



Application Number: LU/13506

Our File Reference Number: Erf 15827, Stellenbosch

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** [REDACTED]

Sir / Madam

**APPLICATION FOR A CONSENT USE: ERF 15827, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
3. That the application made in terms of Stellenbosch Municipal Land Use Planning By-Law, 2023, on Erf 15827, Stellenbosch, for the following;

- 3.1 **Consent Use** in terms of Section 15 (2) (o) of the said bylaw to accommodate 4 x New AEQB sector rooftop cellular communication antennas.

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

4. **The approval is subject to the following conditions imposed in terms of Section 66 of said By law:**

- 4.1 The approval applies only to the application under consideration as indicated on Site Development Plan with elevations referenced as Drawing No. SB\_SBY1022, dated 2021-07-07, drawn by A. Rodrigues (WPP Town & regional planning consultant), and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.

- 4.2 The landowner / operator shall grant the Municipality access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification.
- 4.3 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.
- 4.4 The consent use be restricted to the fenced compound of the mast and equipment room as depicted on the approved Site Development Plan referenced as Drawing No. SB\_SBY1022, dated 2021-07-07, drawn by A. Rodrigues (WPP Town & regional planning consultant).
- 4.5 The conditions imposed by the Director: Infrastructure Services Department as contained in their memo dated 23 February 2022 (Electrical engineering), attached as Annexure F, be complied with.
- 4.6 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. The reasons for the above decision are as follows:**

- 5.1 The proposed use is in line with the objectives of the Stellenbosch Municipality Telecommunication Mast Infrastructure Policy.
- 5.2 The proposed use is complimentary to approved existing use on the property.
- 5.3 The proposed additional antennas will increase the effectiveness and efficiency of the network in the area.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 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.

7. 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.

8. 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)
9. 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.
10. 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](mailto:landuse.appeals@ Stellenbosch.gov.za)
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. 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



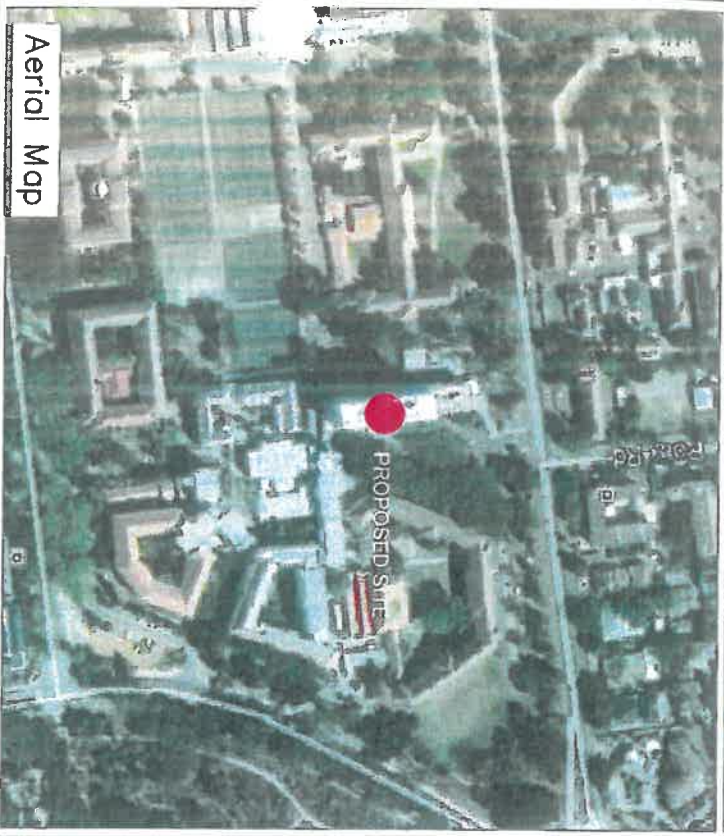
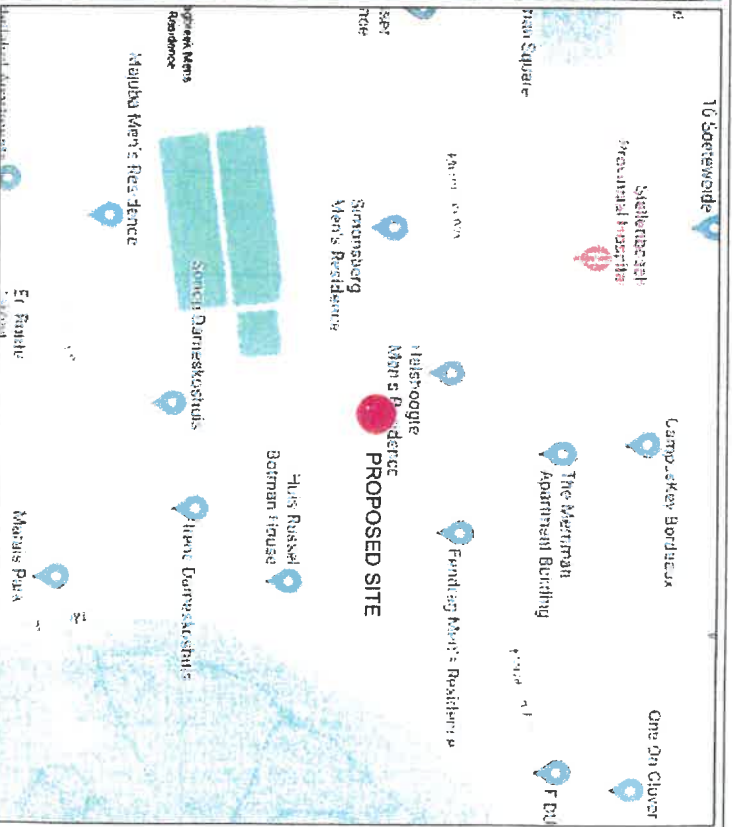
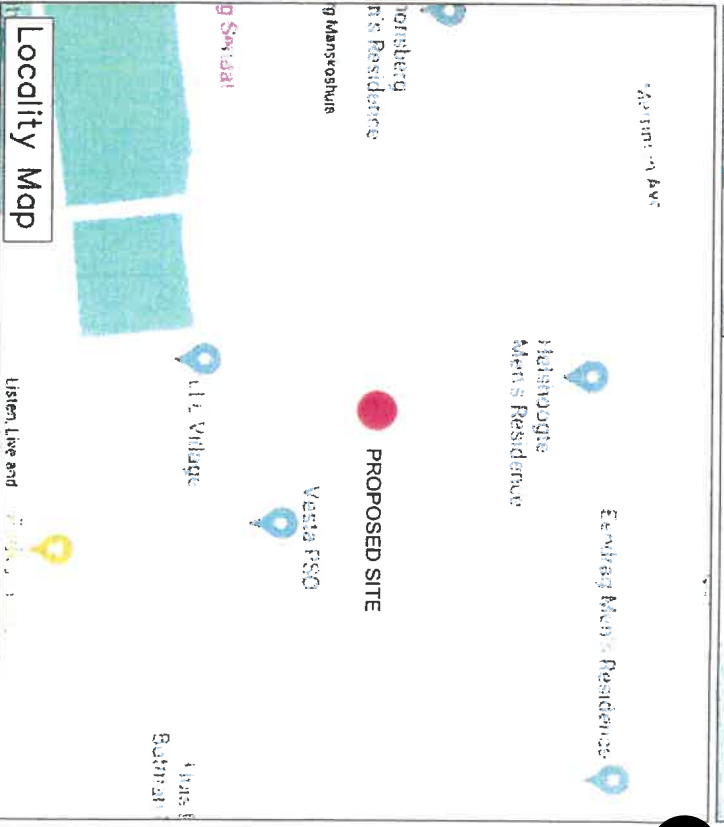
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**FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT**

**DATE:**

20/6/2024

## **ANNEXURE C: SITE DEVELOPMENT PLAN**



VODACOM SITE ID:  
BS\_SBY1022

VODACOM SITE NAME:  
STELLENBOSCH UNIVERSITY\_A

PROPERTY DESCRIPTION:  
ERF 15827, STELLENBOSCH

ADDRESS:  
MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES:  
Lat: -33.9315805555556°  
Long: 18.8710611111111°  
ELEVATION:  
126m



PROJECT:  
4X PROPOSED NEW VODACOM ROOFTOP CELLULAR  
ANTENNA (AECB)

APPROVED MAST:  
4X PROPOSED NEW VC ROOFTOP ANTENNA  
(AECB)

NOTES:  
A) 4X NEW ADDITIONAL VC ROOFTOP ANTENNA  
B) TYPE OF ANTENNA: AIRSPACE MAA 641R4R 192 AE B42  
C) LOCATION: BASE STATION  
D) ZONING: EDUCATION ZONE

ADDITIONAL NOTE:  
THE CUMULATIVE ELECTROMAGNETIC RADIO  
FREQUENCY EMISSIONS (EMF) DO NOT EXCEED THE  
ICNIRP PUBLIC EXPOSURE GUIDELINES AS  
RECOMMENDED BY THE NATIONAL DEPARTMENT OF  
HEALTH

| DATE       | DESCRIPTION | REVISION |
|------------|-------------|----------|
| 07-07-2021 | 1st Issue   | 0        |

|                            |                   |
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| DRAWING NUMBER: BS_SBY1022 | SHEET:<br>1 OF 10 |
|----------------------------|-------------------|

DRAWING TITLE: LOCALITY MAP

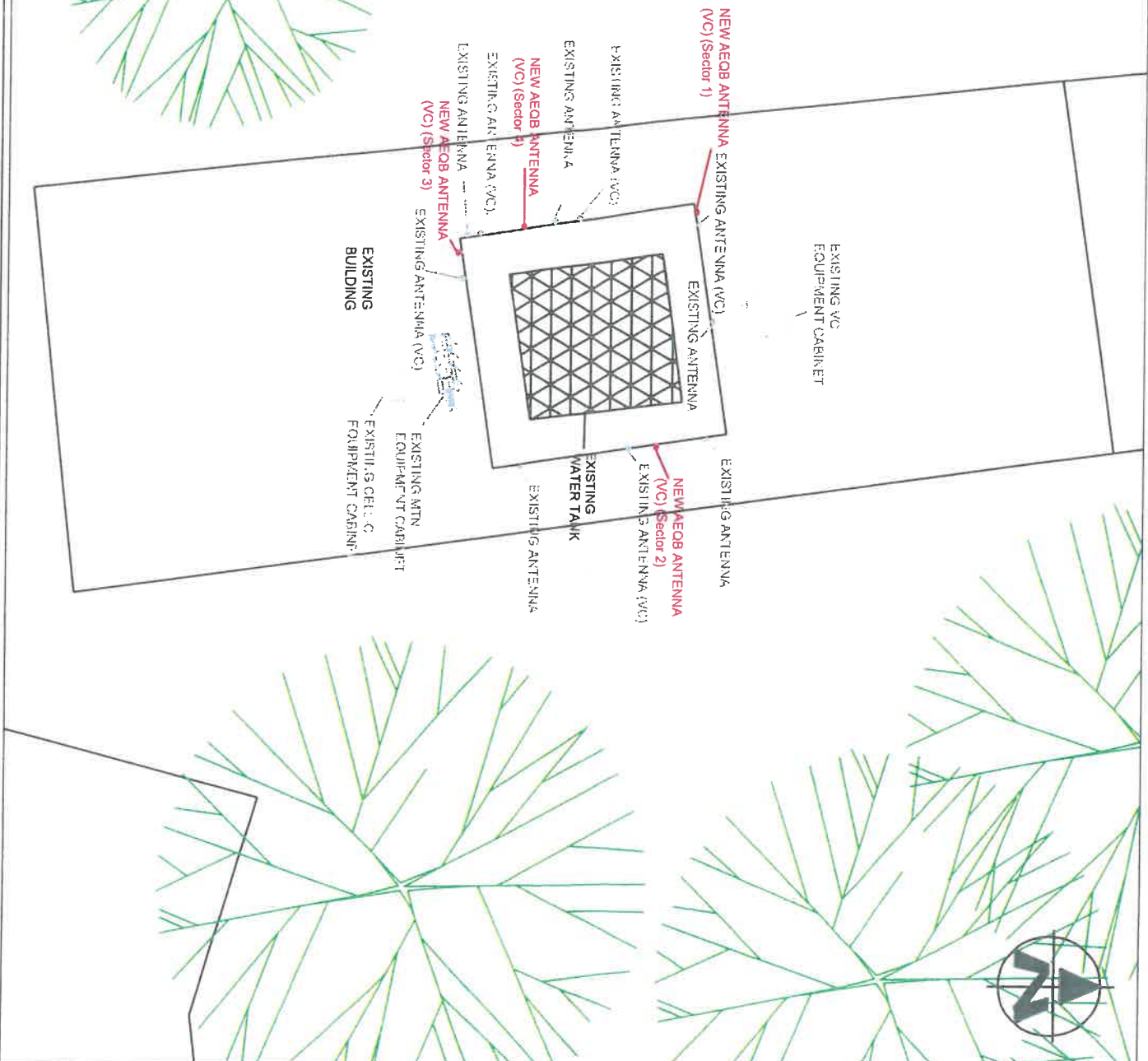
DRAWN: A. RODRIGUES

SCALE:  
NTS

DATE: 2021-07-07

REVISION:  
0

## Site Plan



**vodacom**

VODACOM SITE ID:  
BS SBY1022

VODACOM SITE NAME:

PROPERTY DESCRIPTION:

ERF 15827, STELLENBOSCH

**ADDRESS:**

MERRI

CO-ORDINATES:

ELEVATION:

Lat: -33.9315805555556°  
Long: 18.8710611111111°

126m



[REDACTED]

4X PROPOSED NEW VODACOM ROOFTOP CELLULAR ANTENNA (AECB)

ANTENNA (AEQB)

APPROVED MAST:

4X PROPOSED NEW VC ROOFTOP ANTENNA  
(AEQB)

NOTES:

A) 4X NEW ADDITIONAL VC ROOFTOP ANTENNA  
B) TYPE OF ANTENNA: AirScale MAA 64T64R 192 AE B42  
200 W (CPRI) (AECB)  
C) CUSTOM BASE STATION  
D) ZONING: EDUCATION ZONE

**ADDITIONAL NOTE:**

THE CUMULATIVE ELECTROMAGNETIC RADIO FREQUENCY EMISSIONS (EMF) DO NOT EXCEED THE ICNIRP PUBLIC EXPOSURE GUIDELINES AS RECOMMENDED BY THE NATIONAL DEPARTMENT OF HEALTH

RECOMM  
HEALTH

| DATE      | DESCRIPTION | REVISION |
|-----------|-------------|----------|
| 7-07-2021 | 1st Issue   | 0        |

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| <u>DRAWING NUMBER:</u> BS_SBY1022 | <u>SHEET:</u><br>3 OF 10 |
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**DRAWING TITLE:**

DRAWING TITLE:

DRAWN: A. RODRIGUES

SCALE:  
NTS

DATE: 2021-07-07

REVISION:  
0

vodafone

VODACOM SITE ID: BS SBY1022

VODACOM SITE NAME:

PROPERTY DESCRIPTION:

ERF 15827, STELLENBOSCH

ADDRESS:  
MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES:  
Lat: -33.9315805555556°  
Long: 18.8710611111111°

ELEVATION:  
126m



**PROJECT:**  
4X PROPOSED NEW VODACOM ROOFTOP CELLULAR  
ANTENNA (AEQB)

APPROVED MAST:  
4X PROPOSED NEW VC ROOFTOP ANTENNA  
(AFCO)

NOTES:

- A) 4X NEW ADDITIONAL VC ROOFTOP ANTENNA
- B) TYPE OF ANTENNA: AirScale MAA 6AT64R 192 AE B42 200 W (CPR1) (AECB)
- C) CUSTOM BASE STATION
- D) ZONING: EDUCATION ZONE

**ADDITIONAL NOTE:**  
THE CUMULATIVE ELECTROMAGNETIC RADIO FREQUENCY EMISSIONS (EMF) DO NOT EXCEED THE IONIRP PUBLIC EXPOSURE GUIDELINES AS RECOMMENDED BY THE NATIONAL DEPARTMENT OF HEALTH

| DATE       | DESCRIPTION | REVISION |
|------------|-------------|----------|
| 07-07-2021 | 1st Issue   | 0        |

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| <u>DRAWING NUMBER:</u> BS_SBY1022 | <u>SHEET:</u><br>4 OF 10 |
|-----------------------------------|--------------------------|

DRAWING TITLE:

ELEVATION

DRAWN: A. RODRIGUES

DATE: 2021-07-07

REVISION: 0

Southern Elevation



VODACOM SITE ID:

BS\_SBY1022

VODACOM SITE NAME:

STELLENBOSCH UNIVERSITY\_A

PROPERTY DESCRIPTION:

ERF 15827, STELLENBOSCH

ADDRESS:

MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES:

Lat: -33.9315805555556° ELEVATION: 126m  
Long: 18.8710611111111°



PROJECT:

4X PROPOSED NEW VODACOM ROOFTOP CELLULAR ANTENNA (AECB)

APPROVED MAST:

4X PROPOSED NEW VC ROOFTOP ANTENNA (AECB)

NOTES:

- A) 4X NEW ADDITIONAL VC ROOFTOP ANTENNA
- B) TYPE OF ANTENNA: AIRSCALE MAA 64TR4 192 AE R42
- C) CUSTOM BASE STATION
- D) ZONING: EDUCATION ZONE

ADDITIONAL NOTE:

THE REGULATIVE ELECTROMAGNETIC RADIO FREQUENCY EMISSIONS (EMF) DO NOT EXCEED THE IONIP PUBLIC EXPOSURE GUIDELINES AS RECOMMENDED BY THE NATIONAL DEPARTMENT OF HEALTH

| DATE       | DESCRIPTION | REVISION |
|------------|-------------|----------|
| 07-07-2021 | 1st Issue   | 0        |

DRAWING NUMBER: BS\_SBY1022

SHEET: 5 OF 10

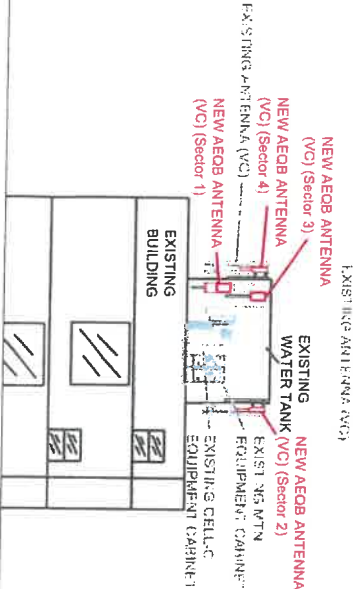
DRAWING TITLE: ELEVATION

DRAWN: A.RODRIGUES

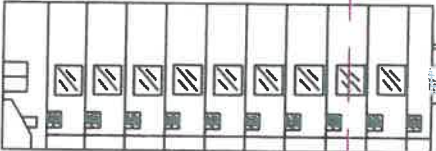
SCALE: NTS

DATE: 2021-07-07

REVISION: 0



EXISTING ROOFTOP  
BASE STATION



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

This application will comply with the Stellenbosch, Telecommunication Mast Infrastructure Policy, as approved by the Municipality.

**INFRASTRUCTURE ANNEXURE F: COMMENT FROM DIRECTOR: INFRASTRUCTURE SERVICES**



# STELLENBOSCH MUNICIPALITY

STELLENBOSCH-PNIEL-FRANSCHHOEK

NEW SIGNAGE

## MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE  
DIRECTORATE: INFRASTRUCTURE SERVICES

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|                     |                                                                                                                                                                                                                                                                                               |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| To ▫ Aan:           | Director: Planning + Economic Development                                                                                                                                                                                                                                                     |
| Att Aandag          | Salome Newman                                                                                                                                                                                                                                                                                 |
| From ▫ Van:         | Manager: Development (Infrastructure Services)                                                                                                                                                                                                                                                |
| Author ▫ Skrywer:   | Tyrone King                                                                                                                                                                                                                                                                                   |
| Date ▫ Datum:       | 23 Feb 2022                                                                                                                                                                                                                                                                                   |
| Our Ref ▫ Ons Verw: | Civil LU 2273                                                                                                                                                                                                                                                                                 |
| Your Ref:           | LU/13506                                                                                                                                                                                                                                                                                      |
| Re ▫ Insake:        | Erf 15827, Stellenbosch: Application is made in terms of Section 15 (2) (o) of the Stellenbosch Municipality Land Use Planning By-law, 2015 for a Consent Use to install additional rooftop cellular communications antennas to the existing roof top base station on Erf 15827 Stellenbosch. |

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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 15827

**GENERAL COMMENT:**

1. The current electricity supply to the house to be disconnected and finance department should be notified.
2. Pro-Rata fees are payable, if the current electricity supply is not sufficient to new building

**CONDITIONS:**

3. If the current electricity supply is not adequate, an application for an increase in electricity supply must be submitted to Stellenbosch Municipality: Electrical Engineering Services.
4. Appropriate caution shall be taken during construction, to prevent damage to existing electrical equipment in the vicinity. Should damage occur, the applicant will be liable for the cost involved repairing damages.
5. Should any alterations to the existing services be required, the client will be responsible for all the work and costing involved.