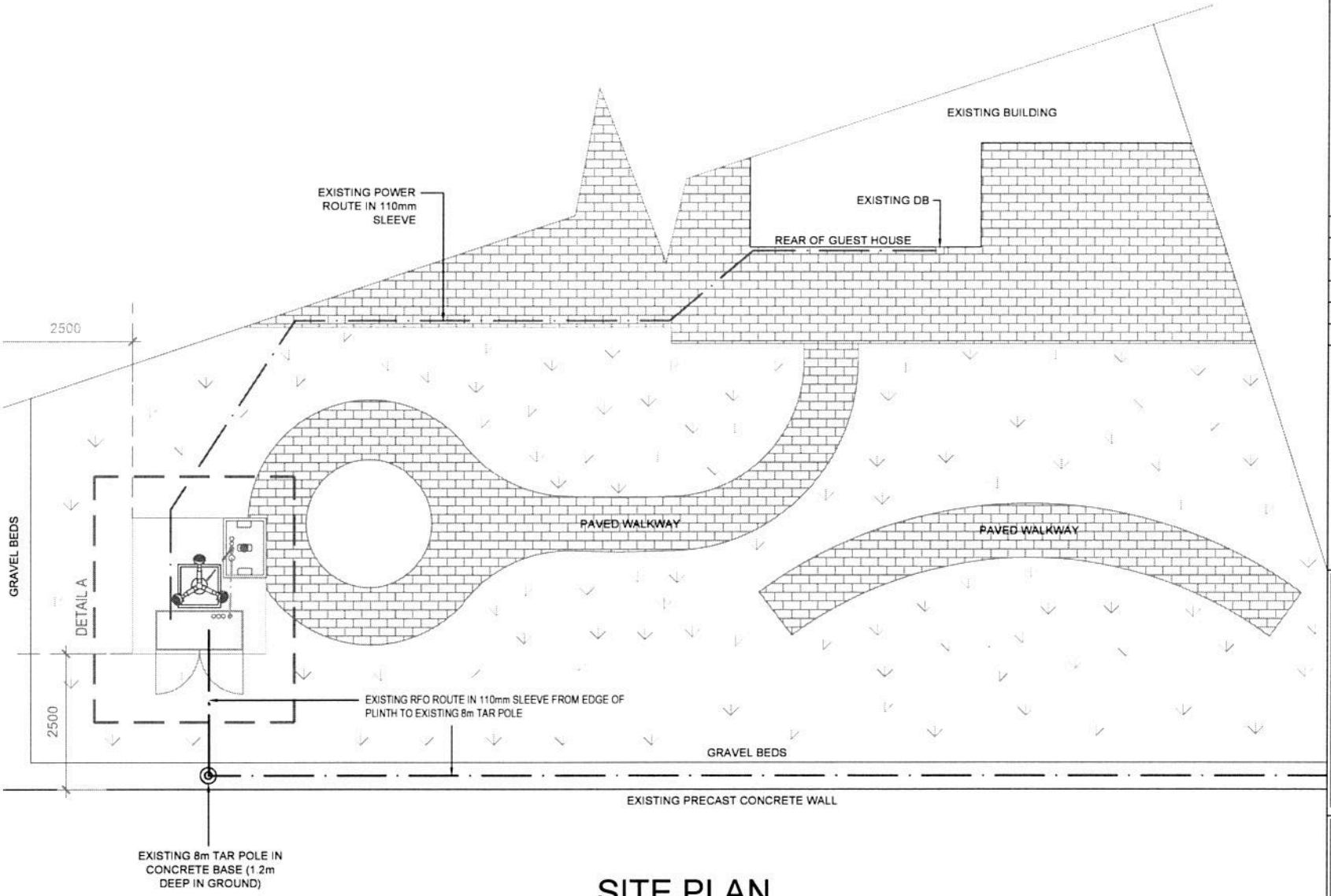
DATE	DESCRIPTION	REVISION
26-10-2020	1st Issue	0

DRAWING NUMBER: WR1476
SHEET: 7 OF 7

DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION

DRAWN: C. BRIEDENHANN
SCALE: 1 : 500

DATE: 2020-10-26
REVISION: 0



SITE PLAN

PROPOSED ANTENNA DETAILS:

ANTENNA TYPE	ANTENNA HEIGHT B.O.A	AZIMUTH	M/TILT	E/TILT	CPRI CABLE	DC LENGTH
QUAD-BAND ANTENNA	13.5m	0°	0°	2°	3x10m	3x10m
QUAD-BAND ANTENNA	13.5m	120°	0°	2°	3x10m	3x10m
QUAD-BAND ANTENNA	13.5m	240°	0°	2°	3x10m	3x10m

AC CABLE	N/A
RFO CABLE	N/A
GPS CABLE	10m

BASIC LEDGEND

EXISTING GANTRY | PROPOSED GANTRY | EXISTING BUILDING | POWER ROUTING | TRANSMISSION RUN | EARTH ROUTING | GPS RUN | FIBRE RUN

Telkom

TELKOM APPROVAL
Name:
Date:
Signature:

TELKOM NAME & NUMBER
WR_3123 DE VREDE GUEST HOUSE

RESPONSIBILITES	Name	Contact Number
TM RNP	T. ROBERTS	061 392 8893
TM Build		
HW Site Engineer	CHARLES. M	021 556 5301
Consultant	NKOSINATHI. H	083 872 1009

Rev.	DATE	DESCRIPTION
0	11-03-2017	DESIGN FOR APPROVAL

NOTES:
A) DO NOT SCALE DRAWING
B) ALL DIMENSIONS IN mm UNLESS OTHERWISE SPECIFIED.
C) ALL DETAILS TO BE VERIFIED ON SITE. ANY DISCREPANCIES TO BE REPORTED TO HUWAWEI ENGINEER IMMEDIATELY
D) THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS & DOCUMENTATION.
E) ALL DIMENSIONS ARE APROXIMATE & MUST BE VERIFIED ON SITE
F) ANTENNAS & RRU'S TO BE PAINTED GREEN

Project Name:
TELKOM UPGRADE

SITE CO-ORDINATES:
Lats: - 33.520095
Longs: 18.403555

Property Description:
UPGRADE - LAMP POST SITE

Address:
12 - 20 LEETCHFIELD CRESCENT
(PEPERBOOM CRESCENT)
VREDEKLOOF
CAPE TOWN

HUAWEI | Tellumat

DRAWING TITLE:
SITE PLAN

Designed: ---
Drawn: Lindsay Thomas
Approved: ---
Date: 11-03-2017 | Sheet: 1 of 3
Scale: NTS @ A3 | Revision: 0
WR3123-PL-01-LT
Drawing No.

S1 @ 0°
BOA= 13.5m AGL

- QUAD BAND ANTENNA REQUIRED TO BE MOUNTED ON EXISTING ANTENNA POLE
- 3 x LTE RRU'S REQUIRED
- ALL RRU'S TO BE MOUNTED ON THE EXISTING VANDAL CAGE. POLE INSIDE VANDAL CAGE TO BE REMOVED IN ORDER TO ACCOMMODATE OTHER RRU'S

S2 @ 120°
BOA= 13.5m AGL

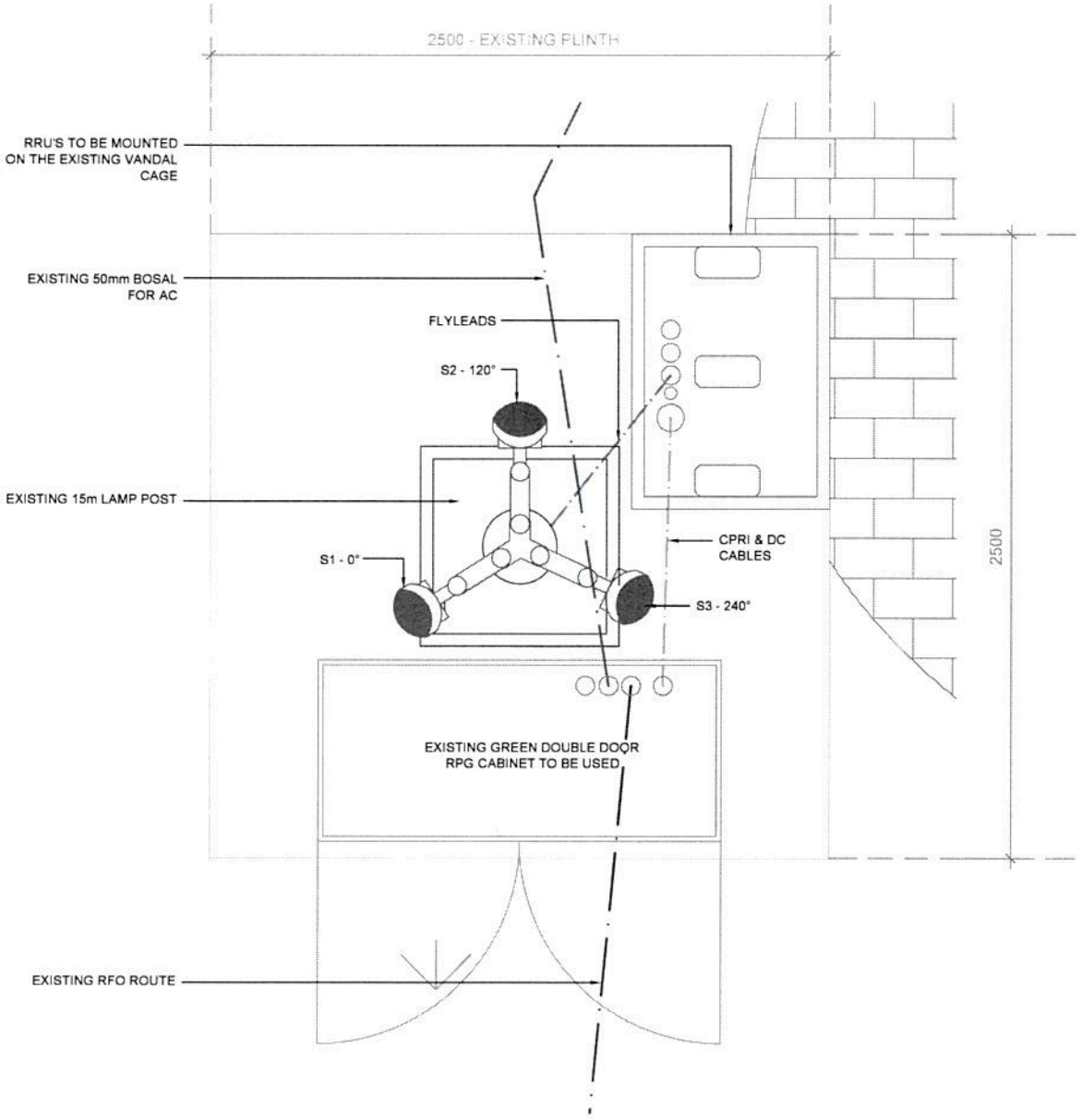
- QUAD BAND ANTENNA REQUIRED TO BE MOUNTED ON EXISTING ANTENNA POLE
- 3 x LTE RRU'S REQUIRED
- ALL RRU'S TO BE MOUNTED ON THE EXISTING VANDAL CAGE. POLE INSIDE VANDAL CAGE TO BE REMOVED IN ORDER TO ACCOMMODATE OTHER RRU'S

S3 @ 240°
BOA= 13.5m AGL

- QUAD BAND ANTENNA REQUIRED TO BE MOUNTED ON EXISTING ANTENNA POLE
- 3 x LTE RRU'S REQUIRED
- ALL RRU'S TO BE MOUNTED ON THE EXISTING VANDAL CAGE. POLE INSIDE VANDAL CAGE TO BE REMOVED IN ORDER TO ACCOMMODATE OTHER RRU'S

CPRI ⅞" CORRUGATED FLYLEADS & DC CABLES TO RUN FROM THE CABINET INSIDE EXISTING 110mm SLEEVE TOWARDS THE RRU's.

½" INCH FLYLEADS REQUIRED TO RUN FROM THE RRU's TO THE ANTENNAS ON THE INSIDE OF THE POLE = 12 x 20m



DETAIL A

PROPOSED ANTENNA DETAILS:

SECTOR	ANTENNA TYPE	ANTENNA HEIGHT B.O.A	AZIMUTH	M/TILT	E/TILT	CPRI CABLE	DC LENGTH
TM1	QUAD-BAND ANTENNA	13.5m	0°	0°	2°	3x10m	3x10m
TM2	QUAD-BAND ANTENNA	13.5m	120°	0°	2°	3x10m	3x10m
TM3	QUAD-BAND ANTENNA	13.5m	240°	0°	2°	3x10m	3x10m

AC CABLE	N/A
RFO CABLE	N/A
GPS CABLE	10m

BASIC LEDGEND

EXISTING GANTRY | PROPOSED GANTRY | EXISTING BUILDING | POWER ROUTING | TRANSMISSION RUN | EARTH ROUTING | GPS RUN | FIBRE RUN

Telkom

TELKOM AP
Name:
Date:
Signature:

TELKOM NAME & NUMBER
WR_3123 DE VREDE GUEST

RESPONSIBILITES

	Name	Conta
TM RNP	T. ROBERTS	061 39
TM Build		
HW Site Engineer	CHARLES. M	021 55
Consultant	NKOSINATHI. H	083 87

Rev.	DATE	DESCRIPTION
0	11-03-2017	DESIGN FOR APPR

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E) ALL DIMENSIONS ARE APROXIMATE VERIFIED ON SITE
F) ANTENNAS & RRU'S TO BE PAINTED C

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(PEPERBOOM CRESCENT)
VREDEKLOOF
CAPE TOWN

HUAWEI

Tellun

DRAWING TITLE:
DETAIL A

Designed: ---
Drawn: Lindsay Thomas
Approved: ---
Date: 11-03-2017
Sheet:
Scale: NTS @ A3
Revisio

WR3123-PL-02-LT
Drawing No.

.5m AGL

BAND ANTENNA REQUIRED TO BE
TED ON EXISTING ANTENNA POLE
: RRU'S REQUIRED
:U'S TO BE MOUNTED ON THE EXISTING
.L CAGE. POLE INSIDE VANDAL CAGE
REMOVED IN ORDER TO
MMODATE OTHER RRU'S

0°
.5m AGL

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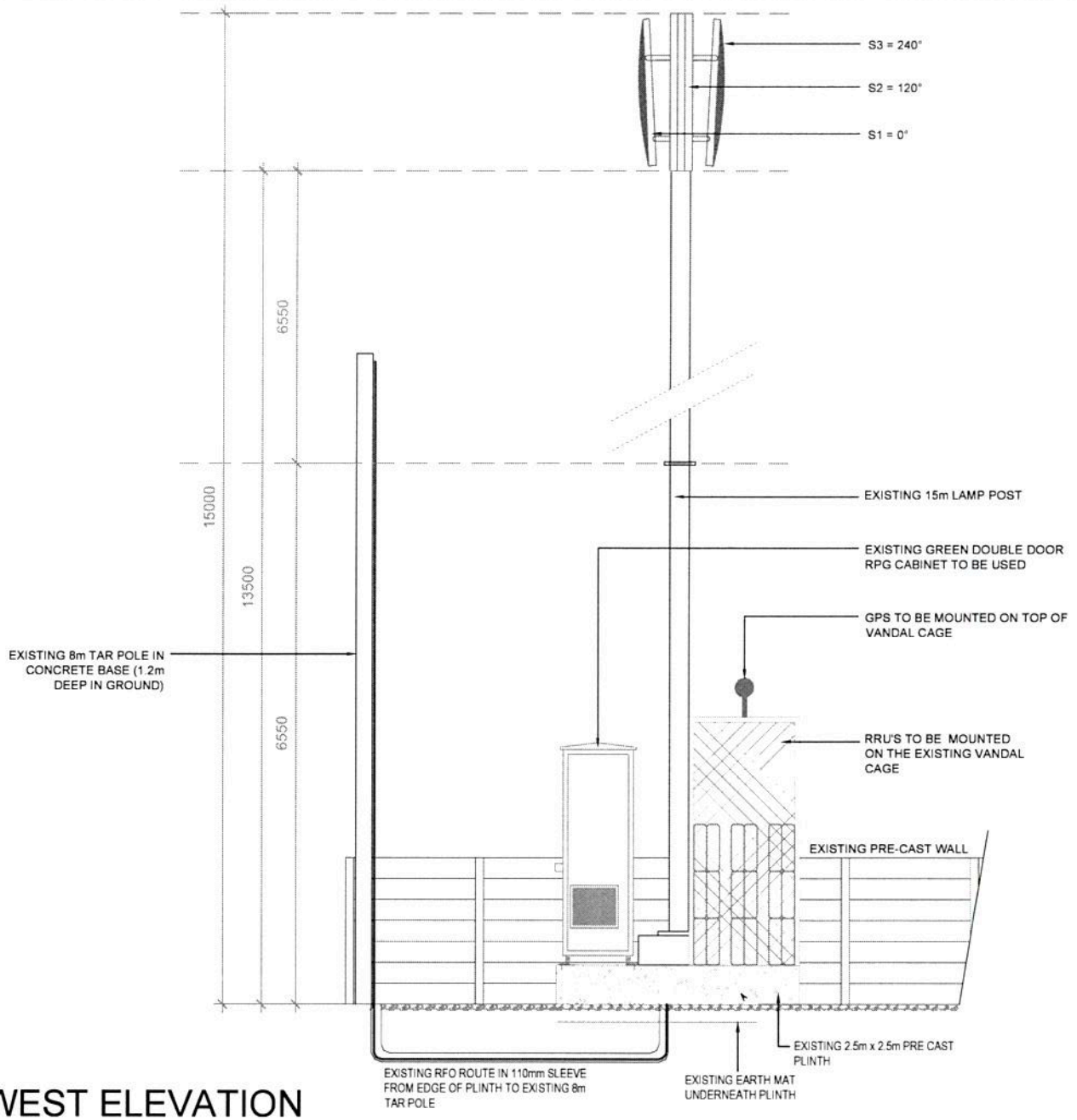

WEST ELEVATION

POSED ANTENNA DETAILS:						
ENNA TYPE	ANTENNA HEIGHT B.O.A	AZIMUTH	M/TILT	E/TILT	CPRI CABLE	DC LENGTH
D-BAND ANTENNA	13.5m	0°	0°	2°	3x10m	3x10m
D-BAND ANTENNA	13.5m	120°	0°	2°	3x10m	3x10m
D-BAND ANTENNA	13.5m	240°	0°	2°	3x10m	3x10m

AC CABLE	N/A
RFO CABLE	N/A
GPS CABLE	10m

BASIC LEDGEND

EXISTING GANTRY | PROPOSED GANTRY | EXISTING BUILDING | POWER ROUTING | TRANSMISSION RUN | EARTH ROUTING | GPS RUN | FIBRE RUN

Telkom

TELKOM APPROVAL
Name:
Date:
Signature:

TELKOM NAME & NUMBER
WR_3123 DE VREDE GUEST HOUSE

RESPONSIBILITES

	Name	Contact Number
TM RNP	T. ROBERTS	081 3928853
TM Build		
HW Site Engineer	CHARLES. M	079 556 5301
Consultant	NKOSINATHI. H	083 872 1009

Rev.	DATE	DESCRIPTION
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Tellumat

DRAWING TITLE:
WEST ELEVATION

Designed: ---
Drawn: Lindsay Thomas
Approved: ---
Date: 11-03-2017
Sheet: 3 of 3
Scale: NTS @ A3
Revision: 0

WR3123-EL-01-LT
Drawing No.

PROPOSED APPLICATION FOR A CONSENT USE: ERF 8067-RE, Brackenfell

CASE ID: 70523753
JASON PHILANDER

ERF 12254
M LOURENS
10 LEETCHFIELD CRESCENT
VREDEKLOOF
BRACKENFELL
7560

REGISTERED LETTER
(with a domestic insurance option)
RC478159042ZA
A BOOK COPY

ERF 12248
RC ENGELBRECHT
5 LEETCHFIELD CRESCENT
VREDEKLOOF
BRACKENFELL
7560

REGISTERED LETTER
(with a domestic insurance option)
RC478159056ZA
A BOOK COPY

ERF 12249
JJ VAN ZYL
PO BOX 977
BRACKENFELL
7561

REGISTERED LETTER
(with a domestic insurance option)
RC478159060ZA
A BOOK COPY

ERF 12241
TA NEL
40 PEPERBOOM CRESCENT
VREDEKLOOF
BRACKENFELL
7560

REGISTERED LETTER
(with a domestic insurance option)
RC478159073ZA
A BOOK COPY

ERF 12240-RE
R ERASMUS
22 LEETCHFIELD CRESCENT
VREDEKLOOF
BRACKENFELL
7560

REGISTERED LETTER
(with a domestic insurance option)
RC478159087ZA
A BOOK COPY

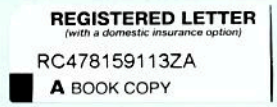
ERF 17062
E & J ROSSOUW
42 PEPERBOOM CRESCENT
VREDEKLOOF
BRACKENFELL
7560

REGISTERED LETTER
(with a domestic insurance option)
RC478159095ZA
A BOOK COPY

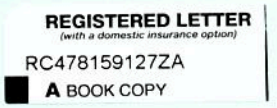
ERF 10853
TAMEE TRUST
44 PEPERBOOM CRESCENT
VREDEKLOOF
BRACKENFELL
7560

REGISTERED LETTER
(with a domestic insurance option)
RC478159100ZA
A BOOK COPY

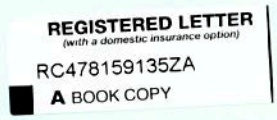
ERF 8066
D & L VAN ZYL
27 PEPERBOOM CRESCENT
VREDEKLOOF
BRACKENFELL
7560



ERF 8065
WM & E CARSTENS
29 PEPERBOOM CRESCENT
VREDEKLOOF
BRACKENFELL
7560



ERF 8064
F WANG
31 PEPERBOOM CRESCENT
VREDEKLOOF
BRACKENFELL
7560

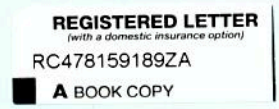


ERF 10854
P & M DU PLESSIS
8 WINGERD RYLAAN
VREDEKLOOF
BRACKENFELL
7560

ERF 10855
M & C LEIBBRANDT
10 WINGERD RYLAAN
VREDEKLOOF
BRACKENFELL
7560

ERF 10856
JFC & J SCHEREKA
12 WINGERD RYLAAN
VREDEKLOOF
BRACKENFELL
7560

ERF 10857
S & J VAN RENSBURG
14 WINGERD RYLAAN
VREDEKLOOF
BRACKENFELL
7560



ERF 10858
N BOTH
16 WINGERD RYLAAN
VREDEKLOOF
BRACKENFELL
7560