STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17497 (TP794/2024)
Our File Reference Number: Erf 4917, Stellenbosch
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI [redacted]

Sir / Madam

APPLICATION FOR A CONSENT USE: ERF 4917, 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 Bylaw on Erf 4917, Stellenbosch for:

      2.1.1 a consent use required in terms of the zoning scheme in terms of Section 15(2)(o) of the said Bylaw to allow for additional rooftop telecommunication antennas and ancillary structures to be erected.

   BE APPROVED in terms of Section 60 of the said Bylaw.

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

   3.1 The approval only applies to the proposed application under consideration 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.

   3.2 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.

   3.3 Access to the rooftop telecommunication infrastructure and associated equipment be strictly controlled at all times to the satisfaction of the Municipality.

3.4 No unauthorised person be able to come within 5m in front of the rooftop antennae's.

3.5 The consent use be restricted to the compound of the infrastructure as depicted on Drawing Number BS_76590, Sheets 1-11 dated 2021-09-20 and drawn by WPP Town and Regional Planning Consultants, attached as **APPENDIX A**.

3.6 The rooftop structures must not be utilized for outdoor advertising purposes.

3.7 Adequate warning signs in the three official languages be displayed on the access door or gate to the facilities, defining it as a no-go zone.

3.8 The applicant/operators be 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.

3.9 If the site is decommissioned the applicant/operators 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.

3.10 The landowner/operator grants the Municipality access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification.

3.11 The approval will lapse if not implemented within five years from the date of final notification of approval of the application.

3.12 Building plans be submitted to this Municipality for consideration and approval for all new, extensions and alterations prior to construction commencing on site.

4. **The reasons for the above decision are as follows:**

4.1 The rooftop telecommunication infrastructure is needed to fill in the connectivity radius gap and the increase in coverage and capacity will be beneficial to the broader community and customer base.

4.2 It is not envisaging that the health, safety and welfare of the community will be affected negatively by the proposed telecommunication structures.

5. 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.

6. Appeals must be submitted by completing the required form 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.

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 appeal form and 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 or 021 – 808 8684.

10. 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.

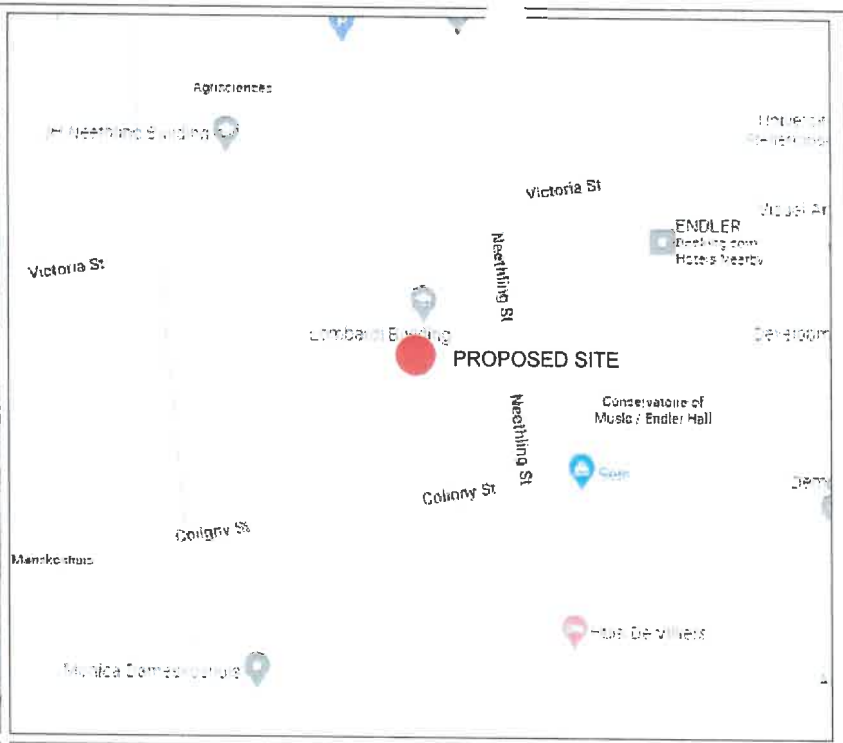
11. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

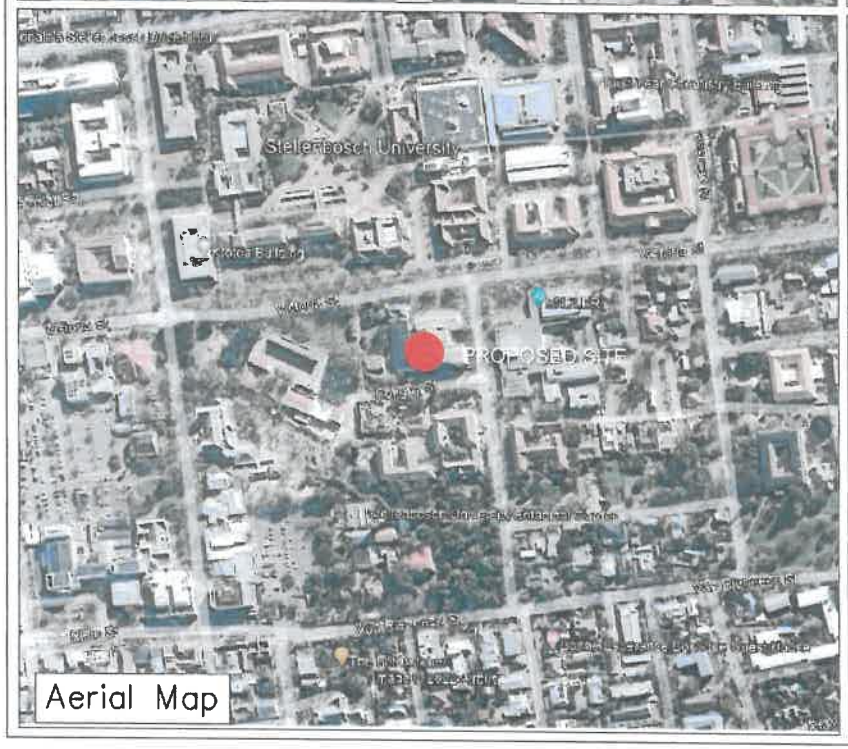
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

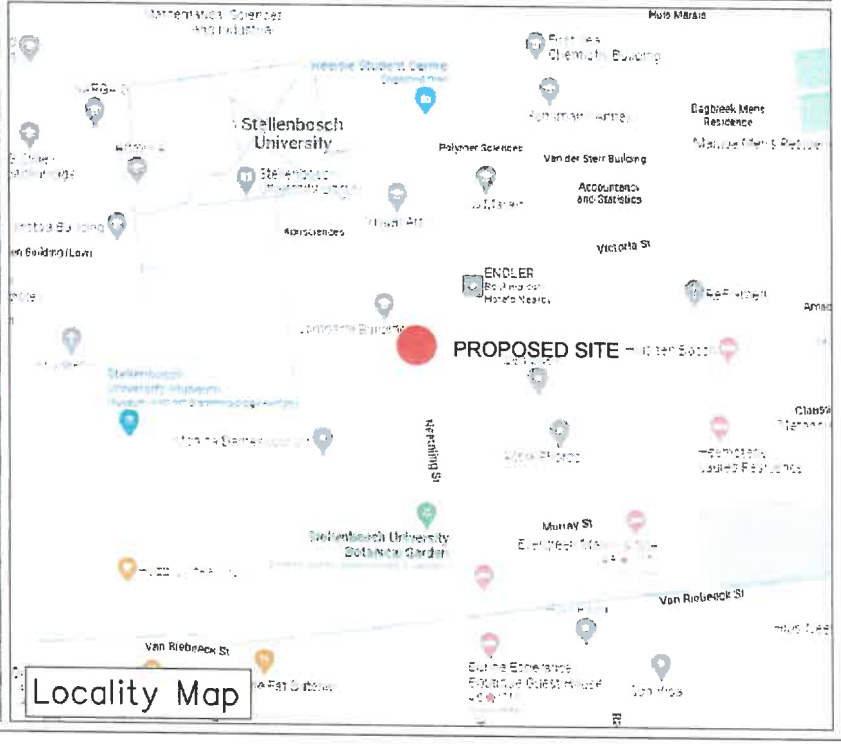
Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT **DATE** 21/10/2024

APPENDIX A







vodacom

VODACOM SITE ID:
BS_76590

VODACOM SITE NAME:
SUN LOMBARDI

PROPERTY DESCRIPTION:
ERF 4917,STELLENBOSCH

ADDRESS:
COLIOGNY STREET, STELLENBOSCH

CO-ORDINATES:	ELEVATION:
Lat: -33.934560° Long: 18.865272°	121m

WPP

[redacted]

3X PROPOSED NEW VODACOM ROOFTOP CELLULAR ANTENNA (AEQB)

APPROVED MAST:
3X PROPOSED NEW 5G AEQB ANTENNA

NOTES:
A) 3X NEW ADDITIONAL VC ROOFTOP ANTENNA
B)EXISTING 2.7m ANTENNA TO BE REPLACED WITH NEW 2m HEXABAND
C) NEW 5G AEQB TO BE INSTALLED ABOVE NEW HEXABAND ANTENNA
D) ZONING: EDUCATION ZONE
ADDITIONAL NOTE:
THE CUMULATIVE ELECTROMAGNETIC RADIO FREQUENCY EMMISIONS (EMF) DO NOT EXCEED THE ICNIRP PUBLIC EXPOSURE GUIDELINES AS RECOMMENDED BY THE NATIONAL DEPARTMENT OF HEALTH

DATE	DESCRIPTION	REVISION
20-09-2022	1st Issue	0

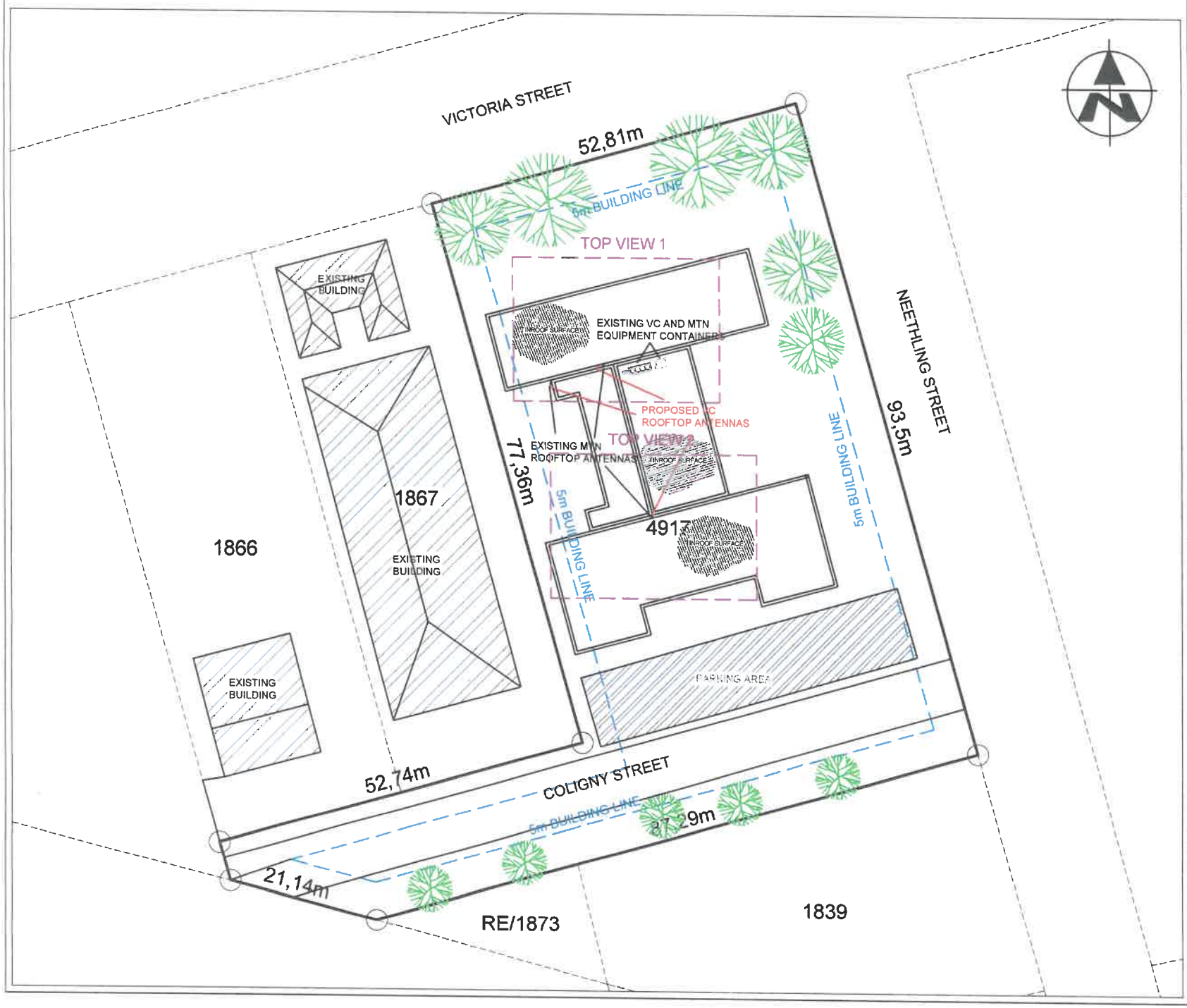
DRAWING NUMBER: BS_76590 — SHEET: 1 OF 11

DRAWING TITLE: LOCALITY MAP

DRAWN: A.RODRIGUES — SCALE: NTS

DATE: 2021-09-20 — REVISION: 0

Site Plan



vodacom

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BS_76590

VODACOM SITE NAME:
SUN LOMBARDI

PROPERTY DESCRIPTION:
ERF 4917,STELLENBOSCH

ADDRESS:
COLIOGNY STREET, STELLENBOSCH

CO-ORDINATES:	ELEVATION:
Lat: -33.934560° Long: 18.865272°	121m

WPP

[redacted]

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DATE	DESCRIPTION	REVISION
20-09-2022	1st Issue	0

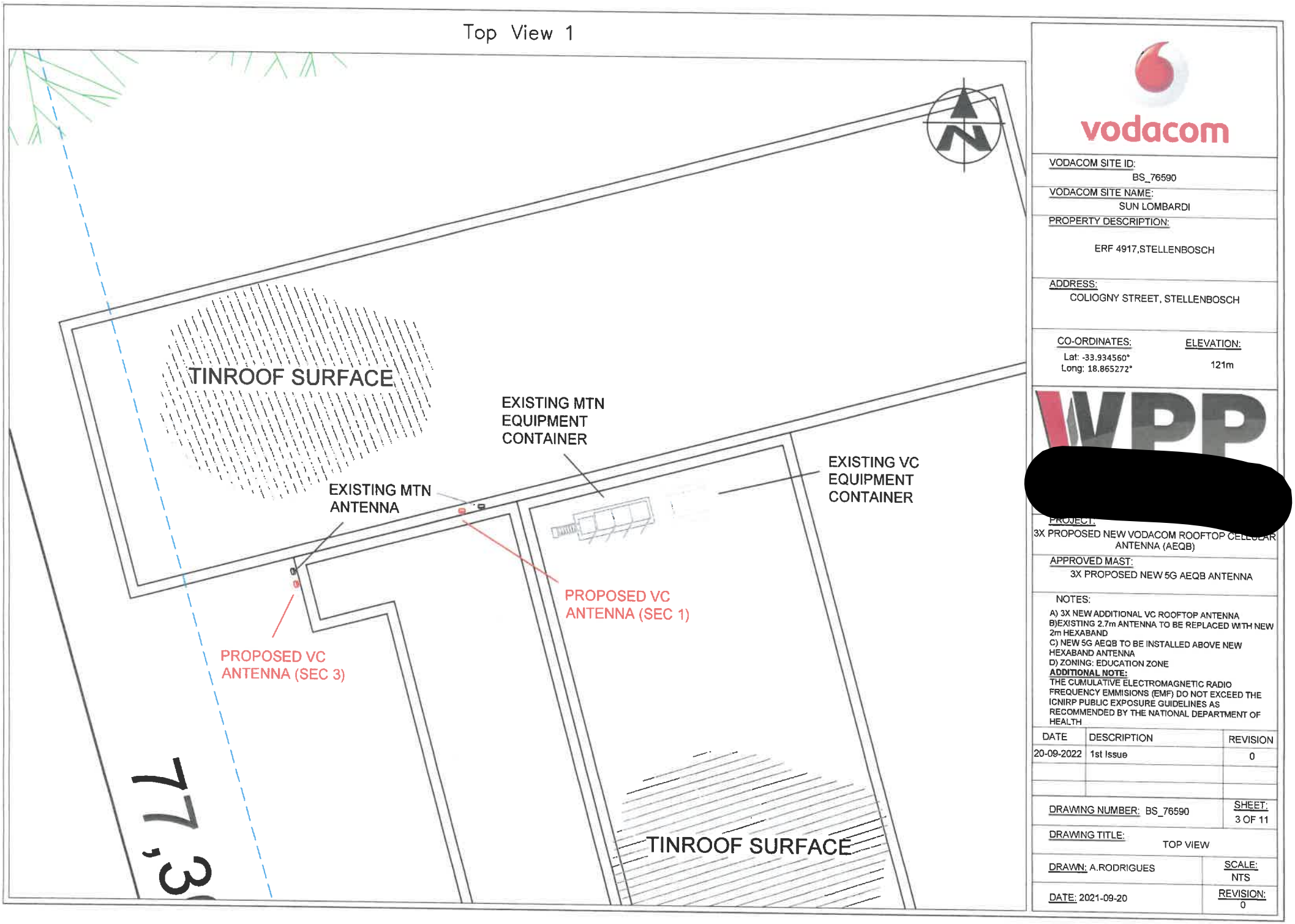
DRAWING NUMBER: BS_76590 — SHEET: 2 OF 11

DRAWING TITLE: SITE PLAN

DRAWN: A.RODRIGUES — SCALE: NTS

DATE: 2021-09-20 — REVISION: 0

Top View 1



vodacom

VODACOM SITE ID:
BS_76590

VODACOM SITE NAME:
SUN LOMBARDI

PROPERTY DESCRIPTION:
ERF 4917,STELLENBOSCH

ADDRESS:
COLIOGNY STREET, STELLENBOSCH

CO-ORDINATES:	ELEVATION:
Lat: -33.934560° Long: 18.865272°	121m

VPP [redacted]

PROJECT:
3X PROPOSED NEW VODACOM ROOFTOP CELLULAR ANTENNA (AEQB)

APPROVED MAST:
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DATE	DESCRIPTION	REVISION
20-09-2022	1st Issue	0

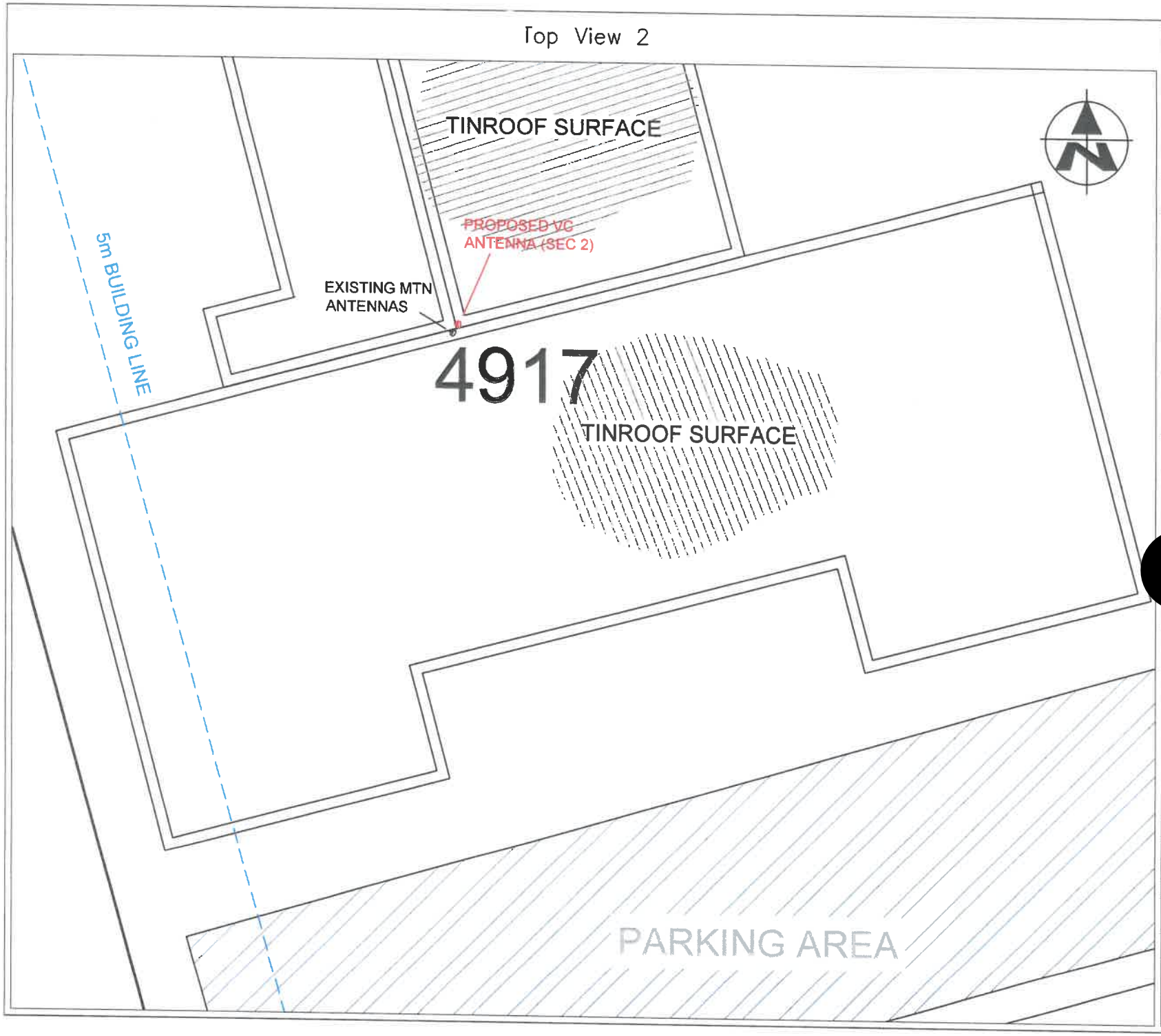
DRAWING NUMBER: BS_76590
SHEET: 3 OF 11

DRAWING TITLE: TOP VIEW

DRAWN: A.RODRIGUES
SCALE: NTS

DATE: 2021-09-20
REVISION: 0

Top View 2



vodacom

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BS_76590

VODACOM SITE NAME:
SUN LOMBARDI

PROPERTY DESCRIPTION:
ERF 4917,STELLENBOSCH

ADDRESS:
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CO-ORDINATES:
Lat: -33.934560°
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ELEVATION:
121m

WPP

[redacted]

ANTENNA (AEQB)

APPROVED MAST:
3X PROPOSED NEW 5G AEQB ANTENNA

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D) ZONING: EDUCATION ZONE

ADDITIONAL NOTE:
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DATE	DESCRIPTION	REVISION
20-09-2022	1st Issue	0

DRAWING NUMBER: BS_76590

SHEET: 4 OF 11

DRAWING TITLE: TOP VIEW

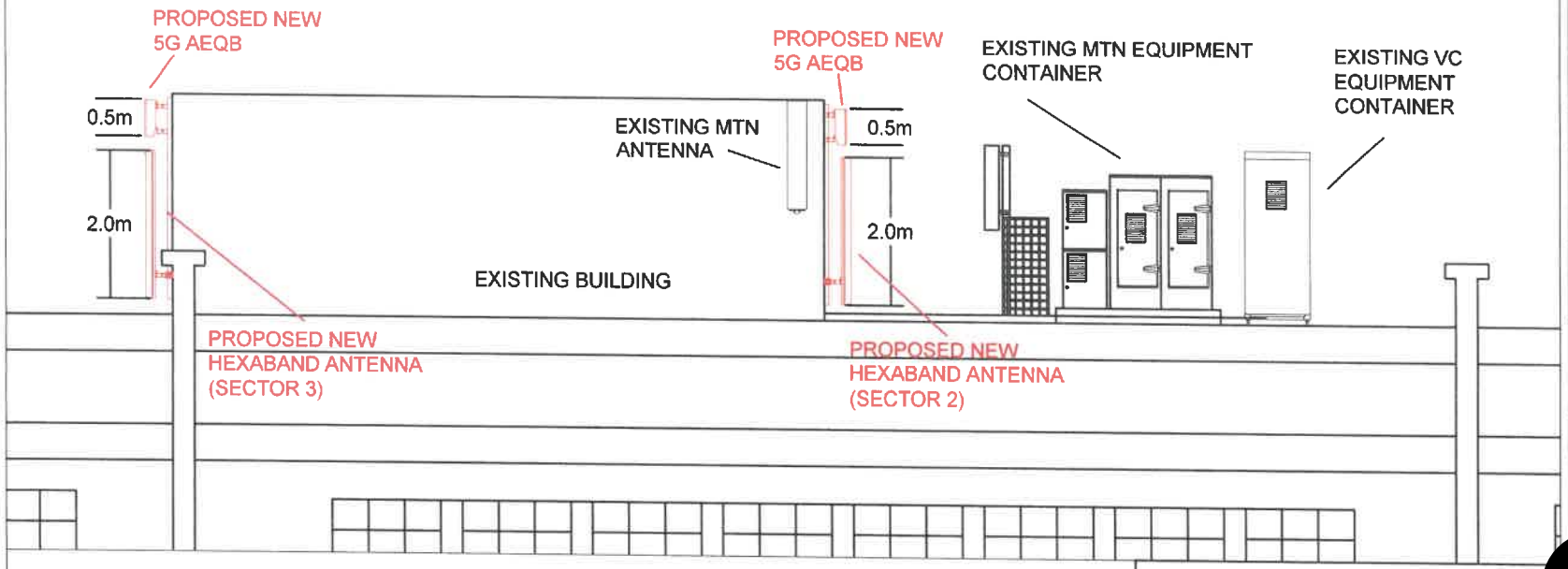
DRAWN: A.RODRIGUES

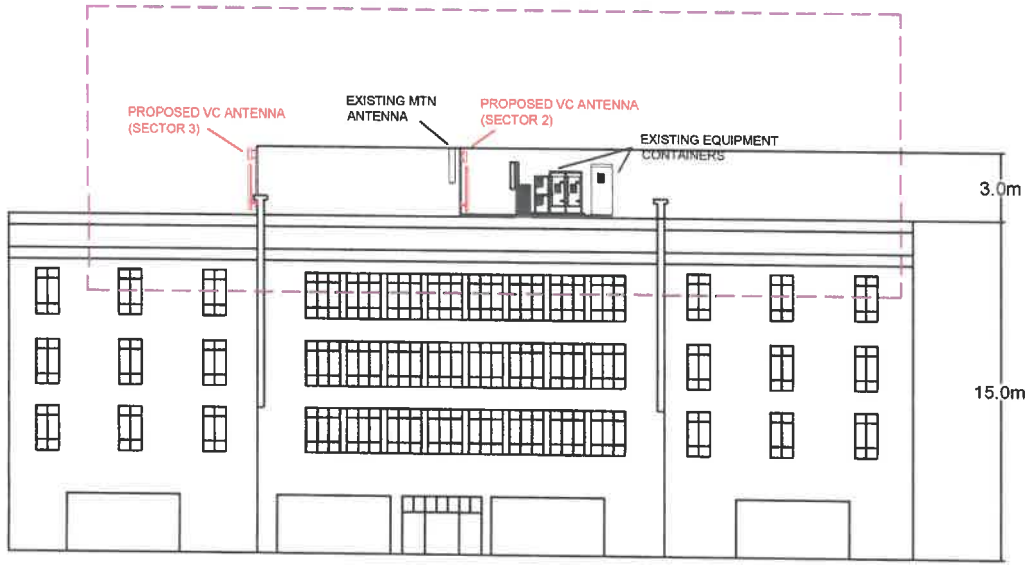
SCALE: NTS

DATE: 2021-09-20

REVISION: 0

Southern Elevation





NOTE:
Advisory of warning signage including a pictogram may be a requiremnet for TMI. Susch 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.

vodacom

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BS_76590

VODACOM SITE NAME:
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PROPERTY DESCRIPTION:
ERF 4917,STELLENBOSCH

ADDRESS:
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CO-ORDINATES:
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121m

WPP

[redacted]

ANTENNA (AEQB)

APPROVED MAST:
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DATE	DESCRIPTION	REVISION
20-09-2022	1st Issue	0

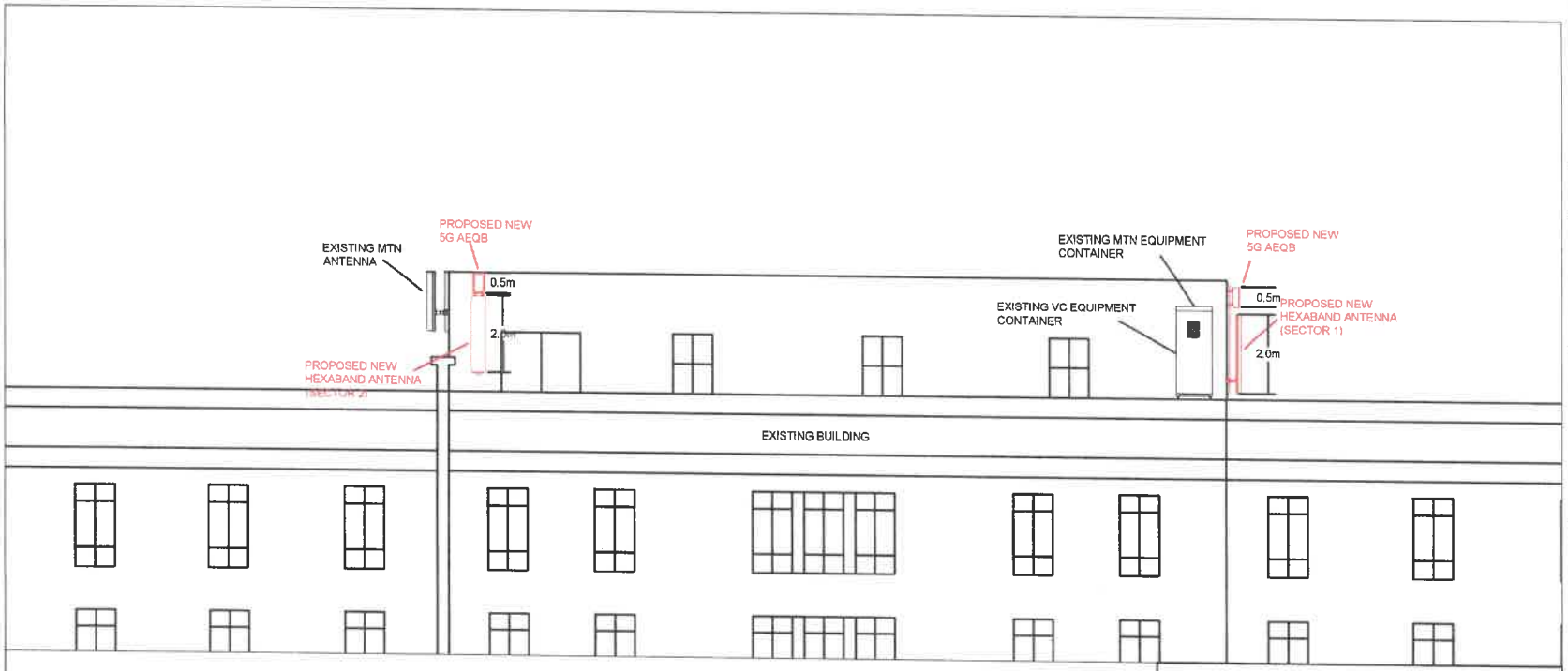
DRAWING NUMBER: BS_76590
SHEET: 5 OF 11

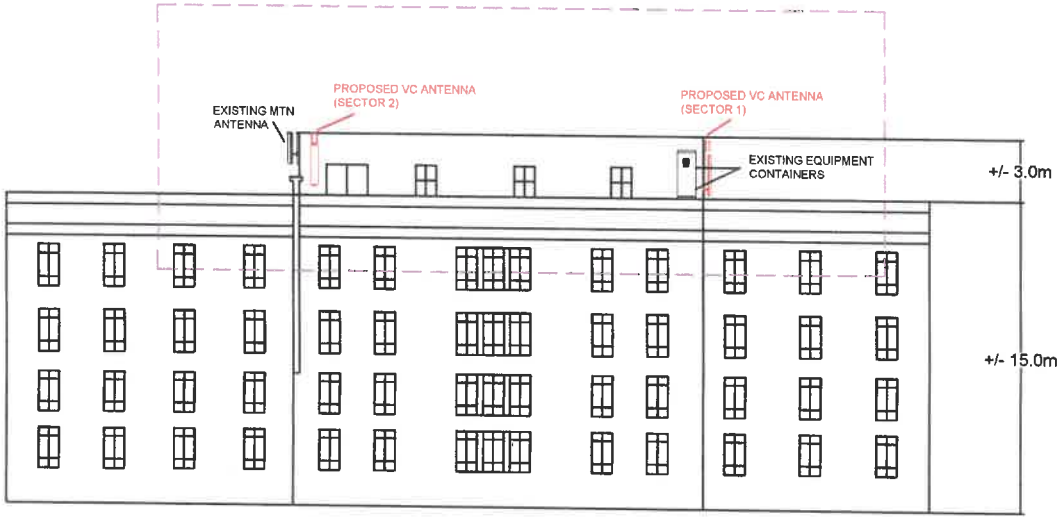
DRAWING TITLE: ELEVATION

DRAWN: A.RODRIGUES
SCALE: NTS

DATE: 2021-09-20
REVISION: 0

Eastern Elevation





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ERF 4917,STELLENBOSCH

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COLIOGNY STREET, STELLENBOSCH

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ELEVATION:
121m

WPP

[redacted]

3X PROPOSED NEW VODACOM ROOFTOP CELLULAR ANTENNA (AEQB)

APPROVED MAST:
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DATE	DESCRIPTION	REVISION
20-09-2022	1st Issue	0

DRAWING NUMBER: BS_76590

SHEET:
6 OF 11

DRAWING TITLE:
ELEVATION

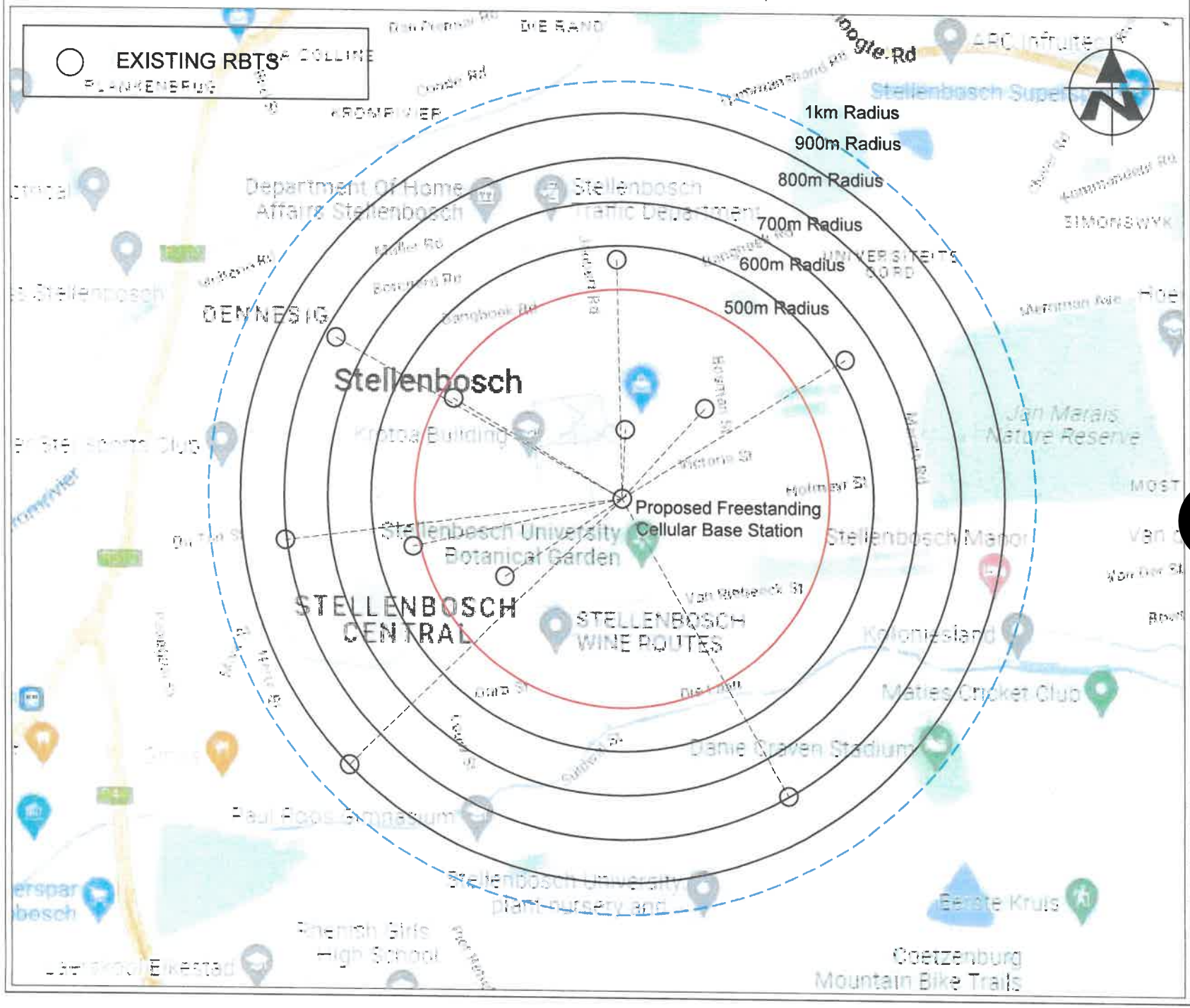
DRAWN: A.RODRIGUES

SCALE:
NTS

DATE: 2021-09-20

REVISION:
0

Surrounding Base Station Map



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ELEVATION:
121m

WPP

[redacted]

3X PROPOSED NEW VODACOM ROOFTOP CELLULAR ANTENNA (AEQB)

APPROVED MAST:
3X PROPOSED NEW 5G AEQB ANTENNA

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DATE	DESCRIPTION	REVISION
20-09-2022	1st Issue	0

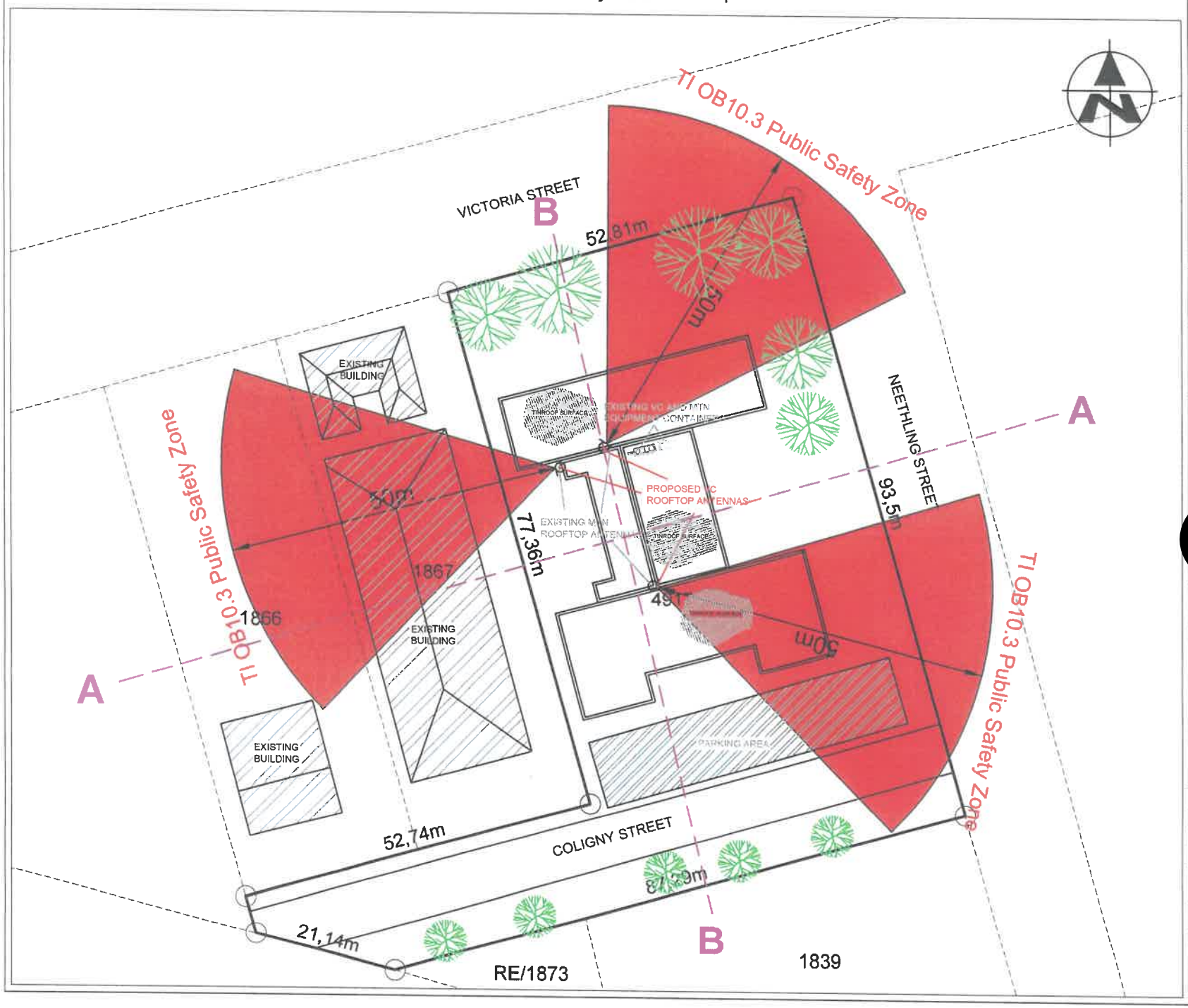
DRAWING NUMBER: BS_76590
SHEET: 7 OF 11

DRAWING TITLE: SURROUNDING BASE STATIONS

DRAWN: A.RODRIGUES
SCALE: NTS

DATE: 2021-09-20
REVISION: 0

Public Safety Zone Map



vodacom

VODACOM SITE ID:
BS_76590

VODACOM SITE NAME:
SUN LOMBARDI

PROPERTY DESCRIPTION:
ERF 4917,STELLENBOSCH

ADDRESS:
COLIOGNY STREET, STELLENBOSCH

CO-ORDINATES:	ELEVATION:
Lat: -33.934560° Long: 18.865272°	121m

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS

[redacted]

APPROVED MAST:
3X PROPOSED NEW 5G AEQB ANTENNA

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DATE	DESCRIPTION	REVISION
20-09-2022	1st Issue	0

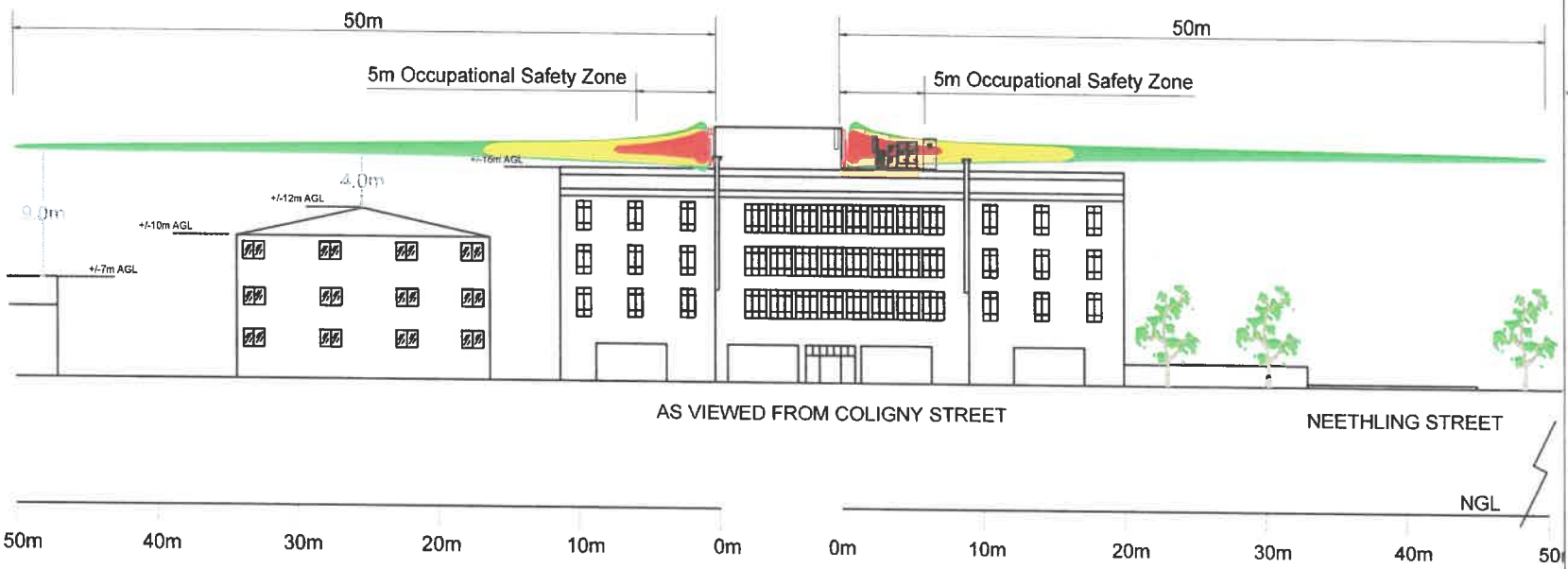
DRAWING NUMBER: BS_76590
SHEET: 8 OF 11

DRAWING TITLE: PUBLIC SAFETY ZONE MAP

DRAWN: A.RODRIGUES
SCALE: NTS

DATE: 2021-09-20
REVISION: 0

Southern Public Safety Zone Elevation



PUBLIC SAFETY ZONE SOUTHERN ELEVATION (A-A)

vodacom

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BS_76590

VODACOM SITE NAME:
SUN LOMBARDI

PROPERTY DESCRIPTION:
ERF 4917,STELLENBOSCH

ADDRESS:
COLIOGNY STREET, STELLENBOSCH

CO-ORDINATES:
Lat: -33.934560°
Long: 18.865272°

ELEVATION:
121m

WPP

[redacted]

ANTENNA (AEQB)

APPROVED MAST:
3X PROPOSED NEW 5G AEQB ANTENNA

NOTES:
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DATE	DESCRIPTION	REVISION
20-09-2022	1st Issue	0

DRAWING NUMBER: BS_76590

SHEET: 9 OF 11

DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION

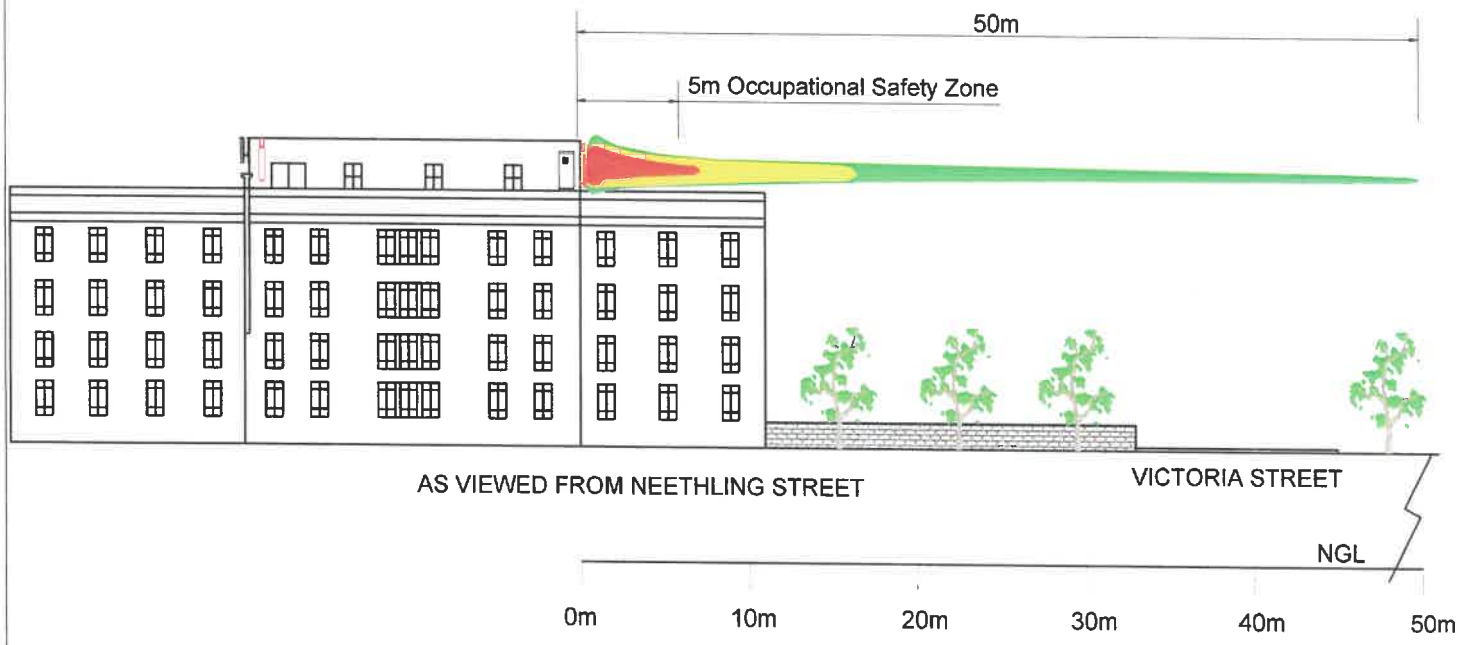
DRAWN: A.RODRIGUES

SCALE: NTS

DATE: 2021-09-20

REVISION: 0

Eastern Public Safety Zone Elevation



PUBLIC SAFETY ZONE EASTERN ELEVATION (B-B)

vodacom

VODACOM SITE ID:
BS_76590

VODACOM SITE NAME:
SUN LOMBARDI

PROPERTY DESCRIPTION:
ERF 4917,STELLENBOSCH

ADDRESS:
COLIOGNY STREET, STELLENBOSCH

CO-ORDINATES:
Lat: -33.934560°
Long: 18.865272°

ELEVATION:
121m

WPP

[redacted]

3X [redacted] ANTENNA (AEQB)

APPROVED MAST:
3X PROPOSED NEW 5G AEQB ANTENNA

NOTES:
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DATE	DESCRIPTION	REVISION
20-09-2022	1st Issue	0

DRAWING NUMBER: BS_76590

SHEET: 10 OF 11

DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION

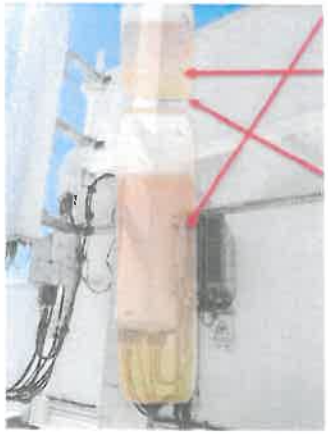
DRAWN: A.RODRIGUES

SCALE: NTS

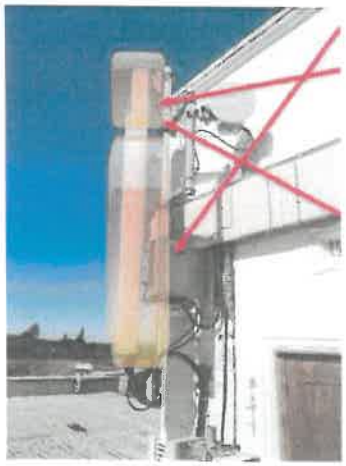
DATE: 2021-09-20

REVISION: 0

Artist Impression

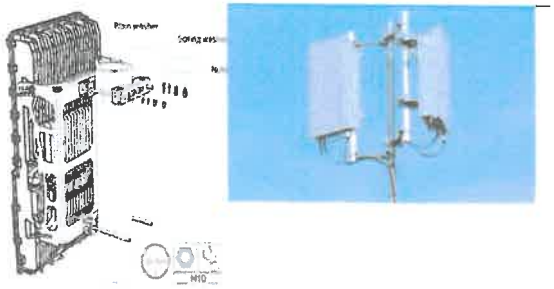


SECTOR 1



SECTOR 2

SECTOR 3



EQUIPMENT SPECIFICATIONS

Superimposition of Proposed 3x New VC Antenna and Equipment Specifications

vodacom

VODACOM SITE ID:
BS_76590

VODACOM SITE NAME:
SUN LOMBARDI

PROPERTY DESCRIPTION:
ERF 4917,STELLENBOSCH

ADDRESS:
COLIOGNY STREET, STELLENBOSCH

CO-ORDINATES:
Lat: -33.934560°
Long: 18.865272°

ELEVATION:
121m

VPP [redacted]

3X PROPOSED NEW VODACOM [redacted] ANTENNA (AEQB)

APPROVED MAST:
3X PROPOSED NEW 5G AEQB ANTENNA

NOTES:
A) 3X NEW ADDITIONAL VC ROOFTOP ANTENNA
B)EXISTING 2.7m ANTENNA TO BE REPLACED WITH NEW 2m HEXABAND
C) NEW 5G AEQB TO BE INSTALLED ABOVE NEW HEXABAND ANTENNA
D) ZONING: EDUCATION ZONE
ADDITIONAL NOTE:
THE CUMULATIVE ELECTROMAGNETIC RADIO FREQUENCY EMMISIONS (EMF) DO NOT EXCEED THE ICNIRP PUBLIC EXPOSURE GUIDELINES AS RECOMMENDED BY THE NATIONAL DEPARTMENT OF HEALTH

DATE	DESCRIPTION	REVISION
20-09-2022	1st Issue	0

DRAWING NUMBER: BS_76590
SHEET: 11 OF 11

DRAWING TITLE: ARTIST IMPRESSION

DRAWN: A.RODRIGUES
SCALE: NTS

DATE: 2021-09-20
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