STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17722 (TP867/2024)
Our File Reference Number: Erf 15827, 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/Madam

APPLICATION FOR CONSENT USE : ERF 15827, 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 15827, 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 and subject to conditions of approval.

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

2.2.1 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.

2.2.2 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.

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

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

2.2.5 The consent use be restricted to the compound of the infrastructure as depicted on Drawing Number T1891, dated 2024-07-26 and drawn by WPP Town and Regional Planning Consultants and Drawings No L1, C1-4 dated 06/05/2024 and drawn by MTN., attached as **APPENDIX A.**

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

2.2.7 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.

2.2.8 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.

2.2.9 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.

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

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

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

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

3.1. 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.

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

4. Matters **to be noted**:

   4.1. None.

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.

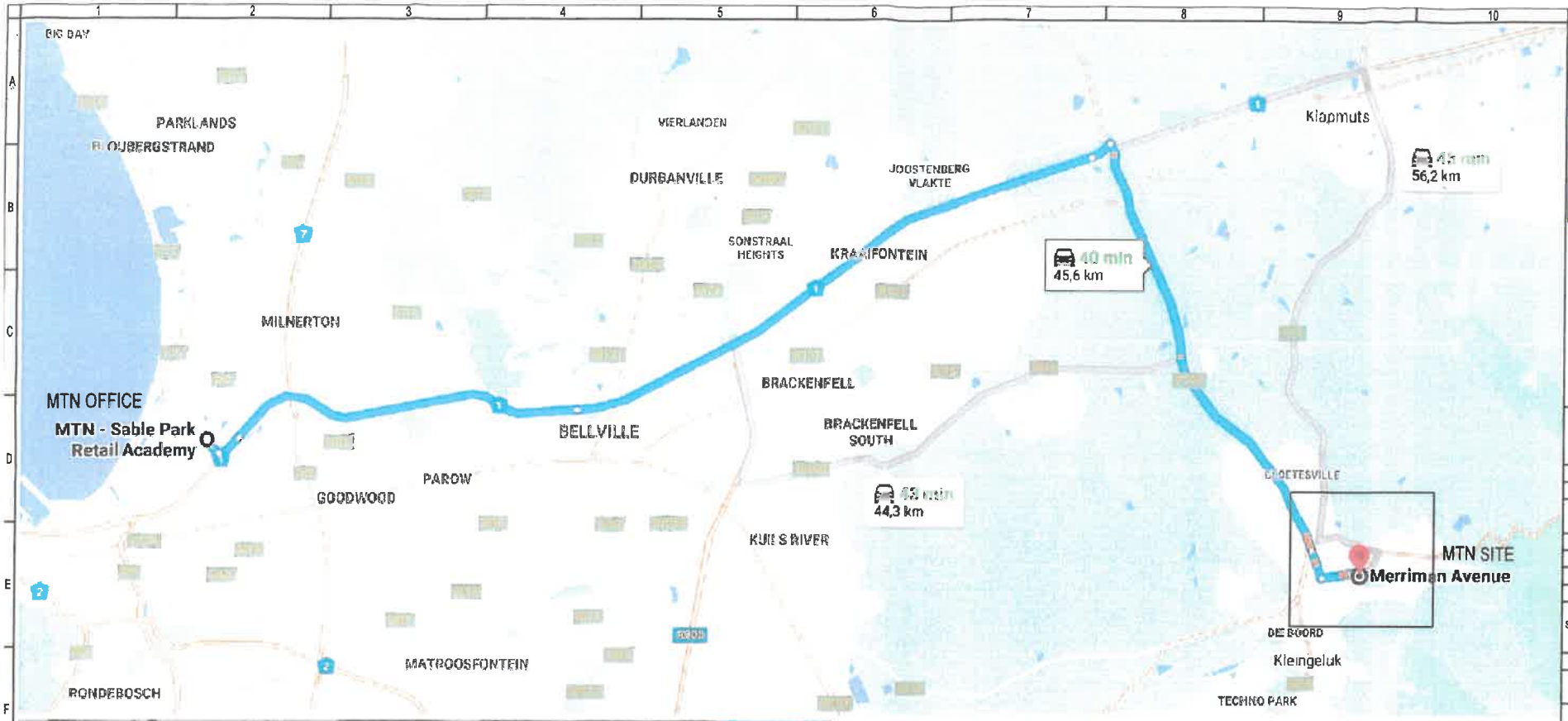
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

15/11/2024
DATE

APPENDIX A



DIRECTION TO SITE T1891 (40min, 45.6Km)

MTN - Sable Park Retail Academy
Century City, Cape Town, 7441

1. Head southeast - 24 m
2. At the roundabout, take the 3rd exit - 220 m
3. Slight left onto Sable Rd - 400 m
4. Turn left onto the N1 Paarl ramp - 750 m
5. Keep right, follow signs for N1 and merge onto N1 - 10.7 km
6. Keep right to stay on N1 - 17.0 km
7. Take exit 39 for R304 toward Stellenbosch/Klipheuwel - 650 m
8. Turn right onto R304 - 13.7 km
9. Continue onto Bird St - 900 m
10. Turn left onto Merriman Ave - 1.1 km
11. Turn right
12. Destination will be on the left - 85 m

Merriman Ave
Stellenbosch Central, Stellenbosch, 7599

MTN

ZTE

SITE NAME: Helshoogte Koshuis		
T-NUMBER: T1891		
LAND ID: -		
WBS NO:		
RFQ NO:		
PROJECT NO:		
LATITUDE	LONGITUDE	ASL
-33.931647	18.871022	,m
ADDRESS: Simonsberg Manskoshuis,Merriman Ave,Stellenbosch,		
SURVEY DATE: 2021.01.28		
ENGINEER:		
ECSA NO.:		
SITE SURVEYOR: SLYVESTER		

MTN RADIO ENGINEER	
NAME:	SIGN
MTN PLANNER	
NAME:	SIGN
ZTE APPROVAL	
NAME:	SIGN

Commencement of work subject to above approval

DRAWN BY	CHECKED BY
NAME:	NAME:
FL	Athar
DATE	DATE
06-05-2024	06-05-2024

REVISIONS

REV	DESCRIPTION	BY	DATE
A	5G	FL	06-05-2024

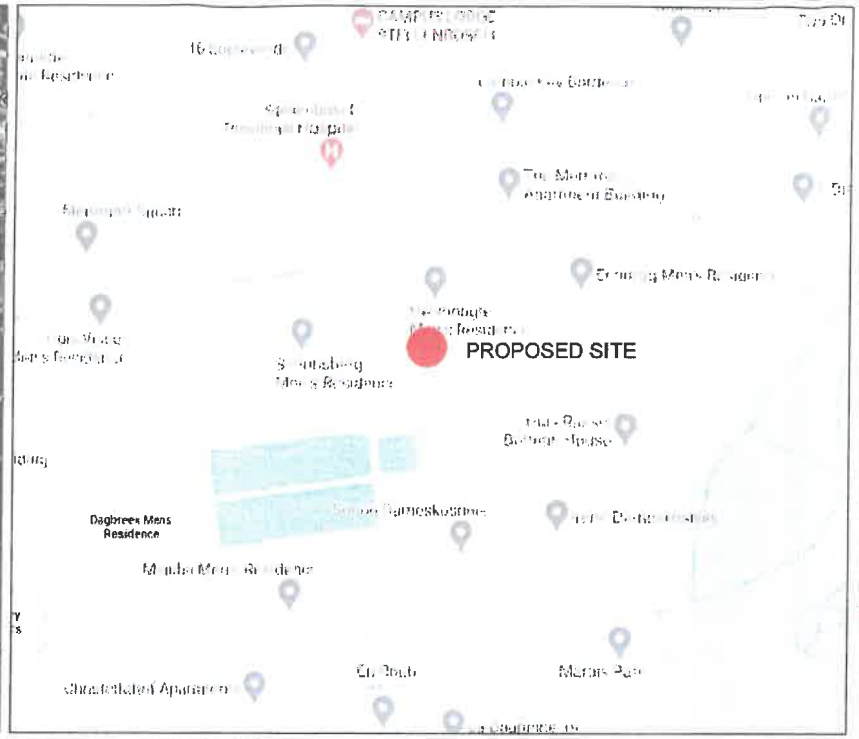
TITLE: SITE LOCATION

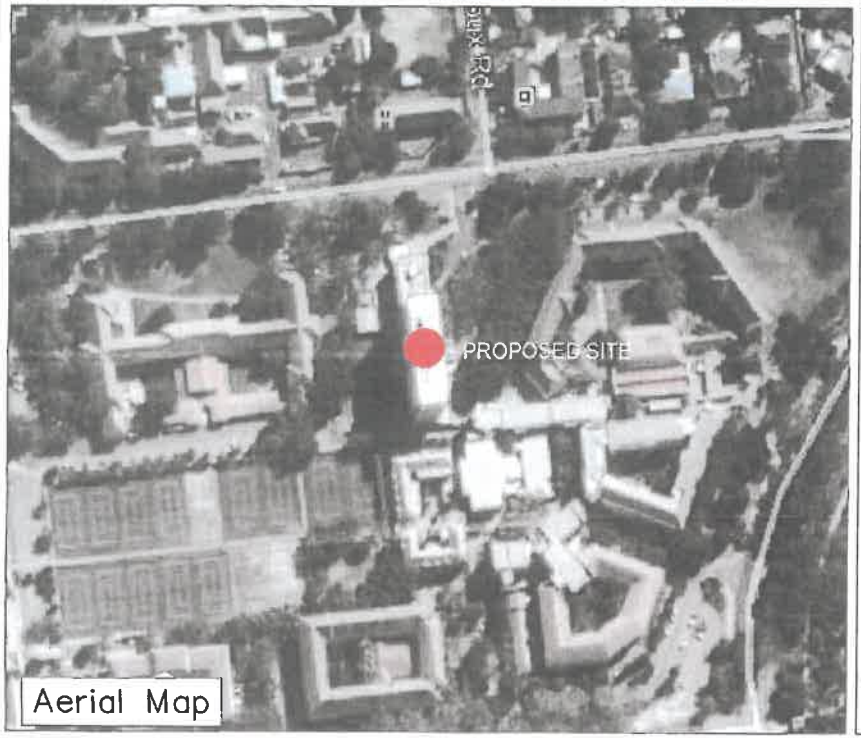
DRAWING No. : L1

PROJECT	SITE NO.	SHEET	REV
MTN	T1891	1 - 5	A

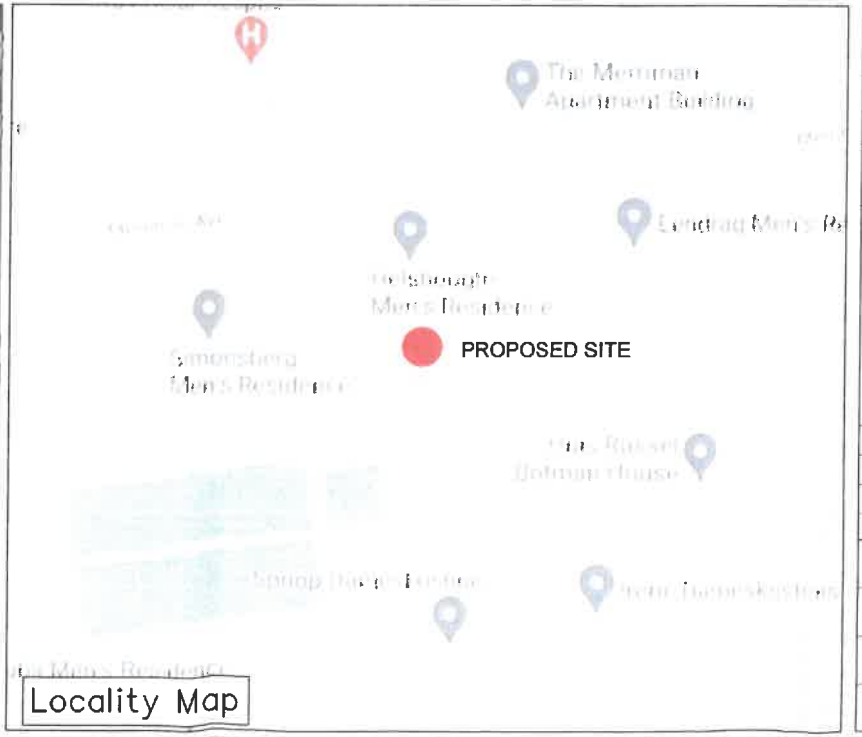
SITE LOCATION

Aerial Map





Aerial Map



Locality Map

MTN

MTN SITE ID:
T 1891

MTN SITE NAME:
HELSHOOGTE KOSHUIS

PROPERTY DESCRIPTION:
ERF 15827,STELLENBOSCH

ADDRESS:
MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES:	ELEVATION:
Lat: -33.931647° Long: 18.871022°	126m

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS
Tel: (021) 552 5255
Fax: 086 537 9187
Unit H, 3rd Floor
Matrix Building, Bridgeway,
Century City, Cape Town
Po Box 152,
Century City,
7446

PROJECT:
3X PROPOSED NEW MTN ROOFTOP CELLULAR ANTENNA (A9651H S36 AAU)

APPROVED MAST:
3X PROPOSED NEW MTN ROOFTOP CELLULAR ANTENNA (A9651H S36 AAU)

NOTES:
A) 3X NEW ADDITIONAL MTN ROOFTOP ANTENNA
B) TYPE OF ANTENNA:(A9651H S36 AAU)
C) CUSTOM BASE STATION
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
26-07-2024	1st Issue	0

DRAWING NUMBER: T1891 — **SHEET:** 1 OF 10

DRAWING TITLE: LOCALITY MAP

DRAWN: R.CHIPPS — **SCALE:** NTS

DATE: 2024-07-26 — **REVISION:** 0

Site Plan

MTN

MTN SITE ID: T 1891

MTN SITE NAME: HELSHOOGTE KOSHUIS

PROPERTY DESCRIPTION: ERF 15827,STELLENBOSCH

ADDRESS: MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES: Lat: -33.931647° Long: 18.871022°

ELEVATION: 126m

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DATE	DESCRIPTION	REVISION
26-07-2024	1st Issue	0

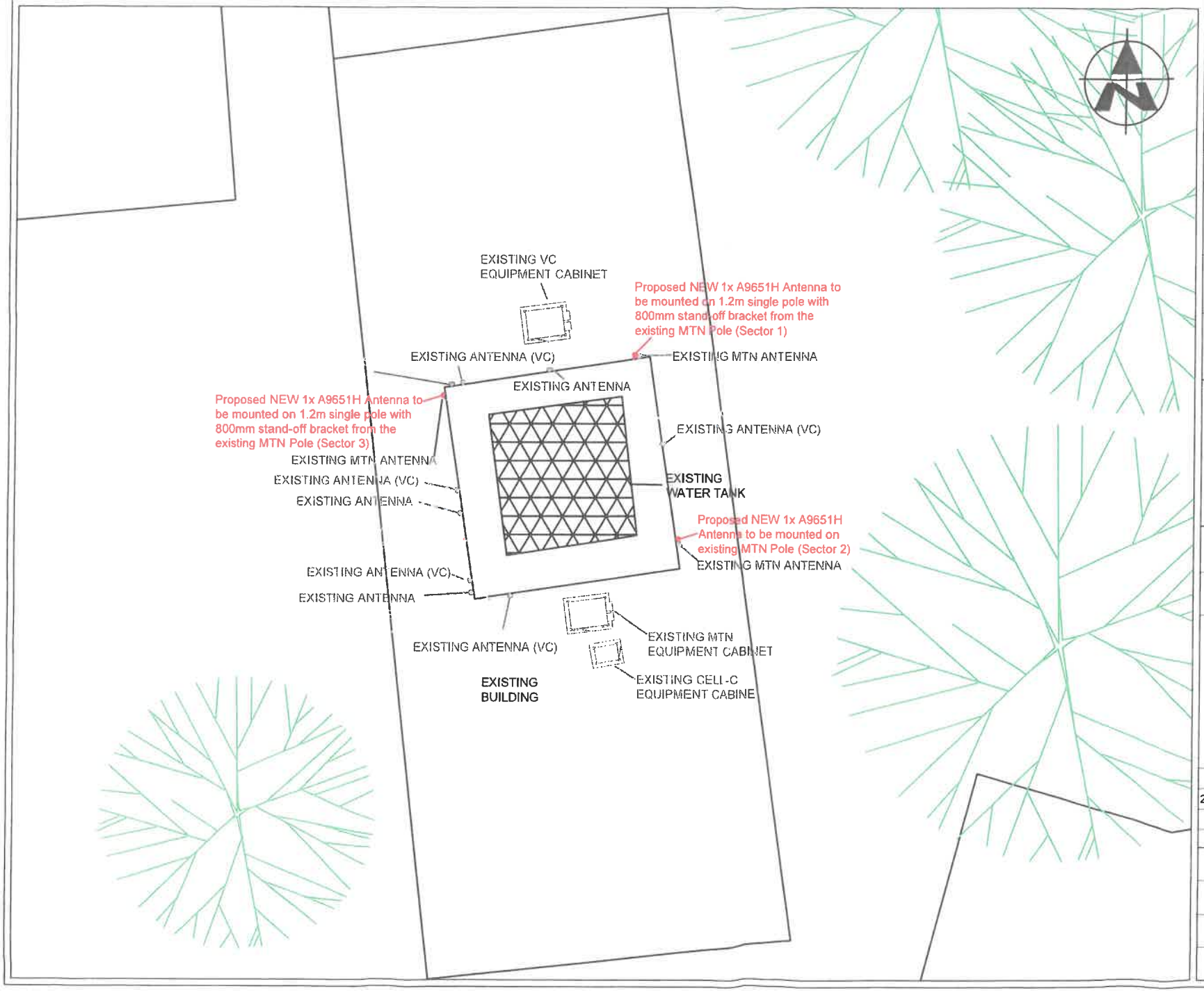
DRAWING NUMBER: T1891 **SHEET:** 2 OF 9

DRAWING TITLE: SITE PLAN

DRAWN: R.CHIPPS **SCALE:** 1:3000

DATE: 2024-07-26 **REVISION:** 0

Site Plan



MTN

MTN SITE ID: T 1891

MTN SITE NAME: HELSHOOGTE KOSHUIS

PROPERTY DESCRIPTION: ERF 15827,STELLENBOSCH

ADDRESS: MERRIMAN AVENUE, STELLENBOSCH

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DATE	DESCRIPTION	REVISION
26-07-2024	1st Issue	0

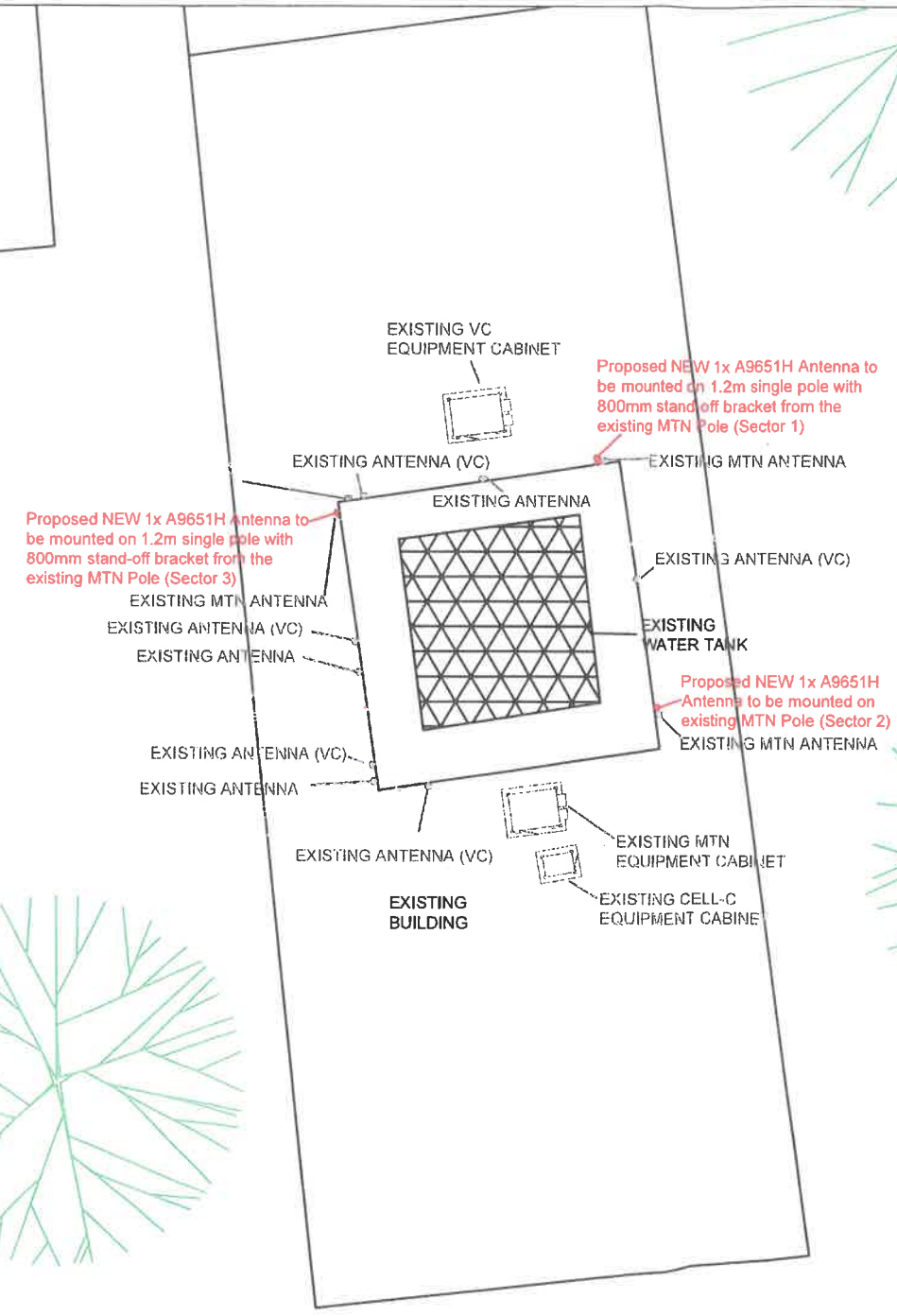
DRAWING NUMBER: T1891 — **SHEET:** 3 OF 9

DRAWING TITLE: SITE PLAN

DRAWN: R.CHIPPS — **SCALE:** 1:300

DATE: 2024-07-26 — **REVISION:** 0

Top View



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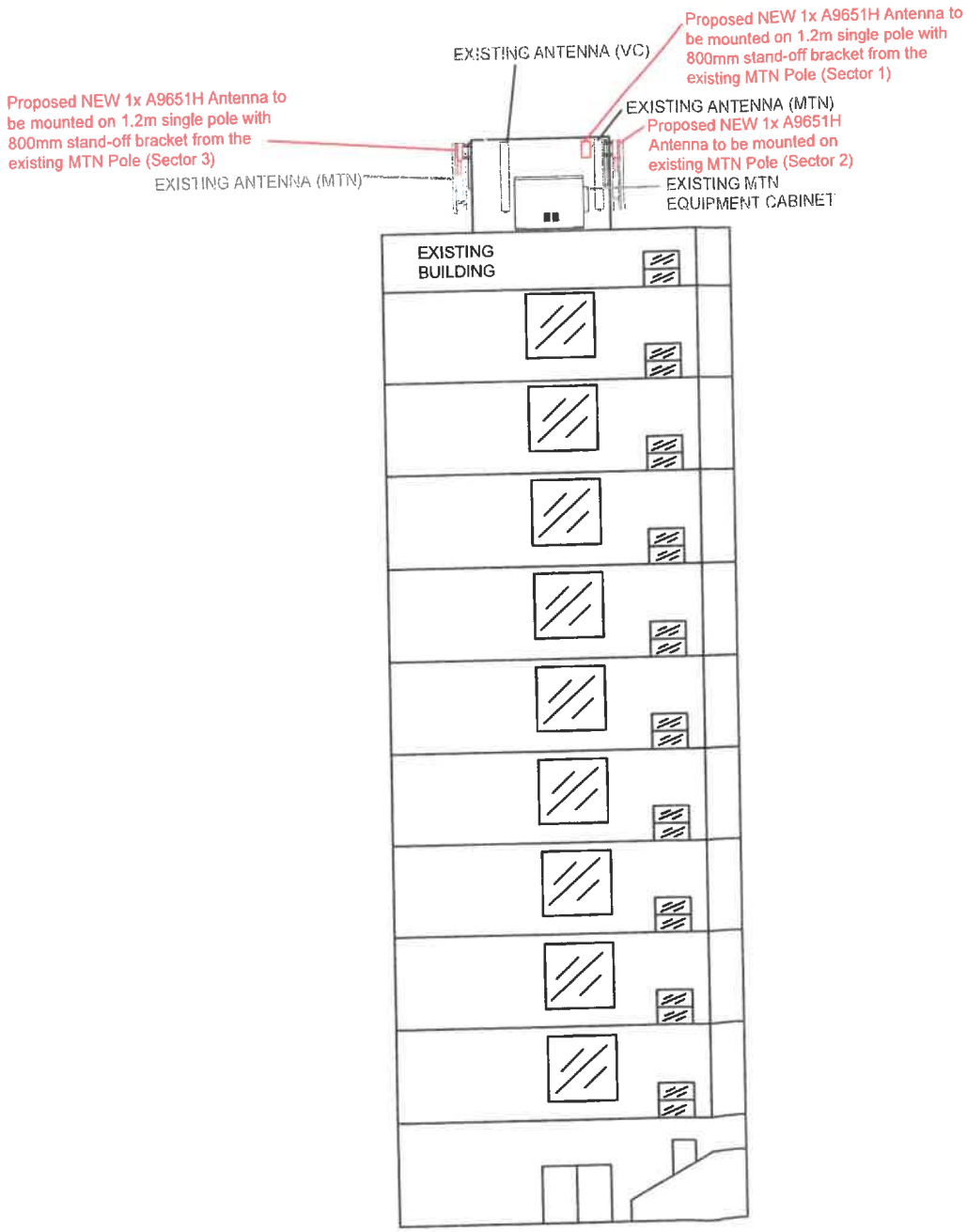
DATE	DESCRIPTION	REVISION
26-07-2024	1st Issue	0

DRAWING NUMBER: T1891	SHEET: 4 OF 9
DRAWING TITLE: TOP VIEW	
DRAWN: R.CHIPPS	SCALE: 1:300
DATE: 2024-07-26	REVISION: 0

Southern Elevation



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PROPERTY DESCRIPTION: ERF 15827,STELLENBOSCH

ADDRESS: MERRIMAN AVENUE, STELLENBOSCH

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26-07-2024	1st Issue	0

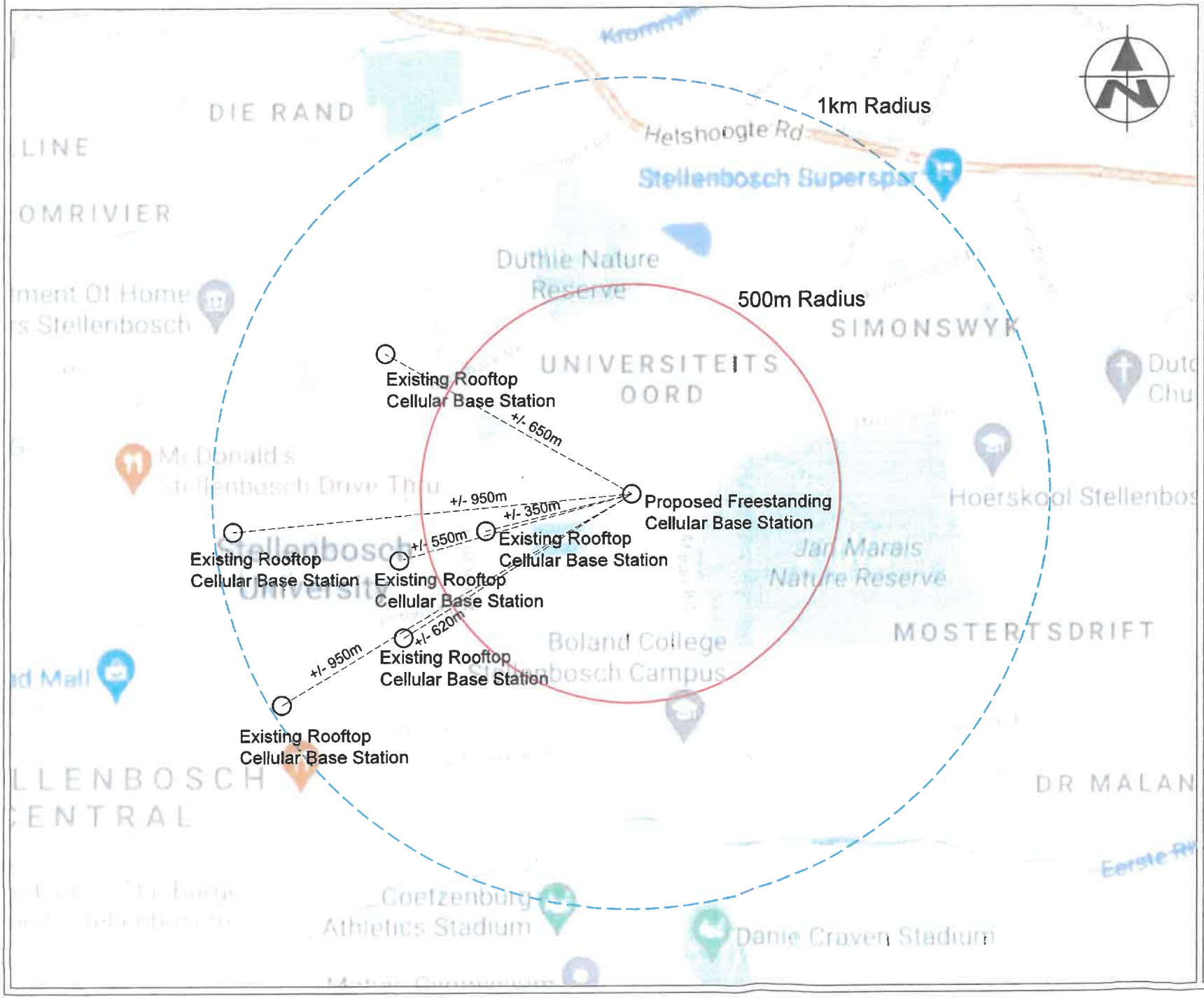
DRAWING NUMBER: T1891 — **SHEET:** 5 OF 9

DRAWING TITLE: ELEVATION

DRAWN: R.CHIPPS — **SCALE:** 1:300

DATE: 2024-07-26 — **REVISION:** 0

Surrounding Base Station Map



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MTN SITE ID: T 1891

MTN SITE NAME: HELSHOOGTE KOSHUIS

PROPERTY DESCRIPTION: ERF 15827,STELLENBOSCH

ADDRESS: MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES: Lat: -33.931647° Long: 18.871022°

ELEVATION: 126m

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DATE	DESCRIPTION	REVISION
26-07-2024	1st Issue	0

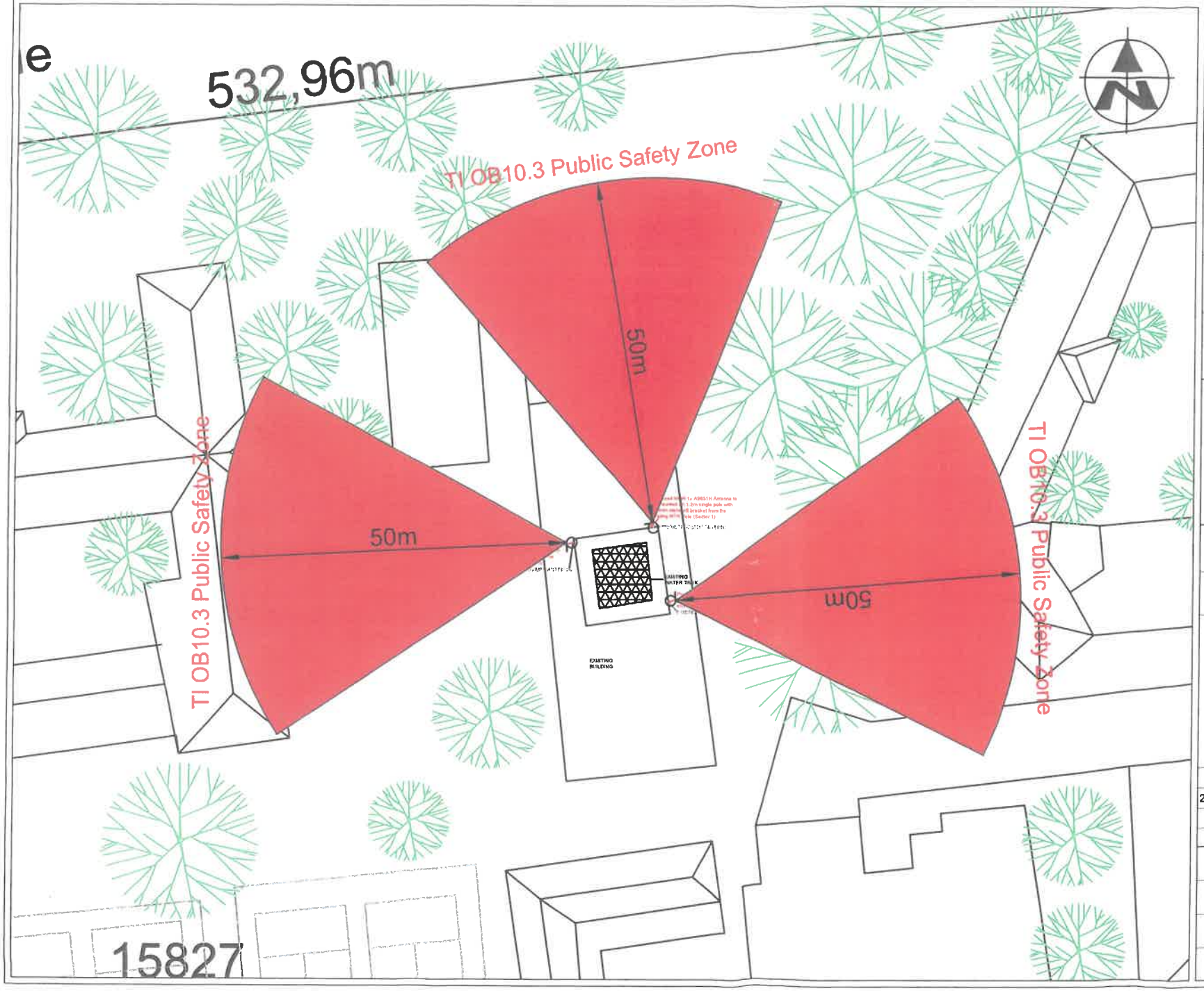
DRAWING NUMBER: T1891 **SHEET:** 6 OF 9

DRAWING TITLE: SURROUNDING BASE STATIONS

DRAWN: R.CHIPPS **SCALE:** NTS

DATE: 2024-07-26 **REVISION:** 0

Public Safety Zone Map



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ERF 15827,STELLENBOSCH

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DATE	DESCRIPTION	REVISION
26-07-2024	1st Issue	0

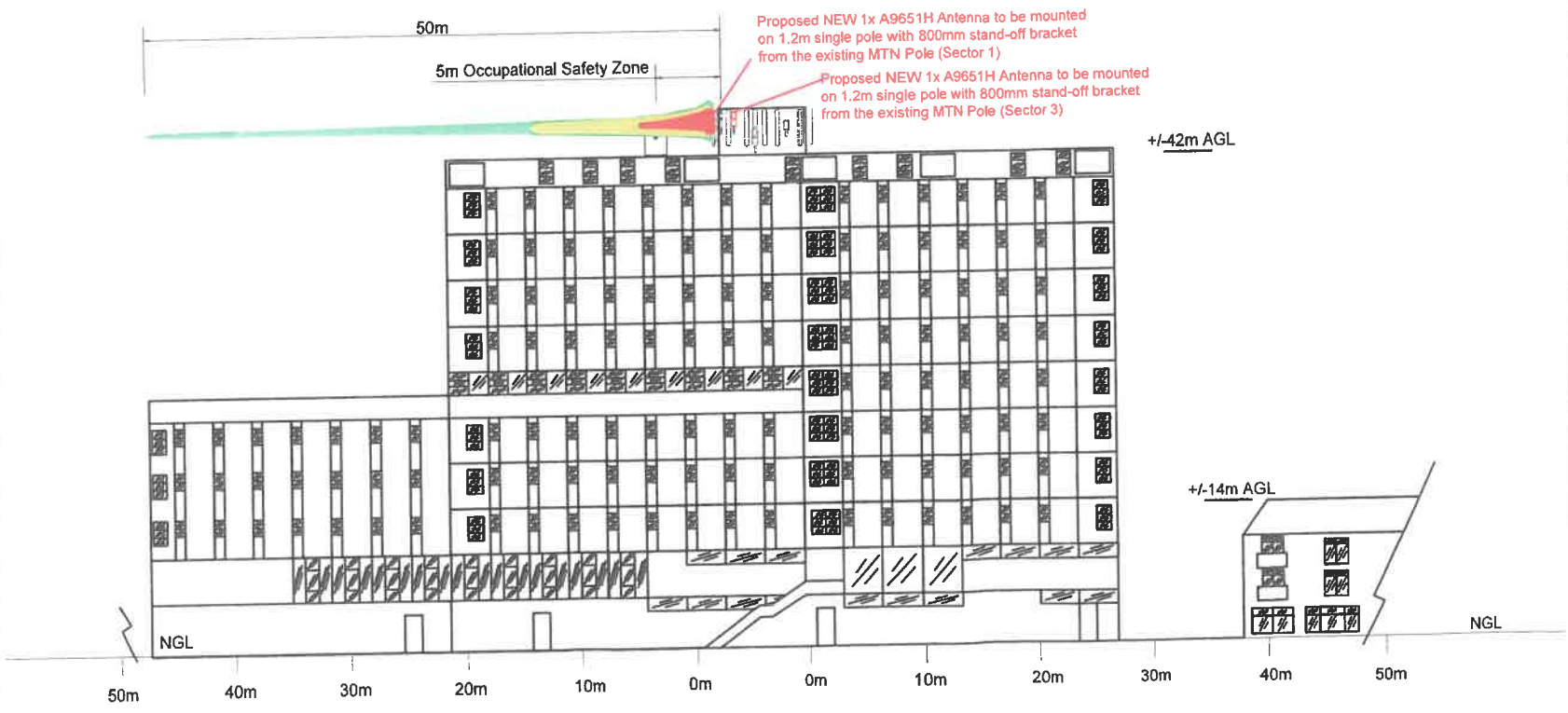
DRAWING NUMBER: T1891
SHEET: 7 OF 9

DRAWING TITLE: PUBLIC SAFETY ZONE MAP

DRAWN: R.CHIPPS
SCALE: NTS

DATE: 2024-07-26
REVISION: 0

Western Public Safety Zone Elevation



PUBLIC SAFETY ZONE

MTN

MTN SITE ID: T 1891

MTN SITE NAME: HELSHOOGTE KOSHUIS

PROPERTY DESCRIPTION: ERF 15827,STELLENBOSCH

ADDRESS: MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES:	ELEVATION:
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WPP
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DATE	DESCRIPTION	REVISION
26-07-2024	1st Issue	0

DRAWING NUMBER: T1891 — **SHEET:** 8 OF 9

DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION

DRAWN: R.CHIPPS — **SCALE:** 1:600

DATE: 2024-07-26 — **REVISION:** 0

Site ID: T1891

Site Name:Helshoogte Koshuis

Site Type: Rooftop

SITE

SITE ID	T1891
LONGITUDE	18.871022
LATITUDE	-33.931647

ADDRESS DETAILS

BUILDING NAME	-
STREET	Simonsberg Manskoshuis Merriman Ave
SITE TYPE	Roof Top
CITY	CAPE TOWN
DISTRICT	Stellenbosch
REGION	WESTERN CAPE

SITE ACCESS INFORMATION

ACCESS RESTRICTION	YES
24/7 ACCESS	NO
PRIOR APPOINTMENT FOR ACCESS	-
CONTACT PERSON	FACILITIES MANAGEMENT
PHONE NUMBER	-
FAX NUMBER	-
EMAIL	-
TIMELINE FOR APPOINTMENT	09:00-16:30
ACCESS KEY REQUIRED?	YES
LANDLORD KEY REQUIRED?	-
OTHER KEYS REQUIRED?	-
SPECIFIC SITE ACCESS	-
PARKING SPACE AVALIABLE	-
EQUIPMENT DELIVERY METHOD	Normal

SITE ENVIRONMENT CHECK

PROPERTY TYPE	Rooftop
INSTALLATION TYPE	5G

GOOGLE EARTH PHOTO

MTN

ZTE

SITE NAME: Helshoogte Koshuis

T-NUMBER: T1891
LAND ID: -
WBS NO:

RFQ NO:
PROJECT NO:

LATITUDE	LONGITUDE	ASL
-33.931647	18.871022	.m

ADDRESS
Simonsberg Manskoshuis,Merriman Ave,Stellenbosch,

SURVEY DATE: 2021.01.28
ENGINEER:
ECSA NO.:
SITE SURVEYOR: SLYVESTER

MTN RADIO ENGINEER	
NAME:	SIGN
MTN PLANNER	
NAME:	SIGN
ZTE APPROVAL	
NAME:	SIGN

Commencement of work subject to above approval

DRAWN BY	CHECKED BY
NAME:	NAME:
FL	Athar
DATE	DATE
06-05-2024	06-05-2024

REVISIONS

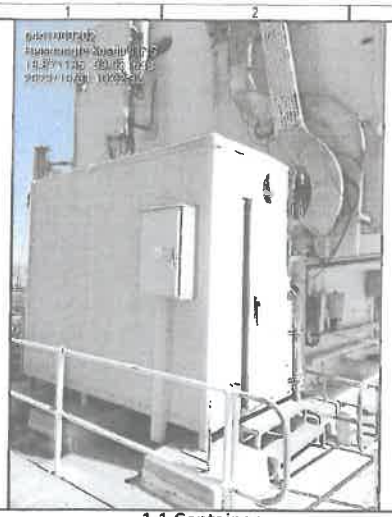
REV	DESCRIPTION	BY	DATE
A	5G	FL	06-05-2024

TITLE:
SITE INFORMATION

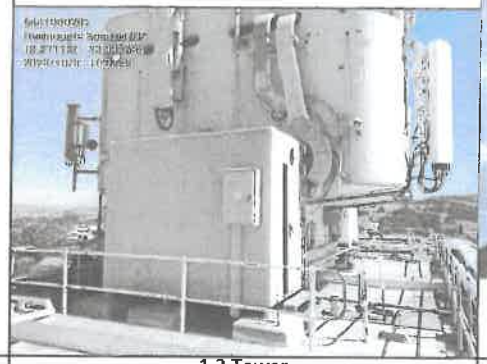
DRAWING No. : C1

PROJECT	SITE NO.	SHEET	REV
MTN	T1891	2 - 5	A

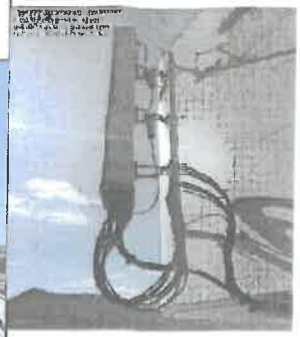
CONSTRUCTION

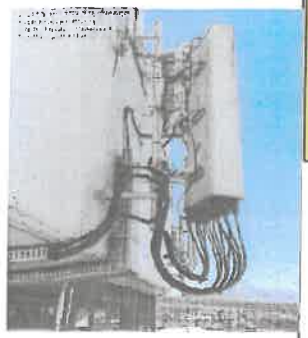


1.1 Container

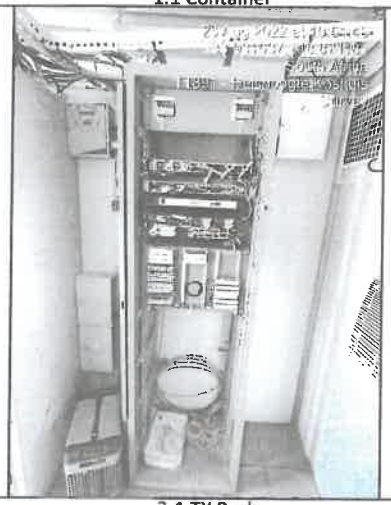


1.2 Tower

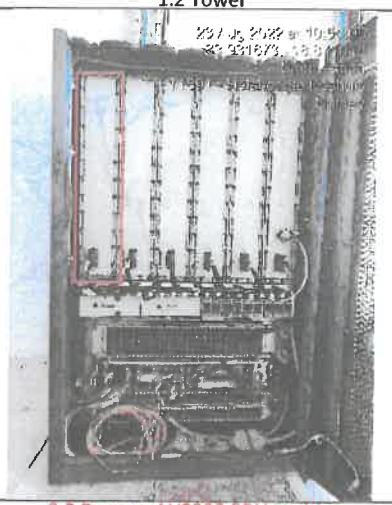




1.3 ANT

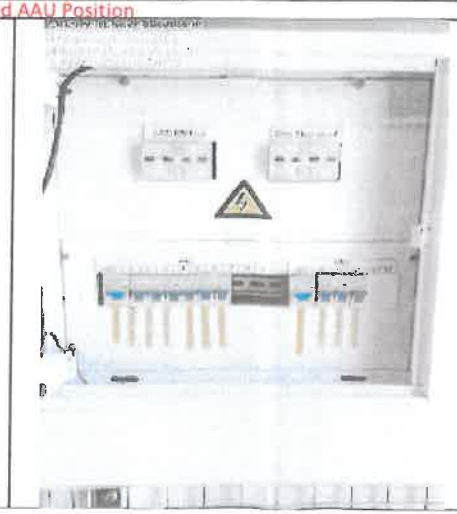


2.1 TX Rack



2.2 Proposed V9200 BBU position

2.3 Proposed AAU Position



MTN

ZTE

SITE NAME: Helshoogte Koshuis

T-NUMBER: T1891

LAND ID: -

WBS NO:

RFQ NO:

PROJECT NO:

LATITUDE	LONGITUDE	ASL
-33.931647	18.871022	.m

ADDRESS
Simonsberg Manskoshuis,Merriman Ave,Stellenbosch,

SURVEY DATE: 2021.01.28

ENGINEER:

ECSA NO.:

SITE SURVEYOR: SLYVESTER

MTN RADIO ENGINEER	
NAME:	SIGN
MTN PLANNER	
NAME:	SIGN
ZTE APPROVAL	
NAME:	SIGN

Commencement of work subject to above approval

DRAWN BY	CHECKED BY
NAME:	NAME:
FL	Athar
DATE	DATE
06-05-2024	06-05-2024

REVISIONS

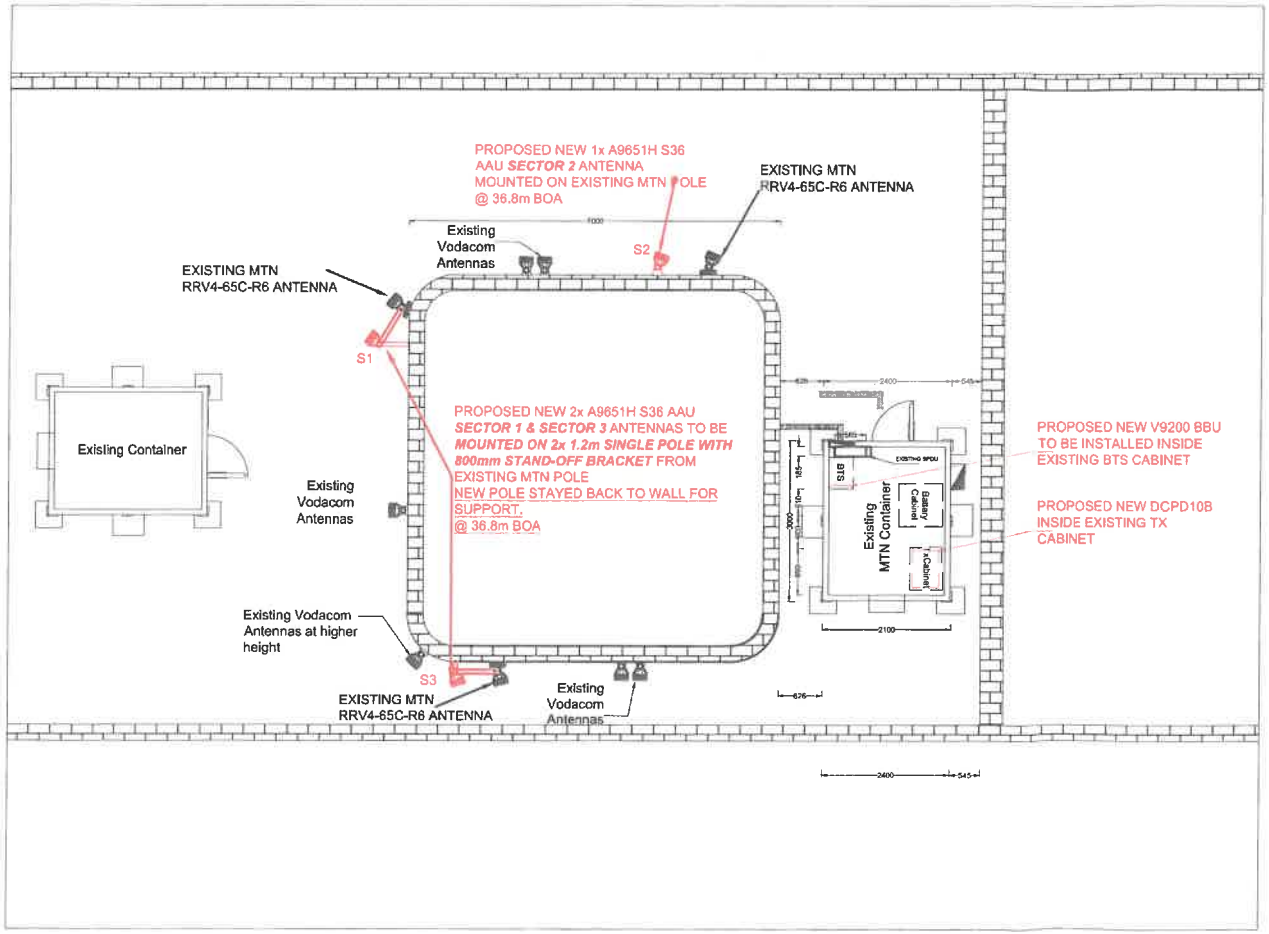
REV	DESCRIPTION	BY	DATE
A	5G	FL	06-05-2024

TITLE:
SITE PHOTOS

DRAWING No. : C2

PROJECT	SITE NO.	SHEET	REV
MTN	T1891	3 - 5	A

CONSTRUCTION



PROPOSED AAU RF ANTENNA DATA

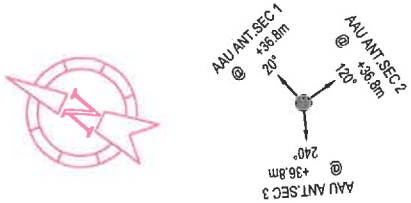
	Sector1	Sector2	Sector3
Cell	S1	S2	S3
Antenna Type	AAU	AAU	AAU
Antenna Config	A9651H S36	A9651H S36	A9651H S36
Azimuth	20	120	240
Height(AGL.m)	36.8	36.8	36.8
Mechanical Tilt	0	0	4

PROPOSED DC ANF FIBER Information

AAU-BBU LG(m)	20	20	20
AAU-DCCPD 10 LG(m)	20	20	20

Note:

*EXISTING 3x MTN HEXA-BAND RRV4-65C-R6 ANTENNAS.
*PROPOSED NEW 1x A9651H S36 AAU SECTOR 1 ANTENNA TO BE MOUNTED ON 1x1.2m SINGLE POLE WITH 800mm STAND-OFF BRACKET FROM EXISTING MTN POLE. NEW POLE STAYED BACK TO WALL FOR SUPPORT
*PROPOSED 1x A9651H S36 AAU SECTOR 2 ANTENNA MOUNTED ON EXISTING POLE.
*PROPOSED NEW 1x A9651H S36 AAU SECTOR 3 ANTENNA TO BE MOUNTED ON 1x1.2m SINGLE POLE WITH 800mm STAND-OFF BRACKET FROM EXISTING MTN POLE. NEW POLE STAYED BACK TO WALL FOR SUPPORT
*PROPOSED V9200 BBU TO BE INSTALLED IN EXISTING BTS.
*PROPOSED NEW DCPD10B INSIDE EXISTING TX CABINET.
*EXISTING SPDU.
*ENGINEERS CERTIFICATION REQUIRED.



ALL WORK PREFORMED ACCORDING TO MTN BTS Specification MTN SA TI_01_1001 Issue 10 Rev 1 September 2014 .ALL VARIATIONS ON DRAWINGS FROM MTN SPECIFICATION VERIFIED WITH MTN PRIOR TO CONSTRUCTION

NOTE:
THIS DRAWING REPRESENTS THE GENERAL LAYOUT OF THE 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 USE AS DETAILED IN THE TERMS AND CONDITIONS OF THIS AGREEMENT AND MAY IN CLUED:
1.REPOSITIONING OF ANTENNAS;
2.REPOSITIONING THE EQUIPMENT CONTAINER:
3.REPOSITIONING OF CABLES AND/OR CABLE SUPPORTS.

NOTE:
1.THE CONTRACTOR IS TO VERIFY ON THE SITE ALL QUANTITIES SHOWN ON THE SET OF DRAWINGS PRIOR TO ORDERING ANY MATERIAL.
2.QUANTITIES SHOWN ON THIS SET OF DRAWINGS ARE NOT COMPLETE AND ARE SHOWN TO ASSIST THE CONTRACTOR.IT REMAINS THE CONTRACTORS RESPONSIBILITY TO QUANTITY 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 DAMAGED GALVANIZING MUST BE TOUCHED UP TO CLIENT SPECIFICATION AFTER INSTALLATION.
6.ALL WORK TO COMPLY WITH SABS 1200.

SITE NAME: Helshoogte Koshuis

T-NUMBER: T1891
LAND ID: -
WBS NO:

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LATITUDE	LONGITUDE	ASL
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ADDRESS
Simonsberg Manskoshuis,Merriman Ave,Stellenbosch,

SURVEY DATE: 2021.01.28
ENGINEER:
ECSA NO.:
SITE SURVEYOR: SLYVESTER

MTN RADIO ENGINEER	
NAME:	SIGN
MTN PLANNER	
NAME:	SIGN
ZTE APPROVAL	
NAME:	SIGN

Commencement of work subject to above approval

DRAWN BY	CHECKED BY
NAME:	NAME:
FL	Athar
DATE	DATE
06-05-2024	06-05-2024

REVISIONS

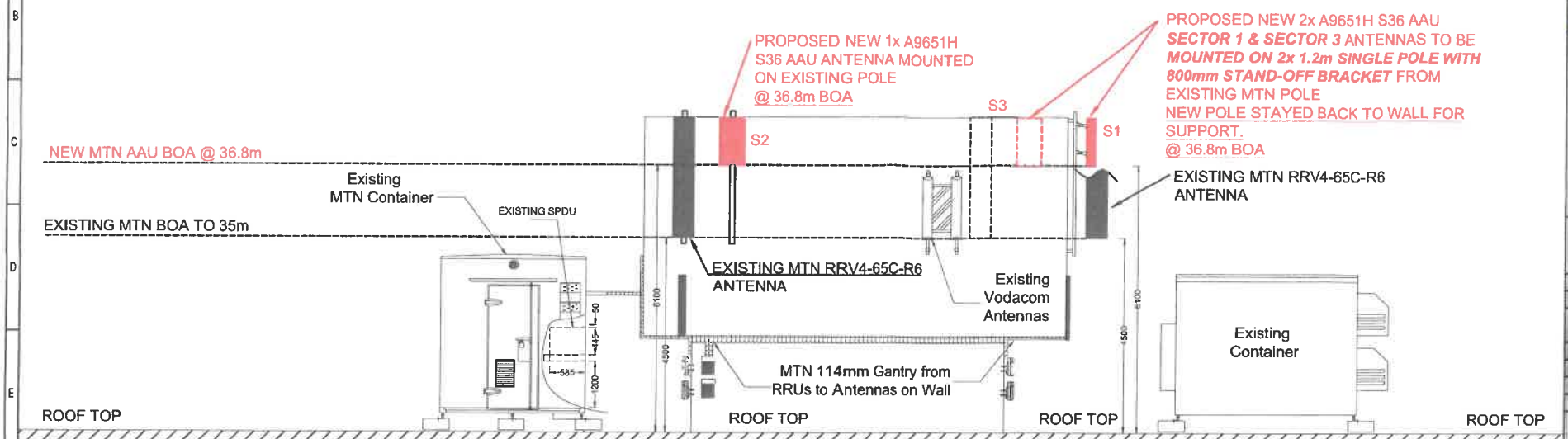
REV	DESCRIPTION	BY	DATE
A	5G	FL	06-05-2024

TITLE:
TOP VIEW

DRAWING No. : C3

PROJECT	SITE NO.	SHEET	REV
MTN	T1891	4 - 5	A

CONSTRUCTION



MTN

ZTE

SITE NAME: Helshoogte Koshuis

T-NUMBER: T1891

LAND ID: -

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RFQ NO:

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LATITUDE	LONGITUDE	ASL
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ADDRESS
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SURVEY DATE: 2021.01.28

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NAME:	SIGN
ZTE APPROVAL	
NAME:	SIGN

Commencement of work subject to above approval

DRAWN BY	CHECKED BY
NAME:	NAME:
FL	Alhar
DATE	DATE
06-05-2024	06-05-2024

REVISIONS

REV	DESCRIPTION	BY	DATE
A	5G	FL	06-05-2024

TITLE:
FRONT & SIDE VIEW

DRAWING No. : C4

PROJECT	SITE NO.	SHEET	REV
MTN	T1891	5 - 5	A

CONSTRUCTION