



ERF 171, 4 LE GRANGE STREET, FRANSKRAAL, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN: WARREN PETTERSON PLANNING ON BEHALF OF TELKOM SA LTD

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received for the **amendment of the approved site development plan** in terms of Section 16(2)(l) of the By-Law to accommodate a 35m transmission apparatus.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning at 16 Paterson Street, Hermanus, Gansbaai Library, Main Road, Gansbaai and on the municipal webpage at the following link <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) on or before **11 September 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Division: Town and Spatial Planning where a municipal official will assist them in order to formalize their comment.

Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.

ERF 171, LE GRANGESTRAAT 4, FRANSKRAAL, OVERSTRAND MUNISIPALE AREA: AANSOEK OM WYSIGING VAN 'N GOEDGEKEURDE TERREINONTWIKKELINGSPLAN: WARREN PETTERSON PLANNING NAMENS TELKOM SA BPK

Kennis word hiermee gee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek ontvang is vir die **wysiging van die goedgekeurde terreinontwikkelingsplan** ingevolge Artikel 16(2)(l) van die Verordening, om 'n 35m transmissieapparaat te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus, Gansbaai Biblioteek, Hoofweg, Gansbaai en op die munisipale webtuiste by die volgende skakel <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / landuse@overstrand.gov.za) voor of op **11 September 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. SW van der Merwe** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

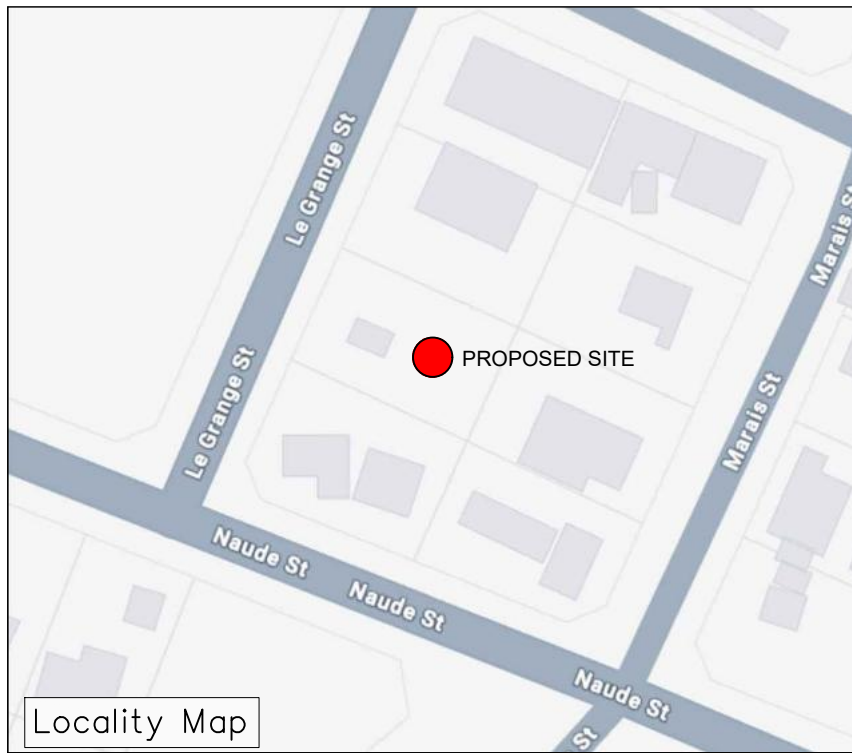
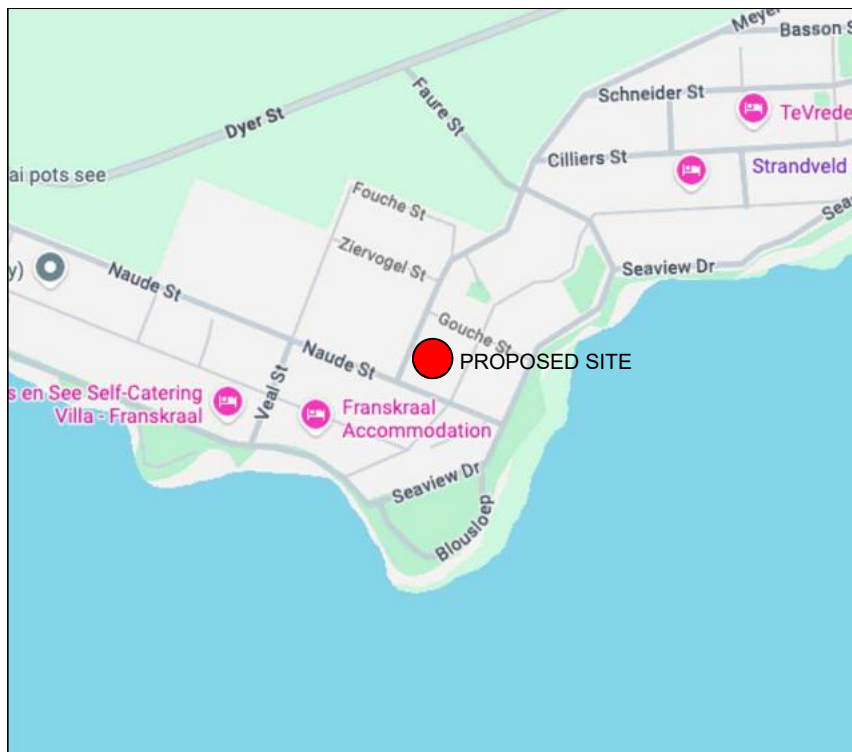
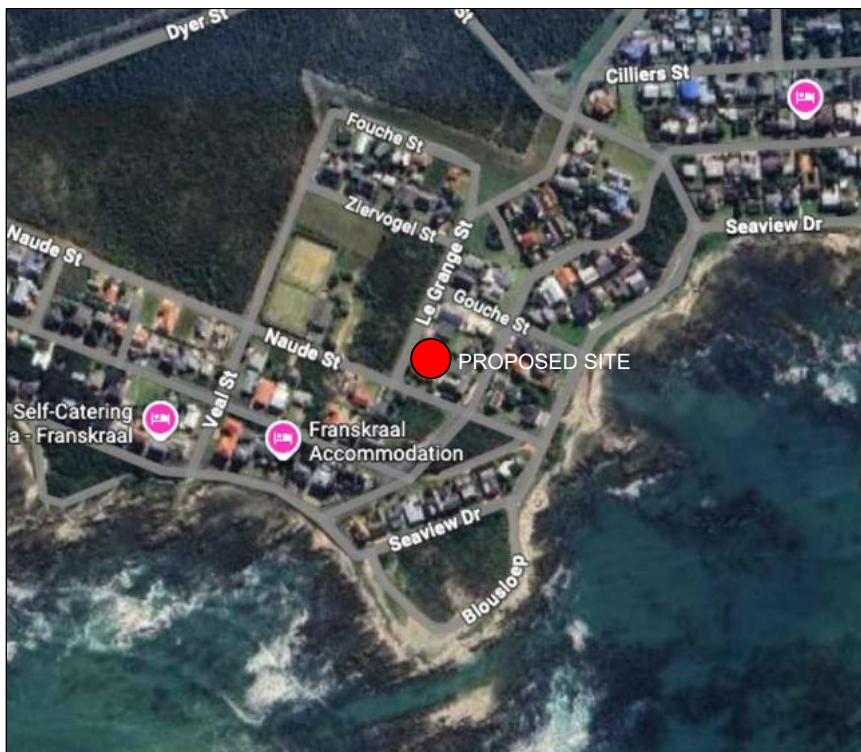
U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van, kontakbesonderhede en kommentaar(e) openbaar gemaak mag word.

ISIZA 171, 4 LE GRANGE STREET, FRANSKRAAL, INDAWO KAMASIPALA WASE OVERSTRAND: ISICELO SOKULUNGISWA KWEMVUME KUNYE NOKUVUNYWA KWESICWANGCISO SOPHUHLISO LWENDAWO: UCWANGCISO LWE-WARREN PETTERSON EGAMENI LE-TELKOM SA LTD

Isaziso ngoko ke sinikezelwa ngokwemiqathango yeCandelo lama-48 loMthetho kaMasipala wase-Overstrand oLungisiweyo woCwangciso loSetyenziso loMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala), sokuba kufunyenwe isicelo **sokulungiswa kwesicwangciso sophuhliso lwendawo esivunyiweyo** ngokweCandelo 16(2)(l) loMthetho kaMasipala ukuze kulungiselelwe isixhobo sokuhambisa esiya-35m.

Iinkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha eveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiSebe: Ucwangciso lweDolophu noMmandla, eHermanus, Gansbaai Library, Gansbaai nakwiphapha lewebhusaythi likamasipala kwelikhonkco lilandelayo <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Naziphi na izimvo ngesindululo mazingeniswe ngokubhaliweyo ngokwemigaqo yeCandelo lama-51 kunye nelama-52 loMthetho kaMasipala omiselweyo kuMasipala (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) ngaphambi okanye nge-**11 eyomSintsi 2026**, ebonisa igama, idilesi neenkukacha zoqhagamshelwano, umdla kwisicelo kwakunye nezizathu zezimvo. Imibuzo ngomnxeba ingabhekiswa ku**Mnu. SW van der Merwe** kule nombolo 028-313 8900. UMasipala unokwala ukwamkela izimvo emva komhla wokuvula. Nawuphi na umntu ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe: loCwangciso lweDolophu noMmandla apho aya kuthi ancediswe ligosa likamasipala ukuze anike izimvo zakhe ngokusesikweni.

Nceda uqaphele ukuba ngokoMthetho woKhuseleko lweNgcaciso loLwazi loBuqu (POPIA), uya kuba ungena kwinkqubo kawonke-wonke kwaye uvuma ukuba igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye nezimvo zingabhengezwa / zisetyenziswe kwi (isicelo) inkqubo.



GYRO SITE ID:	
5403	
GYRO SITE NAME:	
FRANSKRAALSTRAND MAST	
PROPERTY DESCRIPTION:	
ERF 171, FRANSKRAALSTRAND	
ADDRESS:	
4 LA GRANGE STREET, FRANSKRAAL	
CO-ORDINATES:	ELEVATION:
Lat: -34.611933° Long: 19.384661°	11m



TOWN AND REGIONAL PLANNING CONSULTANTS

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

PROJECT:	
PROPOSED NEW 35m LATTICE MAST REPLACEMENT	
APPROVED MAST:	
35m LATTICE MAST REPLACEMENT	
NOTES:	
A) NEW 35m LATTICE MAST REPLACEMENT B) CUSTOM BASE STATION C) ZONING: UTILITY ZONE - UTILITY SERVICE D) OWNER: TELKOM SA LTD	

DATE	DESCRIPTION	REVISION
20-10-2021	1st Issue	0
03-03-2025	Reduced to 35m (Condition of Approval)	1
07-07-2026	Amendment of Approved SDP	2
DRAWING NUMBER: 05403-P1		SHEET: 1 OF 7
DRAWING TITLE: LOCALITY MAP		
DRAWN: R. ROUX		SCALE: NTS
DATE: 07-07-2026		REVISION: 2

Aerial Map

Locality Map

PROPERTY DESCRIPTION:	ERF 171 FRANSKRAALSTAND
MUNICIPAL AREA:	OVERSTRAND MUNICIPALITY
APPLICATION:	PERMISSION REQUIRED IN TERMS OF THE CONDITIONS OF APPROVAL: AMENDMENT OF SITE DEVELOPMENT PLAN
SITE NAME:	FRANSKRAAL EXCHANGE



APPLICANT:	WARREN PETTERSON PLANNING
ON BEHALF OF/ FOR	SWIFTNET TOWERCO PTY LTD
OWNER:	TELKOM SA LTD
DATE:	JULY 2026

LIST OF DEFINITIONS AND ABBREVIATIONS

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

DEFINITIONS:

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

Table 1 - Definitions

PROPERTY:	Erf 171, Franskraal
CLIENT:	Swiftnet Towerco Pty Ltd
APPLICANT:	Warren Petterson Planning
OWNER:	Telkom SA Ltd
CONSENT USE	means the secondary use right that is permitted in terms of the provisions pertaining to a particular zone, only with the consent of the Council
DEPARTURE	means a permanent departure or a temporary departure (has the meaning assigned to it by Planning Law)
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

OZS	Overstrand Zoning Scheme
SPLUMA	Spatial Planning and Land Use Management Act, 2013
RBTS	Rooftop Base Telecommunication Station
TA	Transmission apparatus
TI	Telecommunication Infrastructure
TOA	Top of Antenna
SG-DIAGRAM	Surveyor-General Diagram
SDF	Spatial Development Framework
IDP	Integrated Development Plan

SECTION A: BACKGROUND

A.1. THE APPLICATION

Application is hereby made for the following:

- ✓ **Permission required in terms of the conditions of approval: Amendment of Site Development Plan** in terms of Section 16(2)(l) of Overstrand Municipality By-law on Municipal Land Use Planning, 2020 relating to the replacement transmission apparatus on Erf 171 Franskraal.

A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of Development Area

TITLE DEED DESCRIPTION	Erf 171 Franskraal Dorp situated in the Administrative Division of Caledon, in extent 6 500 Feet, held by the Deed of Transfer No. T4468/1955
TITLE DEED NUMBER	T4468/1955
PROPERTY SIZE (m²)	644m ²
CURRENT ZONING	Utility Zone – Utility Service
OWNER OF PROPERTY	Telkom SA Ltd

SECTION B: DEVELOPMENT PROPOSAL

B.1. APPLICATION SPECIFICATIONS

The client, Swiftnet, wishes to apply for amendment of the approved Site Development Plan in terms of Section 16(2)(l) of the Overstrand Municipal Planning By-Law relating to the replacement 35m transmission apparatus which is approved but yet to be constructed.

B.1.1 Development Concept

The application comprises the following development parameters:

- ✓ A **35m Lattice Mast Replacement** (Transmission apparatus);

B.1.2 Amendment of Site Development Plan

A building plan application was approved on 9 March 2026 indicating the replacement 35m transmission apparatus.

The purpose of this application is to amend the approved Site Development Plan (SDP) for the proposed replacement telecommunications facility on Erf 171, Franskraal, to allow the replacement mast to be constructed adjacent to the existing telecommunications mast rather than on the same footprint.

The approved SDP positions the replacement mast in the exact location of the existing telecommunications structure. This would require the existing mast to be dismantled before construction of the replacement mast could commence, resulting in an unavoidable interruption to telecommunications services. As the existing installation is the only telecommunications facility serving the surrounding area, this would lead to network downtime and negatively affect voice, data, and emergency communication services relied upon by residents, businesses, and visitors.

The proposed amendment will allow the replacement mast to be constructed while the existing infrastructure remains fully operational. Once the new facility has been completed, commissioned, and the network has been successfully transferred, the existing mast will be decommissioned and removed. This phased approach ensures the uninterrupted provision of essential communications throughout the construction period.

SECTION C: POLICY AND LEGISLATION

C.2.1. Overstrand Municipality Land Use Scheme, 2020

In terms of Chapter 16.10.23, applications for the installation of Transmission Apparatus (TA) shall, to the satisfaction of the Municipality, incorporate the following:

(a). Site Development Plan which clearly illustrates the proposal in the context of the existing landscape and receiving environment, with reference to application guidelines as may be incorporated in the application form;

Please refer to sheets 2 of 5 of the drawings dated 07-07-2026, Revision 2.

(b). Telecommunication Apparatus Infrastructure Plan (indicating but not limited to the following, namely dimensioned plans showing detail of TA, graphic illustration of the proposed facility, elevation details, proposed materials and colours, screening or fencing)

Please refer to sheets 3 and 4 of 5 of the drawings dated 07-07-2026, Revision 2. Please refer to sheet 5 of 5 of the drawings indicating the proposed amended position of the transmission apparatus.

(c). Site Development Plan & Telecommunication Apparatus Infrastructure Plan to be accompanied by a report detailing the motivation for the selected site, how the siting and design of the facility responds to the SDP;

Please refer to Section D.2.2 of the motivation report.

(d). Motivation report to be accompanied by relevant proof pertaining to need and desirability (demand & technical requirements);

This is an existing mast and already accommodating Vodacom, MTN and Telkom Mobile, as well as, confirming the need and desirability of three major service providers.

(e). Application to satisfactorily demonstrate to the AO / MPT that all alternatives to the site itself have been explored within a 1km radius of the subject property;

The application relates to the replacement of an existing mast and additions thereto, therefore no alternatives are considered as part of this application.

(f). Minimum of two alternative sites and design options to be considered;

The application relates to the replacement of the existing mast which consent use application has already been approved; therefore, no alternatives are considered as part of this application.

(g). Zoning and land use map to accompany application, that shall also indicate all areas of heritage or environmental significance, if applicable;

Please refer to Figures 5, 7 and 8.

(h). Visual Impact Assessment prepared by a suitably qualified professional, if required by the municipality, that shall incorporate mitigation measures limiting visual impact;

The mast has been in existence for a number of years, and replacement mast has already followed the approval process and has been approved. This application is to amend the approved position only.

(j). Statement demonstrating that the installation complies with the applicable health and safety standards.

Please refer to Annexure I that forms part of the application.

C.2. OTHER POLICIES AND LEGISLATION

Other policies and legislative frameworks include the Spatial Development Framework (SDF), 2020.

C.2.1. Municipal Spatial Development Framework, 2020

This application to accommodate the replacement 35m transmission apparatus is supported by the principles and objectives contained in the latest Overstrand Municipality Spatial Development Framework ("SDF").

The SDF recognises the importance of infrastructure investment and the provision of services necessary to support sustainable economic development, connectivity, and integrated spatial planning within the municipal area. The SDF specifically promotes the establishment and maintenance of infrastructure that supports economic growth, communication networks, and the efficient functioning of communities.

The existing 45m transmission apparatus (to be replaced), originally constructed by Telkom SA Ltd and recently acquired by Swiftnet Towerco Pty Ltd, forms part of essential telecommunications infrastructure required to provide reliable mobile communication and data services within the area. The infrastructure contributes toward improved digital connectivity, network coverage, and communication capacity, which aligns with national and municipal objectives aimed at improving access to telecommunications and broadband services. The structure is structurally weakening and requires replacement. An application to replace the existing TA with a 35m Lattice Mast was approved.

The Overstrand SDF further promotes the efficient utilisation of existing urban land and infrastructure networks rather than unnecessary expansion into undeveloped areas. The continued use and regularisation of the existing mast therefore represents an efficient use of already developed land and existing infrastructure resources.

Furthermore, the SDF emphasises the importance of coordinated infrastructure planning and investment to support sustainable settlements, economic activity, and integrated development within the municipal area. Telecommunications infrastructure has become critical infrastructure necessary to support business activities, emergency services, education, tourism, and general public communication requirements.

The proposed SDP amendment application will therefore not conflict with the objectives of the Overstrand SDF, but rather supports the municipality's broader spatial planning principles relating to infrastructure provision, sustainable development, and the optimisation of existing urban infrastructure systems. The proposal is accordingly considered consistent with the intent and policy direction of the applicable Spatial Development Framework.

SECTION D: DEVELOPMENT MOTIVATION

Please read together with previous sections in this application. Amendment of the SDP in terms of the zoning scheme is applied for in order to allow for the amended position of the replacement mast and should be supported based on the following grounds:

D.2.1. Need and Desirability

The need and desirability of the proposed replacement telecommunications facility were comprehensively assessed as part of the original land use application, which has since been approved by the Municipality. The principle of the development, together with its associated planning merits, has therefore already been accepted.

This application does not seek to amend the approved land use or the nature of the development. It is limited solely to an amendment of the approved Site Development Plan (SDP) to permit a minor repositioning of the replacement mast on Erf 171. The amendment is required to allow the replacement mast to be constructed while the existing telecommunications facility remains operational, thereby preventing network downtime and ensuring continuity of telecommunications services during the construction period.

Accordingly, the need and desirability of the development remain unchanged from that previously approved. The remains the only site providing connectivity within a 1km radius. Please refer to Figure 5 below indicating the surrounding existing base stations in the area.

D.2.2. Choice of site

The site was chosen as it is deemed an excellent location to improve the coverage in Overstrand Municipality and more specifically Franskraal. The site is optimally situated in the centre of area to provide even coverage throughout the area. The ownership and zoning of the property are also big factors that contributed to the choice of site.

Figure 1 below indicates the zoning of the subject property (Utility), as well as the zonings of the surrounding properties. The dominant zoning in the surrounding area is Residential Zone 1. There are also a few Business Zone 3 properties located to the west and a few Open Space Zone 2 properties in the area.



Figure 1 - Zoning Map of Surrounding Area

Figure 2 below indicates the layout of the approved replacement mast on Erf 171 Franskraal. The replacement mast is located on the same location as the existing FSBTS. Figure 3 below indicates the proposed amendment in order to allow for the replacement mast to be constructed prior to the existing mast being removed in order to avoid loss of cellular connectivity during the construction period.

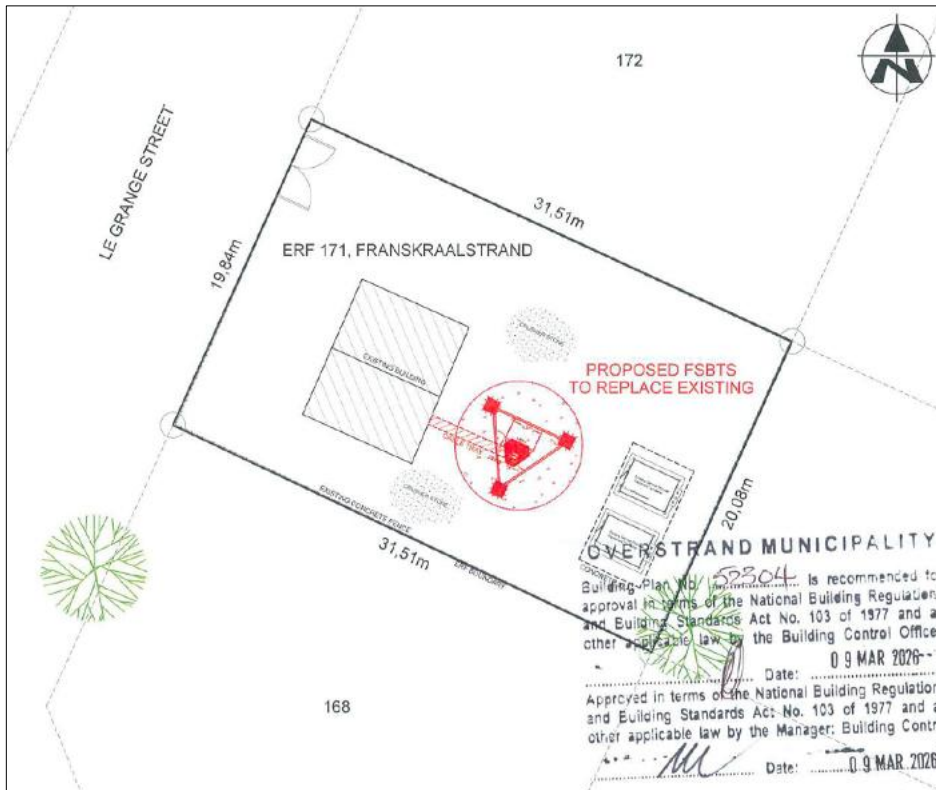


Figure 2 - Approved Site Development Plan

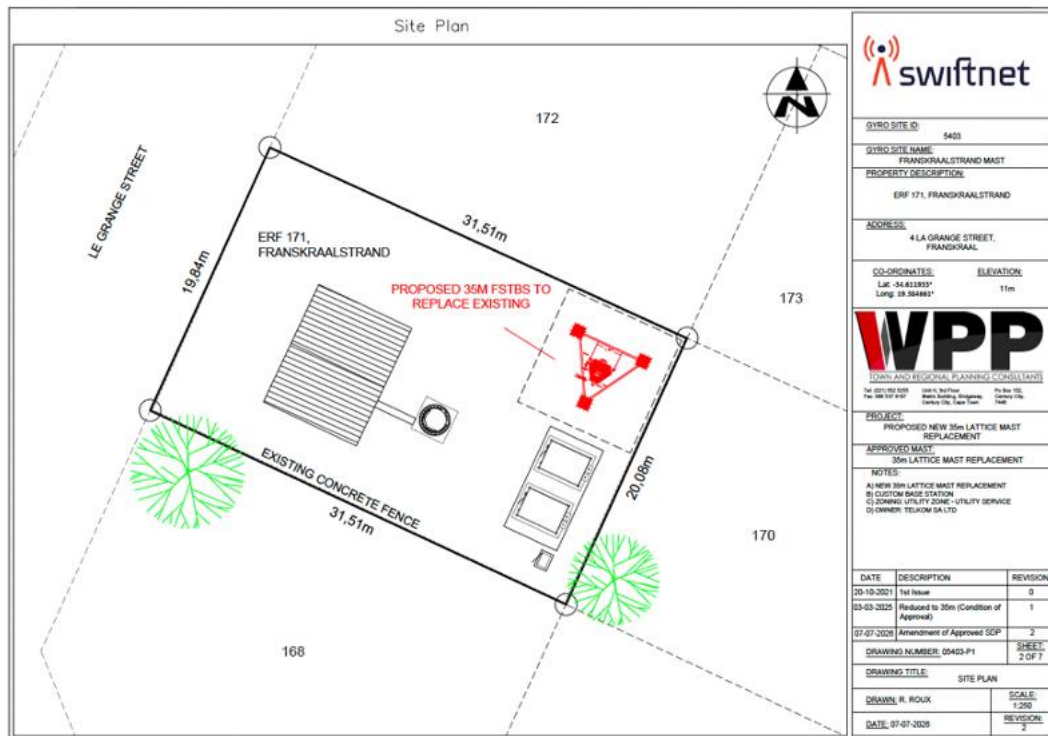


Figure 3 - Proposed Amended SDP

As seen above, the proposed amendment to the approved SDP is minor and will allow for the replacement mast to be constructed alongside the existing mast to ensure a seamless transfer, ensuring no network downtime is experienced.

It should be noted that after construction of the replacement mast, the existing mast will be removed and decommissioned.

From Figure 4 below it is clear that the subject area is not of environmental or heritage significance.



Figure 4 - Environmental and Heritage Significance

Figure 5 below illustrates the existing transmission apparatus within the surrounding area. It is evident that this is the only telecommunications site providing network coverage to the area. As such, the network operators cannot decommission the existing installation before the replacement mast is constructed, as this would result in an estimated downtime of approximately 30 days, leaving Franskraal without network connectivity.

The proposed amendment to the Site Development Plan (SDP) will enable the replacement mast to be constructed while the existing installation remains operational. This will allow the network operators to install equipment on the new mast before removing the current equipment, thereby avoiding any interruption to network services. Once the migration has been completed, Swiftnet will decommission and remove the existing transmission structure.

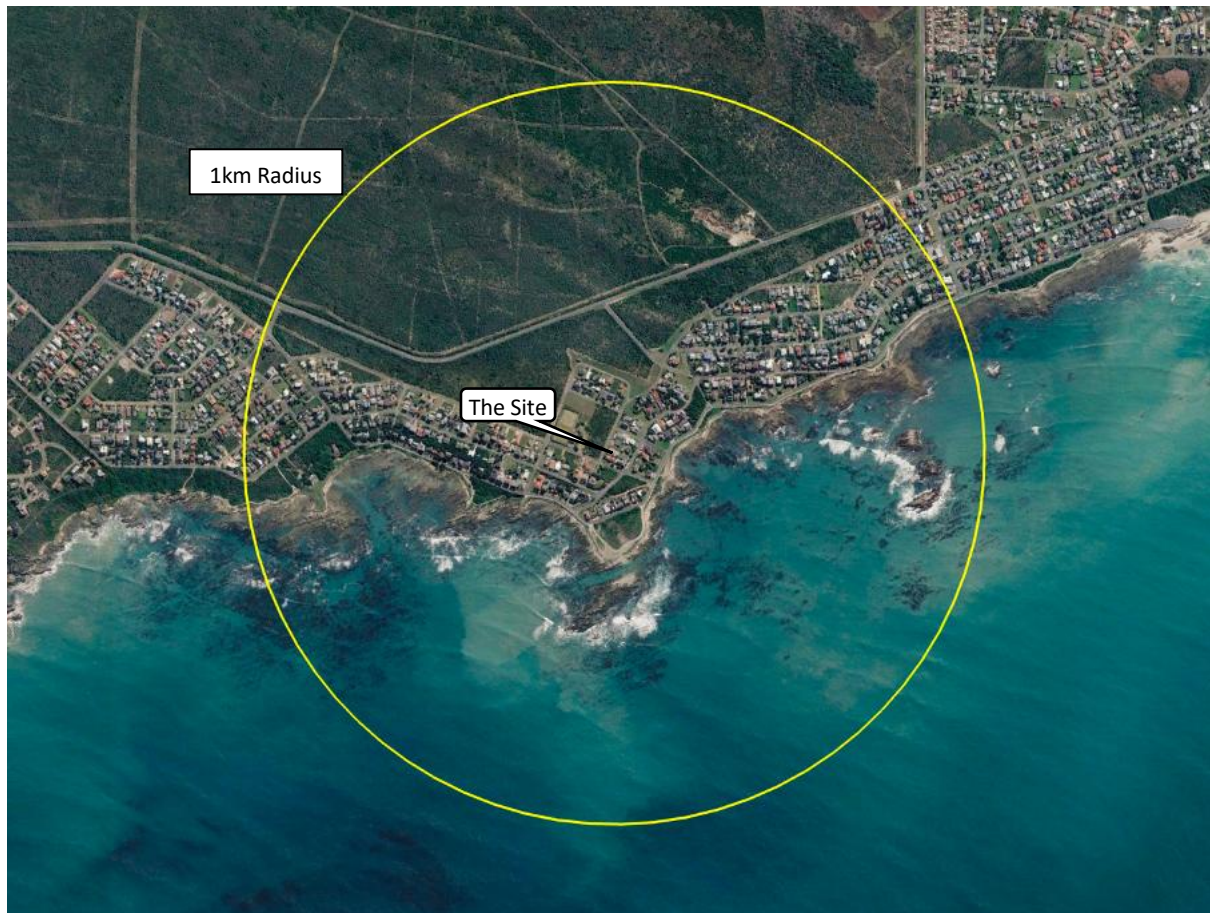


Figure 5 - Existing Transmission Apparatus in 1km of Existing Site

Considering the information in Figure 5 need for the existing TA is clear and loss of the existing site to accommodate construction of the replacement mast result in significant connectivity issues during this period. There are currently no existing TA's within a 1km radius of Erf 171, Franskraal which can serve the same purpose. The nearest site is more than 2.2km to the east.

D.2.3. Visual Impact

The existing transmission apparatus is considered to have a low visual impact, as it is an established structure that already forms part of the existing built environment. The approved replacement comprises of a 35 m lattice mast, which is lower than the existing transmission apparatus. Furthermore, the open lattice design creates a “see-through” effect, reducing the perceived visual bulk of the structure and allowing it to integrate more effectively into its surroundings.

The proposed amendment to the Site Development Plan will not result in any material increase in visual impact. The amendment merely relocates the approved replacement mast approximately 9 m from its previously approved position to the corner of the property, adjacent to the existing equipment containers situated along the property boundary.

The revised position consolidates the telecommunications infrastructure within an existing service area of the property where utility infrastructure is already concentrated. Grouping the mast with the existing equipment containers creates a more cohesive and orderly site layout, while allowing the new mast to be constructed before the existing is removed, which ensures stable network connectivity within this period.



Figure 6 - Artist Impression

No changes are proposed to the approved mast height, design, or operational characteristics. Consequently, there will be no significant increase in visual bulk, scale, or prominence. The development remains a replacement of an existing transmission apparatus and therefore does not materially alter the existing visual character or sense of place of the area. Given the established presence of telecommunications infrastructure on the site, the surrounding land uses, and the integration of the proposed replacement within the existing built environment, the visual impact is expected to remain negligible.

D.2.4. Noise Impact Assessment

As part of the previous land use approval, a noise impact assessment was also conducted. The results found that the site and equipment do not. Alter the local acoustic environment and remain within guidelines. The site was determined to be able to continue to operate with full confidence that noise impacts remain low and in compliance with national and international criteria.

The proposed amended position of the mast does not change this as no noise is emitted from the mast itself and the existing equipment's position is not being changed.

CONCLUSION

THE ASSESSMENT CONFIRMS THAT AMBIENT NOISE LEVELS IN FRANSKRAALSTRAND ARE DOMINATED BY NATURAL COASTAL PROCESSES, PARTICULARLY STRONG WAVE ACTIVITY. THE EXISTING CELLULAR MAST AND ASSOCIATED ACUS DO NOT MATERIALLY ALTER THE LOCAL ACOUSTIC ENVIRONMENT, WITH MODELLED CONTRIBUTIONS REMAINING WELL BELOW RELEVANT GUIDELINES AND NOT PERCEPTIBLE RELATIVE TO EXISTING CONDITIONS.

THE SITE CAN THEREFORE CONTINUE TO OPERATE WITH CONFIDENCE THAT NOISE IMPACTS WILL REMAIN LOW, MANAGEABLE, AND IN FULL COMPLIANCE WITH BOTH NATIONAL AND INTERNATIONAL CRITERIA.

Figure 7 - Results from Noise Impact Assessment (Refer to Annexures)

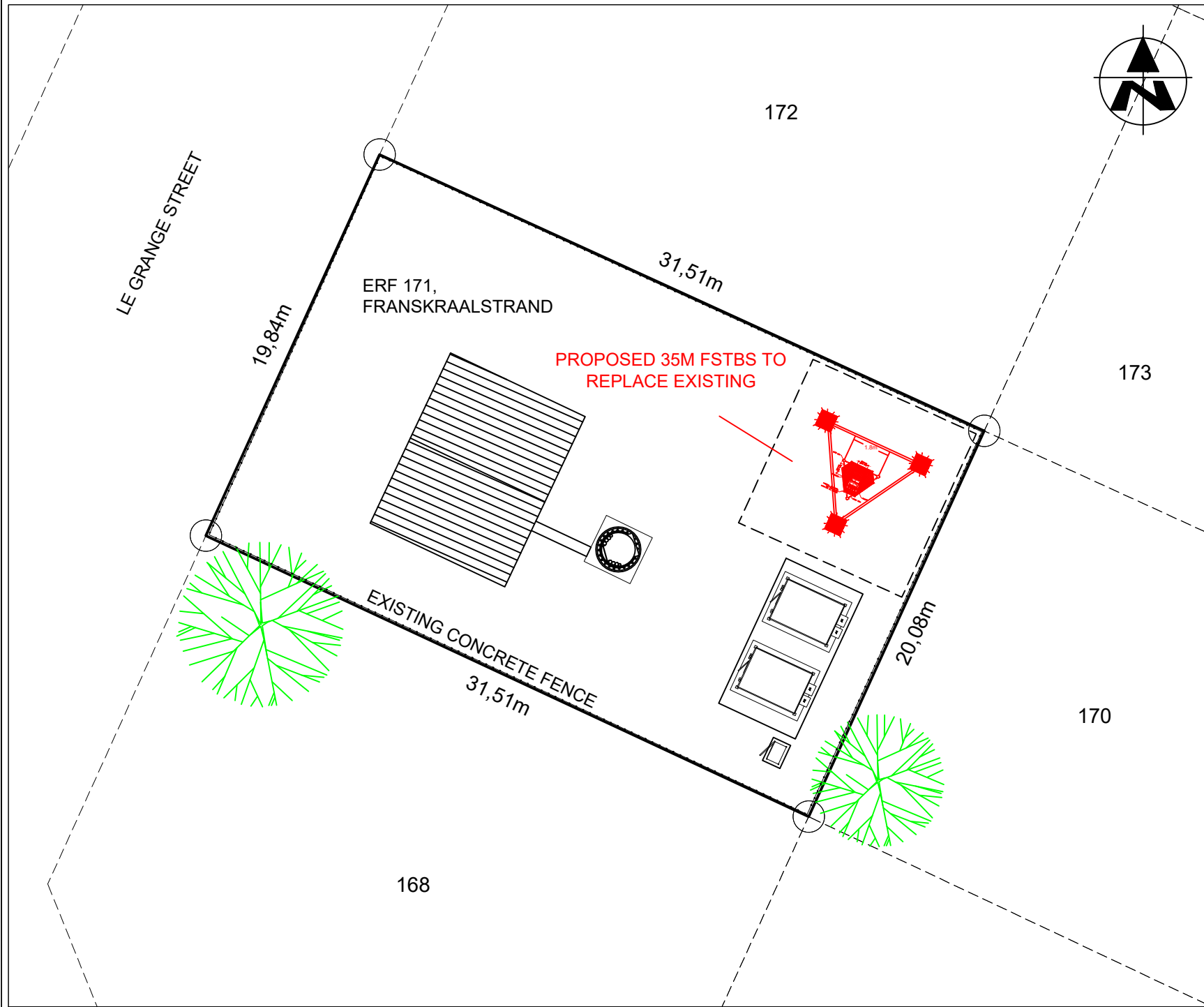
SECTION E: CONCLUSION

The amendment of the Site Development Plan in terms of the zoning scheme relating to the replacement transmission apparatus, will ensure the existing TA will continue to provide an essential and sought after service to the surrounding community, businesses and commuters.

This application is in line with the current policy and legislation on a local level. Policy and legislation are mainly focused on the Spatial Planning and Land Use Management Act, 2013. Furthermore, this application is in compliance with the Integrated Development Plan (2022– 2027), and Spatial Development Framework (MSDF), 2020.

We trust that this application will meet your requirements and will receive your positive consideration.

Site Plan



GYRO SITE ID: 5403

GYRO SITE NAME: FRANSKRAALSTRAND MAST

PROPERTY DESCRIPTION: ERF 171, FRANSKRAALSTRAND

ADDRESS: 4 LA GRANGE STREET, FRANSKRAAL

CO-ORDINATES: Lat: -34.611933° Long: 19.384661° **ELEVATION:** 11m



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

PROJECT: PROPOSED NEW 35m LATTICE MAST REPLACEMENT

APPROVED MAST: 35m LATTICE MAST REPLACEMENT

NOTES:
A) NEW 35m LATTICE MAST REPLACEMENT
B) CUSTOM BASE STATION
C) ZONING: UTILITY ZONE - UTILITY SERVICE
D) OWNER: TELKOM SA LTD

DATE	DESCRIPTION	REVISION
20-10-2021	1st Issue	0
03-03-2025	Reduced to 35m (Condition of Approval)	1
07-07-2026	Amendment of Approved SDP	2

DRAWING NUMBER: 05403-P1 **SHEET:** 2 OF 7

DRAWING TITLE: SITE PLAN

DRAWN: R. ROUX **SCALE:** 1:250

DATE: 07-07-2026 **REVISION:** 2



GYRO SITE ID:

5403

GYRO SITE NAME:

FRANSKRAALSTRAND MAST

PROPERTY DESCRIPTION:

ERF 171, FRANSKRAALSTRAND

ADDRESS:

4 LA GRANGE STREET,
FRANSKRAAL

CO-ORDINATES:

Lat: -34.611933°
Long: 19.384661°

ELEVATION:

11m



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 552 5255
Fax: 086 537 9187

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

Po Box 152,
Century City,
7446

PROJECT:

PROPOSED NEW 35m LATTICE MAST REPLACEMENT

APPROVED MAST:

35m LATTICE MAST REPLACEMENT

NOTES:

- A) NEW 35m LATTICE MAST REPLACEMENT
B) CUSTOM BASE STATION
C) ZONING: UTILITY ZONE - UTILITY SERVICE
D) OWNER: TELKOM SA LTD

DATE	DESCRIPTION	REVISION
20-10-2021	1st Issue	0
03-03-2025	Reduced to 35m (Condition of Approval)	1
07-07-2026	Amendment of Approved SDP	2

DRAWING NUMBER: 05403-P1

SHEET:

3 OF 7

DRAWING TITLE:

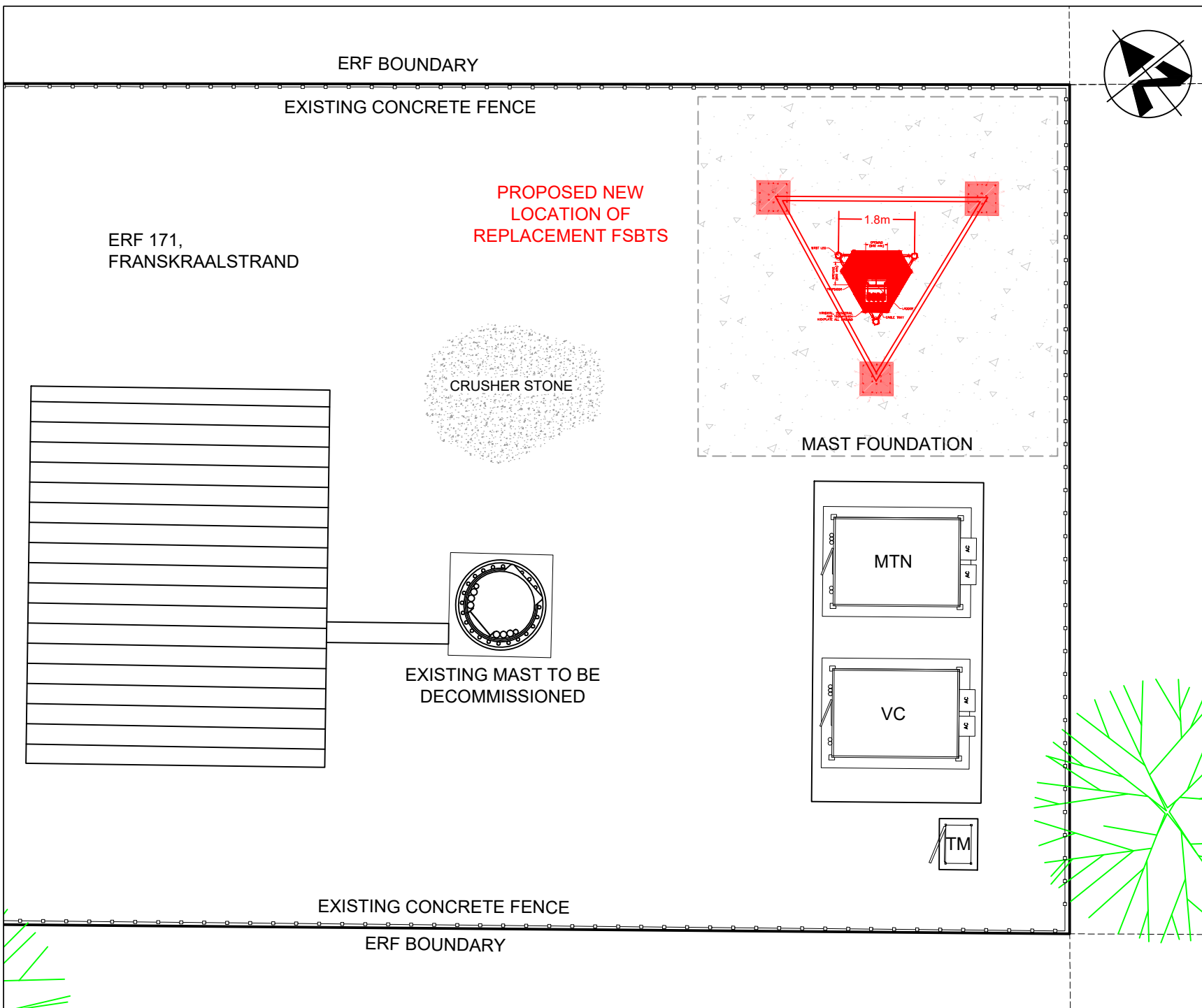
TOP VIEW

DRAWN: R. ROUX

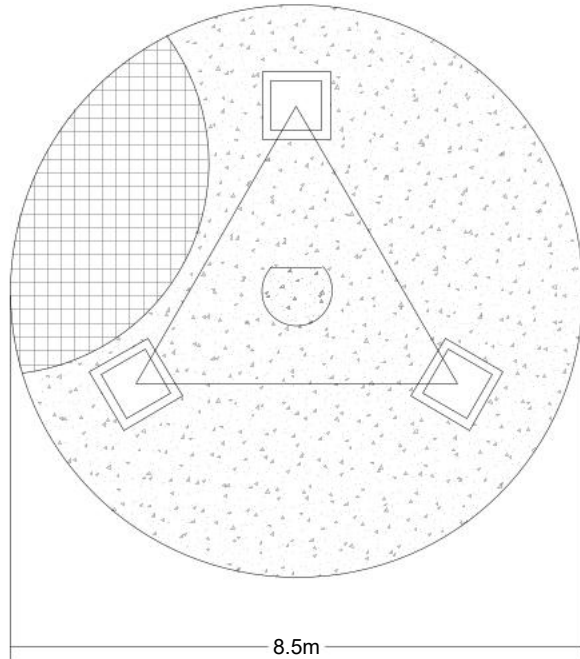
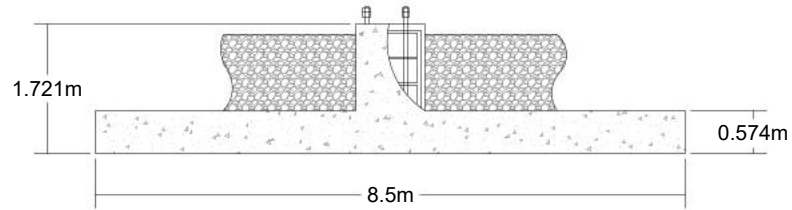
SCALE:

1:100

REVISION
2



Elevation



35m LATTICE
MAST FOUNDATION

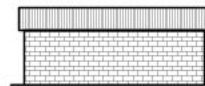
SCALE 1:100

NAVIGATION LIGHTING SPIKE

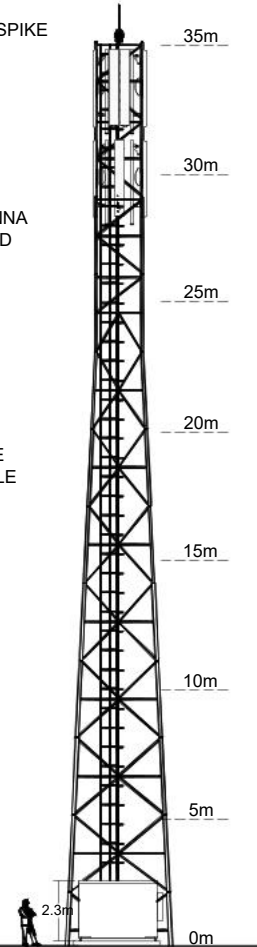
9X EXISTING ANTENNA
TO BE RELOCATED

35m LATTICE
MAST TO REPLACE
EXISTING MONOPOLE

TELKOM EXCHANGE BUILDING



NGL



GYRO SITE ID:

5403

GYRO SITE NAME:

FRANSKRAALSTRAND MAST

PROPERTY DESCRIPTION:

ERF 171, FRANSKRAALSTRAND

ADDRESS:

4 LA GRANGE STREET,
FRANSKRAAL

CO-ORDINATES:

Lat: -34.611933°
Long: 19.384661°

ELEVATION:

11m



Tel: (021) 552 5255
Fax: 086 537 9187

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

Po Box 152,
Century City,
7446

PROJECT:

PROPOSED NEW 35m LATTICE MAST
REPLACEMENT

APPROVED MAST:

35m LATTICE MAST REPLACEMENT

NOTES:

- A) NEW 35m LATTICE MAST REPLACEMENT
- B) CUSTOM BASE STATION
- C) ZONING: UTILITY ZONE - UTILITY SERVICE
- D) OWNER: TELKOM SA LTD

DATE	DESCRIPTION	REVISION
20-10-2021	1st Issue	0
03-03-2025	Reduced to 35m (Condition of Approval)	1
07-07-2026	Amendment of Approved SDP	2

DRAWING NUMBER: 05403-P1

SHEET:
4 OF 7

DRAWING TITLE:

ELEVATION

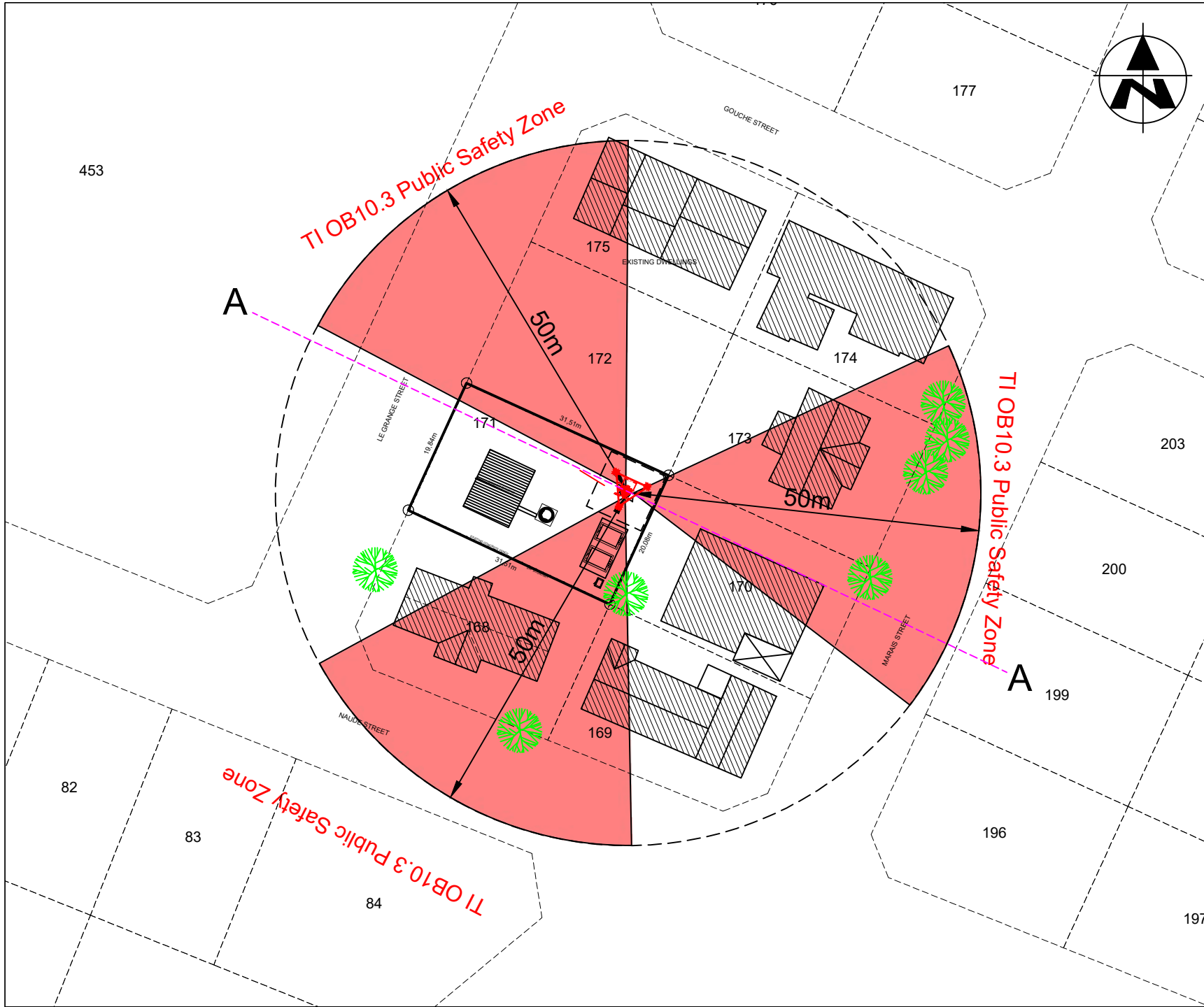
DRAWN: R. ROUX

SCALE:
NTS

DATE: 07-07-2026

REVISION:
2

Public Safety Zone Map



GYRO SITE ID: 5403

GYRO SITE NAME: FRANSKRAALSTRAND MAST

PROPERTY DESCRIPTION:
ERF 171, FRANSKRAALSTRAND

ADDRESS:
4 LA GRANGE STREET,
FRANSKRAAL

CO-ORDINATES: **ELEVATION:**
Lat: -34.611933° 11m
Long: 19.384661°



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

PROJECT:
PROPOSED NEW 35m LATTICE MAST
REPLACEMENT

APPROVED MAST:
35m LATTICE MAST REPLACEMENT

NOTES:
A) NEW 35m LATTICE MAST REPLACEMENT
B) CUSTOM BASE STATION
C) ZONING: UTILITY ZONE - UTILITY SERVICE
D) OWNER: TELKOM SA LTD

DATE	DESCRIPTION	REVISION
20-10-2021	1st Issue	0
03-03-2025	Reduced to 35m (Condition of Approval)	1
07-07-2026	Amendment of Approved SDP	2

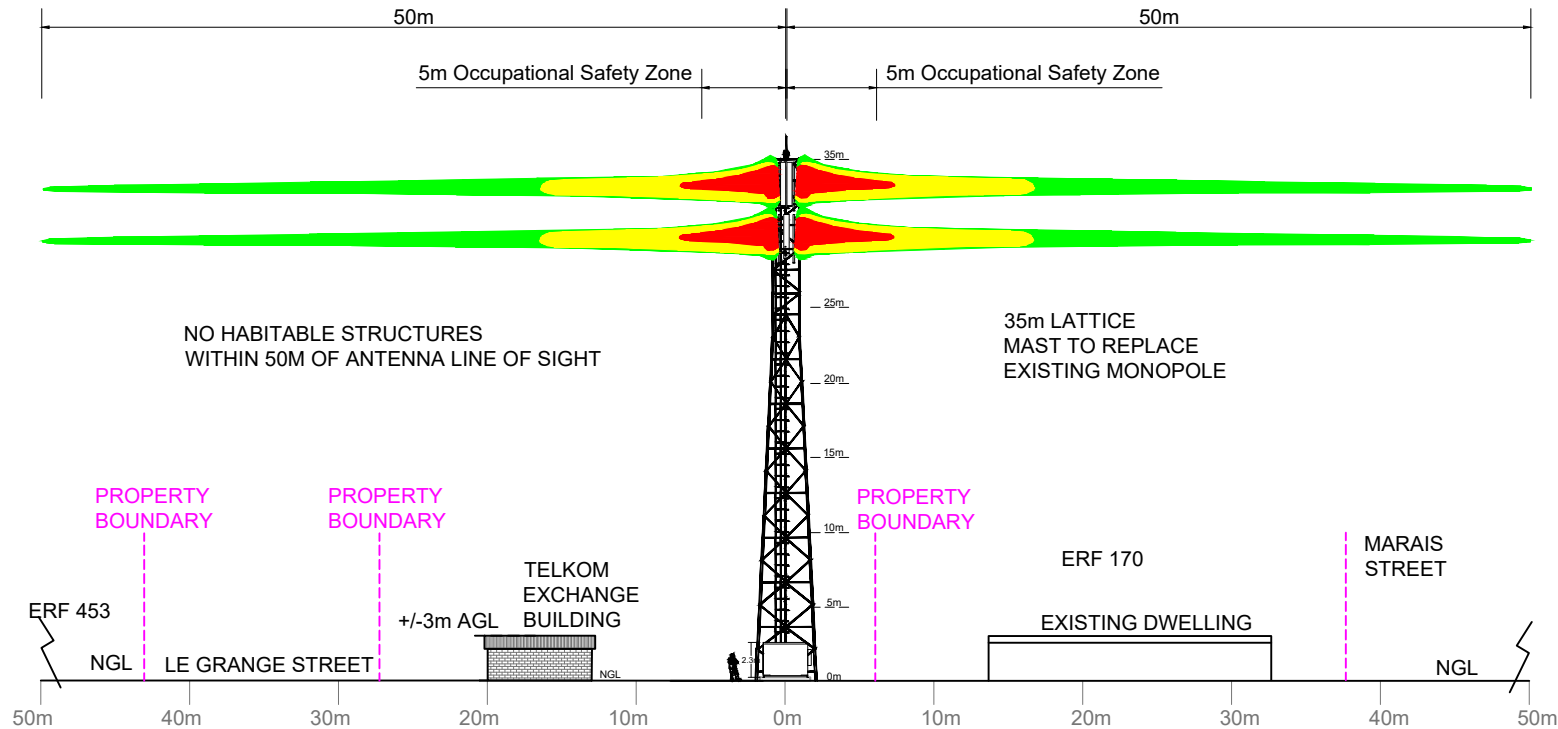
DRAWING NUMBER: 05403-P1 **SHEET:** 5 OF 7

DRAWING TITLE: PUBLIC SAFETY ZONE MAP

DRAWN: R. ROUX **SCALE:** 1 : 750

DATE: 07-07-2026 **REVISION:** 2

Public Safety Zone Elevation



GYRO SITE ID:

5403

GYRO SITE NAME:

FRANSKRAALSTRAND MAST

PROPERTY DESCRIPTION:

ERF 171, FRANSKRAALSTRAND

ADDRESS:

4 LA GRANGE STREET,
FRANSKRAAL

CO-ORDINATES:

Lat: -34.611933°
Long: 19.384661°

ELEVATION:

11m



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 552 5255
Fax: 086 537 9187

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

Po Box 152,
Century City,
7446

PROJECT:

PROPOSED NEW 35m LATTICE MAST
REPLACEMENT

APPROVED MAST:

35m LATTICE MAST REPLACEMENT

NOTES:

- A) NEW 35m LATTICE MAST REPLACEMENT
- B) CUSTOM BASE STATION
- C) ZONING: UTILITY ZONE - UTILITY SERVICE
- D) OWNER: TELKOM SA LTD

DATE	DESCRIPTION	REVISION
20-10-2021	1st Issue	0
03-03-2025	Reduced to 35m (Condition of Approval)	1
07-07-2026	Amendment of Approved SDP	2
DRAWING NUMBER: 05403-P1		SHEET: 6 OF 7
DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION		
DRAWN: R. ROUX		SCALE: NTS
DATE: 07-07-2026		REVISION: 2

Artist Impression



Superimposition of Proposed 35 m Lattice Mast to replace existing 45 Monopole Mast



GYRO SITE ID:

5403

GYRO SITE NAME:

FRANSKRAALSTRAND MAST

PROPERTY DESCRIPTION:

ERF 171, FRANSKRAALSTRAND

ADDRESS:

4 LA GRANGE STREET,
FRANSKRAAL

CO-ORDINATES:

Lat: -34.611933°
Long: 19.384661°

ELEVATION:

11m



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 552 5255
Fax: 086 537 9187

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

Po Box 152,
Century City,
7446

PROJECT:

PROPOSED NEW 35m LATTICE MAST
REPLACEMENT

APPROVED MAST:

35m LATTICE MAST REPLACEMENT

NOTES:

- A) NEW 35m LATTICE MAST REPLACEMENT
- B) CUSTOM BASE STATION
- C) ZONING: UTILITY ZONE - UTILITY SERVICE
- D) OWNER: TELKOM SA LTD

DATE	DESCRIPTION	REVISION
20-10-2021	1st Issue	0
03-03-2025	Reduced to 35m (Condition of Approval)	1
07-07-2026	Amendment of Approved SDP	2
<u>DRAWING NUMBER:</u> 05403-P1		<u>SHEET:</u> 7 OF 7

DRAWING TITLE:

ARTIST IMPRESSION

DRAWN: R. ROUX

SCALE:
NTS

DATE: 07-07-2026

REVISION:
2