



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17402 (TP826/2024)

Our File Reference Number: Erf 9209, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: dlent@ Stellenbosch .gov .za

Sir / Madam

APPLICATION FOR CONSENT USE : ERF 9209, TECHNO AVENUE, TECHNOPARK, 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 9209 Stellenbosch for:
 - 2.1.1 **Consent Use** in terms of Section 15 (2) (o) of the said bylaw for a rooftop base telecommunication station in order to establish additional 5G antennas to the existing RBTS.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

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.

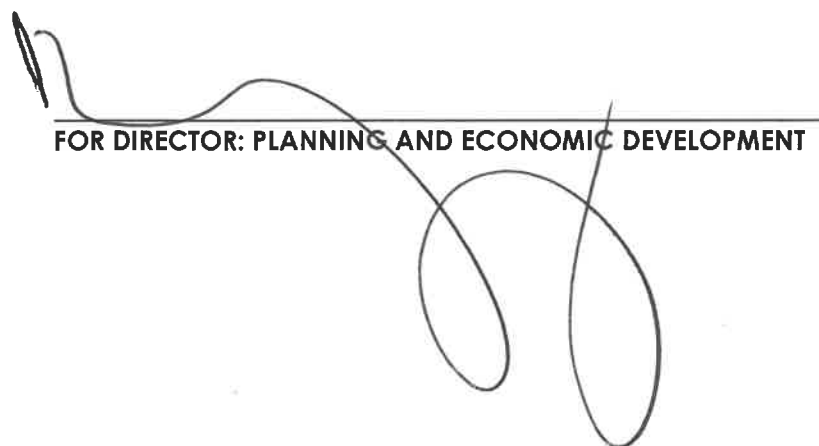
- 3.3. The development be implemented in accordance with the Site Development Plan, referenced as Plan No: BS16499, Sheet 2, 3, 5 and 7 of 7, drawn by: WPP Town and Regional Planning Consultants, dated 05-04-2024, attached as **Annexure A**.
- 3.4. The consent use be restricted to the fenced compound of the mast and equipment room as depicted on the Site Development Plan, referenced as Plan No: BS16499, Sheet 2, 3, 5 and 7 of 7, drawn by: WPP Town and Regional Planning Consultants, dated 05-04-2024.
- 3.4 The mast, equipment room or any boundary enclosure is not utilized for outdoor advertising purposes.
- 3.5. The applicant/operator be responsible for ongoing maintenance of the entire installation as well as all cost with respect to such maintenance of future decommissioning of the telecommunication infrastructure.
- 3.6. Building plans be submitted for all changes of use in the existing buildings and which building plan(s) be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
4. The **reasons** for the above decision are as follows:
- 4.1. The development will not have any negative impact on the surrounding area or wider cultural landscape of Stellenbosch.
- 4.2. The proposal is in line with the Telecommunication Mast policy.
- 4.3. The proposal is just a replacement of an existing previously approved rooftop base telecommunication mast.
5. Matters **to be noted**:
- 5.1 Should, after following due process –
- a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or,
- b) The operational use of the facilities be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or,

- c) The property be used for any unauthorised uses not permitted in terms of this approval, the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-Law to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.
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

30/5/2025

DATE

ANNEXURE A
SITE AND FLOOR PLANS

Site Plan

17318

13167

13577



9208

9224



377



VODACOM SITE ID:
BS16499

VODACOM SITE NAME:
PROTEA TECHNOPARK

PROPERTY DESCRIPTION:
ERF 9209 STELLENBOSCH

ADDRESS:
TECHNO AVENUE, TECHNO PARK,
STELLENBOSCH, WESTERN CAPE

CO-ORDINATES: ELEVATION:
Lat: -33.966234° 136m
Long: 18.834243°



Tel: (021) 552 5255 Unit 11, 2nd Floor P.O. Box 152,
[Redacted Address]

PROJECT:
EXISTING ANTENNAS TO BE REPLACED WITH
HEXABAND AND 5G ANTENNAS

NOTES:
A) EXISTING ANTENNAS TO BE REPLACED WITH
HEXABAND AND 5G ANTENNAS
B) EXISTING ROOFTOP BASE STATION
C) ZONING: MIXED USE ZONE

BUILDING LINES CALCULATION:
 $\frac{1}{2} (H-25m) = \frac{1}{2} \times 2m = 1m$

DATE	DESCRIPTION	REVISION
05-04-2024	1st Issue	0

DRAWING NUMBER: BS16499 SHEET:
2 OF 7

DRAWING TITLE:
SITE PLAN

DRAWN: D. LOOTS SCALE:
1:2000

DATE: 2024-04-05 REVISION:
0

Top View



EXISTING VC ANTENNA TO BE REPLACED
WITH HEXABAND AND 5G ANTENNAS

EXISTING
BUILDING

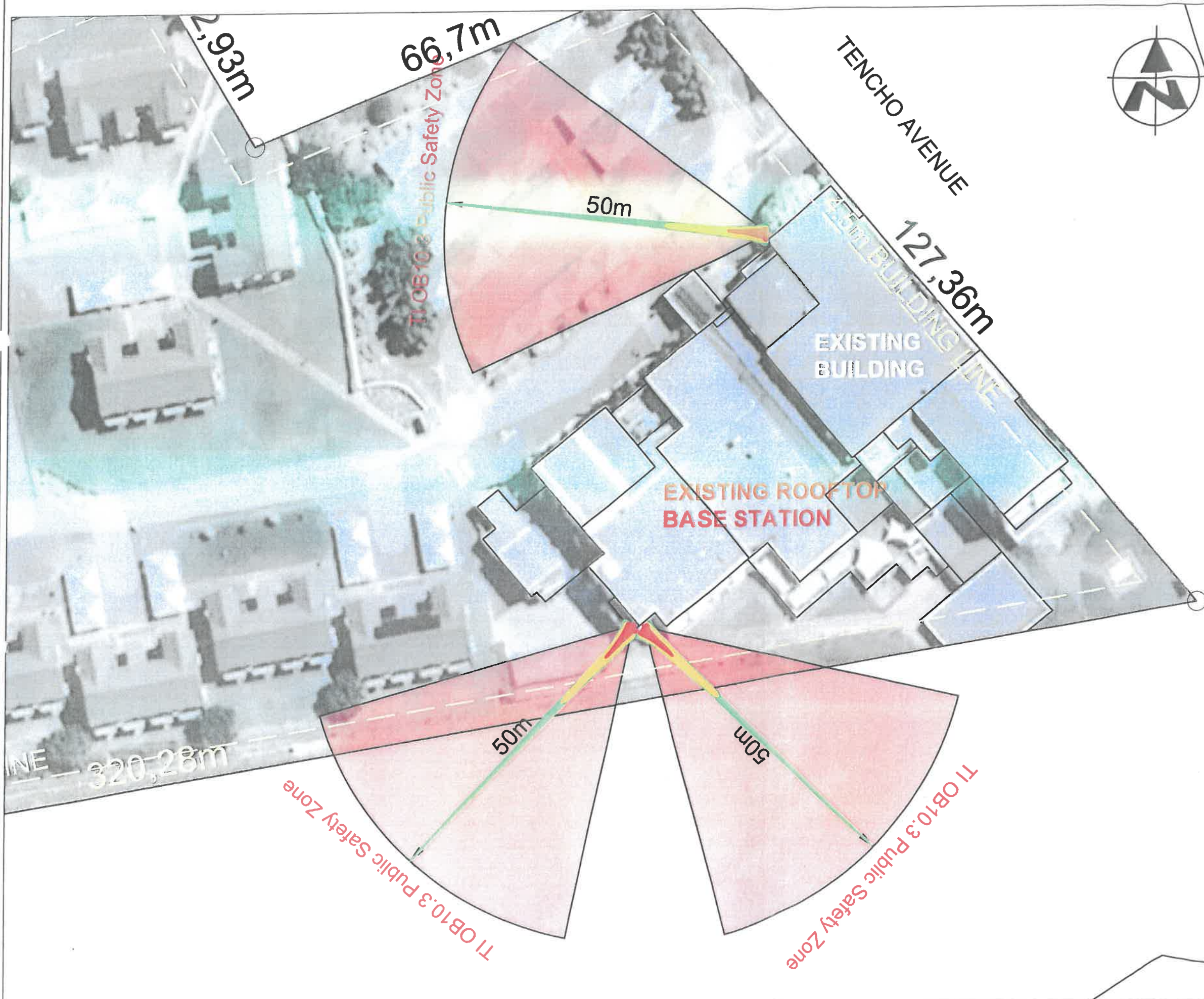
EXISTING
BUILDING

EXISTING VC ANTENNAS TO BE REPLACED
WITH HEXABAND AND 5G ANTENNAS



VODACOM SITE ID: BS16499		
VODACOM SITE NAME: PROTEA TECHNOPARK		
PROPERTY DESCRIPTION: ERF 9209 STELLENBOSCH		
ADDRESS: TECHNO AVENUE, TECHNO PARK, STELLENBOSCH, WESTERN CAPE		
CO-ORDINATES: Lat: -33.966234° Long: 18.834243°		ELEVATION: 136m
 TOWN AND REGIONAL PLANNING CONSULTANTS Tel: 021 462 4624 Fax: 021 462 4625 Century City, Cape Town 7446		
PROJECT: EXISTING ANTENNAS TO BE REPLACED WITH HEXABAND AND 5G ANTENNAS		
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DATE	DESCRIPTION	REVISION
05-04-2024	1st Issue	0
DRAWING NUMBER: BS16499		SHEET: 3 OF 7
DRAWING TITLE: TOP VIEW		
DRAWN: D. LOOTS		SCALE: 1:500
DATE: 2024-04-05		REVISION: 0

Public Safety Zone Map



VODACOM SITE ID:
BS16499

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PROPERTY DESCRIPTION:
ERF 9209 STELLENBOSCH

ADDRESS:
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STELLENBOSCH, WESTERN CAPE

CO-ORDINATES: ELEVATION:
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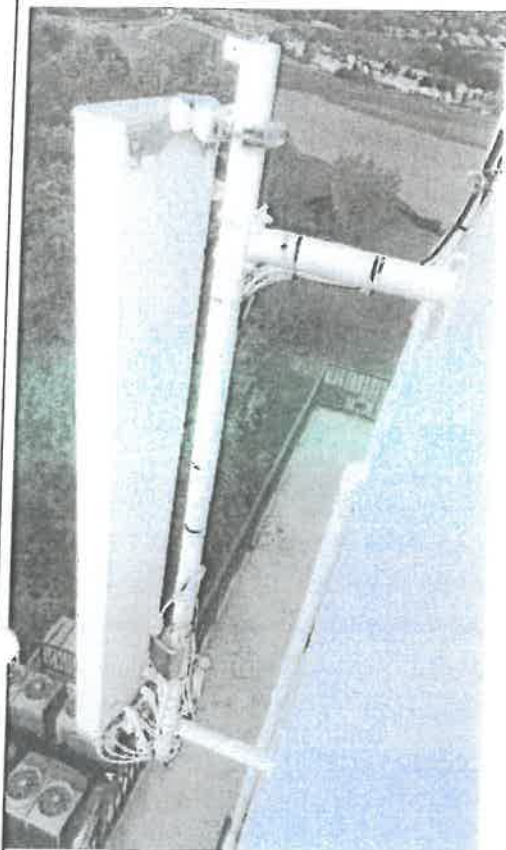
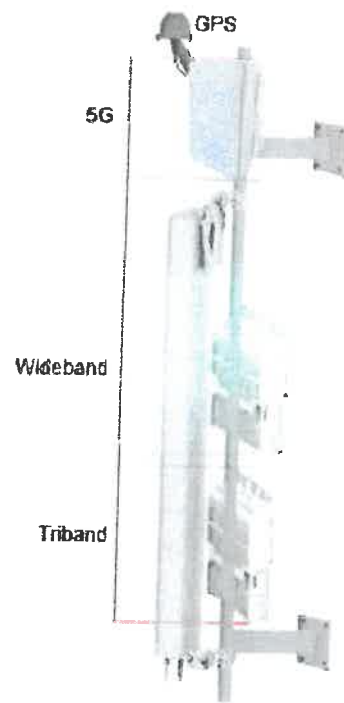
DRAWING NUMBER: BS16499 SHEET:
5 OF 7

DRAWING TITLE: PUBLIC SAFETY ZONE MAP

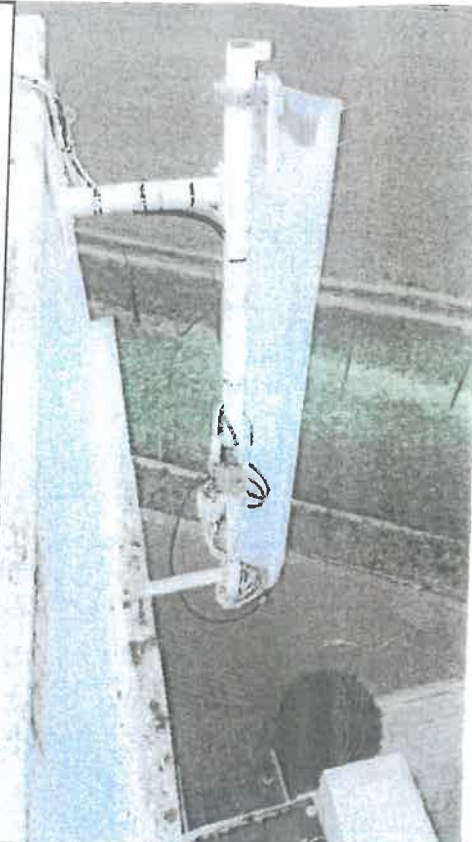
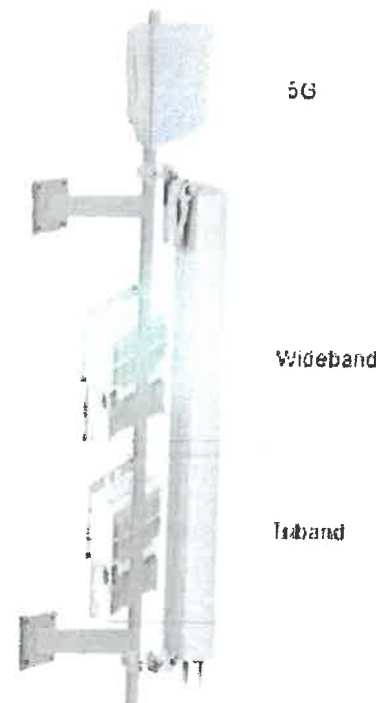
DRAWN: D. LOOTS SCALE:
NTS

DATE: 2024-04-05 REVISION:
0

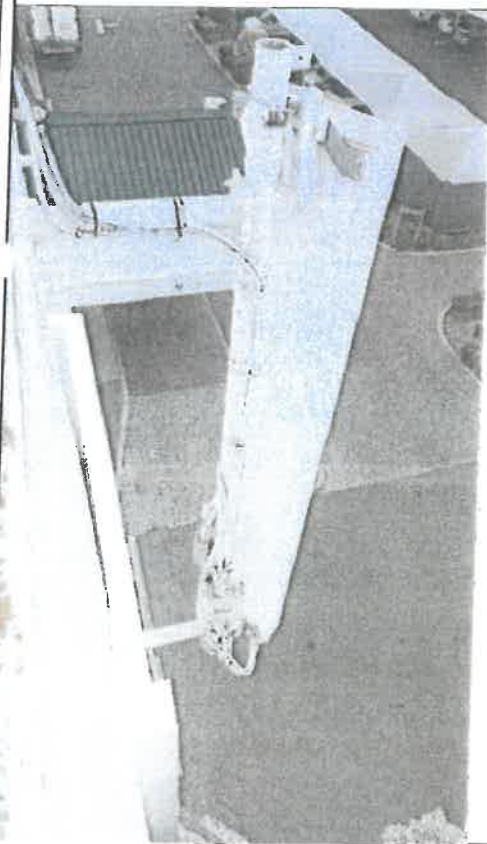
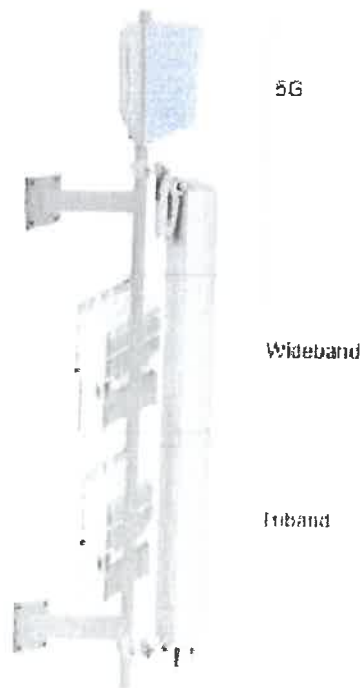
Artist Impression



Sector 1 – Existing Antenna to be replaced with Hexaband and 5G antenna



Sector 2 – Existing Antenna to be replaced with Hexaband and 5G antenna



Sector 3 – Existing Antenna to be replaced with Hexaband and 5G antenna



Existing rooftop site



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WPP
TOWN AND REGIONAL PLANNING CONSULTANTS
Tel: (021) 550-0000
Mabius Building, 100th Avenue
Century City, Cape Town 7746

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05-04-2024	1st Issue	0
DRAWING NUMBER: BS16499		SHEET: 7 OF 7
DRAWING TITLE: ARTIST IMPRESSION		
DRAWN: D. LOOTS		SCALE: NTS
DATE: 2024-04-05		REVISION: 0