



ERF 873 (A PORTION OF ERF 872), 42 MITCHELL STREET, EASTCLIFF, HERMANUS, 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 that an application has been received for the following:

- **amendment of an approved site development plan** in terms of Section 16(2)(l) of the By-Law in order to accurately reflect the current position of the existing transmission apparatus and associated equipment.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning at 16 Paterson Street, Hermanus and Stanford Library, Queen Victoria Street, Stanford. 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 **Town Planner, Mr P Roux** at 028 313 8983. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town and Spatial Planning Department 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 873 ('N GEDEELTE VAN ERF 872), MITCHELLSTRAAT 42, EASTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE ARA: AANSOEK OM WYSIGING VAN 'N GOEDGEKEURDE TERREINONTWIKKELINGSPLAN: WARREN PETTERSON PLANNING NAMENS TELKOM SA LTD

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is vir die volgende:

- **wysiging van die goedgekeurde terreinontwikkelingsplan** ingevolge Artikel 16(2)(l) van die Verordening om die huidige posisie van die bestaande transmissie-apparaat en verwante toerusting akkuraat aan te dui.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbeplanning, Patersonstraat 16, Hermanus en Stanford Biblioteek, Queen Victoriastraat, Stanford. 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 / (e) 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 **Stadsbeplanner, Mnr P Roux** by 028 313 8983. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement: 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 Bepalings 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.

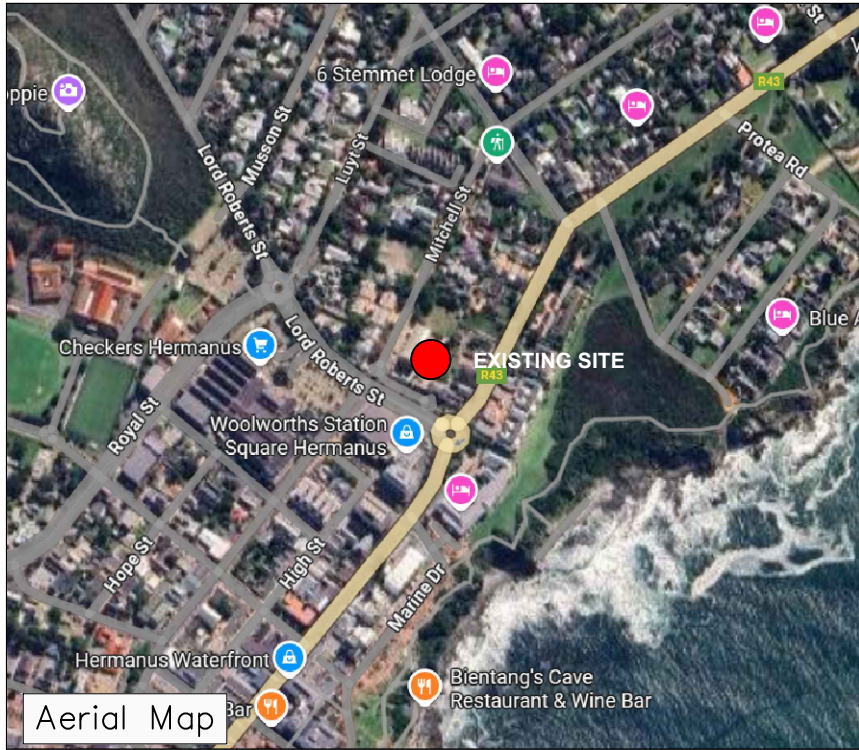
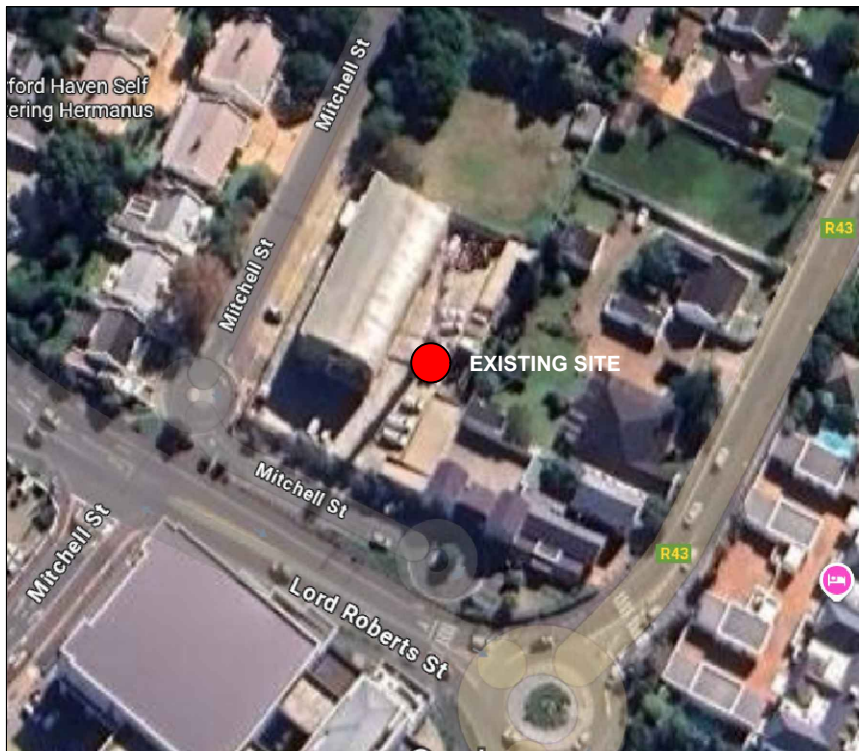
ISIZA 873 (ISAHULO SESIZA 872), 42 MITCHELL STREET, EASTCLIFF, HERMANUS, INDAWO KAMASIPALA WASE-OVERSTRAND ISICELO SOKULUNGISWA KWEMVUME KUNYE NOKUVUNYWA KWESICWANGCISO SOPHULISO LWENDAWO: UCWANGCISO LWE-WARREN PETTERSON EGAMENI LE-TELKOM SA LTD

Isaziso ngoko ke sinikezelwa ngokwemiqathango yeCandelo lama-48 loMthetho kaMasipala wase-Overstrand oLungisiweyo woCwangciso loSetyenziso loMhlaba kaMasipala, ka-2020 sokuba isicelo sifunyenwe kwezi zinto zilandelayo:

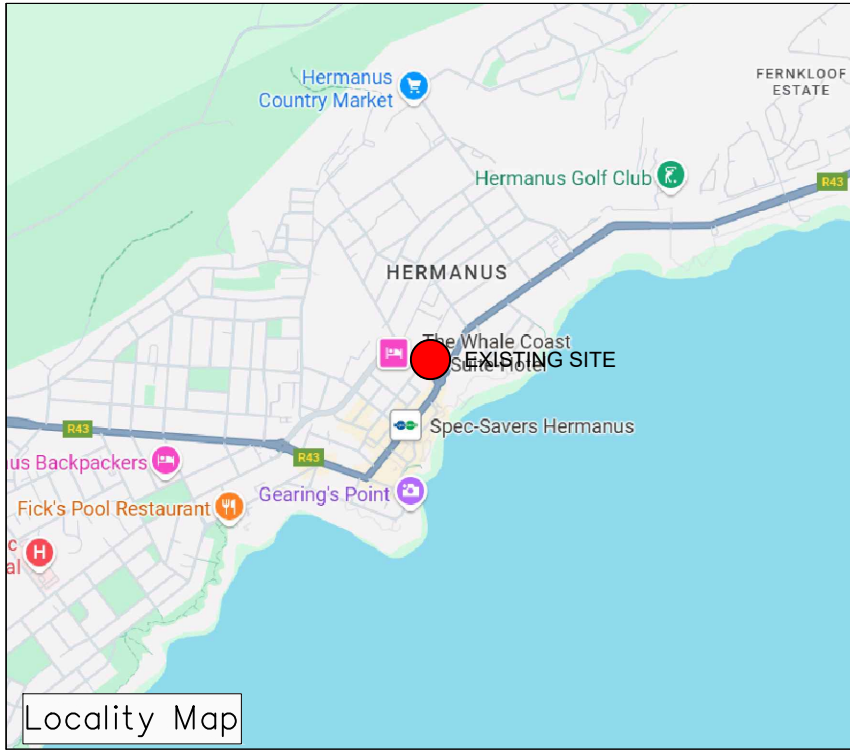
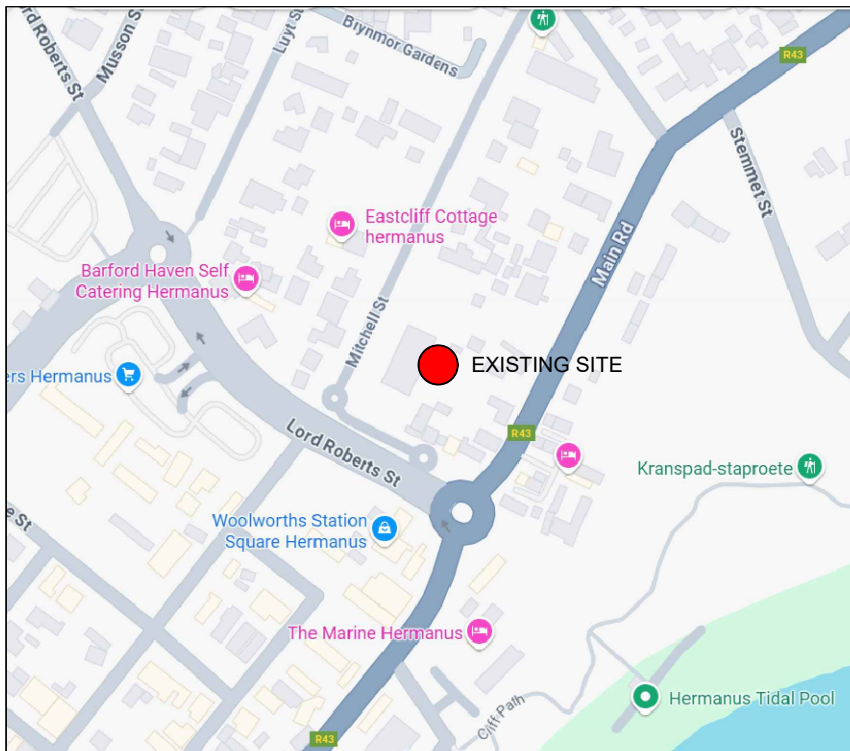
- **ulungiso lwesicwangciso sophuhliso lwendawo esivunyiweyo** ngokweCandelo 16(2)(l) loMthetho kaMasipala ukuze kuboniswe ngokuchanekileyo indawo yangoku yesixhobo sokudlulisa esikhoyo kunye nezixhobo ezinxulumene noko.

Iinkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: UCwangciso lweDolophu, 16 Paterson Street, eHermanu. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokuhambelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, e-Hermanus / landuse@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama **11 eyomSintsi 2026**, uchaze igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuCwangciso lweDolophu, **Town Planner, Mr P Roux** kule nombolo yomnxeba 028 313 8983. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.

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.



Aerial Map



Locality Map



SITE ID:	5312
SITE NAME:	HERMANUS EXCHANGE
PROPERTY DESCRIPTION:	ERF 873 HERMANUS
ADDRESS:	MITCHELL STREET, HERMANUS
CO-ORDINATES:	ELEVATION:
Lat: -34.416384°	22m
Long: 19.244666°	



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:	FREESTANDING BASE TELECOMMUNICATION STATION
APPROVED MAST:	

NOTES:

- A) 35m MONOPOLE MAST
- B) CUSTOM BASE STATION
- C) PROPERTY ZONING: BUSINESS ZONE 3
- D) BUILDING LINES: 3m COMMON/REAR BUILDING LINES
- E) EXISTING VODACOM EQUIPMENT ON SITE
- F) EXISTING TELKOM MOBILE EQUIPMENT ON SITE
- G) EXISTING MTN EQUIPMENT ROOM ON SITE
- H) 2 x EXISTING EQUIPMENT ROOMS ON SITE (SERVICE PROVIDERS NOT CLEAR).

DATE	DESCRIPTION	REVISION
14-08-2025	1st Issue	0
06-07-2026	2nd Issue	1
DRAWING NUMBER: 5312		SHEET: 1 OF 4
DRAWING TITLE: LOCALITY MAP		
DRAWN: D. LOOTS		SCALE: NTS
DATE: 2026-07-06		REVISION: 1

PROPERTY DESCRIPTION:	ERF 873 HERMANUS
MUNICIPAL AREA:	OVERSTRAND MUNICIPALITY
APPLICATION:	PERMISSION REQUIRED IN TERMS OF THE CONDITIONS OF APPROVAL: AMENDMENT OF SITE DEVELOPMENT PLAN
SITE NAME:	HERMANUS EXCHANGE



APPLICANT:	WARREN PETTERSON PLANNING
ON BEHALF OF/ FOR	SWIFTNET TOWERCO PTY LTD
OWNER:	TELKOM SA LTD
DATE:	JUNE 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 873, Hermanus
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 Land Use Planning, 2020 relating to the existing 35m transmission apparatus and additions thereto.

A.2. DETAILS OF THE DEVELOPMENT AREA

Table 3 - Details of Development Area

TITLE DEED DESCRIPTION	Erf 873 Hermanus, situated in the Overstrand Municipality, Caledon Division, Province of the Western Cape, in extent 2320 square metres, held by Deed of Transfer T29845/1972
TITLE DEED NUMBER	T29845/1972
PROPERTY SIZE (m²)	2320m ²
CURRENT ZONING	Business Zone 3: Local Business
OWNER OF PROPERTY	Telkom SA Ltd

SECTION B: DEVELOPMENT PROPOSAL

B.1. APPLICATION SPECIFICATIONS

The client, Swiftnet, wishes to apply for amendment of the Site Development Plan in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020, to accommodate the existing 35m transmission apparatus and additions thereto.

B.1.1 Development Concept

The application comprises the following development parameters:

- ✓ A **35m Monopole Mast** (Transmission apparatus);
- ✓ 12 x Antennas attached to the Tower;
- ✓ 6 x Microwave dishes attached to the tower;
- ✓ 2 x outside equipment units, plus 3 x existing equipment units (in room)

B.1.2 Amendment of the Site Development Plan

A building plan application was approved on 19/05/2014 indicating the existing 35m transmission apparatus and equipment containers/ rooms/ units.

The purpose of this application is to amend the approved Site Development Plan for the existing telecommunications facility on Erf 873, Hermanus, to accurately reflect the current position of the existing transmission apparatus and associated equipment. The only difference is that Telkom's equipment container is adjacent the transmission apparatus as per drawing pack.

The proposed amendment of the site development plan does not involve the construction of a new mast or an expansion of the approved development footprint but seeks to regularise existing infrastructure and accommodate network upgrades required to improve the capacity, reliability, and quality of telecommunications services in the area. The proposal therefore represents a minor amendment to the existing facility and ensures that the approved plans accurately correspond with the infrastructure on site while facilitating ongoing improvements to the telecommunications network.

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 4 of the drawings dated 14-08-2025, Revision 0.

(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 4 of the drawings dated 14-08-2025, Revision 0. Please refer to the below figure showing the existing transmission apparatus and equipment.



Figure 1 - Photos of the Existing 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, Telkom and MTN, 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;

There are no alternatives considered as this is an existing transmission apparatus where previous approvals were obtained.

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

The application is to accommodate the existing 35m monopole mast (transmission apparatus) in its current form and appearance.

(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 6, 8, 9 and 10.

(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, meaning that the transmission apparatus already forms part of the existing built form and environment. No new infrastructure or visual impact will be introduced to the area. We therefore do not believe that the existing transmission apparatus requires a Visual Impact Assessment.

(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 existing 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 35m transmission apparatus, 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 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 represent 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 land use application (Amendment of the Site Development Plan) 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. An Amendment of the Site Development Plan in terms of Section 16(2)(l) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020, to accommodate the existing 35m transmission apparatus and additions thereto is applied for the continued use and should be supported based on the following grounds:

D.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 Hermanus, poor network coverage (related to both voice and data) is often experienced.



[illegible]

Figure 2 - Telkom Coverage Map



Figure 3 - Vodacom Coverage Map



Figure 4 - MTN Coverage Map

Figure 5 illustrates how the coverage for different technologies work. Simply put, the more advanced technology that is made available, the smaller the coverage area will be. It is important to note that all service providers are moving towards providing the best technologies to everyone.

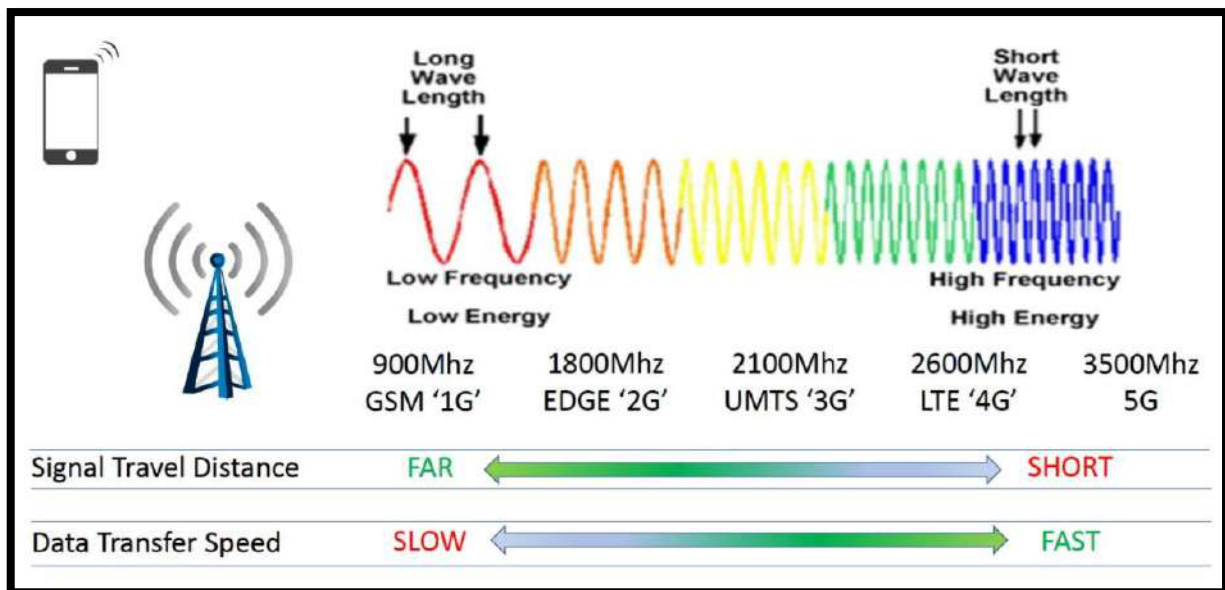


Figure 5 - Frequency and Wave Length

The increase in network strength brought by the existing TA 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 transmission apparatus 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 need to be removed to build the transmission apparatus and no buildings with heritage value are affected.

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 Hermanus. The ownership and zoning of the property are also big factors that contributed to the choice of site.

Figure 6 below indicates the zoning of the subject property, as well as the zonings of the surrounding properties. The dominant zoning in the surrounding area is Residential Zone 1 and Business Zone 1. There are also a few General Residential Zone 1 and General Residential Zone 3 properties located to the west and east as well as a few Open Space Zone 2 properties in the area.



Figure 6 - Zoning Map

Figure 7 indicates the layout of the existing transmission apparatus and associated equipment on Erf 873, Hermanus.

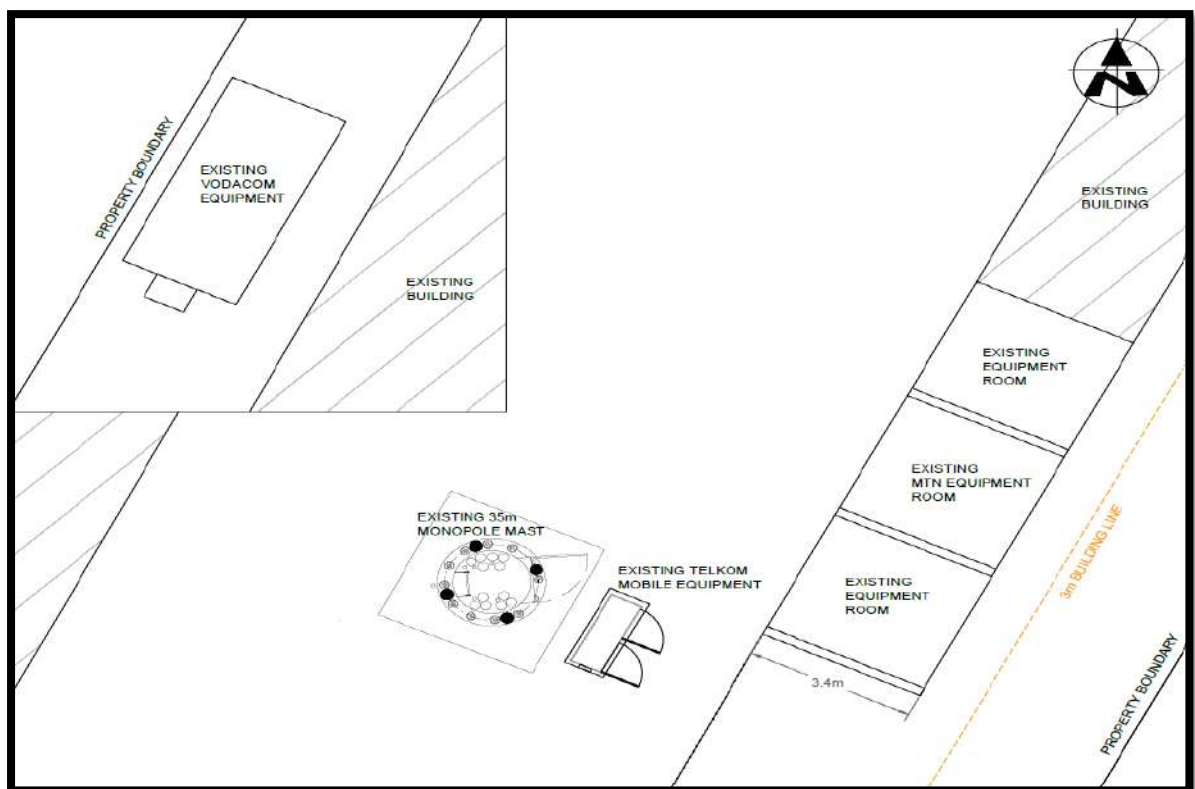


Figure 7 - Layout of the Existing Transmission Apparatus

From Figures 8 and 9 below it is clear that Erf 873 Hermanus does not fall within any Heritage Protection Overlay Zone or within the Coastal Protection Zone. However, in Figure 10 it shows that Erf 873 Hermanus falls within the Special Area under Conservation Areas but does not affect any environmental conservation aspects, as the property is in a build-up urban area.

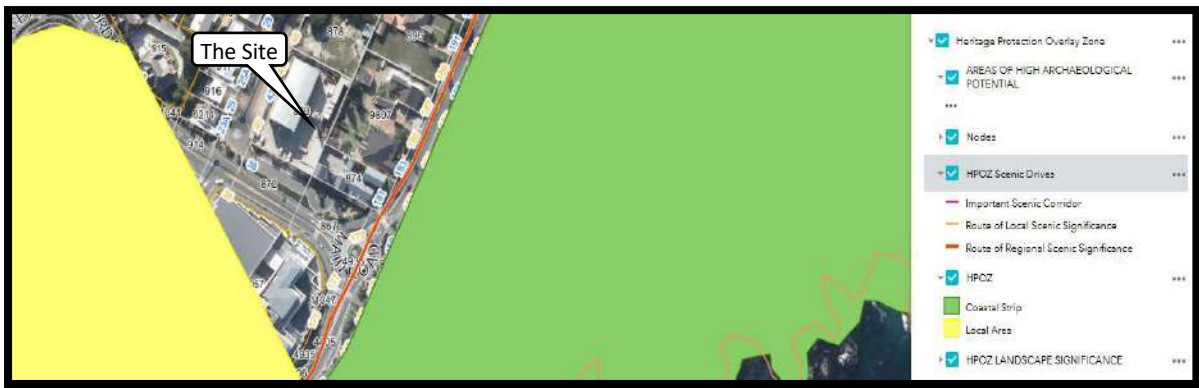


Figure 8 – Heritage Protection Overlay Zone Map



Figure 9 - Erf 873 Hermanus falls outside the Coastal Protection Zone



Figure 10 - Heritage Map - Erf 873 Hermanus falls inside the Special Area

Figure 11 below, indicates the existing TA within 1km of the existing site.



Figure 11 - Existing Transmission Apparatus in 1km of the Existing Site (Existing TA)

As seen above, there is only one other existing TA site. This site is approximately 570m away from the existing site. Take note that the other existing TA site is just for one service provider as it is a rooftop. The existing site is critical to provide coverage and connectivity in the area.

Considering the information in Figure 11 the need for the existing TA on Erf 873 Hermanus is clear.

D.2.3. Visual Impact

The existing telecommunications mast (Transmission Apparatus) is considered to have a low visual impact, as it constitutes an existing structure that already forms part of the established built environment. The mast is not a new introduction into an otherwise undeveloped or visually sensitive landscape, but rather an established element within the surrounding urban fabric.

The surrounding area is characterised by existing built form and infrastructure, including buildings, services and associated urban elements. As such, the mast is visually read within the context of an already developed environment and does not appear visually incongruous or out of character with the locality.

Furthermore, no significant increase in visual bulk, scale or prominence is proposed. The development relates to an existing mast and therefore does not materially alter the existing visual character of the

area. Given its established presence, surrounding land uses and integration into the built environment, the visual impact is anticipated to remain minimal.

The Transmission Apparatus located behind the existing building ensures majority of the installation remains hidden and out of view, allowing the site to perform its critical function while having minimal visual impact.



Figure 12 - Image of the Existing Transmission Apparatus from Mitchel Street



Figure 13 - Image of the Existing Transmission Apparatus from the circle in the Main Road



Figure 14 - Image of the Existing Transmission Apparatus from Royal Street

SECTION E: CONCLUSION

This Amendment of the Site Development Plan in terms of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 for an existing TA on Erf 873, Hermanus, 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 latest Integrated Development Plan (2026 – 2027 (review and amended), and Spatial Development Framework (MSDF), 2020.

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



Site Plan



SITE ID:		5312
SITE NAME:		HERMANUS EXCHANGE
PROPERTY DESCRIPTION:		ERF 873 HERMANUS
ADDRESS:		MITCHELL STREET, HERMANUS
CO-ORDINATES:	ELEVATION:	
Lat: -34.416384° Long: 19.244666°	22m	



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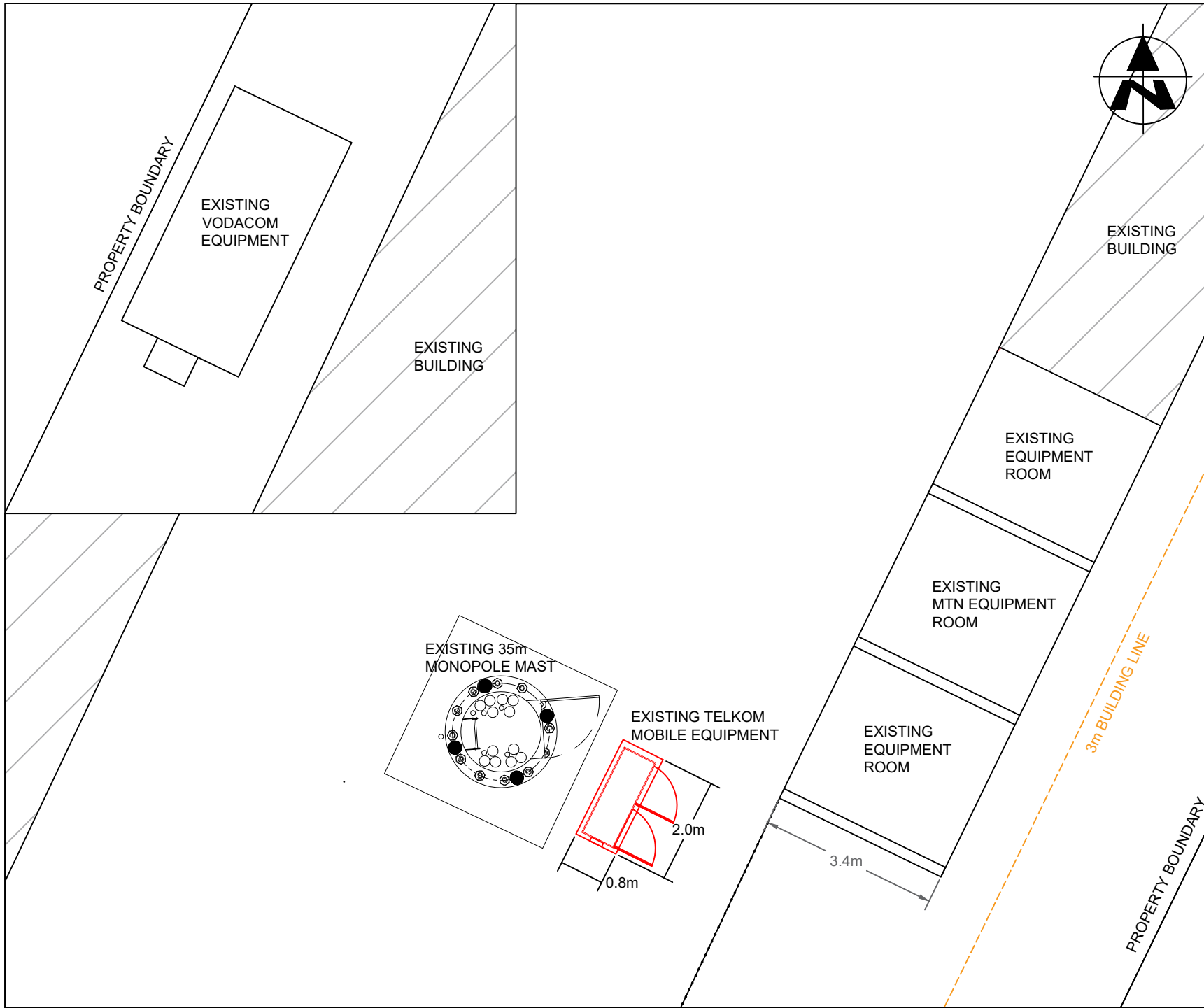
PROJECT:	FREESTANDING BASE TELECOMMUNICATION STATION	
APPROVED MAST:		

- NOTES:**
- A) 35m MONOPOLE MAST
 - B) CUSTOM BASE STATION
 - C) PROPERTY ZONING: BUSINESS ZONE 3
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DATE	DESCRIPTION	REVISION
14-08-2025	1st Issue	0
06-07-2026	2nd Issue	1

DRAWING NUMBER: 5312	SHEET: 2 OF 4
DRAWING TITLE: SITE PLAN	
DRAWN: D. LOOTS	SCALE: 1:500
DATE: 2026-07-06	REVISION: 1

Top View



SITE ID: 5312
SITE NAME: HERMANUS EXCHANGE
PROPERTY DESCRIPTION: ERF 873 HERMANUS

ADDRESS: MITCHELL STREET, HERMANUS

CO-ORDINATES: Lat: -34.416384° Long: 19.244666°
ELEVATION: 22m



Tel: (021) 552 5255 Unit H, 3rd Floor Po Box 152, Century City, Cape Town 7446
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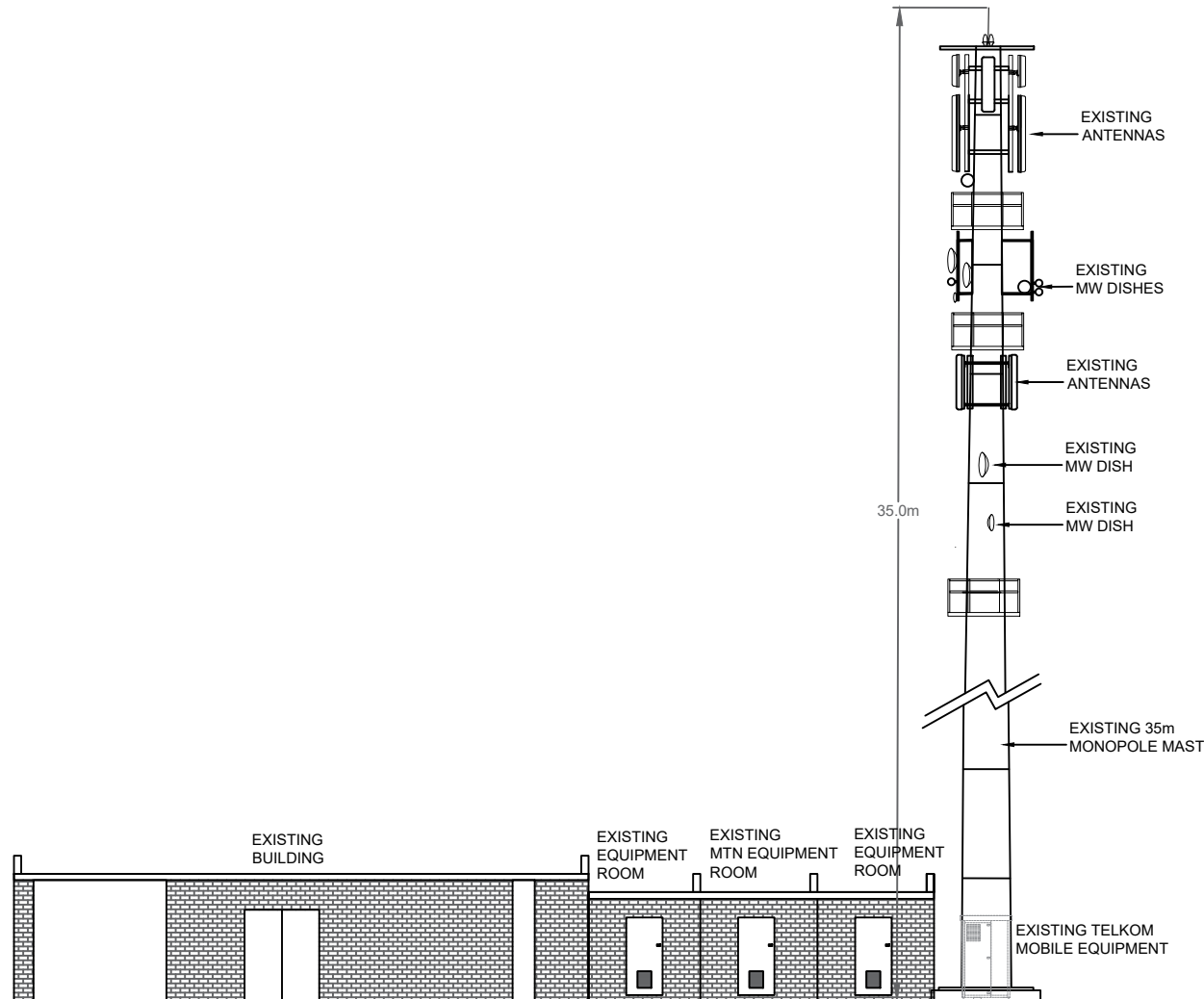
DRAWING NUMBER: 5312 **SHEET:** 3 OF 4

DRAWING TITLE: TOP VIEW

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

DATE: 2026-07-06 **REVISION:** 1

Elevation



SITE ID: 5312

SITE NAME: HERMANUS EXCHANGE

PROPERTY DESCRIPTION: ERF 873 HERMANUS

ADDRESS: MITCHELL STREET,
HERMANUS

CO-ORDINATES: Lat: -34.416384°
Long: 19.244666°

ELEVATION: 22m



Tel: (021) 552 5255 Unit H, 3rd Floor Po Box 152,
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PROJECT: FREESTANDING BASE
TELECOMMUNICATION STATION

APPROVED MAST:

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DATE	DESCRIPTION	REVISION
14-08-2025	1st Issue	0
06-07-2026	2nd Issue	1

DRAWING NUMBER: 5312

SHEET: 4 OF 4

DRAWING TITLE: ELEVATION

DRAWN: D. LOOTS

SCALE: NTS

DATE: 2026-07-06

REVISION: 1