



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17493 (TP796/2024)

Our File Reference Number: Erf 6176, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER [REDACTED]

Sir / Madam [REDACTED]

APPLICATION FOR CONSENT USE AND PERMISSION IN TERMS OF THE ZONING SCHEME: ERF 6176, STELLENBOSCH

1. The above application refers.
 2. The duly authorised decision maker has decided on the above application as follows:
 3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw (2023) on Erf 6176, Stellenbosch for:
 - 3.1 a consent use in terms of Section 15(2)(o) of the said Bylaw to permit additional rooftop telecommunication antennas and ancillary structures to be building.
 - 3.2 a permission in terms of Section 15(2)(g) of the said Bylaw to permit the erection/construction of the additional rooftop telecommunication antennas and ancillary structures, which will be visible from a public road in terms of Section 246(1)(h) of the Zoning Scheme Bylaw.
- BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
4. The approval is subject to the following **conditions** imposed in terms of Section 66 of said Bylaw:
 - 4.1 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.
 - 4.2 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.

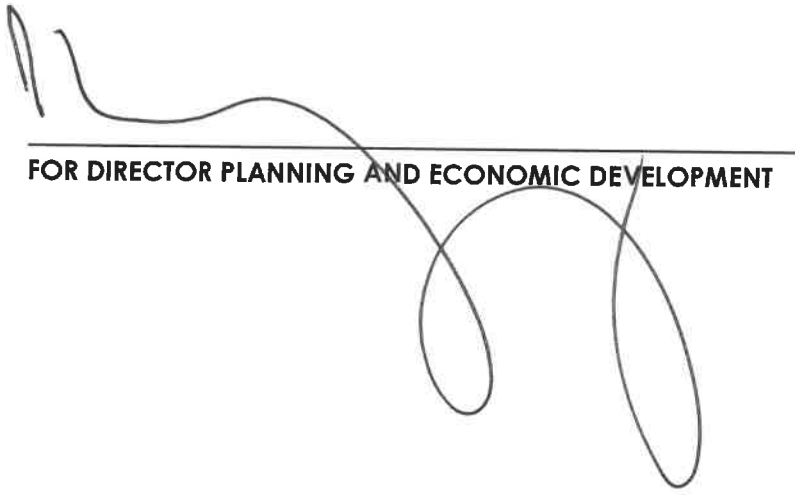
- 4.3 Access to the rooftop telecommunication infrastructure and associated equipment be strictly controlled at all times to the satisfaction of the Municipality.
- 4.4 No unauthorised person be able to come within 5m in front of the rooftop antennas.
- 4.5 The consent use and permission be restricted to the compound of the infrastructure as depicted on Drawing Number BS11260, Sheets 1-10 dated 2024-01-15 and drawn by WPP Town and Regional Planning Consultants, attached as **ANNEXURE A**.
- 4.6 The rooftop structures must not be utilized for outdoor advertising purposes.
- 4.7 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.
- 4.8 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.
- 4.9 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.
- 4.10 The landowner/operator grants the Municipality access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification.
- 4.11 Building plans be submitted to this Municipality for consideration and approval for all new, extensions and alterations prior to construction commencing on site.

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

- 5.1 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.
 - 5.2 It is not envisaging that the health, safety and welfare of the community will be affected negatively by the proposed telecommunication structures.
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 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.

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
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 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.
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.

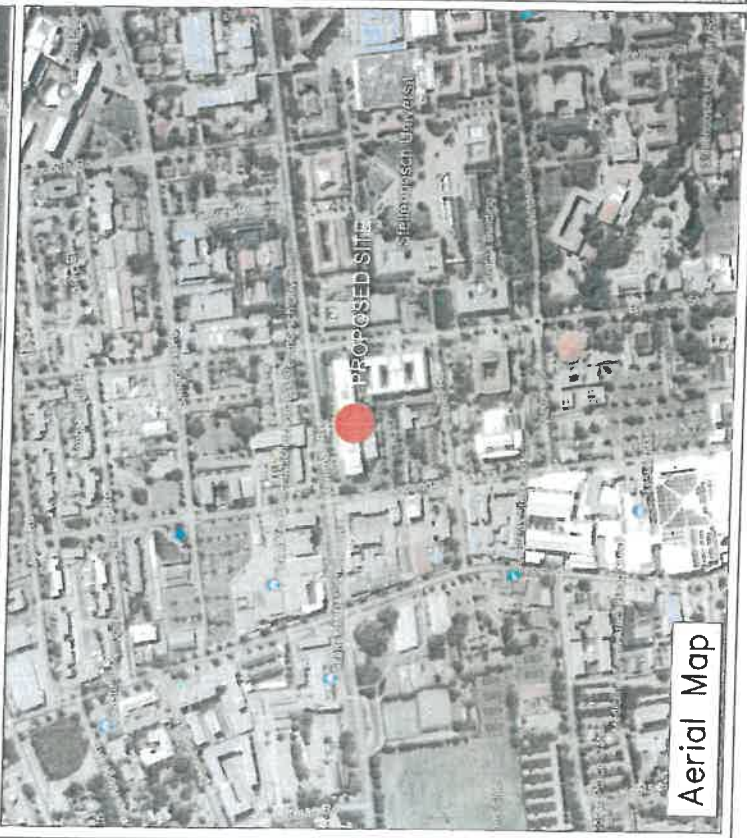
Yours faithfully



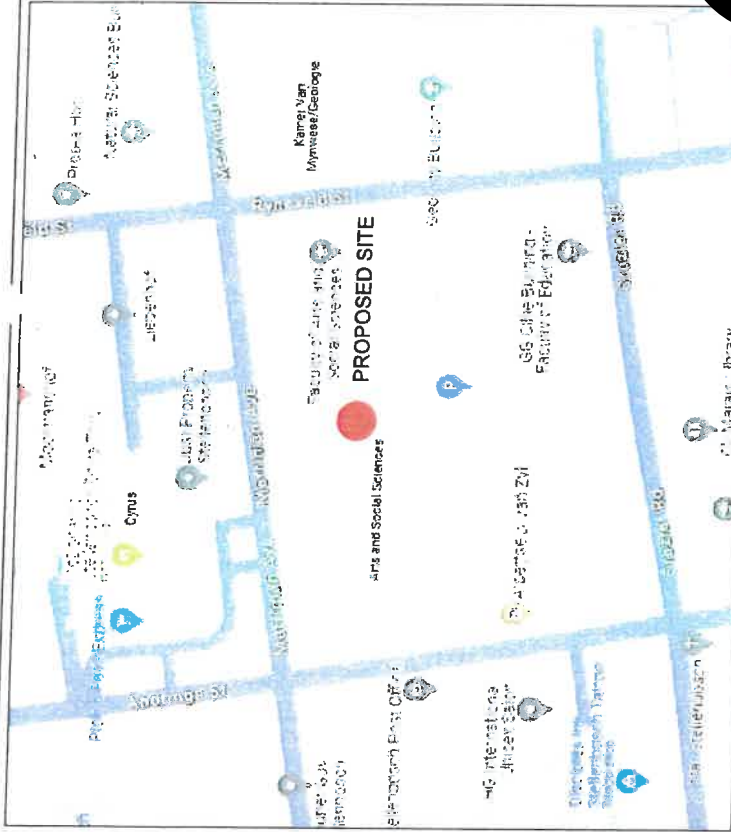
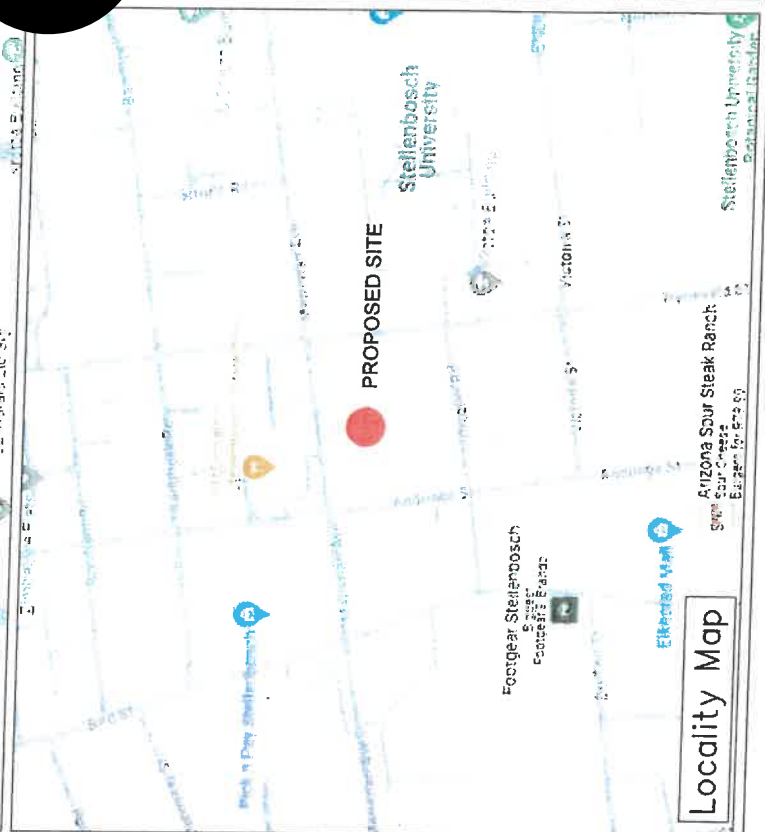
FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

30/7/2025
DATE:

ANNEXURE A



Aerial Map



Locality Map



VODACOM SITE ID:	BS 11260
VODACOM SITE NAME:	MERRIMAN
PROPERTY DESCRIPTION:	ERF 6176 STELLENBOSCH
ADDRESS:	MERRIMAN AVENUE, STELLENBOSCH
CO-ORDINATES:	ELEVATION: Lat: -33.9325006° Long: 18.861386° 116m



ANTENNA (AEQB)

APPROVED MAST:
3X PROPOSED NEW VC ROOFTOP ANTENNA (AEQB)

NOTES:
A) 3X NEW ADDITIONAL VC ROOFTOP ANTENNA
B) EXISTING 2.7m ANTENNA TO BE REPLACED WITH NEW 2.7m HEADBAND TO MAKE SPACE FOR 5G ANTENNA. RFA TO BE REMAIN BEHIND NEW ANTENNA
C) NEW 5G AEQB TO BE INSTALLED ABOVE THE NEW HEADBAND ANTENNA
DI ZONING: EDUCATION ZONE

ADDITIONAL NOTE:
ELECTROMAGNETIC RADIO FREQUENCY EMISSIONS (EMF) DO NOT EXCEED THE CURRENTLY APPLICABLE PRESSURE GUIDELINES AS RECOMMENDED BY THE NATIONAL DEPARTMENT OF HEALTH

DATE	DESCRIPTION	REVISION
15-01-2024	1st Issue	0
DRAWING NUMBER: BS 11260		
DRAWING TITLE: LOCALITY MAP		
DRAWN: A.RODRIGUES		
DATE: 2024-01-15		
REVISION: 0		
SHEET: 1 OF 10		
SCALE: NTS		

Site Plan



vodacom

VODACOM SITE ID:

BS 11260

VODACOM SITE NAME:

PROPERTY DESCRIPTION:

ERF 6176, STELLENBOSCH

ADDRESS:

MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES:
Lat: -33.9325006°
Long: 18.861386°

ELEVATION:

116m

DAV

ANTENNA (AEQB)

APPROVED MAST:
3X PROPOSED NEW VC ROOFTOP ANTENNA
(AEQB)

NOTES:

A) 3X NEW ADDITIONAL V6 ROOF TOP ANTENNA
B) EXISTING 2.7m ANTENNA TO BE REPLACED WITH NEW 2.1m HEXABAND TO MAKE SPACE FOR 5G ANTENNA, RRU_s TO BE REMAIN BEHIND NEW ANTENNAS
C) NEW 5G AEOB TO BE INSTALLED ABOVE THE NEW HEXABAND ANTENNA
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
5-01-2024	1st Issue	0

DRAWING NUMBER: BS 11260	SHEET: 2 OF 10
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<u>DRAWN:</u> A. RODRIGUES	<u>SCALE:</u> 1:1500
<u>DATE:</u> 2024-01-15	<u>REVISION:</u> 0



Top View

7332

3464

6181

MERRIMAN AVENUE

162.47m

EXISTING MTN ANTENNAS

PROPOSED VC ANTENNAS

5m Building line

EXISTING BUILDING

EXISTING MTN EQUIPMENT CONTAINER

EXISTING BUILDING

EXISTING VC EQUIPMENT CONTAINER

EXISTING BUILDING

EXISTING BUILDING

EXISTING PARKING AREA

6176

EXISTING PARKING AREA

EXISTING BUILDING



vodacom

VODACOM SITE ID:

BS 11260

VODACOM SITE NAME:

MERRIMAN

PROPERTY DESCRIPTION:

ERF 6176, STELLENBOSCH

ADDRESS:

MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES:

Lat: -33.9325006°

Long: 18.861386°

ELEVATION:

116m



APPROVED MAST:

3X PROPOSED NEW VC ROOFTOP ANTENNA (AEQB)

NOTES:

- A) 3X NEW ADDITIONAL VC ROOFTOP ANTENNA
 - B) EXISTING 2.7m ANTENNA TO BE REPLACED WITH NEW 2.7m HEXABAND TO ANTENNA SPACE FOR 5G ANTENNA. RRU'S TO BE REMAIN BEHIND NEW ANTENNA
 - C) NEW 5G AEOB TO BE INSTALLED ABOVE THE NEW HEXABAND ANTENNA
 - D) ZONING: EDUCATION ZONE
- ADDITIONAL NOTE:
THE CUMULATIVE ELECTROMAGNETIC RADIO FREQUENCY EMISSIONS (EMF) DO NOT EXCEED THE ICRNRP PUBLIC EXPOSURE GUIDELINES AS RECOMMENDED BY THE NATIONAL DEPARTMENT OF HEALTH

DATE	DESCRIPTION	REVISION
15-01-2024	1st Issue	0

DRAWING NUMBER:	BS 11260	SHEET:	3 OF 10
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DRAWING TITLE:	TOP VIEW
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DRAWN:	A. RODRIGUES	SCALE:	NTS
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DATE:	2024-01-15	REVISION:	0
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Western Elevation

NEW AEQB ANTENNA
(VC) (Sector 2)

NEW AEQB ANTENNA
(VC) (Sector 1)



EXISTING BUILDING

EXISTING VC AND MTN ROOFTOP BASE STATION



MERRIMAN AVENUE

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



VODACOM SITE ID: BS 11260

VODACOM SITE NAME: MERRIMAN

PROPERTY DESCRIPTION:

ERF 6176, STELLENBOSCH

ADDRESS: MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES: Lat: -33.9325006° Long: 18.861386° ELEVATION: 116m



3X PROPOSED NEW VC ROOFTOP ANTENNA (AEQB)

APPROVED MAST: 3X PROPOSED NEW VC ROOFTOP ANTENNA (AEQB)

NOTES:

- A) 3X NEW ADDITIONAL VC ROOFTOP ANTENNA
- B) EXISTING 2.7m ANTENNA TO BE REPLACED WITH NEW 2.1m HEXABAND TO REMAIN BEHIND NEW ANTENNAS FOR 5G ANTENNA, RRUs TO BE REMAIN BEHIND NEW ANTENNAS
- C) NEW 5G AEQB TO BE INSTALLED ABOVE THE NEW HEXABAND ANTENNA
- 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
15-01-2024	1st Issue	0

DRAWING NUMBER: BS 11260 SHEET: 4 OF 10

DRAWING TITLE: ELEVATION

DRAWN: A. RODRIGUES

SCALE: NTS

DATE: 2024-01-15

REVISION: 0

Southern Elevation



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VODACOM SITE ID: BS 11260

VODACOM SITE NAME: MERRIMAN

PROPERTY DESCRIPTION:

ERF 6176 STELLENBOSCH

ADDRESS:
MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES:
Lat: -33.9325006°
Long: 18.861386°
ELEVATION:
116m

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

EXISTING VC AND MTN ROOFTOP BASE STATION

EXISTING BUILDING

NORTHERN ELEVATION

ANDRINGA STREET

RYNEVELD STREET

3X PROPOSED NEW VODACOM ROOFTOP BASE STATION ANTENNA (AEQB)

APPROVED MAST:
3X PROPOSED NEW VC ROOFTOP ANTENNA (AEQB)

NOTES:

A) 3X NEW ADDITIONAL VC ROOFTOP ANTENNA
B) EXISTING 2.7m ANTENNA TO BE REPLACED WITH NEW 2.1m HEXABAND TO ANTENNA FOR 5G ANTENNA. RRU'S TO BE REMAIN BEHIND NEW
C) NEW 5G AEOB TO BE INSTALLED ABOVE THE NEW HEXABAND ANTENNA
D) ZONING: EDUCATION ZONE

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

DATE: 15-01-2024
DESCRIPTION: 1st Issue
REVISION: 0

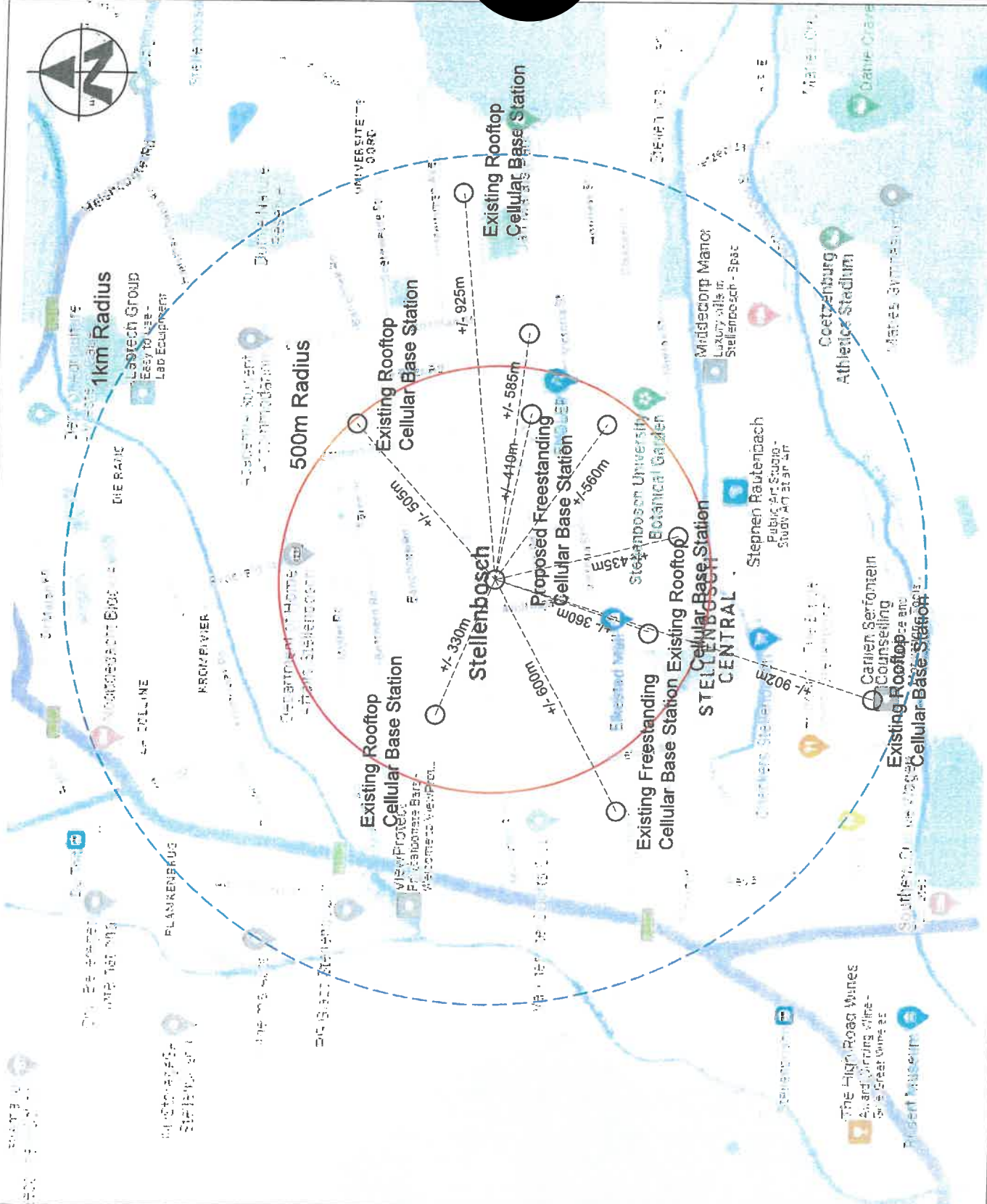
DRAWING NUMBER: BS 11260
SHEET: 5 OF 10

DRAWING TITLE: ELEVATION

DRAWN: A. RODRIGUES
SCALE: NTS

DATE: 2024-01-15
REVISION: 0

Surrounding Base Station Map



vodacom

VODACOM SITE ID:
BS 11260

VODACOM SITE NAME:
MERRIMAN

PROPERTY DESCRIPTION:

ERF 6176, STELLENBOSCH

ADDRESS:
MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES:
Lat: -33.9325006°
Long: 18.861386°
ELEVATION:
116m



APPROVED MAST:
3X PROPOSED NEW VC ROOFTOP ANTENNA
(AEQB)

NOTES:
A) 3X NEW ADDITIONAL VC ROOFTOP ANTENNA
B) EXISTING ANTENNA TO BE REPLACED WITH NEW 2.1m HEXABAND TO
MAKE SPACE FOR 3X ANTENNA, ANTENNA TO BE REMAIN BEHIND NEW
ANTENNAS
C) NEW 6G AEOB TO BE INSTALLED ABOVE THE NEW HEXABAND ANTENNA
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: 15-01-2024
DESCRIPTION: 1st Issue
REVISION: 0

DRAWING NUMBER: BS 11260
SHEET: 6 OF 10

DRAWING TITLE: SURROUNDING BASE STATIONS

DRAWN: A. RODRIGUES
SCALE: NTS

DATE: 2024-01-15
REVISION: 0

Public Safety Zone Map



7332

3464

6181

TI OB10.3 Public Safety Zone

7311

MERRIMAN AVENUE

RYNEVELD STREET

ANDRINGA STREET

CROZIER ROAD



VODACOM SITE ID: BS 11260	
VODACOM SITE NAME: MERRIMAN	
PROPERTY DESCRIPTION: ERF 6176 STELLENBOSCH	
ADDRESS: MERRIMAN AVENUE, STELLENBOSCH	
CO-ORDINATES: Lat: -33.9325006° Long: 18.861386°	ELEVATION: 116m
APPROVED MAST: 3X PROPOSED NEW VC ROOFTOP ANTENNA (AEQB)	
NOTES:	ADDITIONAL NOTE:
A) 3X NEW ADDITIONAL VC ROOFTOP ANTENNA TO BE REPLACED WITH NEW 2.1m HEXABAND TO MAKE SPACE FOR 3G ANTENNA, TRUS TO BE REMAIN BEHIND NEW ANTENNAS	
B) NEW 3G AEQB TO BE INSTALLED ABOVE THE NEW HEXABAND ANTENNA	
C) ZONING EDUCATION ZONE	
D) THE CUMULATIVE ELECTROMAGNETIC RADIO FREQUENCY EMISSIONS (EMF) DO NOT EXCEED THE ICNIRP PUBLIC EXPOSURE GUIDELINES AS RECOMMENDED BY THE NATIONAL DEPARTMENT OF HEALTH	
DATE: 15-01-2024	DESCRIPTION: 1st Issue
REVISION: 0	
DRAWING NUMBER: BS 11260	SHEET: 7 OF 10
DRAWING TITLE: PUBLIC SAFETY ZONE MAP	
DRAWN: A. RODRIGUES	SCALE: NTS
DATE: 2024-01-15	REVISION: 0

Western Public Safety Zone Elevation



vodacom

VODACOM SITE ID:

BS 11260

VODACOM SITE NAME:

MERRIMAN

PROPERTY DESCRIPTION:

ERF 6176, STELLENBOSCH

ADDRESS:

MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES:

Lat: -33.9325006°

RESERVATION

116m

APPROVED MASTER

3X PROPOSED NEW VC ROOFTOP ANTENNA

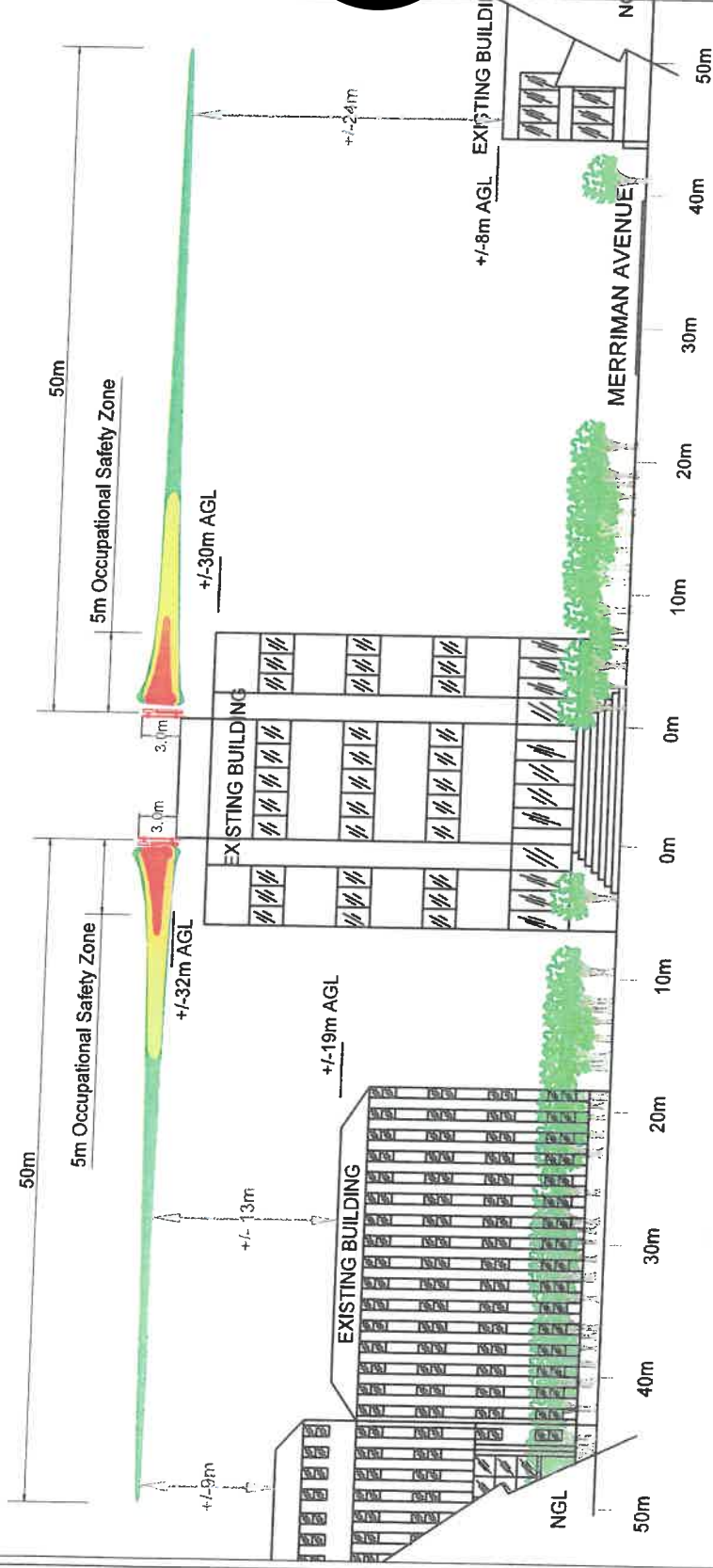
NOTES:

A) 3X NEW ADDITIONAL VC ROOFTOP ANTENNA
B) EXISTING 2.7m ANTENNA TO BE REPLACED WITH NEW 2.1m HEXABAND TO MAKE SPACE FOR 5G ANTENNA, RRU's TO BE REMAIN BEHIND NEW ANTENNAS

C) NEW 5G A&QB TO BE INSTALLED ABOVE THE NEW HEXABAND ANTENNA
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
15-01-2024	1st Issue	0
DRAWING NUMBER: BS 11260		SHEET: 8 OF 10
DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION		
DRAWN: A. RODRIGUES		SCALE: NTS
DATE: 2024-01-15		REVISION: 0



PUBLIC SAFETY ZONE

Southern Public Safety Zone Elevation



VODACOM SITE ID:
BS 11260

VODACOM SITE NAME:
MERRIMAN

PROPERTY DESCRIPTION:

ERF 6178, STELLENBOSCH

ADDRESS:
MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES:
Lat: -33.9525006°
Long: 18.861386°

ELEVATION:
116m



APPROVED MAST:
3X PROPOSED NEW VC ROOFTOP ANTENNA
(AEQB)

NOTES:

A) 3X NEW ADDITIONAL VC ROOFTOP ANTENNA
B) EXISTING 2.7m ANTENNA TO BE REPLACED WITH NEW 2.1m HEXABAND TO
MAKE SPACE FOR 5G ANTENNA. RWYS TO BE REMAIN BEHIND NEW
ANTENNAS
C) 2X NEW 5G ANTENNAS TO BE INSTALLED ABOVE THE NEW HEXABAND ANTENNA
D) ZONING: EDUCATION ZONE

ADDITIONAL NOTE:
THE CUMULATIVE ELECTROMAGNETIC RADIATION FREQUENCY EMISSIONS (EMF)
EXCEEDED THE ICNIRP PUBLIC EXPOSURE GUIDELINES AS
RECOMMENDED BY THE NATIONAL DEPARTMENT OF HEALTH

DATE	DESCRIPTION	REVISION
15-01-2024	1st Issue	0

DRAWING NUMBER: BS 11260

SHEET:
9 OF 10

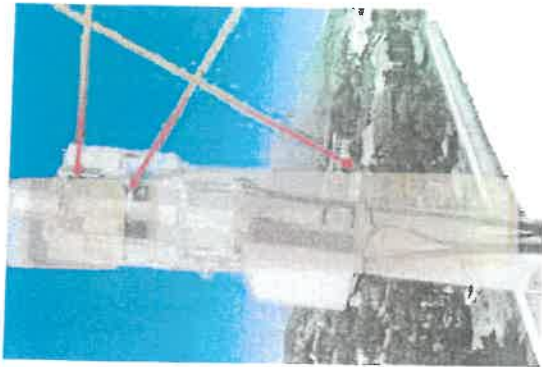
DRAWING TITLE: PUBLIC SAFETY ZONE ELEVATION

DRAWN: A. RODRIGUES

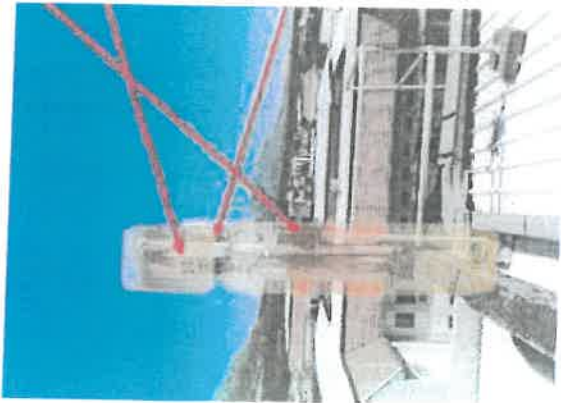
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NTS

DATE: 2024-01-15

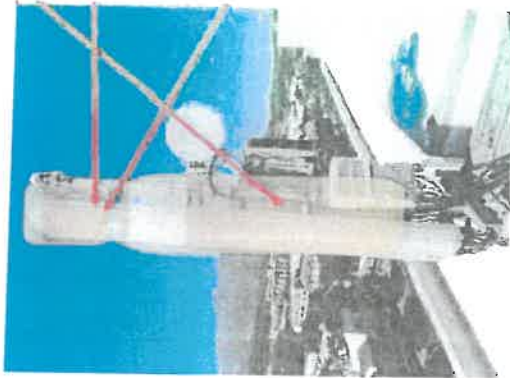
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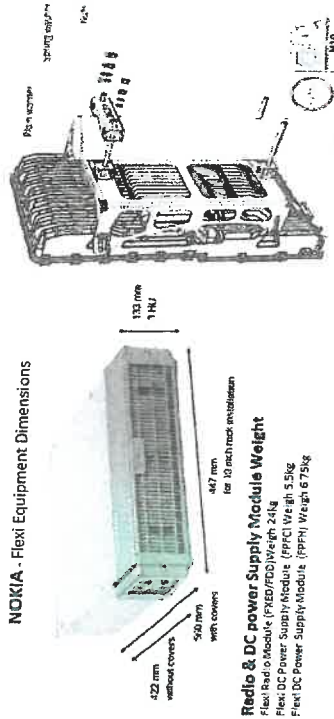
SECTOR 1



SECTOR 2



SECTOR 3



EQUIPMENT SPECIFICATIONS

Superimposition of Proposed 3x New VC Antenna and Equipment Specifications



VODACOM SITE ID: BS 11260

VODACOM SITE NAME: MERRIMAN

PROPERTY DESCRIPTION:

ERF 6176 STELLENBOSCH

ADDRESS: MERRIMAN AVENUE, STELLENBOSCH

CO-ORDINATES: ELEVATION: Lat: -33.9325006° Long: 18.861386° 116m



APPROVED MASTER: 3X PROPOSED NEW VC ROOFTOP ANTENNA (AEOB)

NOTES:

- A) 3X NEW ADDITIONAL VC ROOFTOP ANTENNA
- B) EXISTING 2.7m ANTENNA TO BE REPLACED WITH NEW 2.1m HEXABAND TO ANTENNAS
- C) NEW 60 AEOB TO BE REMAIN BEHIND NEW
- 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
15-01-2024	1st Issue	0

DRAWING NUMBER: BS 11260

DRAWING TITLE: ARTIST IMPRESSION

DRAWN: A. RODRIGUES

DATE: 2024-01-15

SCALE: NTS

REVISION: 0