



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/10581

Our File Reference Number: Farm 1431, Paarl Division

Your Reference Number:

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 [REDACTED]

Sir/Madam

## APPLICATION FOR CONSENT USE ON FARM NO. 1431, PAARL DIVISION

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** in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Farm No. 1431, Paarl Division to allow for a 15m high freestanding base telecommunication station with associated equipment

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

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

- 2.2.1 The approval only applies to the Consent Use under consideration, as indicated on Drawing CRDS1762 REV02 (Sheet 2 – 6), dated 27 May 2019 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 shall be implemented substantially in accordance with the Site Development Plan (**Annexure C**) Drawing CRDS1762 REV02 (Sheet 2 – 6), dated 27 May 2019, allowing:
  - a) 1 x 15m high monopole mast;
  - b) 3 x antennae attached to the mast;
  - c) 3 x microwave dishes attached to the mast; and

d) 3 x equipment containers.

- 2.2.3 Building plans must be generally in accordance with the CRDS1762 REV02 (Sheet 2 – 6), dated 27 May 2019 and attached as **Annexure C**.
- 2.2.4 Natural areas disturbed during construction must be rehabilitated with indigenous water-wise plants to the satisfaction of the Municipality.
- 2.2.5 Access to the telecommunication infrastructure and associated equipment be strictly controlled at all times by means of a fence or wall with a locked door or gate to the satisfaction of the Municipality.
- 2.2.6 No unauthorized person shall be able to come within 5m in front of the panel antennae.
- 2.2.7 Adequate warning signs in the three official languages must be displayed on the access door or gate, defining it as a no-go zone.
- 2.2.8 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.
- 2.2.9 The finishing and colour of the panel antennae must be kept in keeping with the building to which it is attached and the surrounding environment.
- 2.2.10 The consent use be restricted to the fenced compound of the mast and equipment room as depicted on the approved site development plan attached as **Annexure C**.
- 2.2.11 The mast, equipment room or any boundary enclosure shall not be utilised for outdoor advertising purposes.
- 2.2.12 The service provider must be willing to co-host with other service providers.
- 2.2.13 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.
- 2.2.14 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.
- 2.2.15 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, 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 telecommunication base mast will greatly benefit the users of cellular phones as well as the internet as it will continue increased effectiveness and efficiency of the network in the area.
- 3.2 The proposed use is in line with the objectives of the Stellenbosch Municipality Telecommunication mast policy.

4. **Matters to be noted:**

4.1 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.

5. 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.

6. 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.

7. 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)
8. 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.
9. 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>).
10. 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.

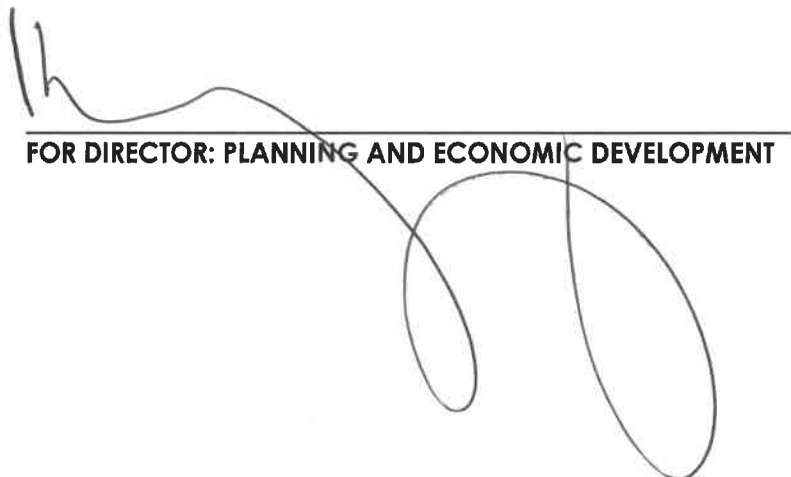
(c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

(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.

11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

12. 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, is written over a horizontal line. The signature is positioned to the left of the date.

**FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT**

18/7/2022  
DATE:

COPIES TO:



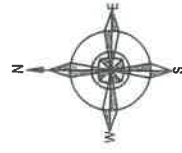


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# ANNEXURE C

**(CONSENT USE ON FARM No. 1431, PAARL DIVISION)**

**SITE LAYOUT PLAN**



SITE LOCALITY  
NOT TO SCALE

PROPOSED ATLAS TELECOMMUNICATIONS INSTALLATION - GREENFIELD  
SITE NAME: DE HOLLANDSCHE MOLEN  
SITE ID: ATSA883

CLIENT:

**ATLAS TOWER**

SITE PARTICULARS

ERF DESCRIPTION: FARM NO. 1431, PAARL. WESTERN CAPE  
PROPERTY ADDRESS: R301, WEMMERSHOEK, WESTERN CAPE  
CO-ORDS / HASL: 33°51'16.06"S - 19° 2'26.97"E / HASL 205(m)  
OWNERS NAME: .....  
OWNERS CONTACT: .....  
DRAWN BY: CHARLOTTE REINHARDT

SIGNATURES

RADIO PLANNER:	NAME:	SIGNATURE:	DATE:
PROPERTY:			27/05/2019
IMPLEMENTATION:			SHEET NO.:
OWNER:			01 OF 06
ATLAS REPRESENTATIVE:			DWG NO.:
			CRDS162 REV02





SITE AERIAL CADASTRAL  
NOT TO SCALE

PROPOSED ATLAS TELECOMMUNICATIONS INSTALLATION - GREENFIELD  
SITE NAME : DE HOLLANDSCHE MOLEN  
SITE ID: ATSA883  
CLIENT:

**ATLAS TOWER**

SITE PARTICULARS

ERF DESCRIPTION:  
PROPERTY ADDRESS:  
CO-ORDS / HASL:  
OWNERS NAME:  
OWNERS CONTACT:  
DRAWN BY:

FARM NO. 1431, PAARL, WESTERN CAPE  
R301, WEMMERSHOEK, WESTERN CAPE  
33°51'16.06"S - 19° 2'26.97"E / HASL 205(m)

CHARLOTTE REINHARDT

SIGNATURES

RADIO PLANNER:	NAME:	SIGNATURE:	DATE:
PROPERTY:			27/05/2019
IMPLEMENTATION:			SHEET NO.:
OWNER:			02 OF 06
ATLAS REPRESENTATIVE:			DWG NO.:
			CROS1762 REV02

**SCOPE OF WORK:**

- NEW ATLAS TOWER GREENFIELD INSTALLATION INSIDE EXISTING PROPERTY.
- 12m x 6m SITE WITH 15m HIGH LATTICE.
- SITE TO BE PHOTOGRAPHED BEFORE CONSTRUCTION COMMENCES

NEW ATLAS TOWER SITE = 72 SQM

NO ADDITIONAL F.A.R. OR COVERAGE

**NOTES:**

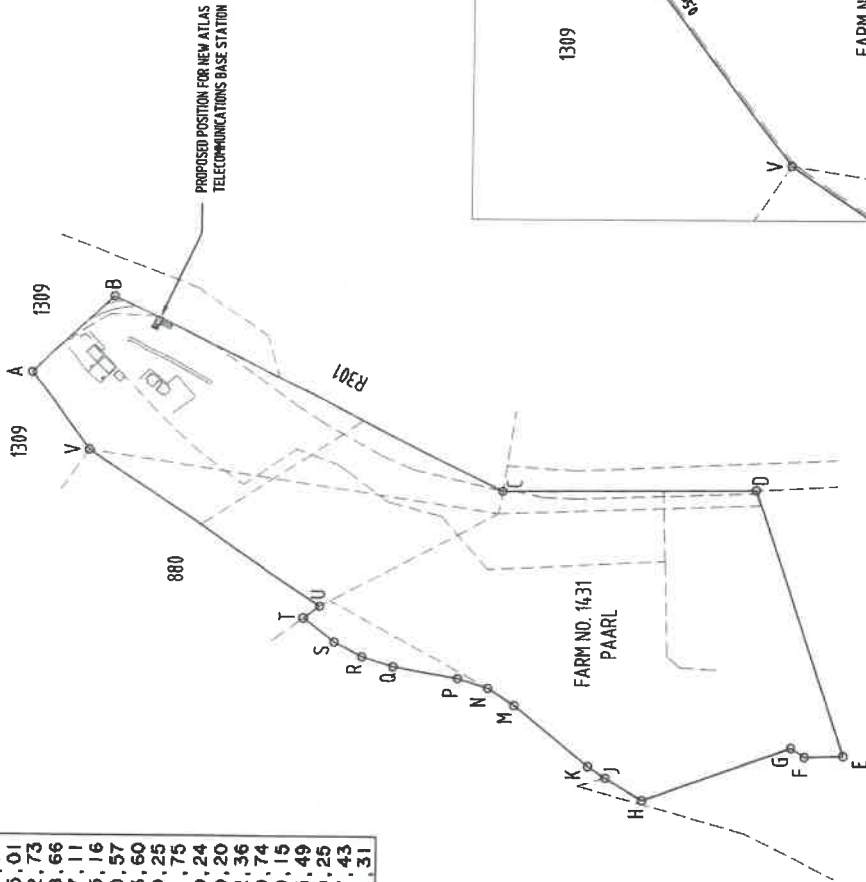
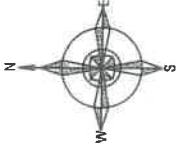
- ALL DIMS. AND LEVELS TO BE VERIFIED ON SITE BY ATLAS TOWER.
- SETTING OUT AND LAYOUT OF EQUIPMENT TO BE FINALISED BY ATLAS TOWER.
- ALL EQUIPMENT DETAILS TO BE TO ATLAS TOWER REQUIREMENTS AND SPECS.
- ALL RC AND STRUCTURAL STEEL TO BE TO ENG. DETAILS.

**FIRE NOTES:**

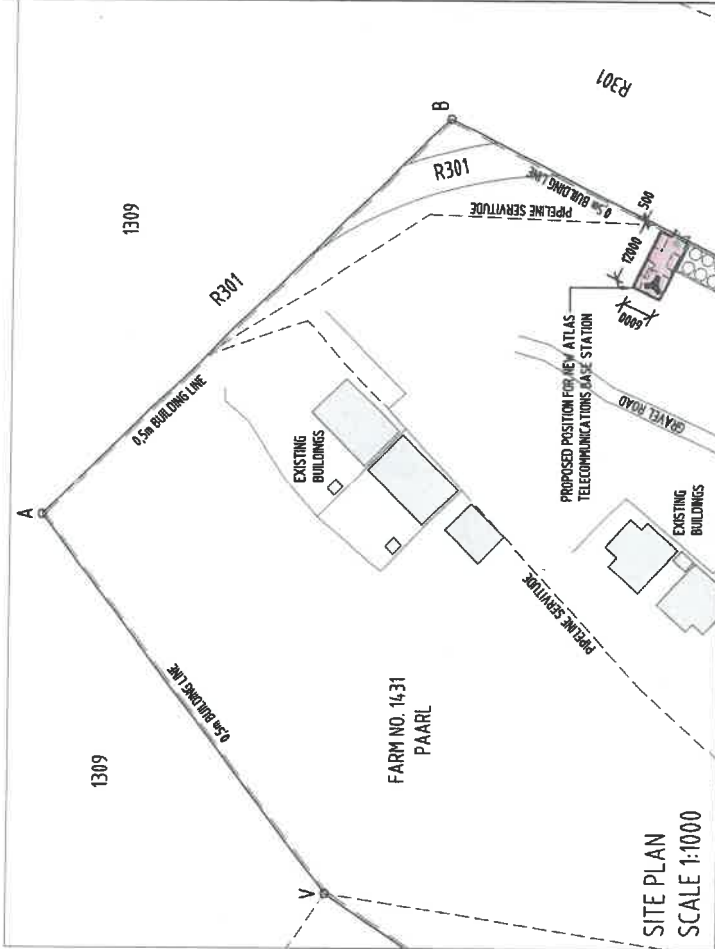
- THE FOLLOWING TO COMPLY WITH SANS 10400.
- FIRE STABILITY OF STRUCTURAL ELEMENTS T4.7
- PARTITION WALLS AND PARTITIONING T4.9
- PROTECTION OF OPENINGS T4.10
- ROOF ASSEMBLIES AND COVERINGS T4.12
- PROVISION OF FIRE FIGHTING EQUIPMENT T4.32

**METER**

AB	107.92
BC	415.01
CD	242.73
DE	268.66
EF	37.11
FG	150.57
GH	33.60
HJ	20.25
JK	91.75
KM	30.24
MN	30.20
NP	62.36
PQ	30.74
QR	30.15
RS	45.49
ST	20.25
TU	267.43
UV	91.31



**SITE DEVELOPMENT PLAN**  
SCALE 1:5000



**SITE PLAN**  
SCALE 1:1000

PROPOSED ATLAS TELECOMMUNICATIONS INSTALLATION - GREENFIELD

SITE NAME : DE HOLLANDSCHE MOLEN

SITE ID : ATSA883

CLIENT:

**SITE PARTICULARS**

ERF DESCRIPTION: FARM NO. 1431, PAARL, WESTERN CAPE  
 PROPERTY ADDRESS: R301, WENMERSHOEK, WESTERN CAPE  
 CO-ORDS / HASL: 33°51'16.06"S - 19° 2'26.97"E / HASL 205(m)  
 OWNERS NAME: .....  
 OWNERS CONTACT: .....  
 DRAWN BY: CHARLOTTE REINHARDT

**SIGNATURES**

RADIO PLANNER:	NAME:	SIGNATURE:	DATE:
PROPERTY:			27/05/2019
IMPLEMENTATION:			SHEET NO.:
OWNER:			03 OF 06
ATLAS REPRESENTATIVE:			DWG NO.:
			CRDS1762 REV02



**SCOPE OF WORK:**

- NEW ATLAS TOWER GREENFIELD INSTALLATION INSIDE EXISTING PROPERTY.
- 12m x 6m SITE WITH 15m HIGH LATTICE.
- SITE TO BE PHOTOGRAPHED BEFORE CONSTRUCTION COMMENCES

NEW ATLAS TOWER SITE = 72 SQM

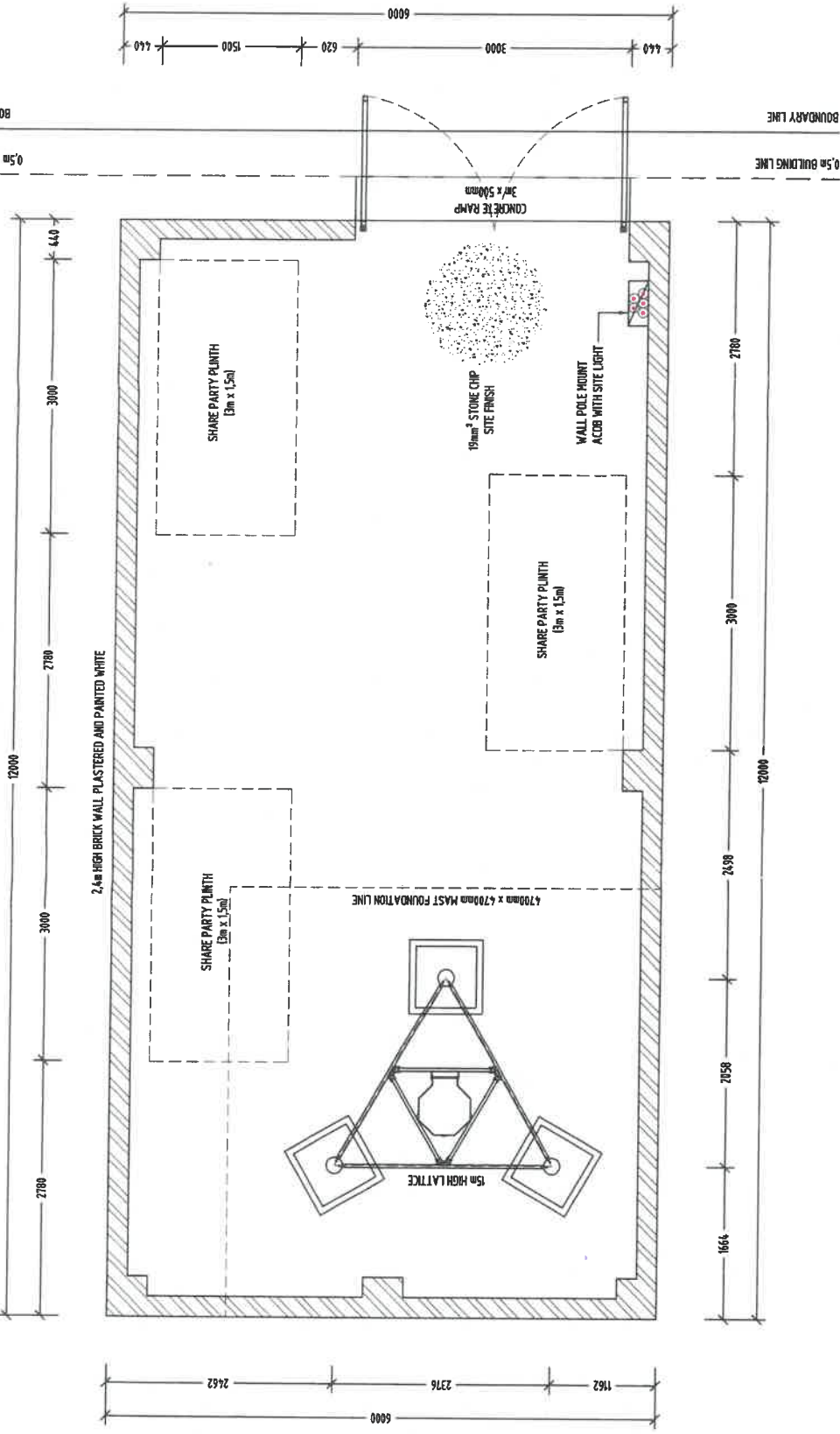
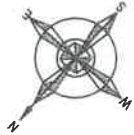
NO ADDITIONAL F.A.R. OR COVERAGE

**NOTES:**

- ALL DIMS. AND LEVELS TO BE VERIFIED ON SITE BY ATLAS TOWER.
- SETTLING OUT AND LAYOUT OF EQUIPMENT TO BE FINALISED BY ATLAS TOWER.
- ALL EQUIPMENT DETAILS TO BE TO ATLAS TOWER REQUIREMENTS AND SPECS.
- ALL RC AND STRUCTURAL STEEL TO BE TO ENG. DETAILS.

**FIRE NOTES:**

- THE FOLLOWING TO COMPLY WITH SANS 104.00.
- FIRE STABILITY OF STRUCTURAL ELEMENTS T4.7
- PARTITION WALLS AND PARTITIONING T4.9
- PROTECTION OF OPENINGS T4.10
- ROOF ASSEMBLIES AND COVERINGS T4.12
- PROVISION OF FIRE FIGHTING EQUIPMENT T4.32



**BTS LAYOUT  
SCALE 1:50**

PROPOSED ATLAS TELECOMMUNICATIONS INSTALLATION - GREENFIELD

SITE NAME : DE HOLLANDSCHE MOLEN

SITE ID: ATSA683

CLIENT:

**SITE PARTICULARS**

ERF DESCRIPTION: FARM NO. 1431, PAARL, WESTERN CAPE  
 PROPERTY ADDRESS: R301, WEMERSHOEK, WESTERN CAPE  
 CO-ORDS / HASL: 33°51'16.06" S - 19° 2'26.97" E / HASL 205(m)

OWNERS NAME: .....  
 OWNERS CONTACT: .....  
 DRAWN BY: CHARLOTTE REINHARDT

**SIGNATURES**

NAME:	SIGNATURE:
RADIO PLANNER:	
PROPERTY:	
IMPLEMENTATION:	
OWNER:	
ATLAS REPRESENTATIVE:	

DATE:	27/05/2019
SHEET NO.:	04 OF 06
DWG NO.:	CRDST162 REV02



**SCOPE OF WORK:**

- NEW ATLAS TOWER GREENFIELD INSTALLATION INSIDE EXISTING PROPERTY.
- 12m x 6m SITE WITH 15m HIGH LATTICE.
- SITE TO BE PHOTOGRAPHED BEFORE CONSTRUCTION COMMENCES

NEW ATLAS TOWER SITE = 72 SQM

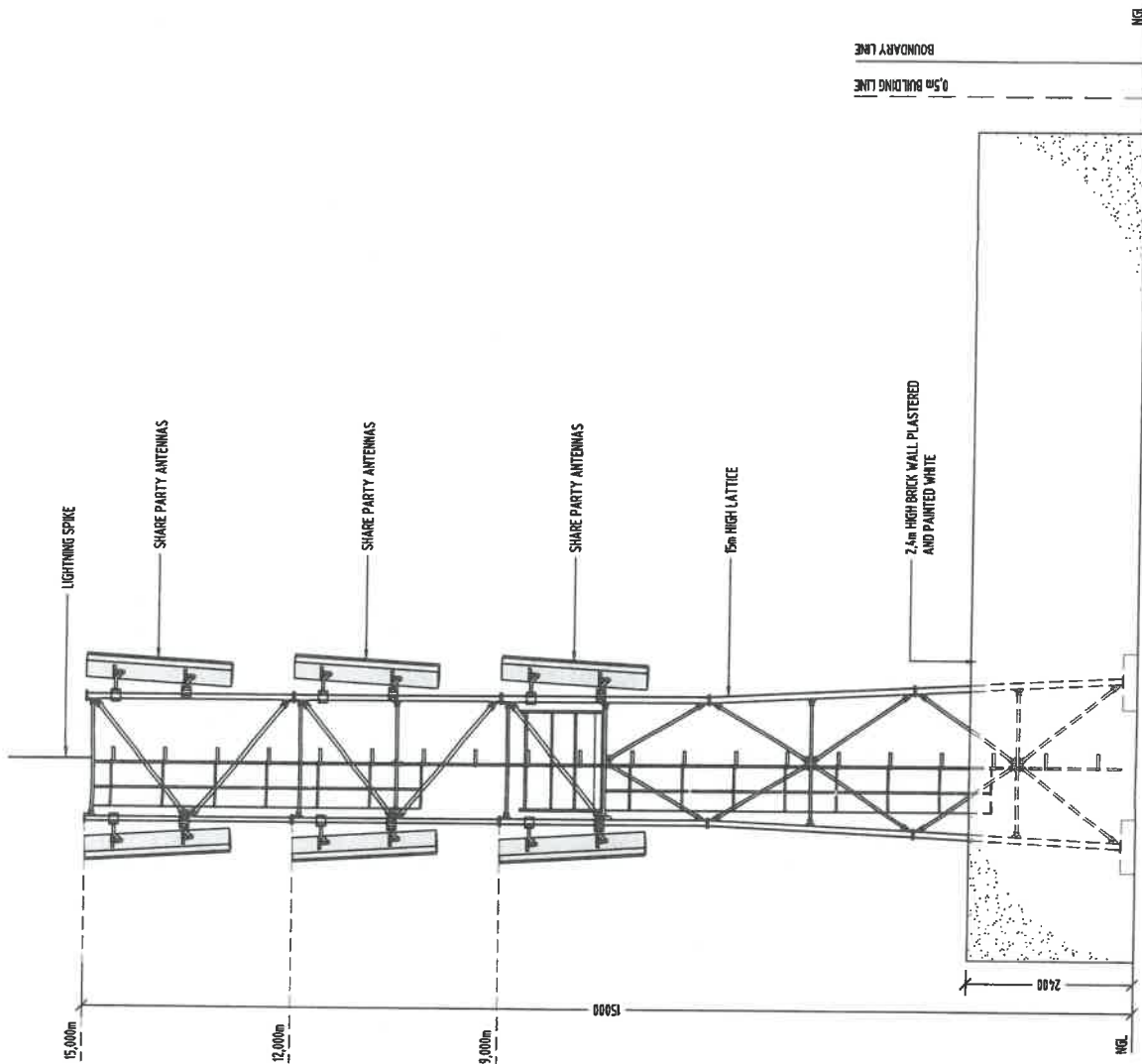
NO ADDITIONAL F.A.R. OR COVERAGE

**NOTES:**

- ALL DIMS. AND LEVELS TO BE VERIFIED ON SITE BY ATLAS TOWER.
- SETTING OUT AND LAYOUT OF EQUIPMENT TO BE FINALISED BY ATLAS TOWER.
- ALL EQUIPMENT DETAILS TO BE TO ATLAS TOWER REQUIREMENTS AND SPECS.
- ALL RC AND STRUCTURAL STEEL TO BE TO ENG. DETAILS.

**FIRE NOTES:**

- THE FOLLOWING TO COMPLY WITH SANS 10400.
- FIRE STABILITY OF STRUCTURAL ELEMENTS T4.7
- PARTITION WALLS AND PARTITIONING T4.9
- PROTECTION OF OPENINGS T4.10
- ROOF ASSEMBLIES AND COVERINGS T4.12
- PROVISION OF FIRE FIGHTING EQUIPMENT T4.32



ELEVATION  
SCALE 1:75

PROPOSED ATLAS TELECOMMUNICATIONS INSTALLATION - GREENFIELD

SITE NAME: DE HOLLANDSCHE MOLEN

SITE ID: ATSA883

CLIENT:

**ATLAS TOWER**

**SITE PARTICULARS**

ERF DESCRIPTION: FARM NO. 1431, PAARL. WESTERN CAPE  
 PROPERTY ADDRESS: R301, WEMMERSHOEK, WESTERN CAPE  
 CO-ORDS / HASL: 33°51'16.06"S - 19° 2'26.97"E / HASL 205(m)

OWNERS NAME: .....  
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 DRAWN BY: CHARLOTTE REINHARDT

**SIGNATURES**

RADIO PLANNER:	NAME:	SIGNATURE:	DATE:
PROPERTY:			27/05/2019
IMPLEMENTATION:			SHEET NO.:
OWNER:			05 OF 06
ATLAS REPRESENTATIVE:			DWG NO.:
			CRDST162 REV02