



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14074

Our File Reference Number: Erf 16513, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir/Madam

APPLICATION FOR CONSENT USE: ERF 16513, STELLENBOSCH

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 Consent Use on Erf 16513, Stellenbosch in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw 2015, to facilitate the placement of 3 MTN antennas on the existing 25m high floodlight mast with associated equipment container on Erf 16513, Stellenbosch.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2 The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

- 2.2.1 The approval only applies to the proposed consent use under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
- 2.2.2 The development must be undertaken generally in accordance with the site plan, drawing no: T22813 sheet 1-5 drawn by A. Rodrigues, dated 2020-04-13 and attached as **Annexure B**.
- 2.2.3 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

- 2.2.4 Building plans must be submitted to the Municipality for approval and generally in accordance with the site plan as referenced drawing no: T22813 sheet 1-5 drawn by A. Rodrigues, dated 2020-04-13, attached as **Annexure B**.
- 2.2.5 Adequate warning signs in the three official languages must be displayed on the access door or gate to these facilities, defining it as a no-go zone.
- 2.2.6 The landowner / operator shall grant the Municipality access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification.
- 2.2.7 The 2.4m high palisade and existing MTN equipment container positioned next to the floodlight has to be painted a tennis court green to minimise the visual impact of the structure on its surroundings.
- 2.2.8 The applicant / operator is responsible for ongoing maintenance of the entire installation as well as all cost with respect to such maintenance or future decommissioning of the telecommunication infrastructure.
- 2.2.9 The mast, equipment room or any boundary enclosure shall not be utilised for outdoor advertising purposes.
- 2.2.10 If the structure is decommissioned the applicant / operator is to remove all site infrastructure and the site to be rehabilitated to its former state or to a condition that is in line with the land use and character of the area at the time of decommissioning to the satisfaction of the Municipality.

2.3 The reasons for the above decision are as follows:

- 2.3.1 The scale and nature of the proposal will not compromise the existing character of the surrounding landscape.
- 2.3.2 The use of the existing infrastructure is diversified by the proposal which results in efficient use being made of existing infrastructure.

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.

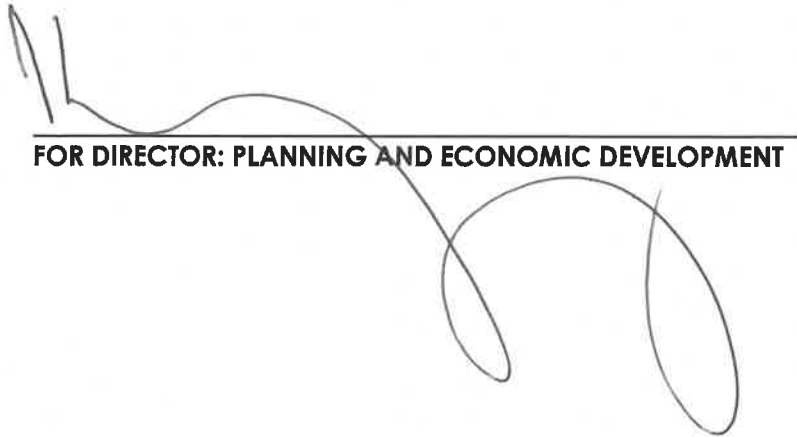
4. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:

- (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
6. Any party (applicant or other) 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



A handwritten signature in black ink, consisting of a series of loops and curves, positioned above a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

15/9/2022
DATE: _____



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE B



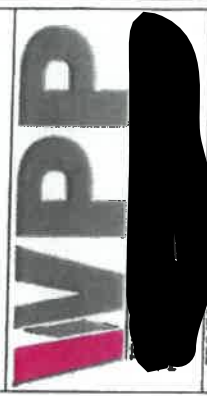
MTN SITE ID: T22813

MTN SITE NAME: SUN COETZENBERG

PROPERTY DESCRIPTION: ERF 16513, STELLENBOSCH

ADDRESS: SUIDWAL STREET, STELLENBOSCH

CO-ORDINATES: **ELEVATION:**
 Lat: -33.599051° 63m
 Long: 18.870203°



PROJECT: EXISTING MTN ANTENNAS ON FLOODLIGHTS WITH 8m X 8m BASE STATION

APPROVED MAST: ANTENNAS ATTACHED TO THE FLOODLIGHTS

NOTES:
 A) 3 X EXISTING ANTENNAS ON FLOODLIGHTS
 B) CUSTOM BASE STATION
 C) 2.4m PALMSIDE FENCE
 D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
 E) BASE STATION CRIP STONE SURFACE
 F) ZONING: EDUCATION ZONE

DATE	DESCRIPTION	REVISION
13-04-2022	1st Issue	0

DRAWING NUMBER: T22813

DRAWING TITLE: LOCALITY MAP

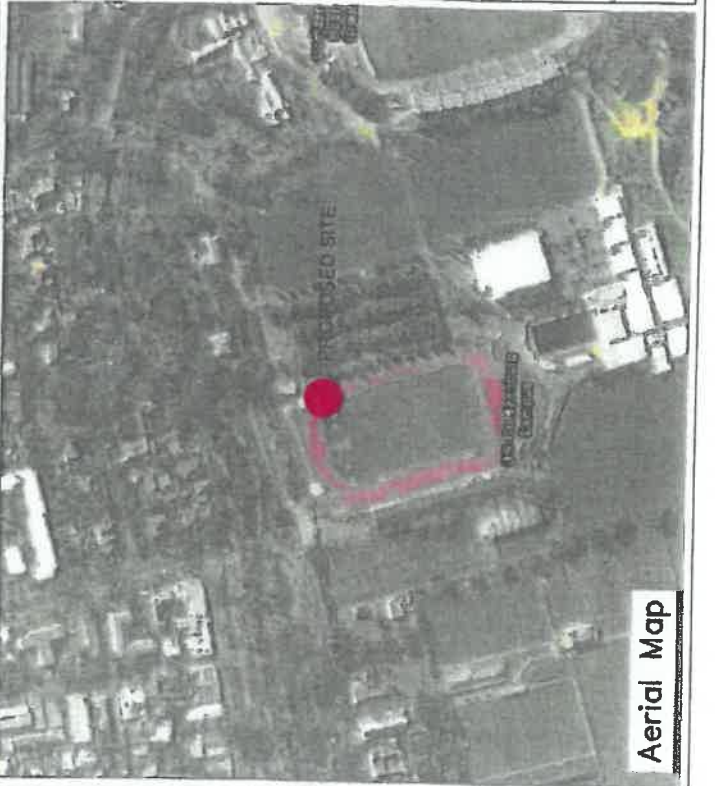
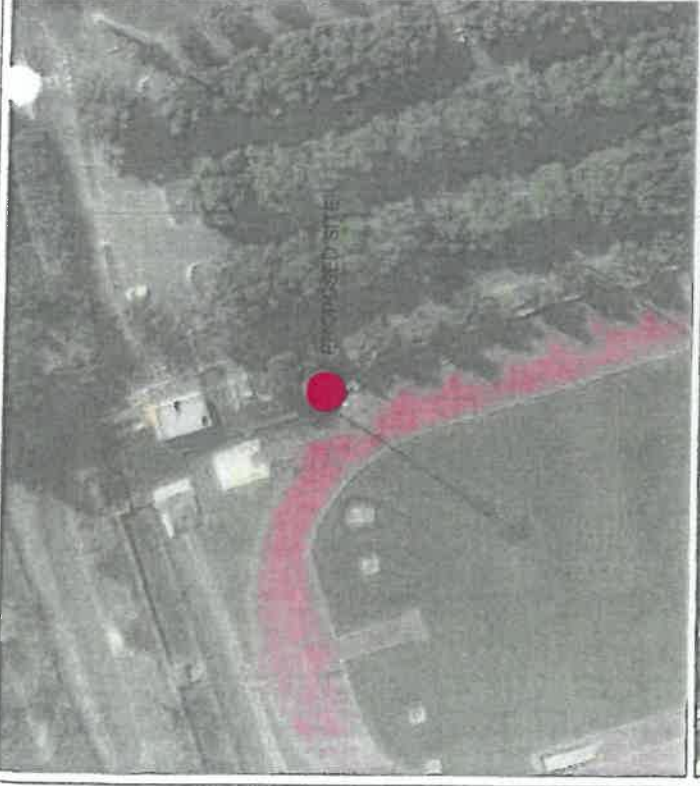
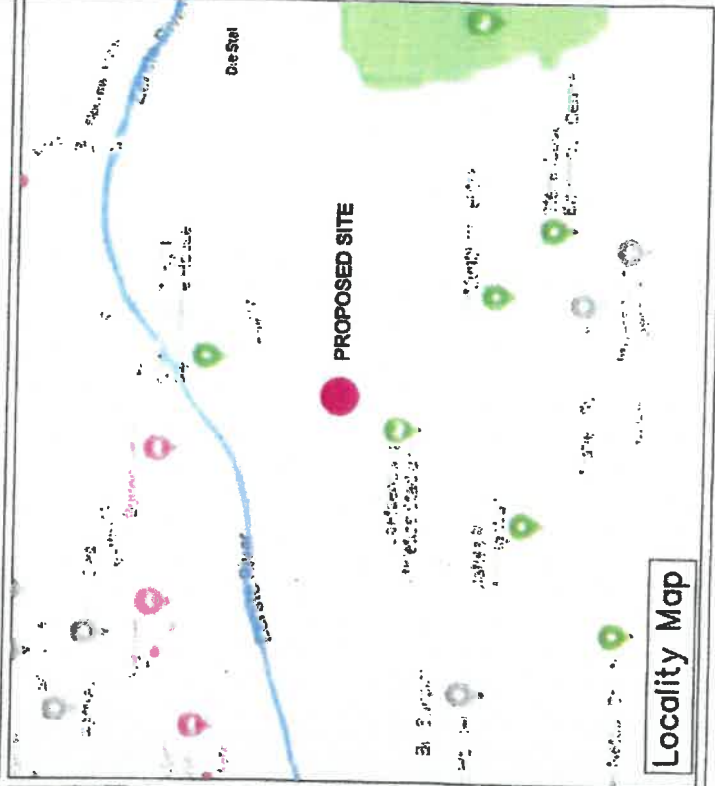
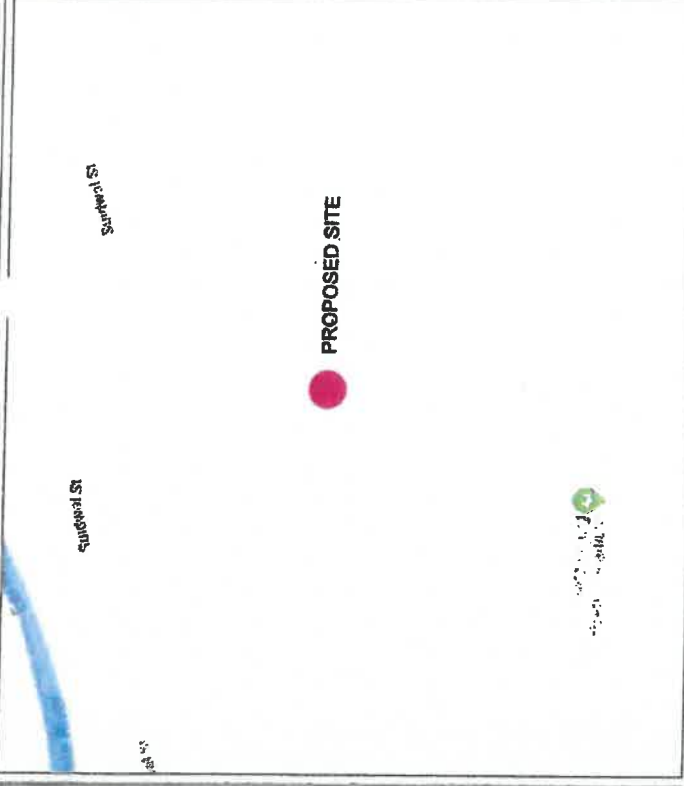
DRAWN: A. RODRIGUES

SCALE: NTS

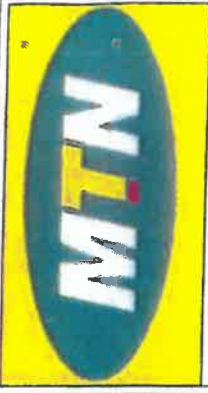
DATE: 2020-04-13

SHEET: 1 OF 1

REVISION: 0



Site Plan



MTN SITE ID: T22813

MTN SITE NAME: SUN COETZENBERG

PROPERTY DESCRIPTION: ERF 16513, STELLENBOSCH

ADDRESS: SUDWAL STREET, STELLENBOSCH

CO-ORDINATES: ELEVATION: 63m
 Lat: -33.593031°
 Long: 18.870293°



TOWN AND REGIONAL PLANNING CONSULTANTS
 Unit 11, Just West of the Old Water Tower, Sandown, Sandown City, Sandown City, Sandown

PROJECT: EXISTING MTN ANTENNAS ON FLOODLIGHTS WITH 8m X 5m BASE STATION

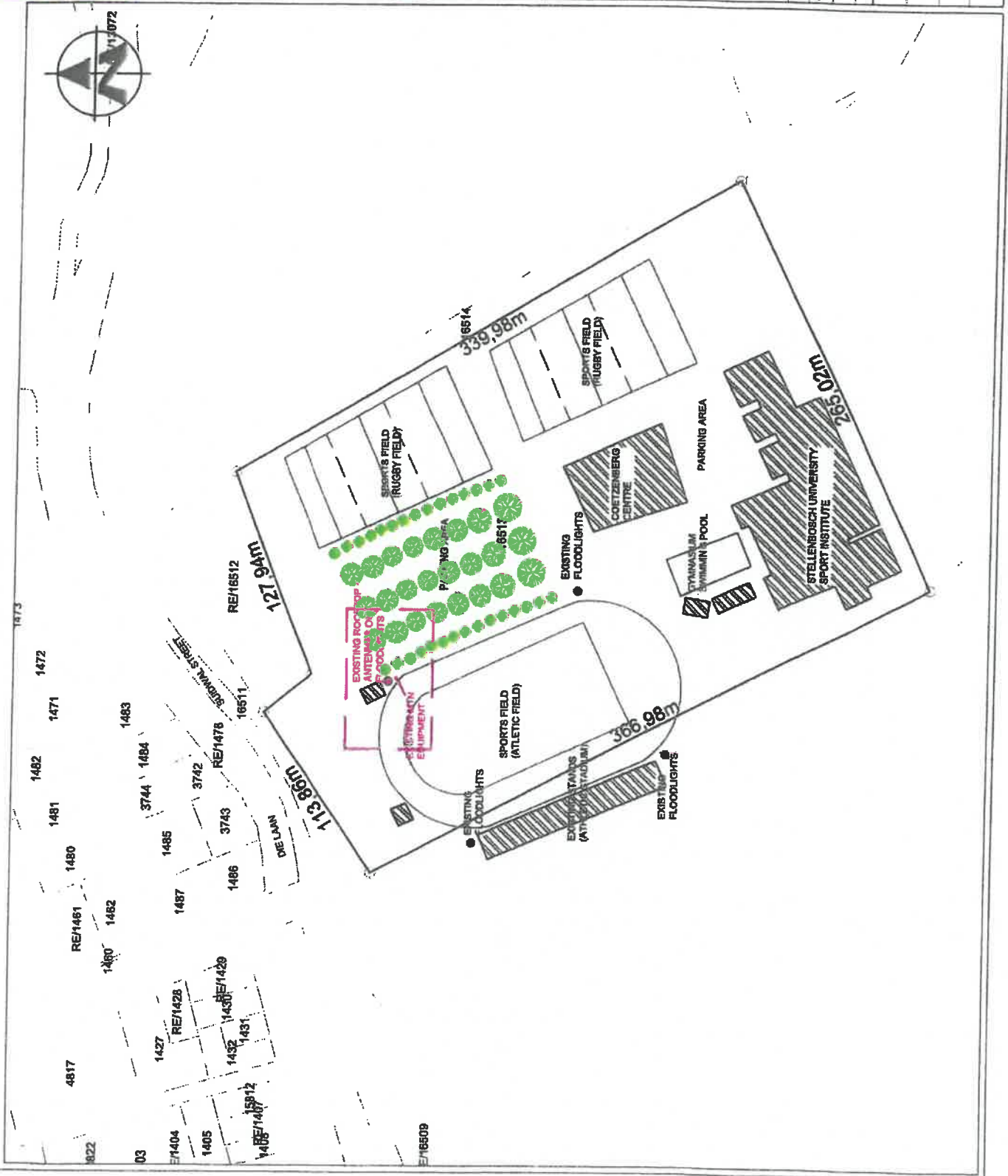
APPROVED MAST: ANTENNAS ATTACHED TO THE FLOODLIGHTS

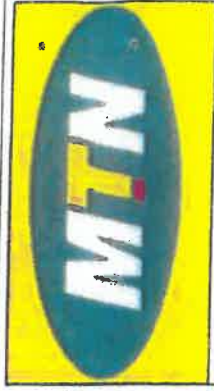
NOTES:

- A) 3 X EXISTING ANTENNAS ON FLOODLIGHTS
- B) CUSTOM BASE STATION
- C) 2.4m PALISADE FENCE
- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- E) BASE STATION: CHIP STONE SURFACE
- F) ZONING: EDUCATION ZONE

DATE	DESCRIPTION	REVISION
13-04-2022	1st Issue	0

DRAWING NUMBER: T22813	SHEET: 2 of 2
DRAWING TITLE: SITE PLAN	SCALE: NTS
DRAWN: A. RODRIGUES	REVISION: 0
DATE: 2020-04-13	





MTN SITE ID: T22813
 MTN SITE NAME: SUN COETZENBERG
 PROPERTY DESCRIPTION:
 ERF 16513, STELLENBOSCH
 ADDRESS:
 SUDWAL STREET, STELLENBOSCH
 CO-ORDINATES:
 Lat: -33.935051°
 Long: 18.870203°
 ELEVATION:
 63m



TOWN AND REGIONAL PLANNING CONSULTANTS
 Unit 14, 1st Floor
 1000 Main Road, Breda, Cape Town, 7460
 Tel: 021 794 1100
 Fax: 021 794 1101
 Email: info@wpp.co.za

PROJECT:
 EXISTING MTN ANTENNAS ON FLOODLIGHTS WITH
 8m X 6m BASE STATION
 APPROVED MAST:
 ANTENNAS ATTACHED TO THE FLOODLIGHTS
 NOTES:
 A) 3 X EXISTING ANTENNAS ON FLOODLIGHTS
 B) CUSTOM BASE STATION
 C) 2.4m PALISADE FENCE
 D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
 E) BASE STATION: CHIP STONE SURFACE
 F) ZONING: EDUCATION ZONE

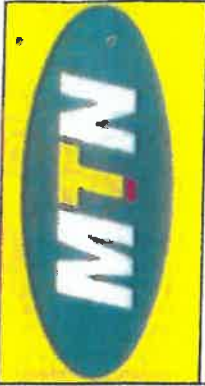
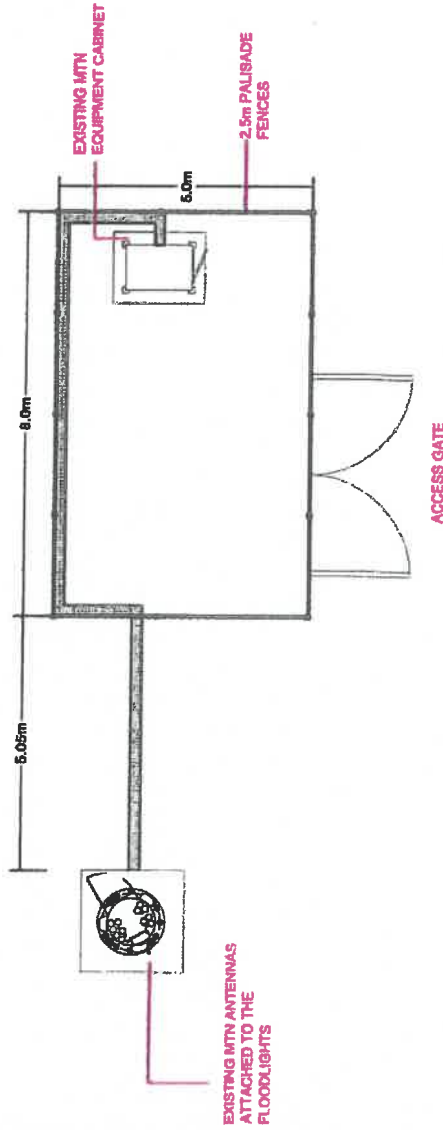
DATE	DESCRIPTION	REVISION
13-04-2022	1st Issue	0

DRAWING NUMBER: T22813
 SHEET: 3 OF 3
 DRAWING TITLE: SITE PLAN
 DRAWN: A. RODRIGUES
 SCALE: NTS
 DATE: 2020-04-13
 REVISION: 0

Site Plan



Top View



MTN SITE ID: T22813

MTN SITE NAME: SUN COETZENBERG

PROPERTY DESCRIPTION:

ERF 18613, STELLENBOSCH

ADDRESS:

SUIDWAL STREET, STELLENBOSCH

CO-ORDINATES:

Lat: -33.939051°
Long: 18.870203°

ELEVATION:

63m



TOWN AND REGIONAL PLANNING CONSULTANTS

Unit 11, 2nd Floor,
Pretorius Street,
Century City, Cape Town,
7800

PROJECT:

EXISTING MTN ANTENNAS ON FLOODLIGHTS WITH
8m X 5m BASE STATION

APPROVED/MAST:

ANTENNAS ATTACHED TO THE FLOODLIGHTS

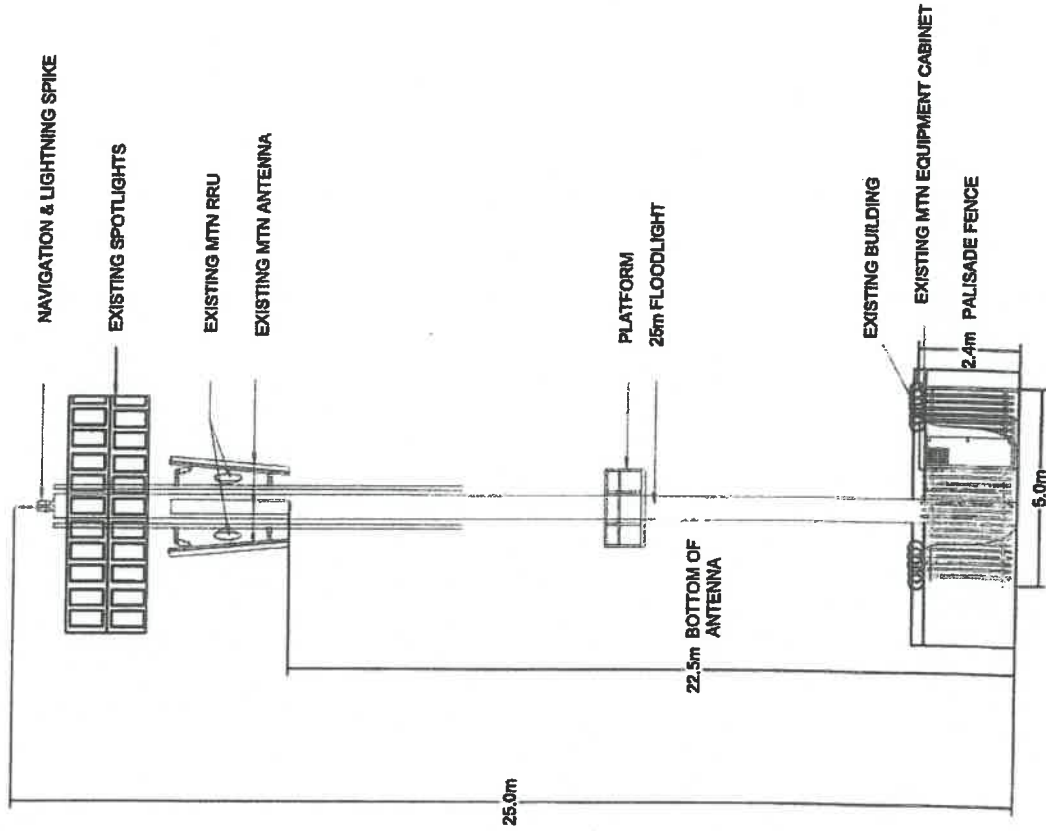
NOTES:

- A) 3 X EXISTING ANTENNAS ON FLOODLIGHTS
- B) CUSTOM BASE STATION
- C) 2.4m PALISADE FENCE
- D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
- E) BASE STATION: CHIP STONE SURFACE
- F) ZONING: EDUCATION ZONE

DATE	DESCRIPTION	REVISION
13-04-2022	1st Issue	0

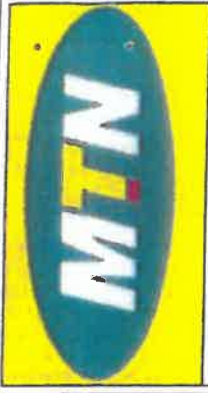
DRAWING NUMBER:	T22813	SHEET:	4 of 4
DRAWING TITLE:	TOP VIEW	SCALE:	NTS
DRAWN:	A. RODRIGUES	REVISION:	0
DATE:	2020-04-13		

Elevation

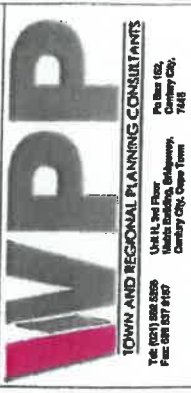


NOTE: Advisory or warning signage including a pictogram may be a requirement for TMI. Such signage shall identify the property and the TMI and shall warn the general public as required. Such signage shall be to the City's satisfaction and may not be larger than 400mm x 500mm.

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



MTN SITE ID: T22813
 MTN SITE NAME: SUN COETZENBERG
 PROPERTY DESCRIPTION:
 ERF 16513, STELLENBOSCH
 ADDRESS:
 SUIDWAL STREET, STELLENBOSCH
 CO-ORDINATES:
 Lat: -33.935051°
 Long: 18.870203°
 ELEVATION:
 63m



PROJECT:
 EXISTING MTN ANTENNAS ON FLOODLIGHTS WITH
 8m X 6m BASE STATION
 APPROVED MAST:
 ANTENNAS ATTACHED TO THE FLOODLIGHTS

NOTES:
 A) 3 X EXISTING ANTENNAS ON FLOODLIGHTS
 B) CUSTOM BASE STATION
 C) 2.4m PALISADE FENCE
 D) SITE SIZE: SITE SHAPED TO FENCE WITH FENCE
 E) BASE STATION: CHIP STONE SURFACE
 F) ZONING: EDUCATION ZONE

DATE	DESCRIPTION	REVISION
13-04-2022	1st Issue	0

DRAWING NUMBER: T22813
 SHEET: 5 of 5
 DRAWING TITLE: ELEVATION
 DRAWN: A. RODRIGUES
 SCALE: NTS
 DATE: 2020-04-13
 REVISION: 0