



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/14988(TP138/2022)

Our File Reference Number: Erf 7646, 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 IN TERMS OF SECTIONS 15(2)(O) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW ON ERF 7646, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 on Erf 7646, Stellenbosch:
 - 2.1.1 **Consent Use** in terms of Section 15(2)(o) of the said By-Law, to permit the installation of an additional rooftop antenna and to expand the existing Vodacom rooftop telecommunication base station.

BE APPROVED in terms of Section 60 of the said By-Law and subject to conditions of approval.
 - 2.2 The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:
 - 2.3 The approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.
 - 2.4 The development be undertaken in accordance with plan no: VC_Akker (sheet 1 – 8), dated 08/09/2022, drawn by C. Briedenhann attached as **Annexure D**
 - 2.5 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.

- 2.6 No unauthorized person shall be able to come within 5m in front of the panel antennae.
- 2.7 Adequate warning signs in the three official languages must be displayed on the access door or gate, defining it as a no-go zone.
- 2.8 The land owner / operator shall grant the Municipality access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification.
- 2.9 The finishing and colour of the panel antennae must be kept in keeping with the building to which it is attached.
- 2.10 The applicant / operator is responsible for ongoing maintenance of the entire installation as well as all costs with respect to such maintenance or future decommissioning of the telecommunication infrastructure.
- 2.11 If the site is decommissioned the applicant / operator 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.
- 2.12 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of the structure, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

3. The reasons for the above decision are as follows:

- 3.1 The proposal largely complies with the objectives of the Stellenbosch Telecommunication Mast Infrastructure Policy 2017/18, specifically with respect to improving communication, its location, co-location opportunities and design criteria.
- 3.2 The rooftop base telecommunication station will not impact on the environment or heritage of the area.
- 3.3 The proposed antennas will blend in with the existing rooftop base telecommunication station.
- 3.4 The proposal is appropriate within the context of the location and will not impact negatively on the surrounding structures due to its height in the area.
- 3.5 The proposal will not adversely impact on the safety, health or wellbeing of the surrounding community and will not have a negative impact on the existing rights.

Matters to be noted:

- 3.6 Compliance with the conditions contained in memorandum dated 16 February 2023 and attached as **Annexure F** from Infrastructure Services Department (Electrical Engineering).

4. 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.
5. 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
 - 5.1 Reference to this correspondence and the relevant property details on which the appeal is submitted.
 - 5.2 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.
 - 5.3 Whether the appeal is lodged against the whole decision or a part of the decision.
 - 5.4 If the appeal is lodged against a part of the decision, a description of the part.
 - 5.5 If the appeal is lodged against a condition of approval, a description of the condition.
 - 5.6 The factual or legal findings that the appellant relies on.
 - 5.7 The relief sought by the appellant.
 - 5.8 Any issue that the appellant wishes the Appeal Authority to consider in making its decision.
 - 5.9 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.
6. 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.

7. 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.
8. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za
9. An applicant who lodges 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.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
11. Kindly note the above decision in the case of any approval, is suspended, and 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

29/11/2023

DATE



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ANNEXURE D

BUILDING PLAN



vodacom

VODACOM SITE ID: VC_AKKER

VODACOM SITE NAME: AKKERHOF

PROPERTY DESCRIPTION:
ERF 7646 STELLENBOSCH

ADDRESS:
DENNESIG STREET & BIRD STREET,
STELLENBOSCH

CO-ORDINATES:
Lat: -33.931057
Long: 18.857868

ELEVATION:
110m



TOWN AND REGIONAL PLANNING CONSULTANTS
Unit H, 3rd Floor
Merle Building, Bridgeway,
Century City, Cape Town
7448
Tel: (021) 852 5255
Fax: 085 537 6187

PROJECT:
PROPOSED NEW VODACOM 3X ROOFTOP
5G ANTENNA

APPROVED MAST:
3X NEW ROOFTOP 5G ANTENNA

NOTES:
A) 3X NEW ROOFTOP 5G ANTENNA ATTACHED TO
EXISTING VC INFRASTRUCTURE
B) ZONING: MIXED USE ZONE

DATE	DESCRIPTION	REVISION
08-09-2022	1st Issue	0

DRAWING NUMBER: VC_AKKER

SHEET:
1 OF 8

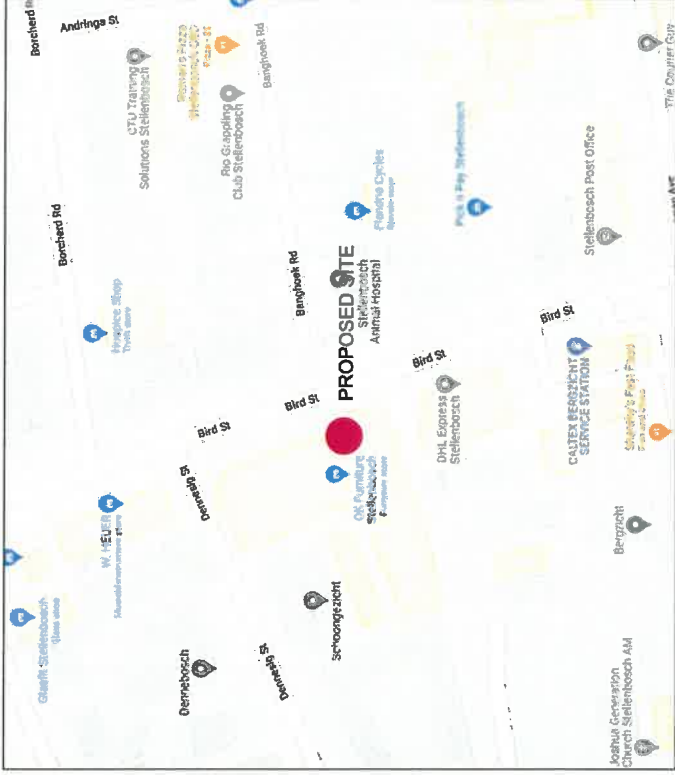
DRAWING TITLE: LOCALITY MAP

DRAWN: C. BRIEDENHANN

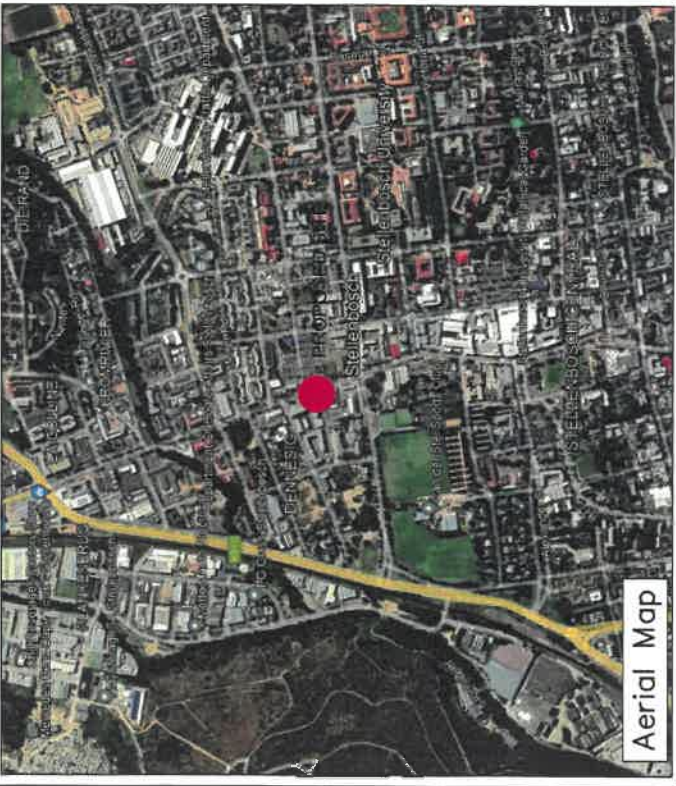
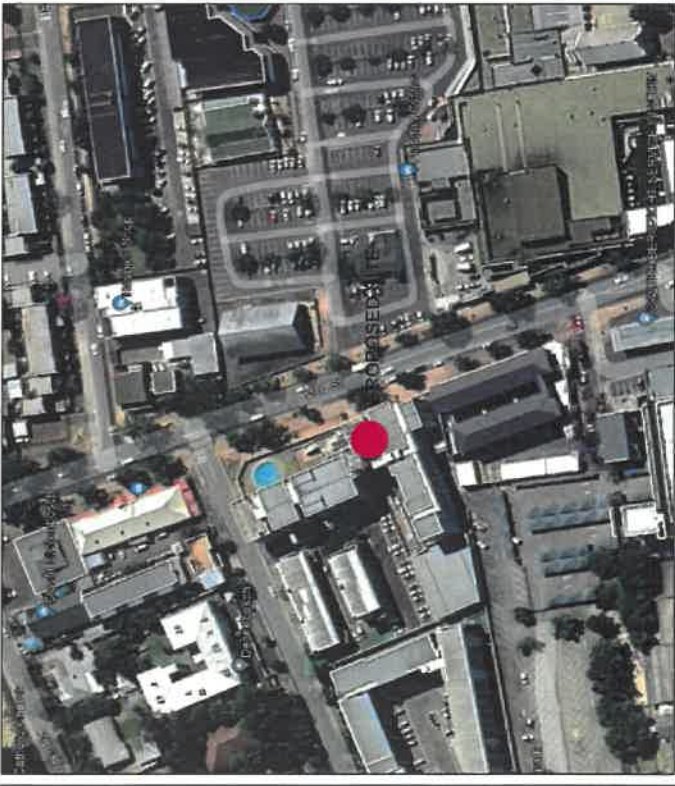
SCALE:
NTS

DATE: 08-08-2022

REVISION:
0



Locality Map



Aerial Map



vodacom

VODACOM SITE ID:

VC_AKKER

VODACOM SITE NAME:

AKKERHOF

PROPERTY DESCRIPTION:

ERF 7646 STELLENBOSCH

ADDRESS:

DENNESIG STREET & BIRD STREET,
STELLENBOSCH

CO-ORDINATES:

Lat: -33.931057°

Long: 18.857868°

ELEVATION:

110m



TOWN AND REGIONAL PLANNING CONSULTANTS

Unit H, 3rd Floor
Maritz Building, Bridgeway,
Century City, Cape Town
7448

Tel: (021) 852 6265

Fax: (021) 857 9187

PROJECT:

PROPOSED NEW VODACOM 3X ROOFTOP
5G ANTENNA

APPROVED MAST:

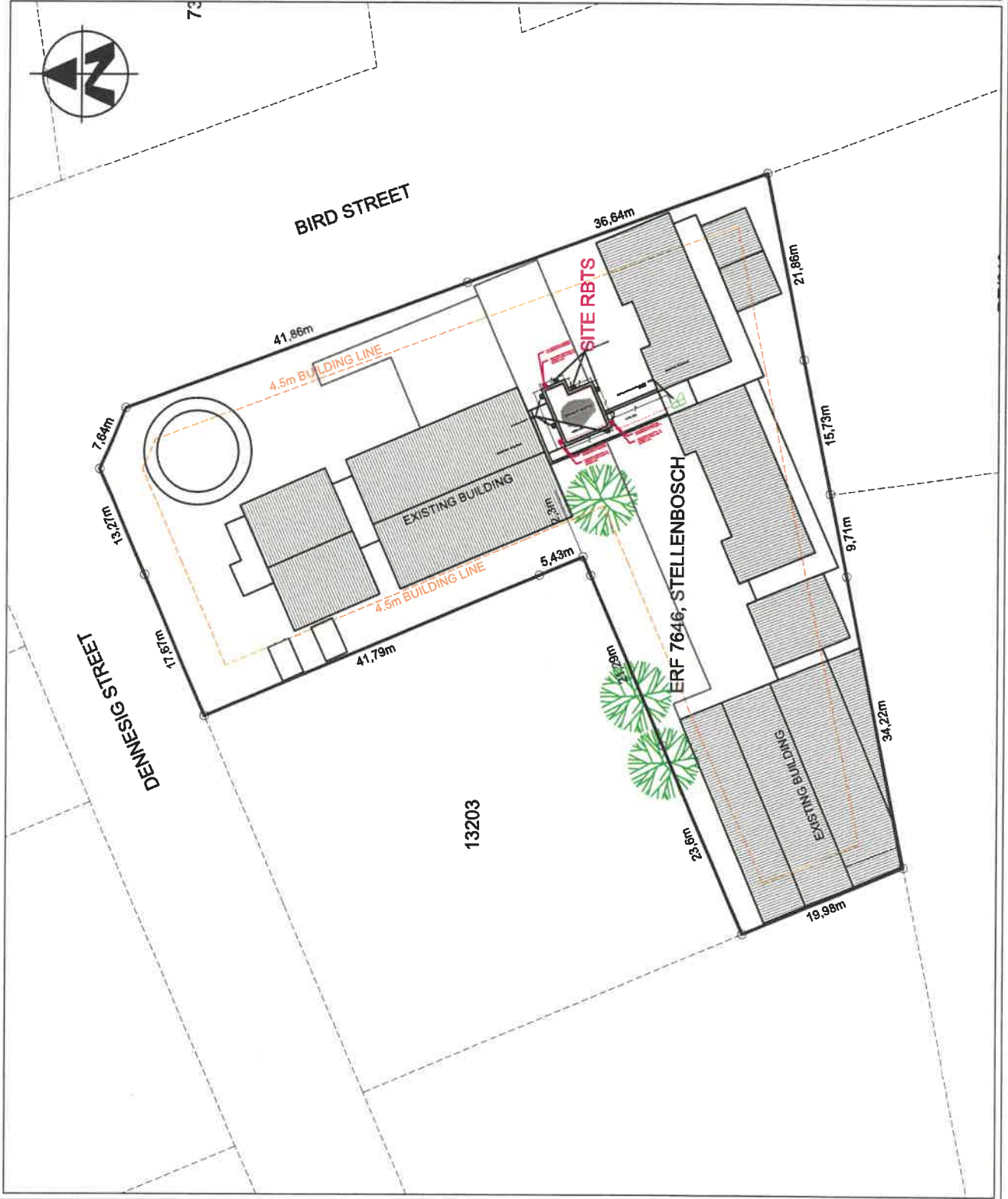
3X NEW ROOFTOP 5G ANTENNA

NOTES:

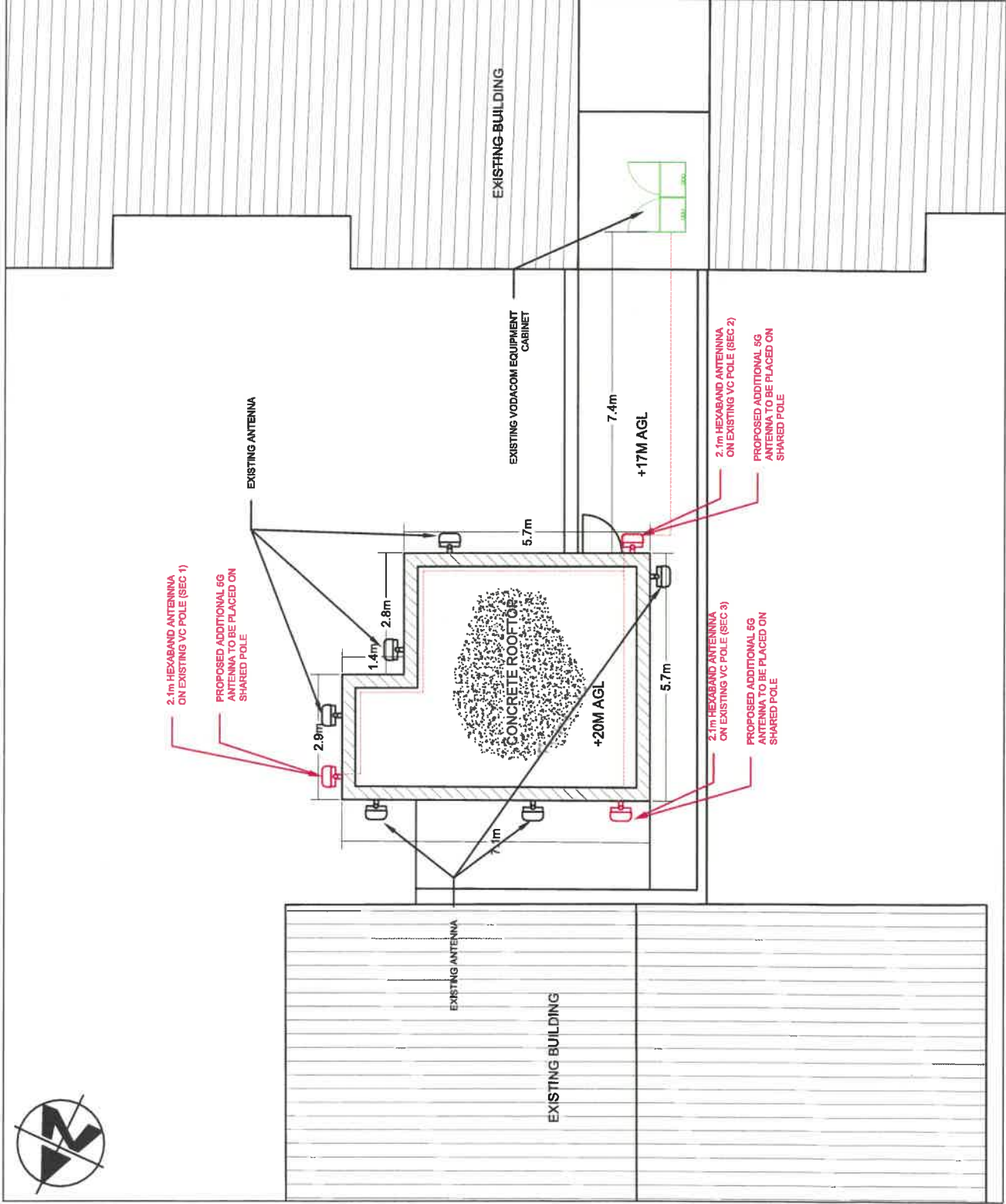
A) 3X NEW ROOFTOP 5G ANTENNA ATTACHED TO
EXISTING VC INFRASTRUCTURE
B) ZONING: MIXED USE ZONE

DATE	DESCRIPTION	REVISION
08-09-2022	1st Issue	0
DRAWING NUMBER: VC_AKKER		SHEET:
DRAWING TITLE: SITE PLAN		2 OF 8
DRAWN: C. BRIEDENHANN		SCALE:
DATE: 08-09-2022		1:800
		REVISION:
		0

Site Plan



Top View



vodacom

VODACOM SITE ID: VC_AKKER

VODACOM SITE NAME: AKKERHOF

PROPERTY DESCRIPTION: ERF 7648 STELLENBOSCH

ADDRESS: DENNESIG STREET & BIRD STREET, STELLENBOSCH

CO-ORDINATES: Lat: -33.931057° Long: 18.857868°

ELEVATION: 110m

WPP

TOWN AND REGIONAL PLANNING CONSULTANTS

Unit H, 3rd Floor, Pe Box 62, Main Building, Briggsmeyer, Century City, 7446

PROJECT: PROPOSED NEW VODACOM 3X ROOFTOP 5G ANTENNA

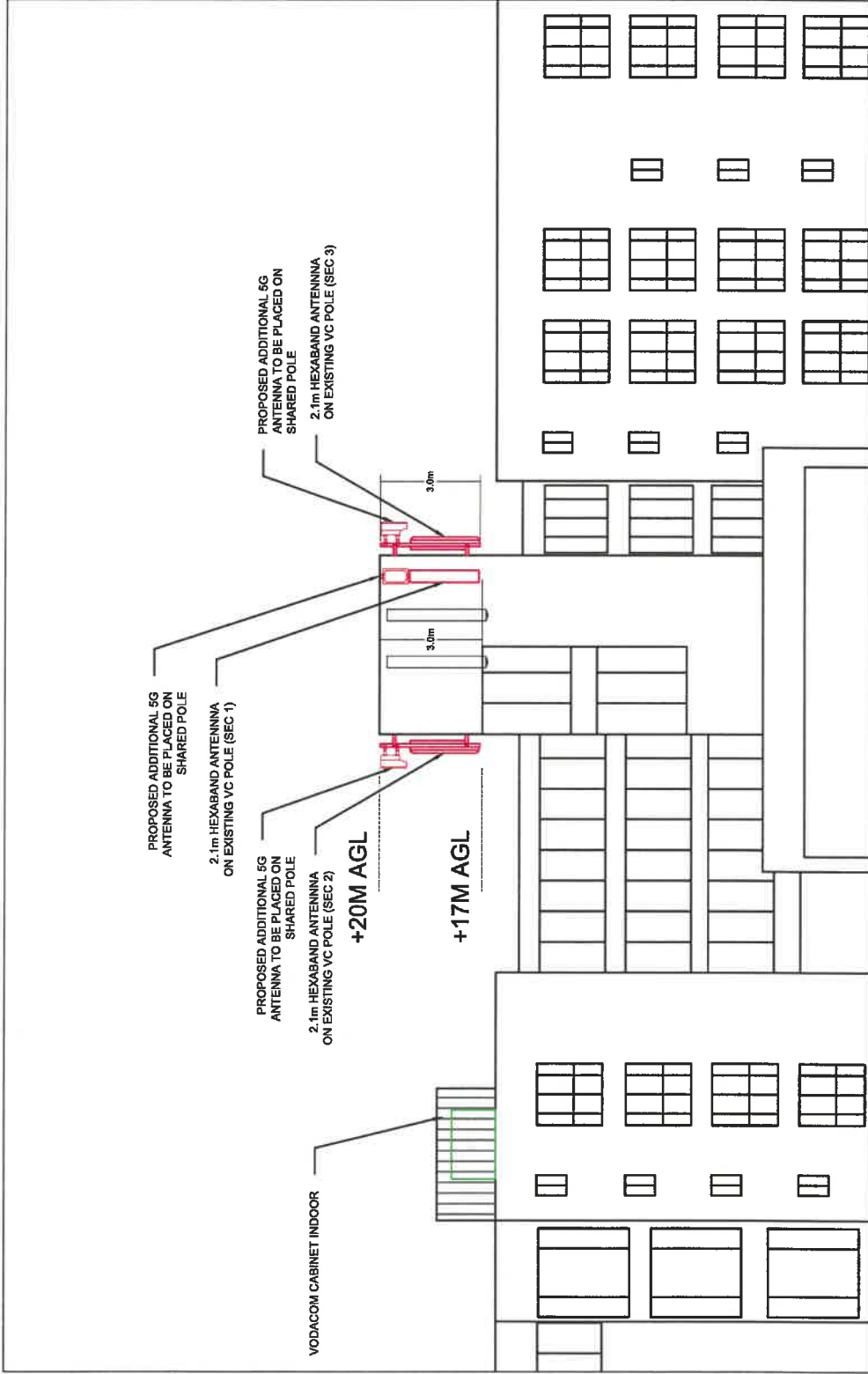
APPROVED MAST: 3X NEW ROOFTOP 5G ANTENNA

NOTES: A) 3X NEW ROOFTOP 5G ANTENNA ATTACHED TO EXISTING VC INFRASTRUCTURE B) ZONING: MIXED USE ZONE

DATE	DESCRIPTION	REVISION
08-09-2022	1st Issue	0

DRAWING NUMBER: VC_AKKER	SHEET: 3 OF 8
DRAWING TITLE: TOP VIEW	
DRAWN: C. BRIEDENHANN	SCALE: NTS
DATE: 08-09-2022	REVISION: 0

Elevation



AKKERHOF

BIRD STREET

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.



VODACOM SITE ID: VC_AKKER
VODACOM SITE NAME: AKKERHOF
PROPERTY DESCRIPTION: ERF 7648 STELLENBOSCH
ADDRESS: DENNESIG STREET & BIRD STREET, STELLENBOSCH
CO-ORDINATES: Lat: -33.931057° Long: 18.857868°
ELEVATION: 110m

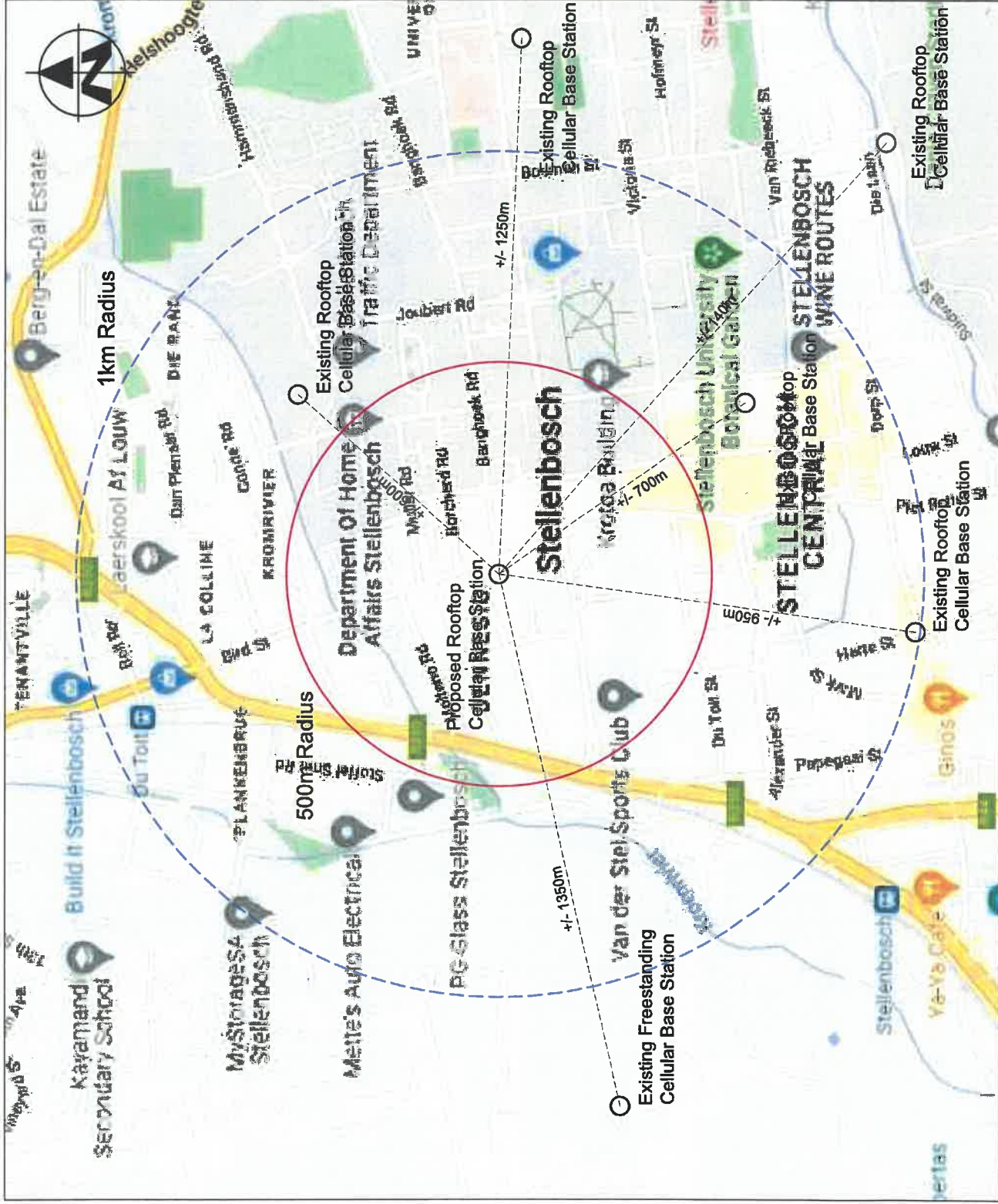


PROJECT: PROPOSED NEW VODACOM 3X ROOFTOP 5G ANTENNA
APPROVED MAST: 3X NEW ROOFTOP 5G ANTENNA
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DATE	DESCRIPTION	REVISION
08-09-2022	1st Issue	0

DRAWING NUMBER: VC_AKKER	SHEET: 4 OF 8
DRAWING TITLE: ELEVATION	
DRAWN: C. BRIEDENHANN	SCALE: 1:.....
DATE: 08-09-2022	REVISION: 0

Surrounding Base Station Map



VODACOM SITE ID: VC_AKKER
VODACOM SITE NAME: AKKERHOF
PROPERTY DESCRIPTION: ERF 7646 STELLENBOSCH
ADDRESS: DENNISIG STREET & BIRD STREET, STELLENBOSCH
CO-ORDINATES: Lat: -33.931057° Long: 18.857868°
ELEVATION: 110m



PROJECT: PROPOSED NEW VODACOM 3X ROOFTOP 5G ANTENNA
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DATE	DESCRIPTION	REVISION
08-09-2022	1st Issue	0

DRAWING NUMBER: VC_AKKER	SHEET: 5 OF 8
DRAWING TITLE: SURROUNDING BASE STATIONS	
DRAWN: C. BRIEDENHANN	SCALE: NTS
DATE: 08-09-2022	REVISION: 0



vodacom

VODACOM SITE ID: VC_AKKER

VODACOM SITE NAME: AKKERHOF

PROPERTY DESCRIPTION: ERF 7646 STELLENBOSCH

ADDRESS: DENNESIG STREET & BIRD STREET, STELLENBOSCH

CO-ORDINATES: Lat: -33.931057° Long: 18.857868° ELEVATION: 110m



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Unit H, 3rd Floor
Tafelberg Building, Bridgeway,
Century City, Cape Town, 7446
Tel: (021) 652 5255
Fax: 068 637 8187

PROJECT: PROPOSED NEW VODACOM 3X ROOFTOP 5G ANTENNA

APPROVED MAST: 3X NEW ROOFTOP 5G ANTENNA

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DATE	DESCRIPTION	REVISION
08-09-2022	1st Issue	0

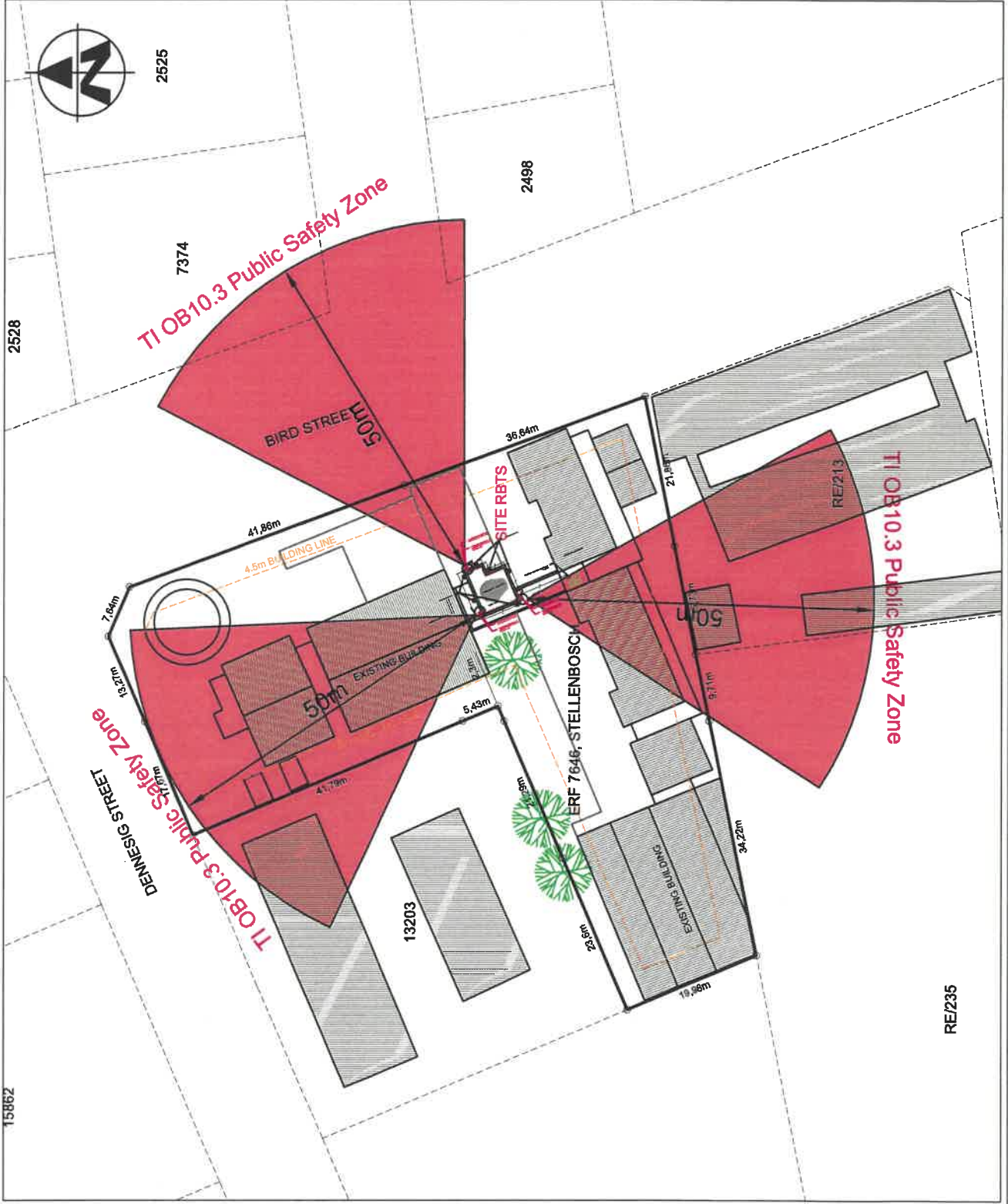
DRAWING NUMBER: VC_AKKER
SHEET: 6 OF 8

DRAWING TITLE: PUBLIC SAFETY ZONE MAP

DRAWN: C. BRIEDENHANN
SCALE: 1:750

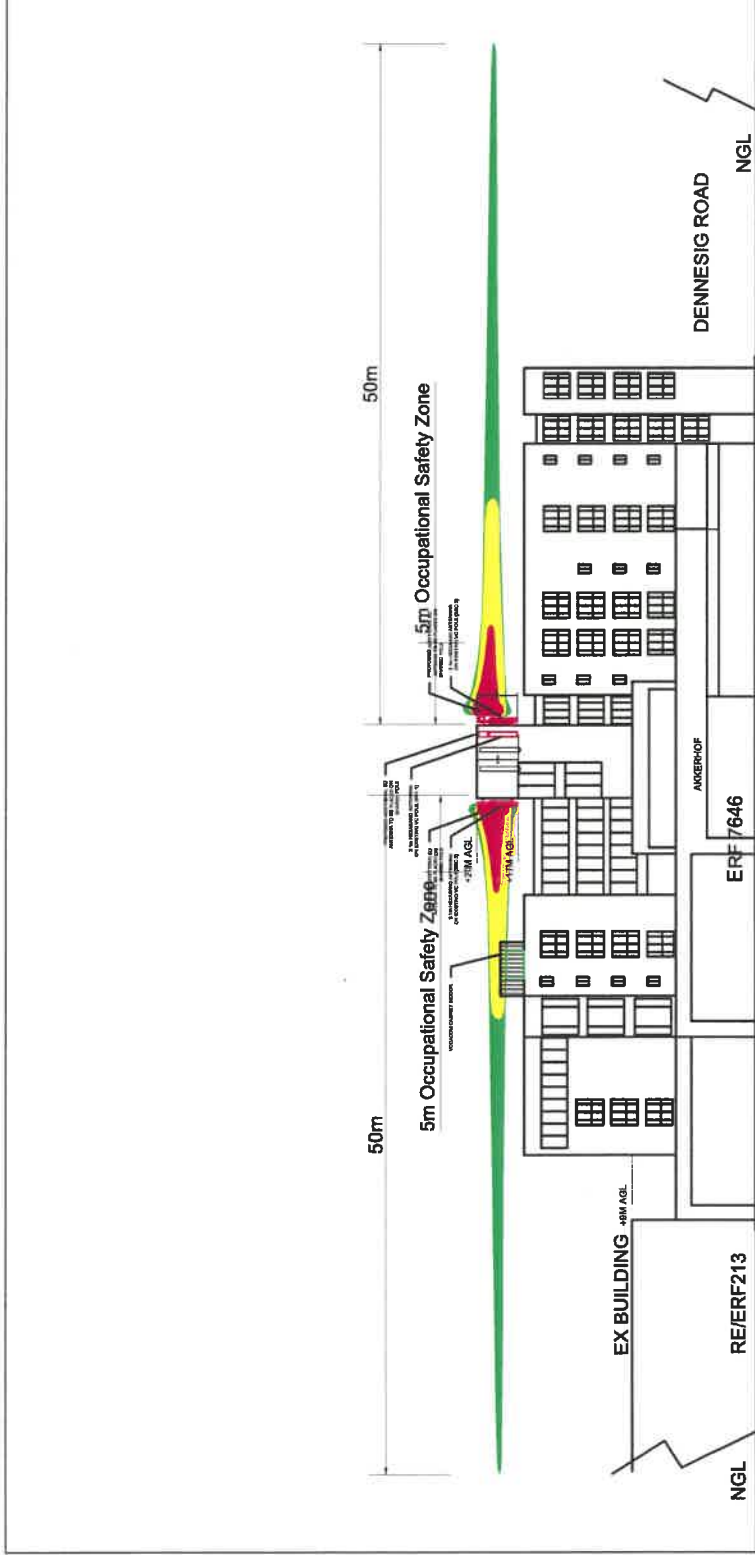
DATE: 08-09-2022
REVISION: 0

Public Safety Zone Map



RE/235

Public Safety Zone Elevation



PUBLIC SAFETY ZONE EASTERN ELEVATION



vodacom

VODACOM SITE ID: VC_AKKER

VC_AKKER

VODACOM SITE NAME: AKKERHOF

AKKERHOF

PROPERTY DESCRIPTION:

ERF 7646 STELLENBOSCH

ADDRESS:

DENNESIG STREET & BIRD STREET,
STELLENBOSCH

CO-ORDINATES:

Lat: -32.931057°

Long: 18.857868°

ELEVATION:

110m



TOWN AND REGIONAL PLANNING CONSULTANTS

Unit 11, 3rd Floor
Main Building, Bridgeway,
Century City,
P.O. Box 162,
Century City,
7401

Tel: (021) 652 2855
Fax: 086 537 9187

PROJECT:

PROPOSED NEW VODACOM 3X ROOFTOP
5G ANTENNA

APPROVED MAST:

3X NEW ROOFTOP 5G ANTENNA

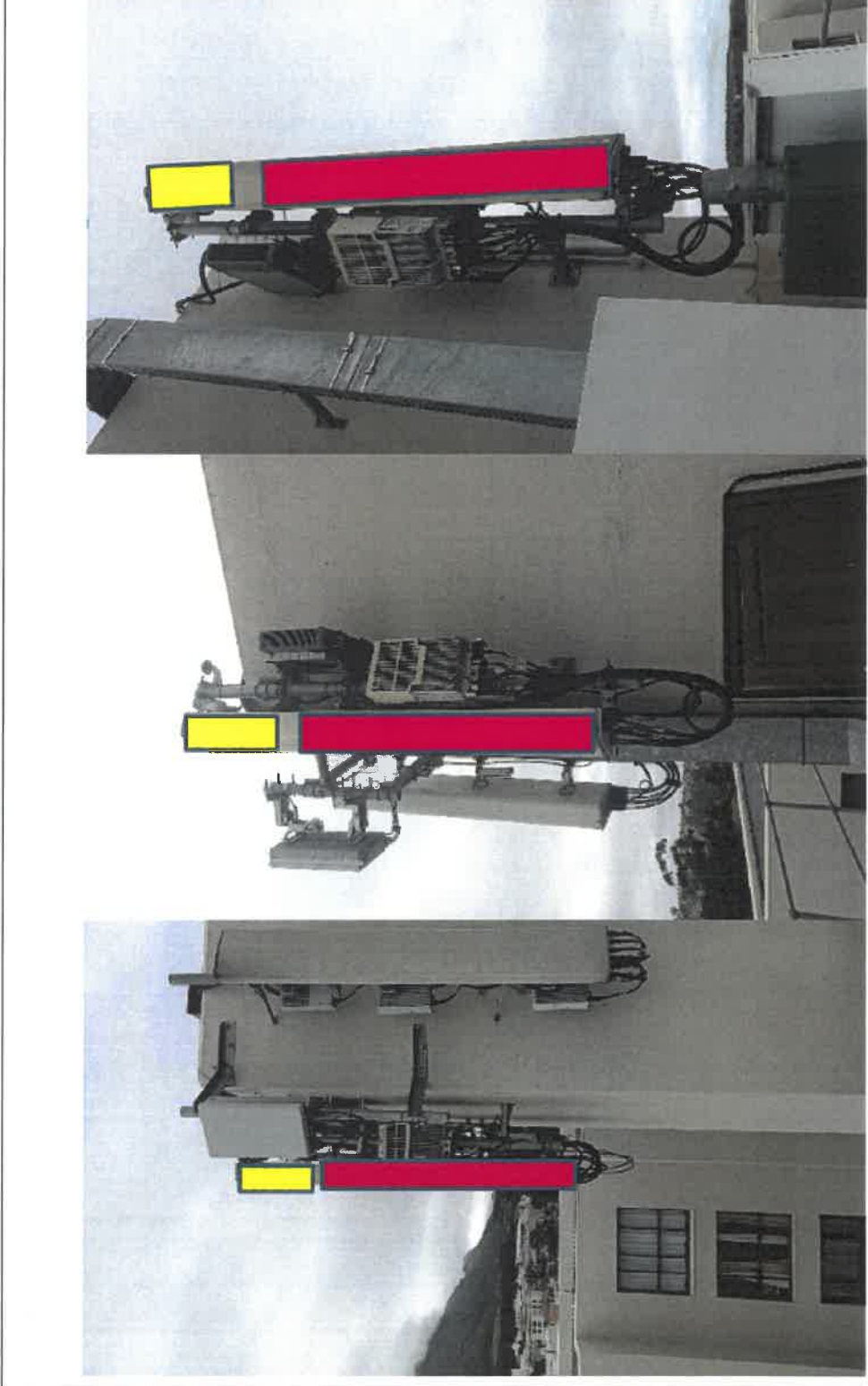
NOTES:

- A) 3X NEW ROOFTOP 5G ANTENNA ATTACHED TO EXISTING VC INFRASTRUCTURE
- B) ZONING: MIXED USE ZONE

DATE	DESCRIPTION	REVISION
08-09-2022	1st Issue	0

DRAWING NUMBER: VC_AKKER	SHEET: 7 OF 8
DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION	
DRAWN: C. BRIEDENHANN	SCALE: 1 : 500
DATE: 08-09-2022	REVISION: 0

Artist Impression



Sector 1

Sector 2

Sector 3



vodacom

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VODACOM SITE NAME:	AKKERHOF
PROPERTY DESCRIPTION:	ERF 7646 STELLENBOSCH
ADDRESS:	DENNESIG STREET & BIRD STREET, STELLENBOSCH
CO-ORDINATES:	Lat: -33.931057° Long: 18.957868°
ELEVATION:	110m
WPP	TOWN AND REGIONAL PLANNING CONSULTANTS
	Unit 14, 3rd Floor Po Box 152, Mentis Building, Bridgeway, Century City, Cape Town Tel: (021) 662 6256 Fax: 086 037 9187
PROJECT:	PROPOSED NEW VODACOM 3X ROOFTOP 5G ANTENNA
APPROVED MAST:	3X NEW ROOFTOP 5G ANTENNA
NOTES:	A) 3X NEW ROOFTOP 5G ANTENNA ATTACHED TO EXISTING VC INFRASTRUCTURE B) ZONING: MIXED USE ZONE
DATE	08-09-2022
DESCRIPTION	1st Issue
REVISION	0
DRAWING NUMBER:	VC_AKKER
SHEET:	8 OF 8
DRAWING TITLE:	ARTIST IMPRESSION
DRAWN:	C. BRIEDENHANN
SCALE:	N/T/S
DATE:	08-09-2022
REVISION:	0



STELLENBOSCH
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE F

COMMENTS FROM THE DIRECTOR: INFRASTRUCTURE
SERVICES DEPARTMENT



STELLENBOSCH MUNICIPALITY

STELLENBOSCH · PNIEL · FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

To ▫ Aan: Director: Planning + Economic Development
Att Aandag Salome Newman
From ▫ Van: Manager: Development (Infrastructure Services)
Author ▫ Skrywer: Tyrone King
Date ▫ Datum: 16 Feb 2023
Our Ref ▫ Ons Verw: Civil LU 2458
Your Ref: LU/14988
Re ▫ Insake: Erf 7646, Stellenbosch: Application is made 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, for consent use to permit the installation of additional rooftop antennas on an existing rooftop telecommunication base station on Erf 7646, Stellenbosch.

The application is recommended for approval, subject to the following:

1. **Civil Engineering Services**
 - 1.1 No objection, no municipal services are affected.
2. **Electrical Engineering**
 - 2.1 Refer to **Annexure: Electrical**

Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

ERF 7646

1. No Objection

CONDITIONS:

2. Appropriate caution shall be taken during construction, to prevent damage to existing service cables and electrical equipment in the vicinity. Should damage occur, the applicant will be liable for the cost involved repairing damages.
3. **All electrical work to comply with SANS142 and Municipal electrical by-laws**
4. If connecting a generator for backup, the generator needs to comply to SANS10142

Bradley Williams

Date.....16/02/2023.....



Signature