



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/11595

Our File Reference Number: Erf 3098, Kayamandi

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:** [htaljaard@atlastowers.co.za](mailto:htaljaard@atlastowers.co.za)

Sir / Madam

**APPLICATION FOR CONSENT USE FOR A FREE STANDING BASE TELECOMMUNICATIONS STATION AND A DEPARTURE FOR BUILDING LINE RELAXATION: ERF 3098, KAYAMANDI**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
  - 2.1 That the application for a departure in terms of Section 15(2) (b) of the Stellenbosch Municipal Land Use Planning Bylaw to relax the street common building line ( adjacent to Farm 183) from 5m to 0m in order to accommodate the proposed 25 high freestanding base telecommunication station on Erf 3098, Kayamandi as indicated on drawing number ATSA 1114, dated 15 October 2018 **NOT BE APPROVED** in terms of Section 60 of the said Bylaw for the following reasons:
    - a) The proposed freestanding base telecommunication station can constructed on the property without building lines encroached,
  - 2.2 That the application for Consent Use in terms of Section 15(2) (o) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 on Erf 3098, Kayamandi to allow for the 25m high freestanding base telecommunication station as indicated on drawing ATSA 1114, dated 15 October 2018 **BE APPROVED** in terms of Section 60 of said Bylaw and subject to the following conditions of approval in terms of Section 66 of the said Bylaw:

- i. The approval applies only to the Consent Use in question, as indicated on **ANNEXURE B** and shall not be construed as authority to depart from any other legal prescriptions or requirements.
- ii. The applicant must submit a revised Site plan showing the proposed freestanding base telecommunication station inside the 5m building lines.
- iii. Ongoing maintenance of the entire installation is the responsibility of the operator.
- iv. The land owner/operator shall grant Council access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification.
- v. The service provider be willing to co-host with other service providers.
- vi. No unauthorized person shall be able to come within 5m in front of the panel antennae. Clearly marked warning signs, must define this no go zone.

### 2.3 Reasons for approval:

- a) The telecommunication base mast will greatly benefit the users of cellular telephones as well as the internet as it will increase effectiveness and efficiency of the network in the area;
  - b) The proposed use is in line with the objectives of the Stellenbosch Municipality Telecommunication mast policy;
  - c) Existing established trees on the property will mitigate visual appearance of the mast on the property.
3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1) (a) of the said By-Law.
4. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1) (b) of the said By-Law. The following prescribed information is accordingly required:
- (a) The personal particulars of the Appellant, including:
    - (I) First names and surname;
    - (II) ID number;
    - (III) Company of Legal person's name (if applicable)
    - (IV) Physical Address;

(V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

(i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

(ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

(e) if the appeal is lodged against a part of the decision, a description of the part;

(f) if the appeal is lodged against a condition of approval, a description of the condition;

(g) the factual or legal findings that the appellant relies on;

(h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

(i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct

(ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

5. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: [landuse.appeals@ Stellenbosch.gov.za](mailto:landuse.appeals@ Stellenbosch.gov.za)

6. An applicant who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
7. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).
8. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
  - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
  - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
  - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
  - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision is suspended, and in the case of any approval, may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

  
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

4/3/2021  
DATE:



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

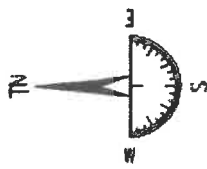
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

# ANNEXURE B

**(CONSENT USE FOR TELECOMMUNICATIONS BASE STATION AND A DEPARTURE FOR  
BUILDING LINE RELAXATION: ERF 3098, KAYAMANDI)**

**SITE DEVELOPMENT PLAN**

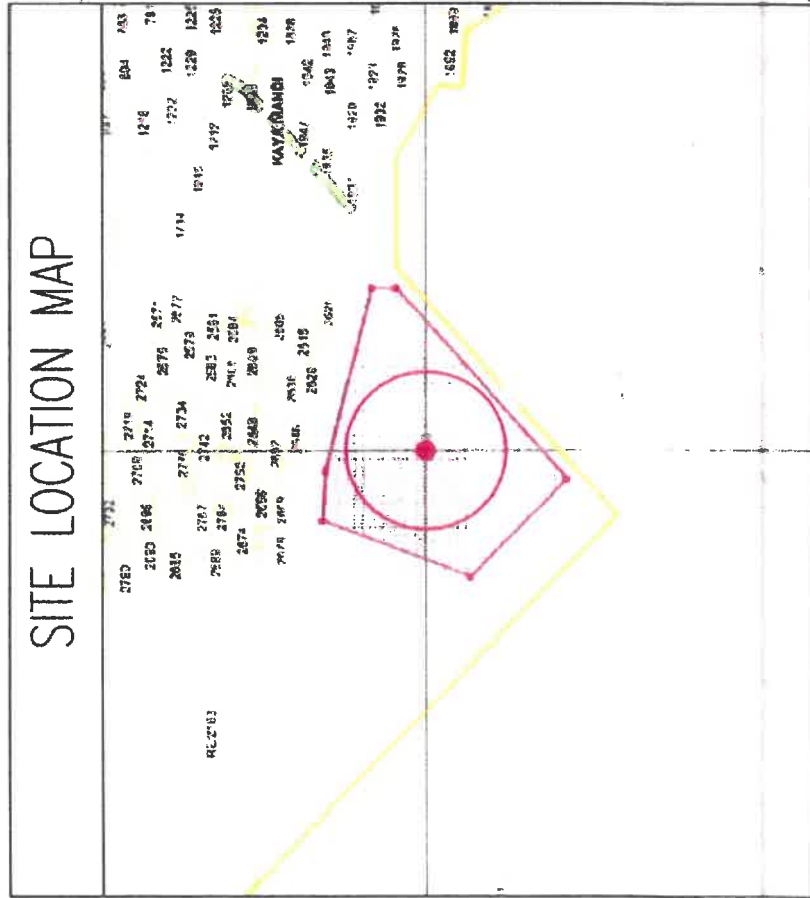
# ATSA1114\_STELLENBOSCH KAYA MANDI



LOCALITY MAP



SITE LOCATION MAP



**SITE DETAIL**  
**KAYAMANDI**  
 APPROVAL  
 APPROVAL  
 APPROVAL  
 APPROVAL

**APPROVAL**  
 RUDO ENGINEER  
 NAME: [ ] JOB: [ ]

**PLANNER**  
 NAME: [ ] JOB: [ ]

**PROPERTY**  
 NAME: [ ] JOB: [ ]

**BIB PROJECTS**  
 NAME: [ ] JOB: [ ]

**ENGINEER**  
 NAME: [ ] JOB: [ ]



**OFFICE**  
 DRAWN BY: [ ] CHECKED BY: [ ]  
 R. JOSEPH C. JACOBS  
 15-10-08 15-10-08

**REVISIONS**

NO.	DESCRIPTION	DATE

**TITLE**  
 LOCALITY MAP

**DRAWING NUMBER**  
 PROJECT: [ ] SHEET: [ ] OF: [ ]  
 REV: [ ]  
 01/08





**SITE DETAIL**

SITE NAME  
**KATYAWANNY**

OFFICE ADDRESS  
877 WILKINSON DRIVE, SUITE 100  
ROCKY HILL, CT 06151

DATE  
12-18-07

PROJECT NO.  
12-18-07

DESIGNER  
B. JOHNSON

APPROVAL  
R. WOOD

ENGINEER  
R. WOOD

PLANNER  
R. WOOD

PROPERTY  
R. WOOD

BIB PROJECTS  
R. WOOD

ENGINEER  
R. WOOD

REVISIONS

Comments of next subject to whom approved



OFFICE

DRAWN BY  
B. JOHNSON

CHECKED BY  
G. JOHNSON

DATE  
12-18-07

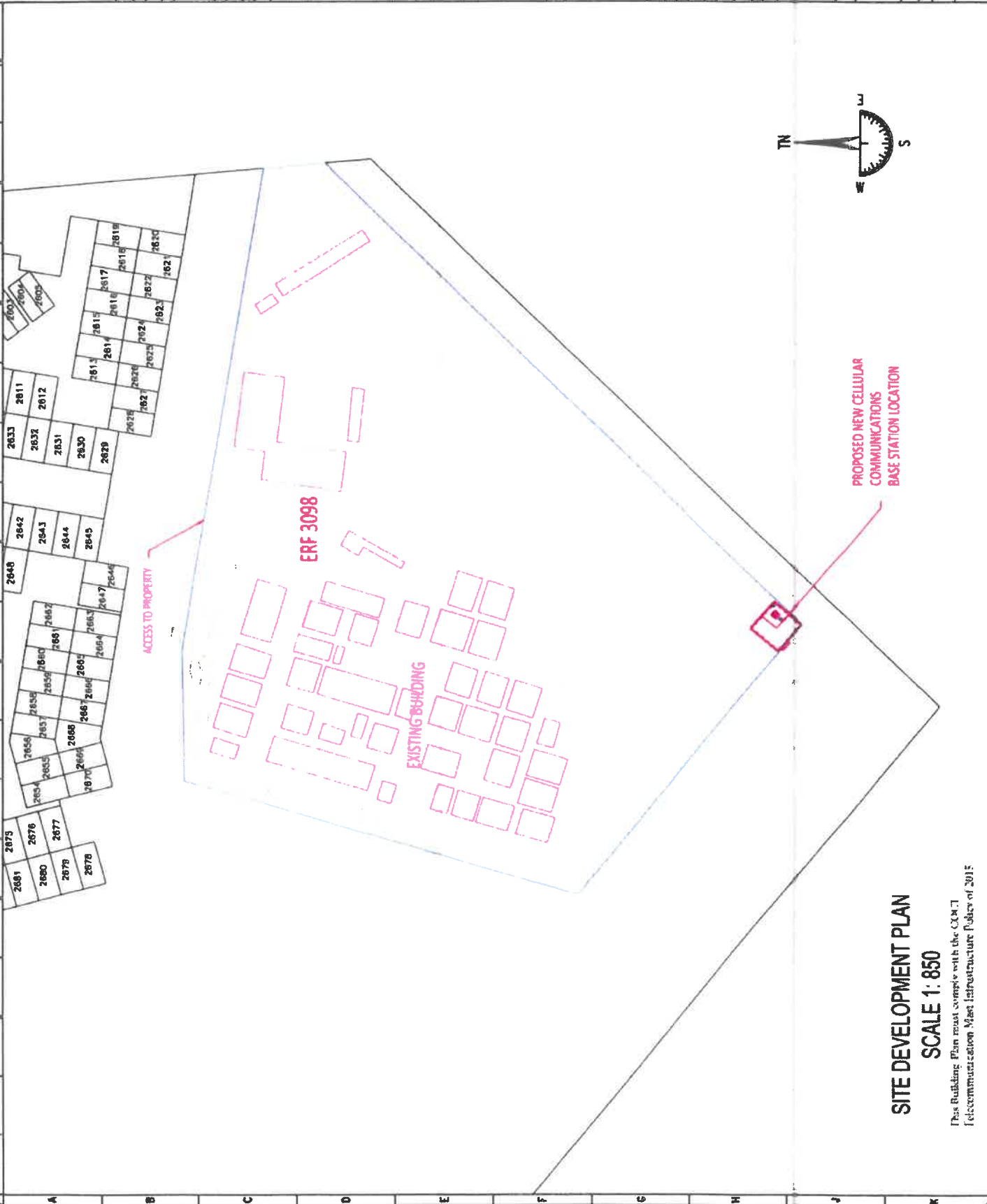
SCALE  
AS SHOWN

TITLE  
SITE DEVELOPMENT PLAN

DRAWING NUMBER  
02/08

PROJECT SHEET NO. SHEET NO.

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**SITE DEVELOPMENT PLAN**  
**SCALE 1: 850**

This Building Plan must comply with the Connecticut Telecommunication Mast Infrastructure Policy of 2015



**SITE DETAIL**

**PROJECT NAME**  
KATAMANDU

**ADDRESS**  
SIP JUNG, SULLANDHARY  
POKHARA, CATZ ZONE  
NEAREST CITY

**DATE**  
20/03/2015

**SCALE**  
1:500

**PROJECT NO.**  
AD08/114

**DATE**  
15/03/15

**APPROVAL**  
RANU ENGINEER

**PLANNER**  
SEW

**PROPERTY**  
SEW

**BAB PROJECTS**  
SEW

**ENGINEER**  
SEW

**PROJECT APPROVED BY**  
C. JAYAKUMAR

**DATE**  
15/03/15

**REVISIONS**

**NO.**  
1

**DESCRIPTION**  
REVISED

**TITLE**  
EQUIPMENT LAYOUT  
TOP VIEW

**DRAWING NUMBER**  
SHEET NO. 03/08

**DATE**  
03/08

**SCALE**  
-

**PROJECT APPROVED BY**  
C. JAYAKUMAR

**DATE**  
15/03/15

**REVISIONS**

**NO.**  
1

**DESCRIPTION**  
REVISED

**TITLE**  
EQUIPMENT LAYOUT  
TOP VIEW

**DRAWING NUMBER**  
SHEET NO. 03/08

**DATE**  
03/08

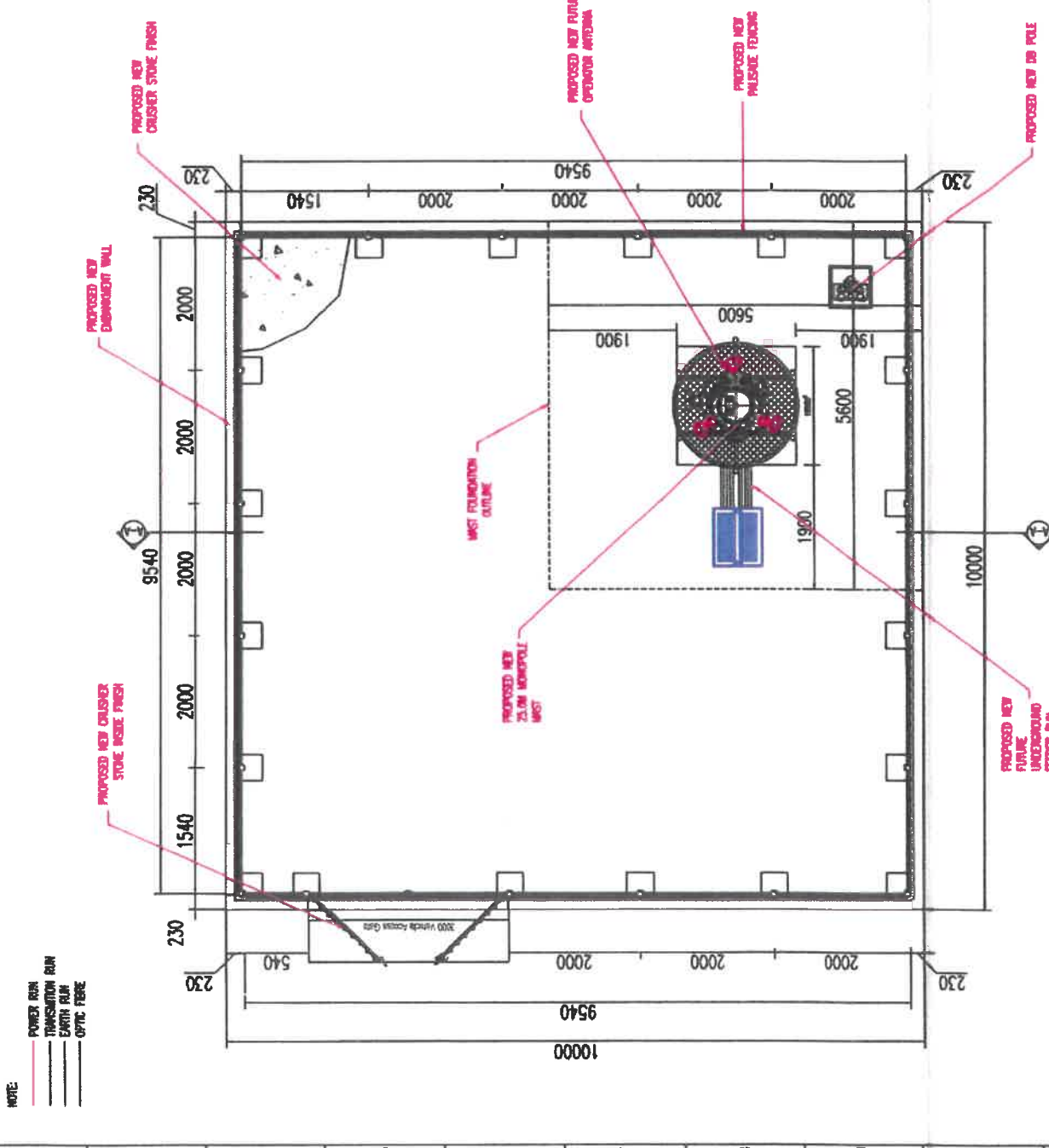
**SCALE**  
-

**PROJECT APPROVED BY**  
C. JAYAKUMAR

**DATE**  
15/03/15

**NOTE:**  
THIS DRAWING REPRESENTS THE GENERAL LAYOUT OF THE PROPOSED ANTENNA FACILITY. SOME MODIFICATIONS MAY BE NECESSARY TO SUIT THE LESSEE'S ENGINEERING SPECIFICATIONS, SYSTEM DESIGN, OPERATIONS, AND GOVERNING APPROVALS. ALL NECESSARY MODIFICATIONS WILL BECOME PART OF THE PERMITTED USE AS DETAILED IN THE TERMS AND CONDITIONS OF THIS AGREEMENT AND MAY INCLUDE:  
- REPOSITIONING OF ANTENNAS;  
- REPOSITIONING THE EQUIPMENT EQUIPMENT CONSUMER;  
- REPOSITIONING OF CABLES AND/OR CHILL SUPPORTS.

**NOTES:**  
1. THE CONTRACTOR IS TO VERIFY ON SITE ALL DIMENSIONS SHOWN ON THE SET OF DRAWINGS PRIOR TO ORDERING ANY MATERIAL.  
2. QUANTITIES SHOWN ON THIS SET OF DRAWINGS ARE NOT COMPLETE AND ARE SHOWN TO ASSIST THE CONTRACTOR. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO ACQUAINT HIMSELF WITH THE SCOPE OF WORKS AND THE MATERIALS REQUIRED TO COMPLETE THE WORKS AS SHOWN.  
3. THE ENGINEER IS TO ENSURE THAT THERE IS SUFFICIENT POWER AVAILABLE AT THE SOURCE OF POWER WHERE THE SITE CONDITIONS DIFFER FROM THE DESIGN CRITERIA HE MUST NOTIFY THE ENGINEER IN WRITING IMMEDIATELY IN ORDER THAT THE DESIGN IS REVISED.  
4. ANY DAMAGED OR MISLAINING MUST BE TOUCHED UP TO ORIGINAL SPECIFICATION AFTER INSTALLATION.  
5. ALL WORK TO COMPLY WITH SABS 1200.



**EQUIPMENT LAYOUT**  
SCALE 1:65

This Building Plan must comply with the COOCT.  
Telecommunication Mast Infrastructure Policy of 2015.





**SITE DETAIL**

**KAYAMANDY**  
**ATLAS**  
 507 JUBA SELLERSHIP  
 KAYAMANDY CAVE WAY  
 KEMASER CAVE

DATE	ISSUED FOR	BY
15/08/20	FOR APPROVAL	AS/PLN
15/08/20	FOR APPROVAL	AS/PLN

**APPROVAL**

NAME	ROLE
NAME	ROLE
NAME	ROLE
NAME	ROLE
NAME	ROLE
NAME	ROLE
NAME	ROLE
NAME	ROLE
NAME	ROLE
NAME	ROLE

Construction of work subject to client approval



DATE	DESCRIPTION	BY	CHKD BY
15/08/20	FOR APPROVAL	AS/PLN	AS/PLN
15/08/20	FOR APPROVAL	AS/PLN	AS/PLN

**REVISIONS**

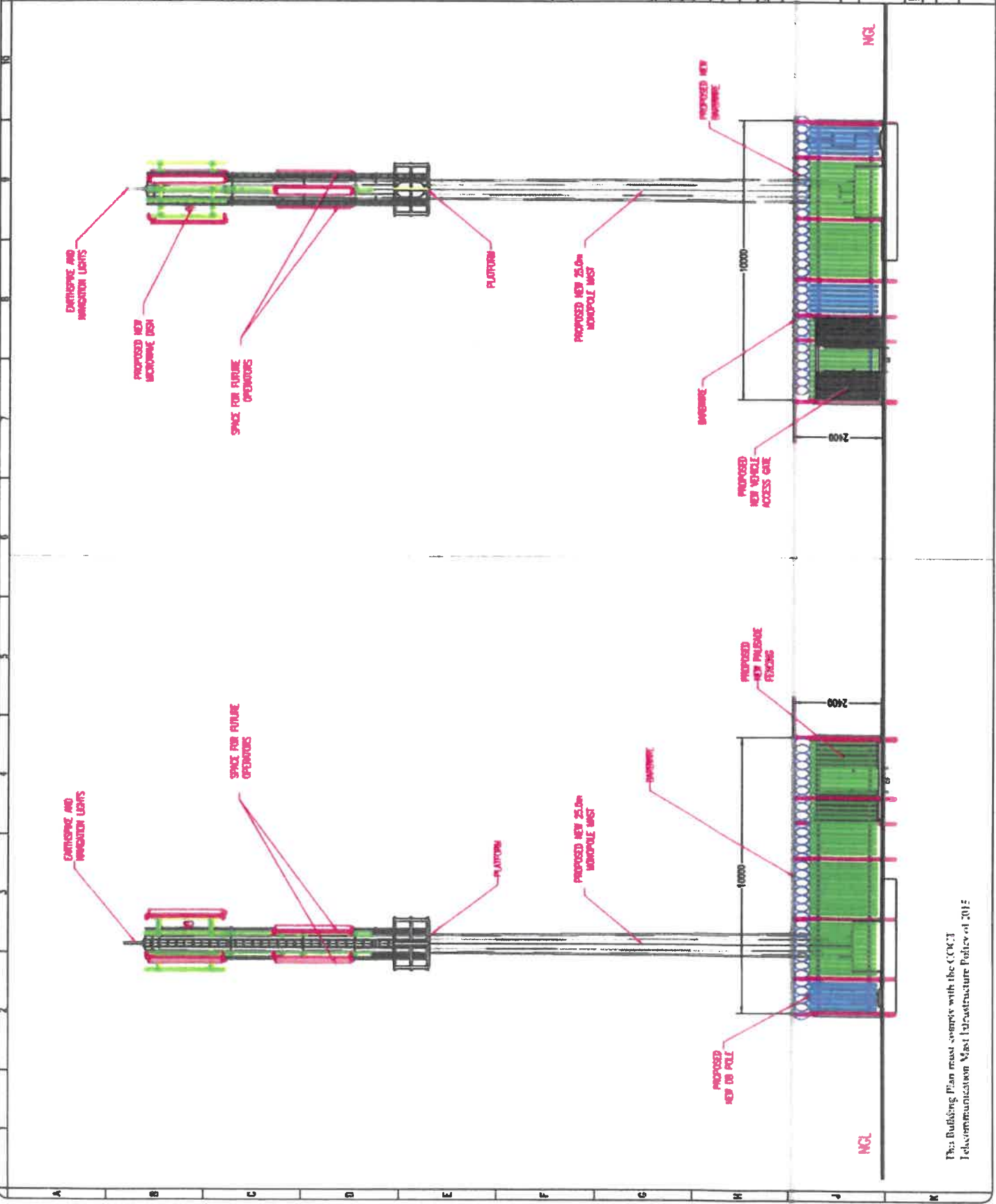
NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	15/08/20
2	FOR APPROVAL	15/08/20

TITLE

SIDE PROFILE

DRAWING NUMBER	
PROJECT	SHEET NO.
AGUS	04/08
REV	

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This Building Plan must comply with the CCCJ Telecommunication Mast Infrastructure Policy of 2012



**SITE DETAIL**

PROJECT ADDRESS  
 200 JON SELLERHOFF  
 AVENUE, NEW YORK  
 NY 10001

DATE  
 05/08

DESIGNED BY  
 APPROVAL  
 RADIO ENGINEER

PLANNER  
 PROPERTY  
 BAB PROJECTS  
 ENGINEER

Comments of work subject to client approval

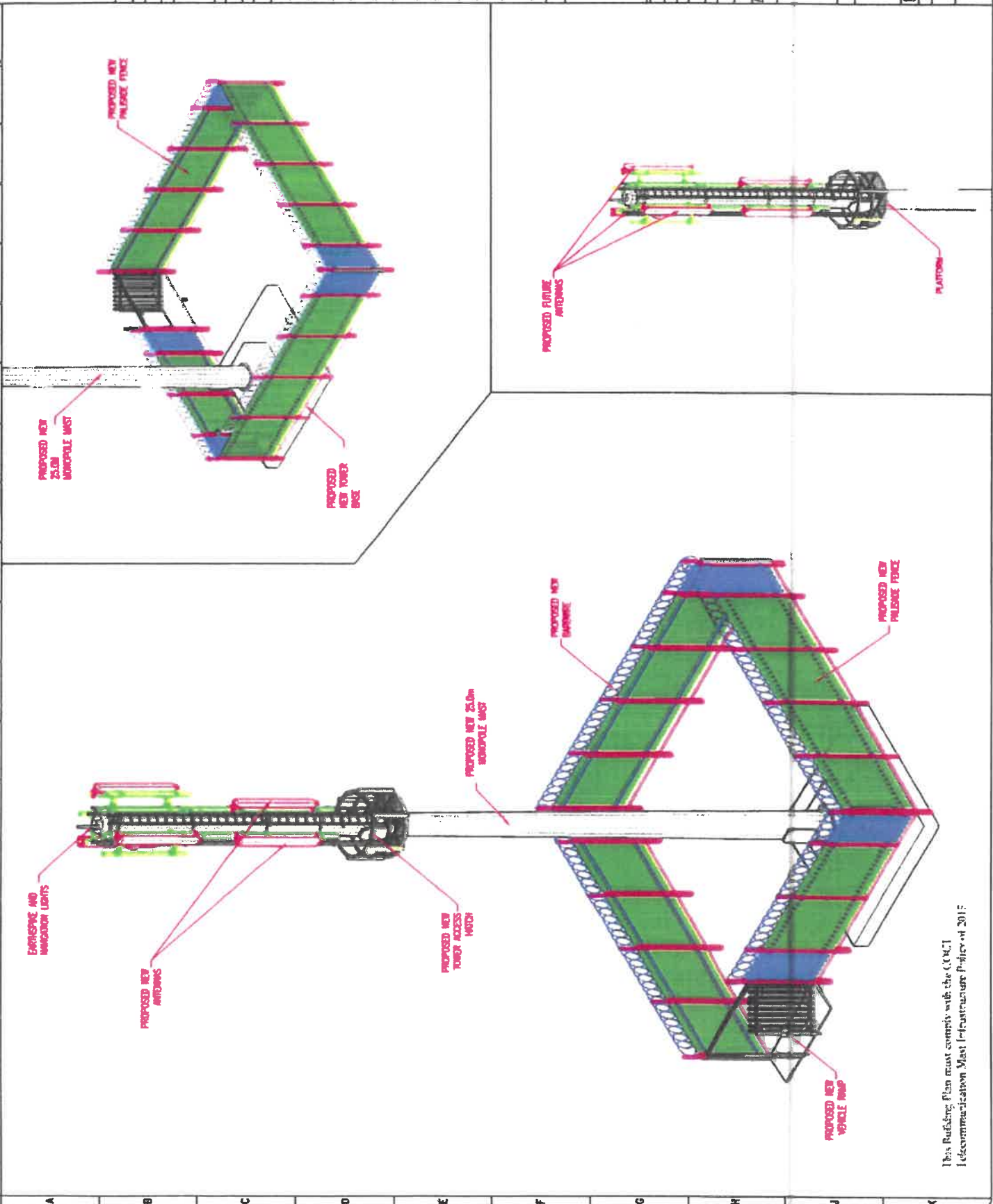


OFFICE  
 DRAWN BY  
 CHECKED BY  
 A. JESSY  
 C. JONES  
 15-08-08  
 REVISIONS

TITLE  
 EQUIPMENT LAYOUT  
 ISOMETRIC VIEW

DRAWING NUMBER  
 SHEET 05/08

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This Building Plan must comply with the CMC1 Telecommunication Mast Infrastructure Policy of 2015



**SITE DETAIL**

SITE NAME: **KAYAMANDI**  
 ADDRESS: **OFF. SIV. SULLURASHI, PONDURU CAMP, 500114, ANDHRA PRADESH**

LAND AREA: **2072.00 SQ. M**  
 PROJECT AREA: **1036.00 SQ. M**  
 APPROVAL NO.: **06/08**

**APPROVAL**

RADIO ENGINEER: **SWV**  
 PLANNER: **SWV**  
 PROPERTY: **SWV**  
 SUB PROJECTS: **SWV**  
 ENGINEER: **SWV**

Consentment of work subject to above approval



OFFICE: **BJB**  
 DRAWN BY: **BJB**  
 CHECKED BY: **C. JAYAPRAKASH**  
 DATE: **05-10-18**

**REVISIONS**

NO.	DESCRIPTION	DATE
1		
2		

**TITLE**

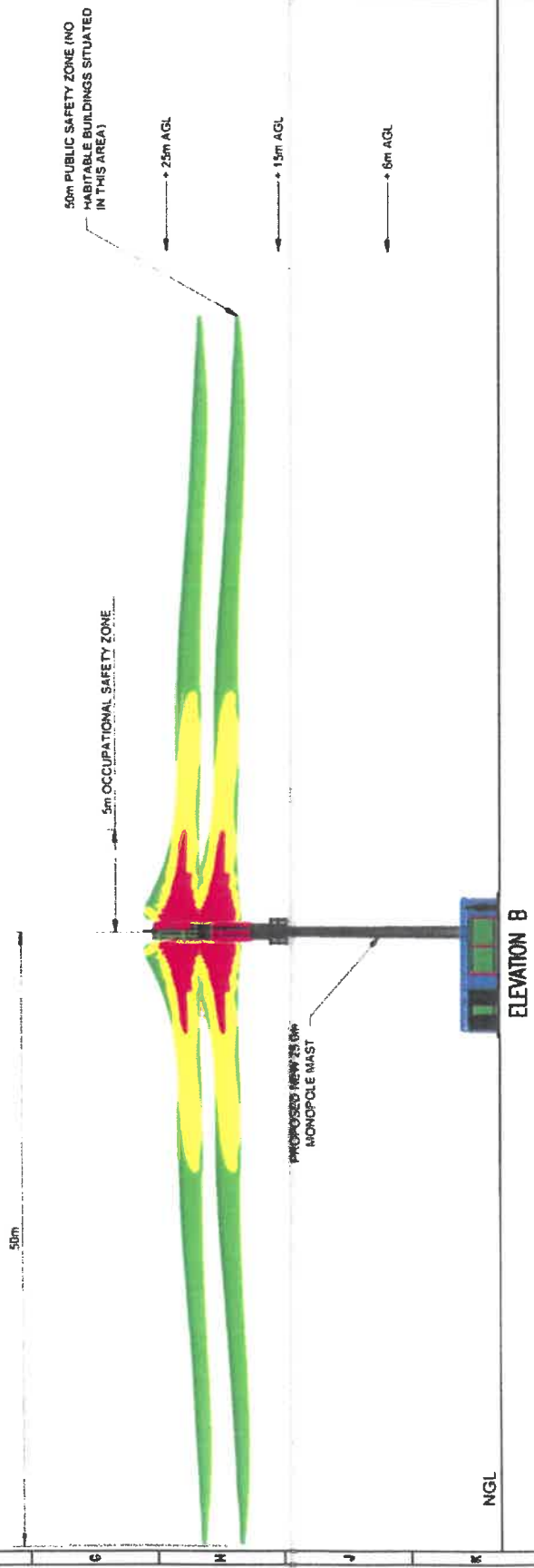
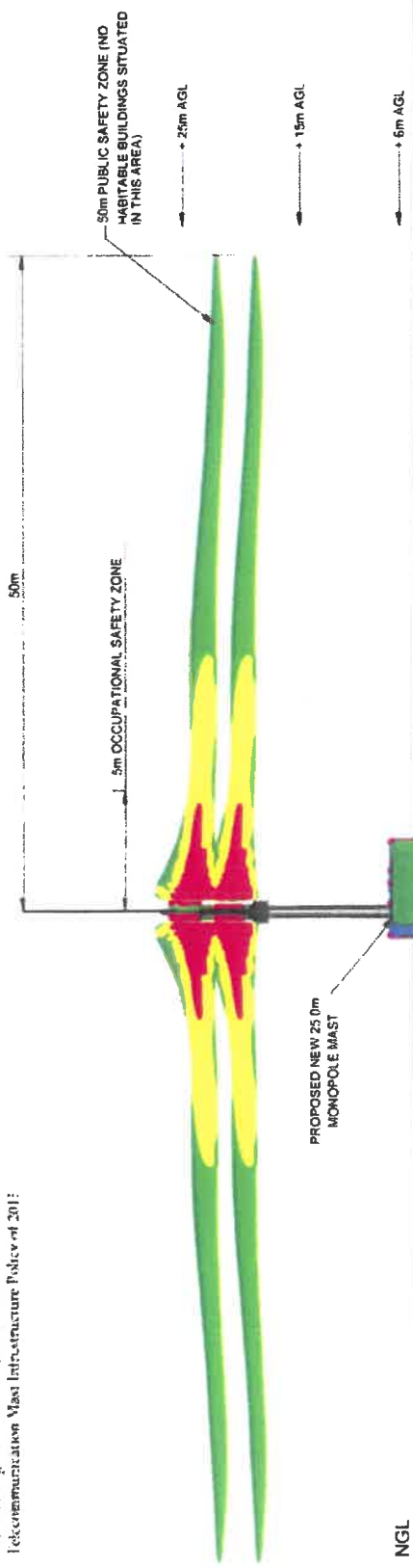
**PUBLIC SAFETY ZONING MAP  
 SIDE VIEW**

**DRAWING NUMBER**

PROJECT	SITE NO.	SHEET	TOTAL
06/08	06/08	-	-

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This Building Plan must comply with the CCM '1 Telecommunication Mast Infrastructure Policy of 2011







**SITE DETAIL**

**NAME** KAYAMANDI

**ADDRESS**

5F JOSE STRUDELROOSBY  
 FORMERLY ONE WAY  
 BUSSTOP ONE

**DATE** 07/08

**PROJECT NO.** ATSA1114

**APPROVAL**

**RADIO ENGINEER**

**NAME** SBY

**PLANNER**

**NAME** SBY

**PROPERTY**

**NAME** SBY

**BIB PROJECTS**

**NAME** SBY

**ENGINEER**

**NAME** SBY

**ENGINEER**

**NAME** SBY

Consentment of work subject to above approval



**OFFICE**

**DRAWN BY** G. JOSEPH

**CHECKED BY** G. JOSEPH

**DATE** 15-08-19

**REVISIONS**

**REVISIONS**

**NO.** 1

**DESCRIPTION**

**BY** SBY

**DATE**

**TITLE**

**PUBLIC SAFETY ZONE**

**TOP VIEW**

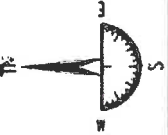
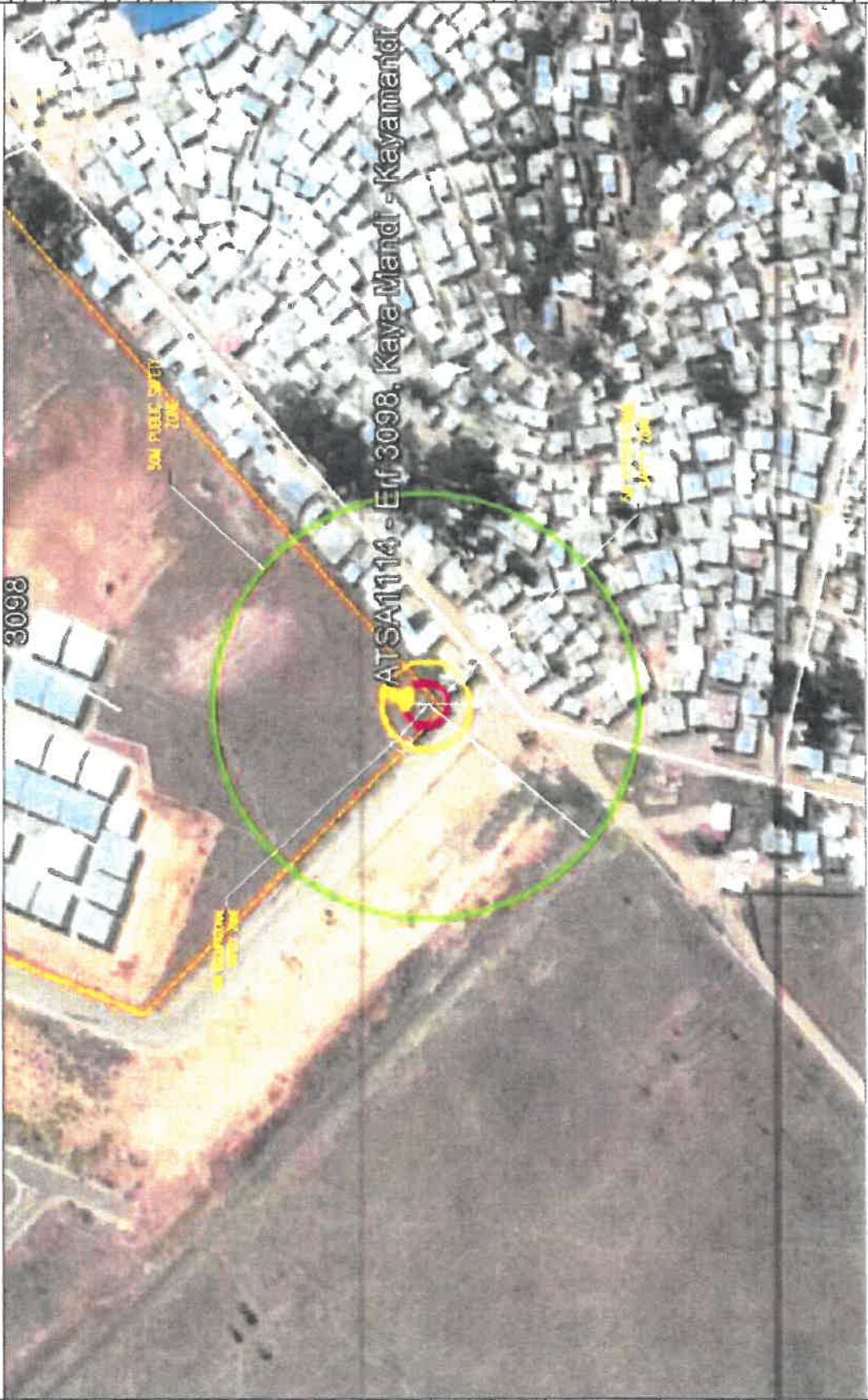
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**PROJECT** ATSA1114

**SHEET** 07/08

**REV.** -

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This Building Plan must comply with the C.N.C.1 Telecommunication Mast Infrastructure Policy of 2017.



**SITE DETAIL**

**CLIENT**  
 KAYAMANDI  
**ADDRESS**  
 OFF JAYA, SELLAPURUCHI  
 HOSUR TALUK, CHIKMAGALUR DISTRICT  
 KARNATAKA STATE

**DATE**  
 08/08/14  
**PROJECT NO**  
 08/08/14

**APPROVAL**  
**RADIO ENGINEER**  
 NAME: SSV

**PLANNER**  
 NAME: SSV

**PROPERTY**  
 NAME: SSV

**B.B PROJECTS**  
 NAME: SSV

**ENGINEER**  
 NAME: SSV

Commitment of work subject to client approval



**OFFICE**  
**DRAWN BY**  
 B. JOSEPH  
**CHECKED BY**  
 C. MOSES

**REVISIONS**  
 NO. | DESCRIPTION | BY | DATE

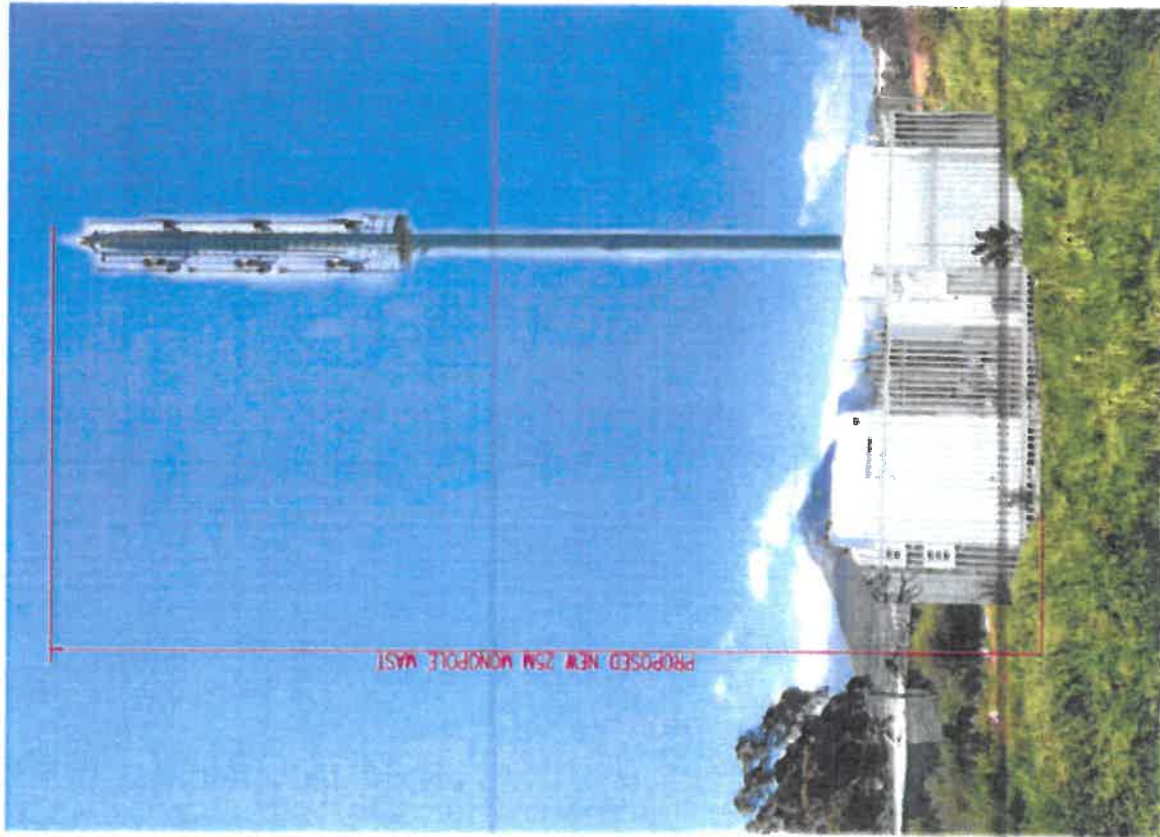
TITLE

SUPERIMPOSED IMAGE

DRAWING NUMBER

PROJECT: SSV/08/08/14  
 SHEET: 08/08/14  
 REV: -

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THIS DRAWING IS A RELATIVE REPRESENTATION AND MAY DIFFER FROM THE FINAL PRODUCT AS FACTORS SUCH AS THE TYPE OF SOIL WILL AFFECT THE PLACEMENT OF THE WAST

A B C D E F G H I J K