



Application Number: LU/9978

Our File Reference Number: Farm 626, 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

APPLICATION FOR CONSENT USE FOR A FREESTANDING TELECOMMUNICATIONS BASE STATION AND A DEPARTURE FOR A BUILDING LINE RELAXATION: FARM 626, STELLENBOSCH DIVISION

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Farm No. 626 Stellenbosch Division, namely:
 - a) A Consent Use in terms of Section 15(2)(o) of the said By-Law to allow a 36m high freestanding telecommunication base station as indicated on Plan Number ZSD/MWF/MWF, dated 05/02/08 and drawn by Zanco Engineering Services cc on Farm No. 626, Stellenbosch Division;
 - b) A Departure in terms of Section 15(2)(b) of the said By-Law to relax the common building line from 30m to 0m in order to accommodate the existing Freestanding telecommunication base station on Farm No. 626, Stellenbosch Division as indicated on Plan Number ZSD/MWF/MWF, dated 05/02/08 and drawn by Zanco Engineering Services cc.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to the following conditions of approval in terms of Section 66 of the said Bylaw:

Conditions of approval:

- a) That the approval applies only to the Consent Use and Departure in question, as indicated on Plan Number ZSD/MWF/MWF, dated 05/02/08 and drawn by Zanco Engineering Services cc, attached as **ANNEXURE B** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council;
- b) Ongoing maintenance of the entire installation is the responsibility of the operator;
- c) The operator must certify that the anticipated combined / weighted RF emissions of the particular site will not exceed the safety limits set by the International Commission for Non-Ionising Radiation Protection (ICNIRP), prior to the approval of the building plans;
- d) The land owner / operator shall grant Council access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification;
- e) The service provider be willing to co-host with other service providers;
- 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.

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 the 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;

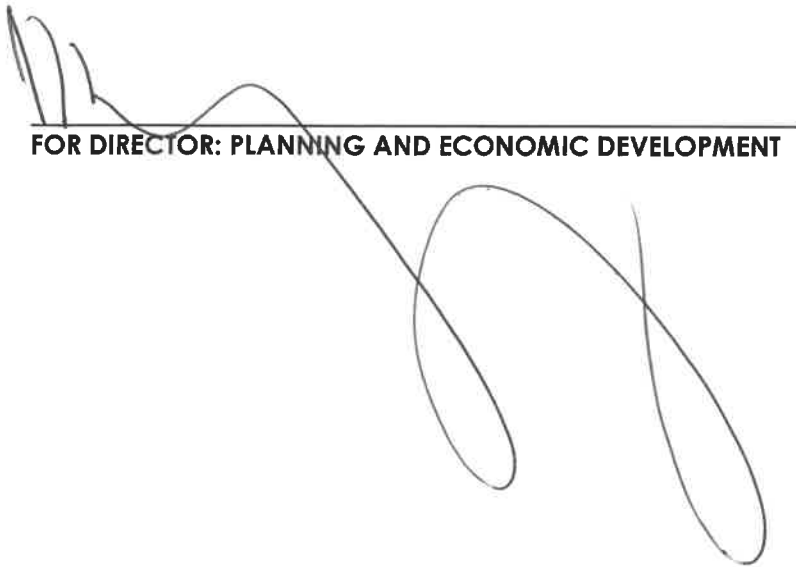
5. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of 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
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 large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a horizontal line.

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

24/8/2021
DATE:



STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

ANNEXURE B

**(CONSENT USE FOR A FREESTANDING TELECOMMUNICATIONS BASE STATION AND A DEPARTURE
FOR BUILDING LINE RELAXATION: FARM 626, STELLENBOSCH DIVISION)**

SITE PLAN



SITE DETAIL

SITE NAME
MEERLUST WINE FARM

ADDRESS
MEERLUST WINE FARM
R310, BADEN POWELL DRIVE
FAURE, WERSTERN CAPE

LATITUDE 34°01'03.3"S **LONGITUDE** 18°46'28.0"E **ASL** 110m

APPROVAL

MTN RADIO ENGINEER
NAME: _____ SIGN: _____

MTN PLANNER

NAME: _____ SIGN: _____

ZANCO PROJECTS SA

NAME: _____ SIGN: _____

ENGINEER

NAME: _____ ECSA NO. _____

Commencement of works subject to above approval

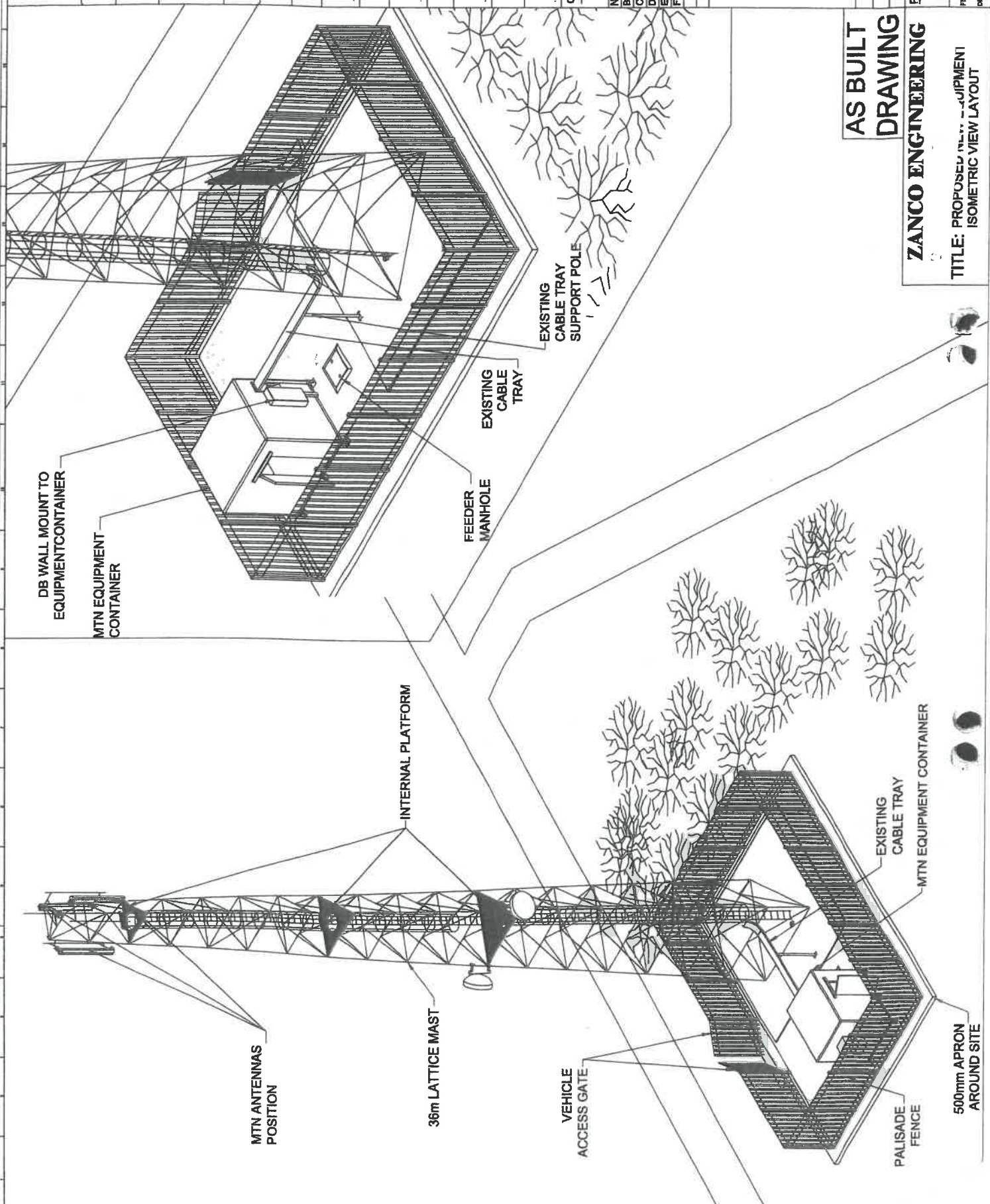
REVISIONS

NO.	REVISIONS	CAD DATE
B	UMTS	AD 10/2/09
C	CHANGE AZUMTH DETAIL	AD 19/2/09
D	CHANGE AZUMTH DETAIL	AD 25/2/09
E	SPIDER DIAGRAM DETAIL	AD 11/3/09
F	INCORRECT LABELLING	AD 27/3/09



PROJECT NO. - 6315	RFQ NO. - 66449
DRAWN ANDRWA	DATE 02/2/09
CHECKED JACQUEL	DATE 02/2/09
PROJECT SITE NO. 4982	SHEET NO. C01
MTN	REV F

FILE NAME: MEERLUST WINE FARM
DRAWING NO: ZSD/MWF/MWF



AS BUILT DRAWING

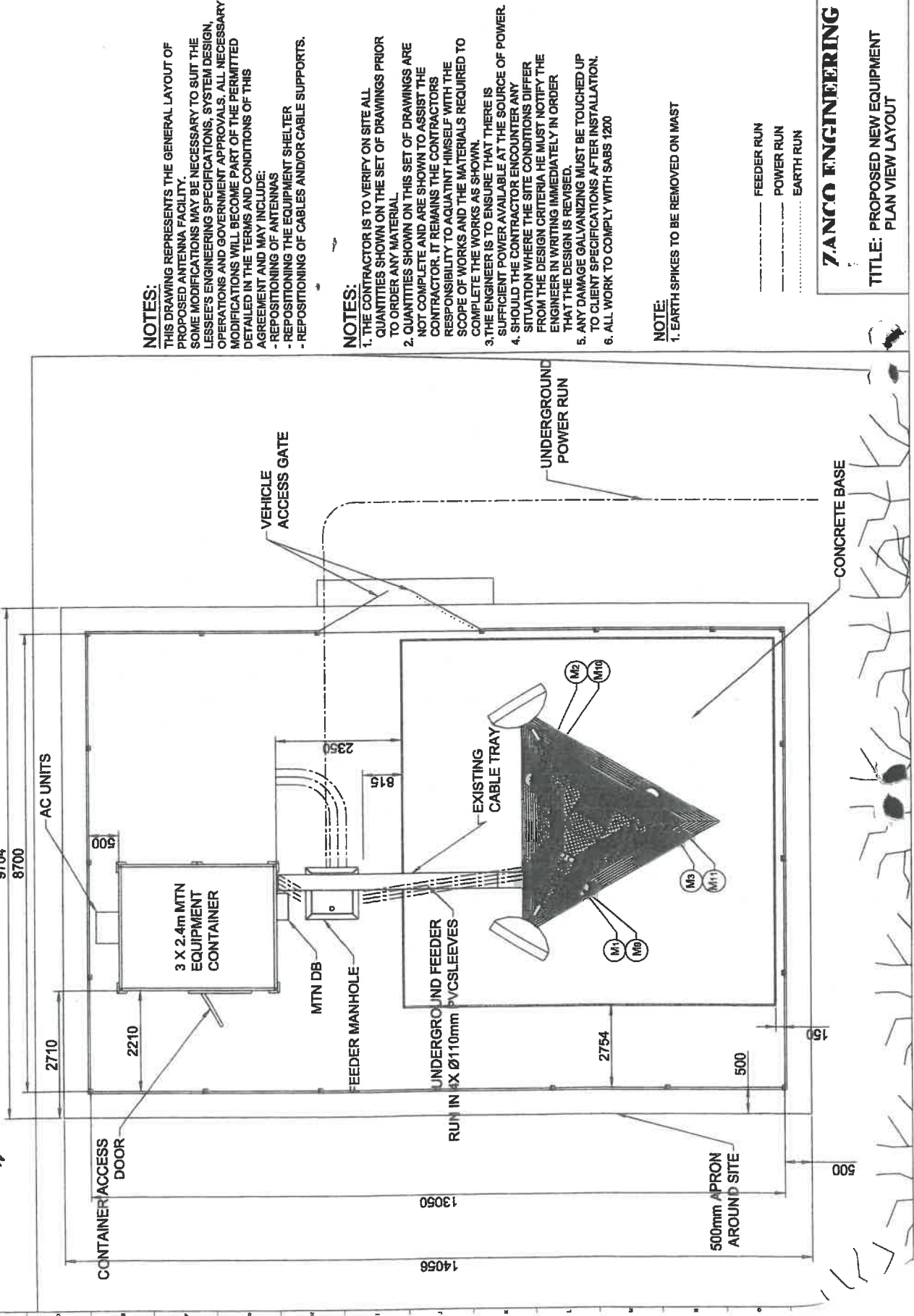
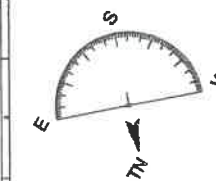
ZANCO ENGINEERING

TITLE: PROPOSED RADIATION EQUIPMENT ISOMETRIC VIEW LAYOUT

AS BUILT DRAWING

PROPOSED MTN CONFIGURATION INFORMATION

CELL	FREQ.	AZIMUTH	AGL	FEEDER	FEEDER LG.	ANT PART NO	ANT. CONFIG
1	900	330°	33m	7/8"	-42m	742.272	U5
2	900	130°	33m	7/8"	-42m	742.272	U5
3	900	240°	33m	7/8"	-43m	742.272	U5
9	UMTS	330°	33m	7/8"	-37m	742.272	U5
10	UMTS	130°	33m	7/8"	-38m	742.272	U5
11	UMTS	240°	33m	7/8"	-38m	742.272	U5



NOTES:
 THIS DRAWING REPRESENTS THE GENERAL LAYOUT OF PROPOSED ANTENNA FACILITY. SOME MODIFICATIONS MAY BE NECESSARY TO SUIT THE LESSEE'S ENGINEERING SPECIFICATIONS, SYSTEM DESIGN OPERATIONS AND GOVERNMENT APPROVALS. ALL NECESSARY MODIFICATIONS WILL BECOME PART OF THE PERMITTED AGREEMENT AND MAY INCLUDE:
 - REPOSITIONING OF ANTENNAS
 - REPOSITIONING OF THE EQUIPMENT SHELTER
 - REPOSITIONING OF CABLES AND/OR CABLE SUPPORTS.

NOTES:
 1. THE CONTRACTOR IS TO VERIFY ON SITE ALL QUANTITIES SHOWN ON THE SET OF DRAWINGS PRIOR TO ORDER 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.
 4. SHOULD THE CONTRACTOR ENCOUNTER ANY SITUATION WHERE THE SITE CONDITIONS DIFFER FROM THE DESIGN CRITERIA HE MUST NOTIFY THE ENGINEER IN WRITING IMMEDIATELY IN ORDER THAT THE DESIGN IS REVISED.
 5. ANY DAMAGE GALVANIZING MUST BE TOUCHED UP TO CLIENT SPECIFICATIONS AFTER INSTALLATION.
 6. ALL WORK TO COMPLY WITH SABS 1200

NOTE:
 1. EARTH SPIKES TO BE REMOVED ON MAST

----- FEEDER RUN
 ----- POWER RUN
 ----- EARTH RUN

ZANCO ENGINEERING
 TITLE: PROPOSED NEW EQUIPMENT PLAN VIEW LAYOUT

SITE DETAIL
 SITE NAME: MEERLUST WINE FARM
 ADDRESS: MEERLUST WINE FARM, R310, BADEN POWELL DRIVE, FAURE, WERSTERN CAPE
 LATITUDE: 34°01'03.3"S, LONGITUDE: 18°48'28.0"E, ASL: 110m

APPROVAL

MTN RADIO ENGINEER
 NAME: _____ SIGN: _____

MTN PLANNER
 NAME: _____ SIGN: _____

ZANCO PROJECTS SA
 NAME: _____ SIGN: _____

ENGINEER
 NAME: _____ SIGN: _____
 ECSA NO. _____

Commencement of work subject to above approval

REVISIONS

NO.	REVISIONS	CAD DATE
B	UMTS	A.D. 10/2006
C	CHANGE AZIMUTH DETAIL	A.D. 10/2006
D	CHANGE AZIMUTH DETAIL	A.D. 05/2007
E	SPIDER DIAGRAM DETAIL	A.D. 11/2006
F	INCORRECT LABELLING	A.D. 27/3/07



PROJECT NO. - 83316	RFP NO. - 65446
DRAWN	DATE 02/2007
CHECKED	DATE 05/2007
PROJECT	SITE NO. 4982
MTN	SHEET C02
FILE NAME	MEERLUST WINE FARM
DRAWING NO.	ZSD/MTN/FM/F