



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19320 (TP914/2024)

Our File Reference Number: Erf 211, Raithby

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M

Sir / Madam

APPLICATION FOR A CONSENT USE: ERF 211, RAITHBY

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of Section 15(2)(o) of the Stellenbosch Municipality By-law on Municipal Land Use Planning 2023 for consent use to permit a freestanding base telecommunication station on Erf 211, Raithby,

BE APPROVED in terms of Section 60 of the said By-law and subject to conditions of approval.
3. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 3.1 The approval only applies to the proposed consent use under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council, By-laws and other 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 The development and building plans be generally in accordance with the Site Plan 01, drawn by Billfort and dated 2024-10-17 and Site Plan 02 with drawing no. 011, page 3 of 4, drawn by Billfort and dated 14/07/24 and Plan and Elevation with drawing no. 011, page 4 of 4, drawn by Billfort and dated 14/07/24, attached as **Annexure A**.

- 3.4 Building plans be submitted for all existing and proposed structures associated with the freestanding base telecommunication station and which building plans be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- 3.5 Access to the telecommunication infrastructure and associated equipment be strictly controlled at all times to the satisfaction of the Municipality.
- 3.6 No unauthorised person be able to come within 5m in front of the antennae.
- 3.7 Adequate warning signs in the three official languages be displayed on the access door or gate, defining it as a no-go zone where applicable.
- 3.8 The mast, any equipment room or any boundary enclosure shall not be utilised for outdoor advertising purposes.
- 3.9 The landowner / operator grants the Municipality access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification.
- 3.10 The landowner / operator 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.
- 3.11 If the site is decommissioned the landowner / 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.

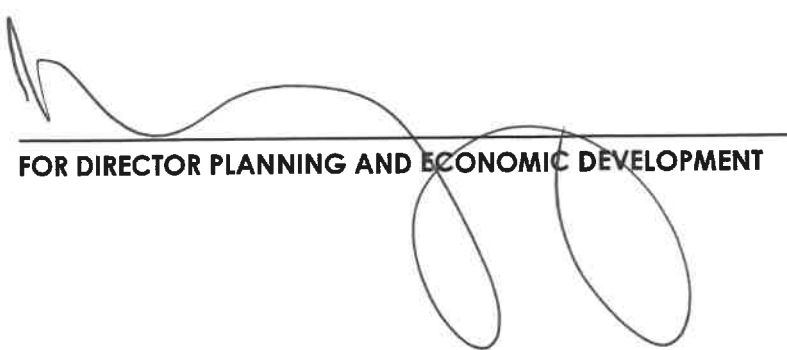
4. The reasons for the above decision are as follows:

- 4.1 The application complies with the relevant objectives of the Stellenbosch Municipality Telecommunication Mast Infrastructure Policy (TMI).
- 4.2 The freestanding base telecommunication station is not visually obstructive, and the mountains backdrop mitigates the visual impact of the existing mast from the R44 Road.

- 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.

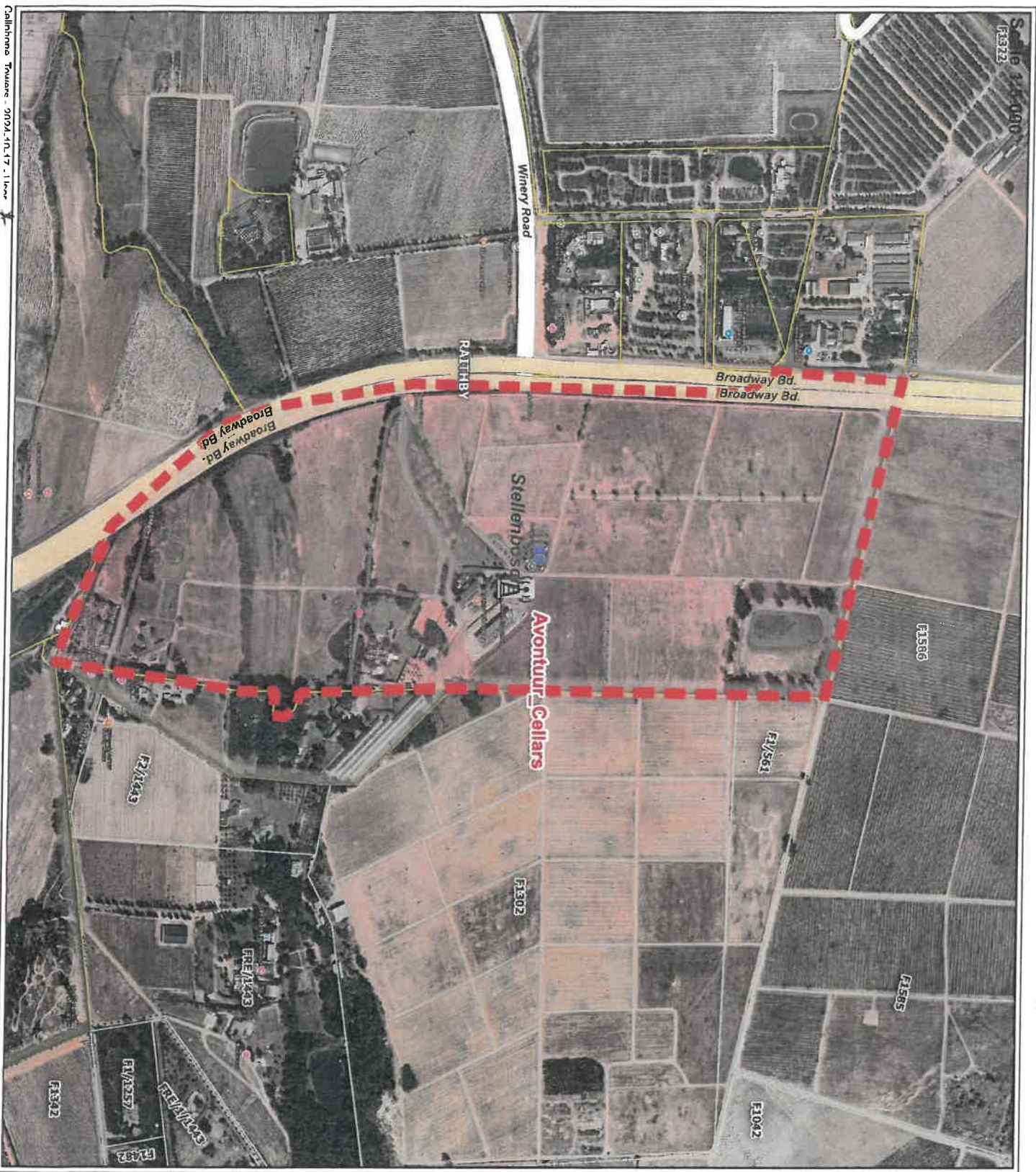
Yours faithfully



FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

24/11/2025
DATE:

Avontuur_Cellars_WE_46511_Erf 211 , RAITHBY



LOCALITY PLAN

LEGEND

-  Cellphone Tower
-  Site Boundary

Site Plan 01
*2024-10-17

Scale 1:5 000
kilometers



FIRST FLOOR, SOFTBRANDS HOUSE, THAMANI OFFICE PARK
INVICTA ROAD MIDRAND, GAUTENG, SOUTH AFRICA
TEL:011 075 4831 | INFO@BILLFORTGLOBAL.COM

CLIENT:



Site Plan 02

CONSULTANT:



DRAWING NUMBER:	
DATE COMPLETED:	
ISSUED FOR:	PERMITTING
DRAWN BY:	T. RAMATABANE
SITE NAME:	AVONTUR, CELIARS
DESCRIPTION:	PORTION NUMBER 0/211, RATHBY
ADDRESS:	Somerset West, 7130
COORDINATES:	LATITUDE: -34.025315° LONGITUDE: 18.823104°
OWNER NAME:	
DRAWING DESCRIPTION:	SITE PLAN

SCOPE:
1. A 35m LATTICE MAST CONSTRUCTED WITH A ± 1m ± 3m LIGHTNING SPIC.
2. A VODACOM CABINET INSTALLED.
3. A NEW CONCRETE SLAB TO BE CONSTRUCTED.
4. 100mm SLEEVES FOR FEEDERS TOWARDS THE TOWER.
5. 100mm SLEEVES FOR FEEDERS TOWARDS THE TOWER.
6. STEEL PALISADE FENCE (V.O. V.C. SPEC)
7. WITH A 2m SWING GATE.

NOTE:

1. DRAWING NOT TO BE SCALED
2. ALL DIMENSIONS IN METERS
3. DRAWINGS ISSUED FOR PERMITTING ISSUES

FIRE NOTES:

- THE FOLLOWING TO COMPLY WITH SANS 10400
- BUILDING CLASSIFICATION: D4 PLANT ROOM
 - PROTECT ELECTRICAL UNIT
 - FIRE STATION 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
 - 1 x 4.5KG CO2 FIRE EXTINGUISHER

APPROVALS	INITIALS	SIGNATURE	DATE
SURVEYOR:	U. Sebola		03/07/24
DESIGNED:			
DRAWN:	T. Ramatabane		12/07/24
TECHNICAL APPROVAL:			
ARCHITECT:			
SCALE	DATE DRAWN:	PG No:	SHEET:
1:40	14/07/24	3	3 OF 4
SURVEY DATE:	DRAWING No:	REV:	PAPER SIZE:
	011		A
DRAWING STATUS:			

POSITION OF VODACOM MAST

EXISTING BUILDING

EXISTING BUILDING

358013

ACCESS ROAD

12

R44 R44

R44 R44

R44 R44

WINERY ROAD



SITE FLOOR PLAN
SCALE 1:40



CONSULTANT:

DRAWING NUMBER:	
DATE COMPLETED:	
ISSUED FOR:	PERMITTING
DRAWN BY:	T. BANAYABANE
SITE NAME:	AVONTUR, CELLARS
DESCRIPTION:	PORTION NUMBER 0/211, BATHURY
ADDRESS:	SOMMERSET WEST, BATHURY, T.180
COORDINATES:	LATITUDE: -34.02313° LONGITUDE: 18.823104°
OWNER NAME:	
DRAWING DESCRIPTION:	PLAN & ELEVATION

SCOPE:

1. A 35m LATTICE MAST CONSTRUCTED WITH A ± 1m - 3m LIGHTNING SPIKE.
2. A VODACOM CABINET INSTALLED.
3. A NEW CONCRETE SLAB TO BE CONSTRUCTED.
4. 100mm CONCRETE SLAB TO BE SUPPLIED.
5. POWER ROUTE TO NEAREST MAIN POWER SUPPLY.
6. STEEL PALISADE FENCE USED TO VC SPEC.
7. WITH A 2m SWING GATE.

NOTE:

1. DRAWING NOT TO BE SCALED
2. ALL DIMENSIONS IN MM
3. DRAWINGS ISSUED FOR PERMITTING ISSUES

FREE NOTES:

- THE FOLLOWING TO COMPLY WITH SANS 10400.
- BUILDING CLASSIFICATION: D4 PLANT ROOM
 - ROOF ASSEMBLY AND COVERINGS T4.7
 - FIRE STABILITY OF STRUCTURAL ELEMENTS T4.7
 - PARTITION WALLS AND PARTITIONING T4.9
 - PROTECTION OF OPENINGS T4.10
 - ROOF ASSEMBLY AND COVERINGS T4.12
 - PROVISION OF FIRE FIGHTING EQUIPMENT T4.32
 - 1 x 4.5KG CO2 FIRE EXTINGUISHER.

APPROVALS	INITIALS	SIGNATURE	DATE
SURVEYOR:	U.S. Bobb		03/07/24
DESIGNED:			
DRAWN:	T. Banayabane		12/07/24
TECHNICAL APPROVAL:			
ARCHITECT:			
SCALE:	DATE DRAWN:	PG No:	SHEET:
NTS	14/07/24	4	4 OF 4
SURVEY DATE:	DRAWING No:	REV:	A
	011		

