



Application Number: LU/11797

Our File Reference Number: Farm 1003/8, Paarl Division

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:** [dewet@ctc-ops.co.za](mailto:dewet@ctc-ops.co.za)

Sir / Madam

**APPLICATION FOR CONSENT USE FOR A FREESTANDING TELECOMMUNICATION STATION AND A DEPARTURE FOR A BUILDING LINE RELAXATION: FARM 1003/8, PAARL DIVISION**

1. The above application refers.
2. The duly authorised decision maker has decided on the above applications as follows:

2.1 For a **Consent Use** in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015 to allow for the 25m high freestanding base telecommunication station;

2.2 For a **Departure** in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015 to relax the common building line from 5m to 0m in order to accommodate the proposed Freestanding base station as indicated on drawing number CTC-WC-2040, dated 19 August 2019 and drawn by TTP Consult;

**BE APPROVED** in terms of Section 60 of the said By-Law and **BE SUBJECT** to the following conditions in terms of Section 66 of the said By-Law:

- (a) That the approval applies only to the Consent Use and Departure in question, as indicated on **ANNEXURE B** and shall not be construed as authority to depart from any other legal prescriptions or requirements.

- (b) Ongoing maintenance of the entire installation is the responsibility of the operator.
- (c) The land owner/operator shall grant Council access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification.
- (d) The service provider be willing to co-host with other service providers
- (e) Conditions imposed by the Senior Heritage Officer in their letter dated 26 March 2021 be adhered to.
- (f) 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.

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

- a) The telecommunication base mast will greatly benefit the users of cellular telephones as well as the internet as it will continue increased 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 mitigate visual appearance of the mast on the property.

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;

(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.

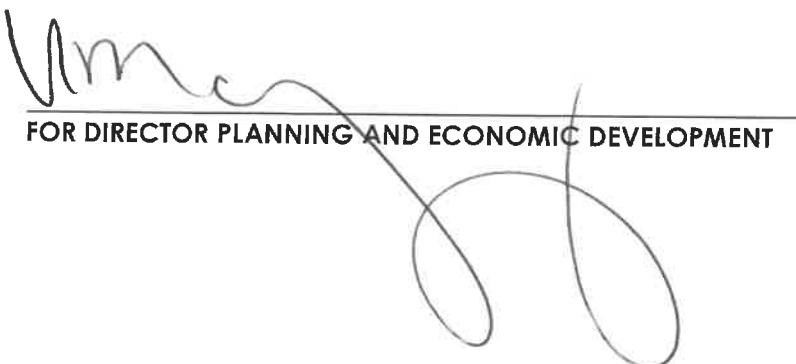
6. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of E-mail at the following address: [landuse.appeals@ Stellenbosch.gov.za](mailto:landuse.appeals@ Stellenbosch.gov.za).

7. 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.

8. 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>).
9. 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.
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 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

20/11/2021  
DATE:



**STELLENBOSCH**  
STELLENBOSCH • PNIEL • FRANSCHHOEK  
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

# ANNEXURE B

**(CONSENT USE FOR A FREESTANDING TELECOMMUNICATIONS STATION AND A  
DEPARTURE FOR BUILDING LINE RELAXATION: FARM 1003/8, STELLENBOSCH DIVISION)**

**SITE DEVELOPMENT PLAN**

**ERF VIEWPOINT**



Proposed Base Station

Erf boundary

5m Building Line

Greens

RE/1732

8/1003

4/1003

RE/1003

16/1646

R45

14/1646

TOTAL SITE AREA	N/A	FLOOR AREA RATIO	N/A	COVERARGE	N/A	COAST TO COAST SIGNATURE	REPRESENTATIVE	LAND OWNER SIGNATURE	REPRESENTATIVE	WITNESS	WITNESS
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**CLIENT**

**SITE INFORMATION**

<b>SITE NAME &amp; NUMBER:</b> Good Durbansdorp CTC_MC_2640			
<b>PROPERTY DESCRIPTION:</b> Portion 8 of Farm 1003 Pauri, R45 - Simonsdorp, Western Cape Province			
<b>PROJECT:</b> Greenfield 25m Monopole Mast Coast to Coast Towers			
<b>LATITUDE</b>	<b>LONGITUDE</b>	<b>ASL</b>	
-33.859749°	19.990220°	171m	

**DRAWING NOTES**

- FIRE PROTECTION:**
- SITE TO COMPLY WITH SANS 1018:2011 & SANS 1018:1988.
  - CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING OF EQUIPMENT AND MATERIALS.
  - INSTALLATION TO COMPLY WITH THE SPECIFICATIONS AND DESIGN.
  - ALL WORK TO COMPLY WITH SANS 1020.
  - CONTRACTOR TO PROVIDE A FIRE RISK ASSESSMENT.
  - END TO BE AVAILABLE POWER ONLY. SUPPLY OF SUFFICIENT POWER NOT BE AVAILABLE. THIS NEEDS TO BE CONFIRMED IN WRITING.
  - CONTAINERS & FENCE TO BE GALVANIZED.
  - GROUND COVER TO BE 25mm CHIPSTONE.
- HEALTH:**
- INSTALLATION OF HEALTH & SAFETY WARNING SIGNS TO ADHERE TO COAST SPECIFICATIONS AND TO BE WITHIN THE COAST SPECIFICATIONS. THE SIGNS TO BE INSTALLED AT THE BASE STATION REQUIRED TO BE WITHIN THE COAST SPECIFICATIONS FOR GENERAL PUBLIC EXPOSURE.
- THE NETWORK PROVIDER SELECTING BASE STATION REQUIRED TO RECORD EXPOSURE LEVELS AT REGULAR INTERVALS AND TO MAKE THESE READINGS AVAILABLE TO THE COAST GUARDIAN.
  - ALL SIGNS SHOULD BE MAINTAINED AND THE BASE STATION SHOULD BE FENCED OFF AS FAR AS TO PREVENT UNAUTHORIZED ACCESS BY THE PUBLIC TO THE BASE STATION SITE AND ANTENNA SUPPORT STRUCTURE.

**APPLICANT**

**TTP CONSULT**  
COMPREHENSIVE SOLUTIONS  
04 Pastoralie Road,  
Durbanville Business Park,  
Durbanville, Cape Town

**REVISION SCHEDULE**

No.	DESCRIPTION	DATE
1	Issue building line. Changed to 5m building line	26/02/2020
2		
3		
4		

TASK	INITIALS:	SIGNATURE:	DATE:
DESIGN	L. LEWIS		19/02/20
DESIGN APPROVAL	J.D.P. MULLER		19/02/20
TECHNICAL APPROVAL			
APPROVED FOR ISSUE			

SCALE: N/A  
SITE NO: CTC\_MC\_2640  
DRAWING REFERENCE: REV01  
SITE NAME: Good Durbansdorp

**CLOSE UP VIEWPOINT**



**CLIENT**



**SITE INFORMATION**

**SITE NAME & NUMBER:**

Groot Drakenstein  
CTC\_WC\_2040

**PROPERTY DESCRIPTION:**

Portion 8 of Farm 1003 Paard,  
1445 - Simonium,  
Western Cape Province

**PROJECT:**

Greenfield  
25m Microcell Mast  
Coast to Coast Towers

LATITUDE	LONGITUDE	ASL
-33.88749°	18.59022°	171m

**DRAWING NOTES**

**FIRE PROTECTION:**

- SITE TO COMPLY WITH 14.37, 4.29 & 5.681 11863.
- CONTINUATION TO VERIFY QUANTITIES PRIOR TO ORDERING OF EQUIPMENT AND MATERIALS.
- REFERENCE TO COME WITH LANS, SPECIFICATIONS AND DESIGN.
- ALL WORK TO COMPLY WITH SANS 1000.
- ALL WORK TO COMPLY WITH OH&A'S.
- RING TO ENSURE AVAILABLE POWER SUPPLY, SHOULD BE EFFICIENT POWER NOT BE AVAILABLE, THIS NEEDS TO BE CONFIRMED IN WRITING.
- CHECK ACCESS TO BE DETERMINED.
- CIRCUIT CAPACITY TO BE DETERMINED.

**HEALTH:**

- INSTALLATION OF HEALTH & WARNING SIGNS TO ADHERE TO OCEC REGULATIONS AND SANS SPECIFICATIONS.
1. EXPOSURE OF THE PUBLIC TO RADIO FREQUENCY ENERGY LIMITED BY THE BASE STATION REQUIRED TO BE WITHIN THE CORNER GUIDELINES FOR GENERAL PUBLIC.
  2. THE NETWORK PROVIDER SHOULD BASE EMISSIONS REQUIRED TO RECORD EXPOSURE LEVELS AT REGULAR INTERVALS AND TO MAKE THESE RECORDS AVAILABLE TO COUNCIL ON REQUEST.
  3. AN AREA SHOULD BE MAINTAINED AROUND THE BASE STATION WHICH SHOULD BE FENCED OFF SO AS TO PREVENT UNAUTHORISED ACCESS BY THE PUBLIC TO THE BASE STATION SITE AND ANTENNA SUPPORT STRUCTURE.

**APPLICANT**



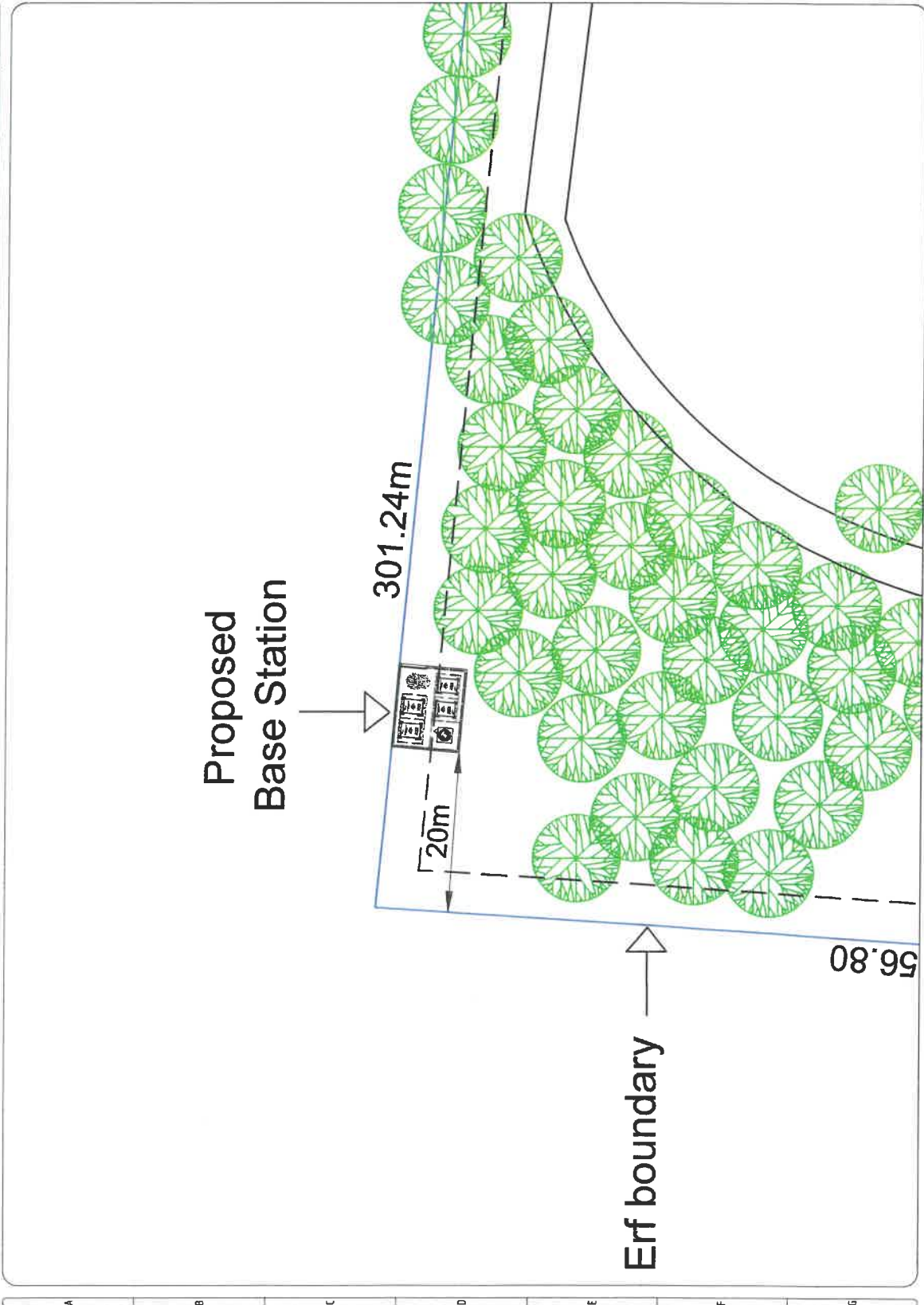
04 Pastoriale Road,  
Durbanville Business Park,  
Durbanville, Cape Town

**REVISIONS SCHEDULE**

No.	DESCRIPTION	DATE
1	1:2m building line changed to 5m building line	28/07/2020
2		
3		
4		

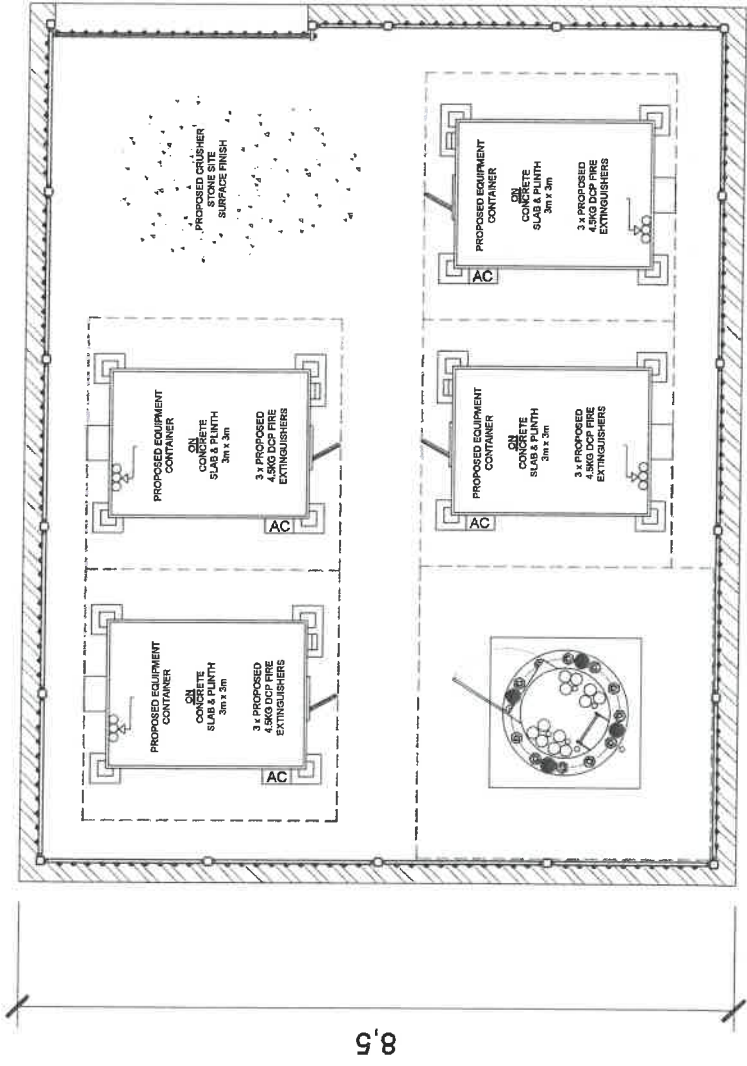
TASK	INITIALS:	SIGNATURE:	DATE:
DRAWING	L. ROOP	---	19/06/2019
TECHNICAL APPROVAL	J.D.P. MALLER	---	19/06/2019
APPROVAL OFFICER:			

SCALE: N/A	SITE LAYOUT SHEET AS	DRAWING REFERENCE:
		REV01
		SITE No.: CTC_WC_2040
		SITE NAME: Groot Drakenstein



TOTAL SITE AREA	FLOOR AREA RATIO	COVERAGE	COAST TO COAST SIGNATURE	LAND OWNER SIGNATURE
N/A	N/A	N/A	REPRESENTATIVE	REPRESENTATIVE
			WITNESS	WITNESS

# BASE STATION VIEW



8,5

10,5

## CLIENT



## SITE INFORMATION

**SITE NAME & NUMBER:**  
Groot Drakenstein  
CTC\_WC\_2400

**PROPERTY DESCRIPTION:**  
Portion 8 of Farm 1003 Paarl,  
R45 - Simonsdium,  
Western Cape Province

**PROJECT:**  
Greenfield  
25m Monopole Mast  
Coast to Coast Towers

LATITUDE	-33.489749°	LONGITUDE	18.590220°	ASL	171m
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## DRAWING NOTES

- FIRE PROTECTION:**
- SITE TO COMPLY WITH FLS 4.58 & SANS 10413.
  - CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING OF EQUIPMENT AND MATERIALS.
  - INSTALLATION TO COMPLY WITH ENO. 3 SPECIFICATIONS AND DESIGN.
  - ALL WORK TO COMPLY WITH SANS 1000.
  - ALL WORK TO COMPLY WITH ENO. 3.
  - ALL ELECTRICAL WORK TO COMPLY WITH ENO. 3.
  - ALL ELECTRICAL WORK TO BE CABLE TRAYED AND SUPPORTED BY METALS.
  - CONTAINERS & FENCE TO BE GALVANIZED.
  - DRIVING COVER TO BE 2mm CRP STONE.
- HEALTH:**
- INSTALLATION OF HEALTH & FIRE WARNING SIGNS TO ADHERE TO COET SPECIFICATIONS AND SANS SPECIFICATIONS.
- INSTALLATION OF SIGNS TO INDICATE PRODUCE ENERGY LIMITED BY THE BASE STATION REQUIRED TO BE WITHIN THE LIMITS SPECIFIED FOR GENERAL PUBLIC EXPOSURE.
2. THE NETWORK PROVIDER RESPECTIVE BASE STATION REQUIRED TO RECORD EXPOSURE LEVELS AT REGULAR INTERVALS AND TO MAKE THESE READINGS AVAILABLE TO LOCAL COUNCIL ON REQUEST.
3. ALL ELECTRICAL WORK TO BE CABLE TRAYED AND SUPPORTED BY METALS. THE BASE STATION SHOULD BE PLACED OFF ROAD TO PREVENT UNAUTHORIZED ACCESS BY THE PUBLIC TO THE BASE STATION SITE AND ANTENNA SUPPORT STRUCTURE.

## APPLICANT



04 Pastorelle Road,  
Durbanville Business Park,  
Durbanville, Cape Town

## REVISION SCHEDULE

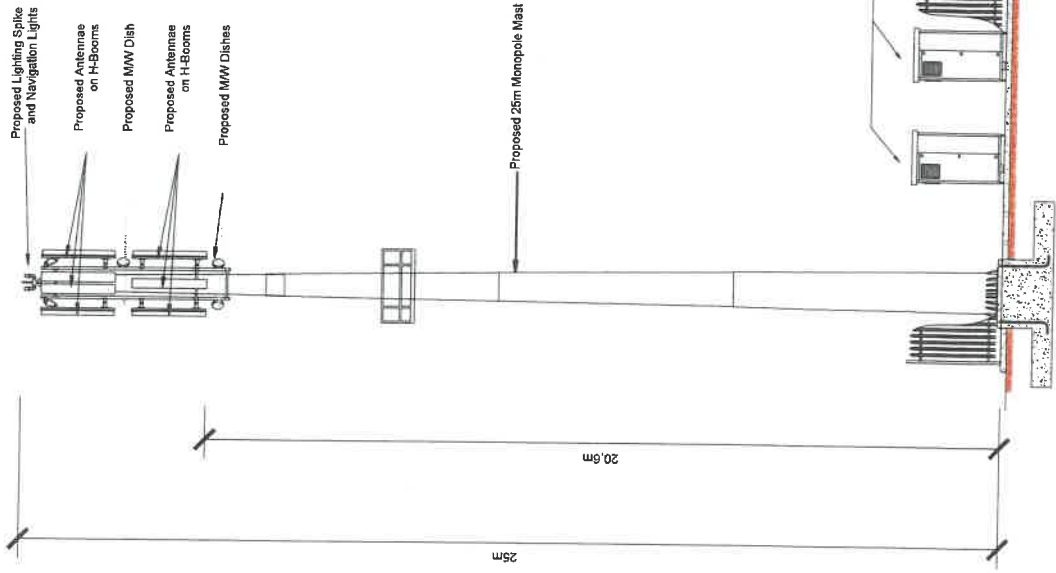
No.	DESCRIPTION	DATE
1	Minor building area changed to 3m building type	25/07/2020
2		
3		
4		

TASK:	INITIALS:	SIGNATURE:	DATE:
DESIGNED BY:	J.P.		19/09/2019
DESIGN APPROVAL:	A.D.T. / M.L.F.R.		19/09/2019
TECHNICAL APPROVAL:			
APPROVED FOR ISSUE:			
SCALE: N/A	SCALE: N/A	DEWADING REFERENCE:	
SITE LAYOUT SHEET A3		REV: CTC_WC_2400	<b>REV01</b>
			SITE NAME: Groot Drakenstein

TOTAL SITE AREA	N/A	FLOOR AREA RATIO	N/A	COVERAGE	N/A	LAND OWNER SIGNATURE	WITNESS
						REPRESENTATIVE	WITNESS
						REPRESENTATIVE	WITNESS



# ELEVATION VIEWPOINT



TOTAL SITE AREA	N/A	FLOOR AREA RATIO	N/A	COVERAGE	N/A	COAST TO COAST SIGNATURE	REPRESENTATIVE	LAND OWNER SIGNATURE	REPRESENTATIVE	WITNESS
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## SITE INFORMATION

<b>SITE NAME &amp; NUMBER:</b> Great Dakenstein GTC_WC_2040	
<b>PROPERTY DESCRIPTION:</b> Portion 8 of Farm 1003 Plat. R45 - Simonsdium, Western Cape Province	
<b>PROJECT:</b> Greenfield 25m Monopole Mast Coast to Coast Towers	
<b>LATITUDE</b>	<b>LONGITUDE</b>
-33.887749°	18.992207°
<b>ASL</b>	171m

## DRAWING NOTES

- FIRE PROTECTION:**
- SITE PROVIDED WITH 45L FIRE EXTINGUISHERS.
  - CONTRACTOR TO VERIFY QUANTITIES PRIOR TO ORDERING OF EQUIPMENT AND MATERIALS.
  - INSTALLATION TO COMPLY WITH IFAI SPECIFICATIONS AND DESIGN.
  - ALL WORK TO COMPLY WITH SANS 1024.
  - ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  - END USER TO BE ADVISED OF ANY DELAYS.
  - AVAILABLE. THIS NEEDS TO BE CONSIDERED IN THE DESIGN.
  - CONTAINERS & FENCE TO BE GALVANIZED.
  - GROUND COVER TO BE 22mm CHESTNUT.
- HEALTH:**
- INSTALLATION OF HEALTH WARNING SIGNS TO ADHERE TO COCT SPECIFICATIONS AND IFAI SPECIFICATIONS.
- THE NETWORK PROVIDER SHALL BE RESPONSIBLE FOR THE FREQUENCY BANDS LIMITED BY THE BASE STATION REQUIRED TO BE WITHIN THE COCT SPECIFICATIONS FOR GENERAL PUBLIC EXPOSURE.
  - THE NETWORK PROVIDER ERECTING BASE STATION REQUIRED TO RECORD EXPOSURE LEVELS AT NEARBY HOMES AND TO MAKE THESE READINGS AVAILABLE TO COCT ON REQUEST.
  - ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  - PROVIDER SHALL BE RESPONSIBLE FOR THE BASE STATION WHICH SHOULD BE PROTECTED BY A FENCE TO PREVENT UNAUTHORIZED ACCESS BY THE PUBLIC TO THE BASE STATION SITE AND ANTENNA SUPPORT STRUCTURE.

## APPLICANT



## REVISION SCHEDULE

No.	DESCRIPTION	DATE
1	25m Mast changed to 20m building line	2024/07/20/20
2		
3		
4		

<b>TASK:</b>	<b>INITIALS:</b>	<b>SIGNATURE:</b>	<b>DATE:</b>
DESIGN APPROVAL:	LJP	[Signature]	19/06/2019
TECHNICAL APPROVAL:	[Signature]	[Signature]	19/06/2019
APPROVED FOR ISSUE:	[Signature]	[Signature]	19/06/2019
<b>SCALE:</b>	<b>N/A</b>	<b>DRAWING REFERENCE:</b>	<b>REV/01</b>
<b>SHEET LAYOUT:</b>	<b>SHEET A3</b>	<b>DATE:</b>	<b>BY:</b>



Our ref: Farm1003/8 (Paarl Division)  
Mr K Makati

2021-03-26

For attention: Jaco van Schalkwyk

The Board of Directors  
Coast to Coast Towers (Pty)Ltd  
P.O. Box 47  
Durbanville

**STELLENBOSCH ZONING SCHEME APPLICATION: APPLICATION FOR THE DEVELOPMENT OF A TELECOMMUNICATION BASE STATION AND ASSOCIATED INFRASTRUCTURE ON PORTION 8 OF FARM DELTA 1003, GROOT DRAKENSTEIN, STELLENBOSCH**

The above-mentioned application was considered by the Heritage Section on 2021-03-11, and the following recommendation was made:

**The application for proposed Telecommunication base Station and associated infrastructure on Portion 8 of Farm 1003 Groot Drakentein Stellenbosch is recommended for approval in terms of Section 246(1)(b).**

**CONDITIONS AND NOTES:**

**The 25m monopole mast and the 4 operator antennae must be painted black for visual screening.**

For further information or any clarification regarding abovementioned application, you can contact the Office of Development Planning, Heritage Section.

Yours sincerely

Katherine Robinson  
Senior Heritage Officer