

NOTICE OF LAND DEVELOPMENT APPLICATION

Consent Use Application on Erf 172 Jamestown, Stellenbosch

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: Webbers Valley Road Jamestown Stellenbosch (Stellenbosch Square)

Application Property Number: Erf 172 Jamestown Stellenbosch

Applicant: Billfort Project Services
Sandiso Vunukwa
Cell phone: 063 106 5280
Email: sandiso@billfort.co.za

Owner: Stellenbosch Square Investment

Line Knoetze
Tell: 021 2500 202
Email: line@rpaonline.co.za

Application Reference: LU/(TP1346/2025)

Description of land development proposal:

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-Law, 2023 for a Consent Use to regularize an existing Telecommunication base station that comprises of the following:

Existing Rooftop Telecommunication Base Station:

- ☐ 3x Vodacom antenna mounted on the existing building parapet walls.
- ☐ A Vodacom cabinet is installed on the basement floor.
- ☐ Rf, power & fiber route by floor-Mont gantry.
- ☐ Power route to building main db.
- ☐ Rf route from cabinet to the rf equipment by a cable tray.

Proposed 5g upgrade:

- ☐ Sector 1: all triplexers, tma and feeders to be recovered, Existing antenna to be replaced with new 1.5m hexaband antenna (800482001). b.o.a. is $\pm 12.5\text{m}$.
- ☐ Sector 2: new 2m pole with 300mm wallmount offset brackets to be installed. 1 x 76mm hole to be coredrilled for the flyleads. brackets and pole to be painted to match wall. new 1.5m antenna (800482001) to be installed. New radios and fpfh to be on a gooseneck bracket behind antenna on inside of the parapet wall. $\pm 12\text{m}$ of 114mm gantry to be installed b.o.a. is $\pm 12.5\text{m}$.
- ☐ Sector 3: all triplexers, tma and feeders to be recovered. Existing antenna to be replaced with new 1.5m hexaband antenna (800482001). a distributed fpfh to be installed. b.o.a. is $\pm 12.5\text{m}$.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Billfort Project Services Sandiso Vunukwa Cell phone: 063 106 5280 Email: sandiso@billfort.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of (24 November 2025)

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at (063 106 5280) during normal office hours (08:00- 16:30).

Yours faithfully

Billfort Project Services

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

Toestemming vir Gebruik Aansoek op Erf 172 Jamestown, Stellenbosch

Die volgende grondgebruiks aansoek ingevolge die Stellenbosch Grondgebruik

Beplanningsregulasies verwys:

Aansoek Eiendomsadres: Webbers Valley Road Jamestown, Stellenbosch (Stellenboschplein)

Aansoek Eiendomnommer: Erf 172 Jamestown Stellenbosch

Aansoeker: Billfort Projekt Dienste

Sandiso Vunukwa

Selfoon: 063 106 5280

E-pos: sandiso@billfort.co.za

Eienaar: Stellenbosch Square Beleggings

Line Knoetze

Tel: 021 2500 202

E-pos: line@rpaonline.co.za

Aansoek Verwysing: LU/(TP1346/2025)

Beskrywing van grondontwikkelingsversoek:

Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipaliteit Grondgebruikbeplanningsverordening, 2023 vir 'n Toestemmingsgebruik om 'n bestaande Telekommunikasie-basisstasie te regulariseer wat die volgende behels:

Bestaande Dak Rooftop Telekommunikasie Basistaas:

- ☐ 3x Vodacom-antenne gemonteer op die bestaande gebou se parapetmuur.
- ☐ 'n Vodacom-kabinet is op die keldervloer geïnstalleer.
- ☐ RF, krag en glasvesel roete per vloer - Mont gantry.
- ☐ Kragroete na die gebou se hoof DB.
- ☐ RF-roete van die kabinet na die RF-toerusting deur 'n kabelbaan.

Voorgestelde 5G-opgradering:

- ☐ Sektor 1: alle triplexers, TMA en voedrade word herbruik; bestaande antenne word vervang deur nuwe 1.5m hexaband antenna (800482001). B.o.a. is $\pm 12.5\text{m}$.
- ☐ Sektor 2: nuwe 2m-paaltjie met 300mm muurbevestigde offset-brakette word geïnstalleer. 1 x 76mm-gat word geskakel vir die flyleads. Brakette en paal word geverf om by die muur te

pas. Nuwe 1.5m-antenne (800482001) word geïnstalleer. Nuwe radios en FPFH word op 'n gooseneck-braket agter die antenne aan die binnekant van die parapetmuur geplaas. ± 12m van 114mm gantry word geïnstalleer. B.o.a. is ± 12.5m.

□ Sektor 3: alle triplexers, TMA en voedrade word herbruik. Bestaande antenne word vervang met nuwe 1.5m hexaband antenna (800482001). 'n Verdeelde FPFH wat geïnstalleer moet word. B.O.A. is ± 12,5 m.

Hiermee word kennis gegee ingevolge die bepalings van die genoemde Verordening dat die bogenoemde aansoek by die Stellenbosch Munisipaliteit ter oorweging ingedien is. Die aansoek is beskikbaar vir insae op die Beplanningsportaal van die Stellenbosch Munisipale Webtuiste gedurende die duur van die openbare deelnameproses by die volgende adres: <https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webwerf of dokumente nie toeganklik is nie, moet 'n elektroniese kopie van die aansoek by die Aansoeker versoek word.

U word hiermee uitgenooi om kommentaar en/of besware in te dien oor die aansoek ingevolge Artikel 50 van genoemde verordening. Geskrewe kommentaar, wat die verwysing na die aansoek, die naam, kontakbesonderhede en fisiese adres van die persoon wat die kommentaar indien, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar indien, moet insluit, kan aan die Aansoekdoener ingedien word per elektroniese pos soos volg: Billfort Project Services Sandiso Vunukwa Selfoon: 063 106 5280 E-pos: sandiso@billfort.co.za. Deur 'n beswaar, kommentaar of verteenwoordiging in te dien, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoekdoener beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing ingedien word om voor of op die sluitingsdatum van (24 November 2025) ontvang te word.

Die Munisipaliteit kan, ingevolge Artikel 50(5) van genoemde Verordening, weier om enige kommentaar/ beswaar wat na die sluitingsdatum ontvang word, te aanvaar.

Vir enige navrae oor die Aansoek of die bogenoemde vereistes, of as u nie kan skryf en/of u kommentaar soos voorsien indien nie, kan u die Aansoeker vir bystand kontak by die e-posadres wat verskaf is of telefonies by (063 106 5280) gedurende normale kantoorure (08:00-16:30).

U getrou

Billfort Projekdienste

CONSENT USE APPLICATION TO
STELLENBOSCH MUNICIPALITY MADE IN
TERMS OF STELLENBOSCH MUNICIPAL LAND
USE PLANNING BY-LAW 2023, READ WITH
STELLENBOSCH ZONING SCHEME BY-LAW
2023 AND STELLENBOSCH
TELECOMMUNICATION MAST
INFRASTRUCTURE POLICY, 2017/2018



SITE NAME: Stellenbosch Square



FIRST FLOOR, SOFTBRANDS HOUSE, THANDANI OFFICE PARK
INVICTA ROAD MIDRAND, GAUTENG, SOUTH AFRICA
TEL: 011 075 4631 | INFO@BILLFORTGLOBAL.COM

S. SEBOLA,

DATE..... October 2025

REPORT NO..... REF: 135.01

PREPARED FOR..... VODACOM MASTS
082 VODACOM BOULEVARD
MIDRAND

PREPARED BY..... BILLFORT SERVICES
THANDANANI OFFICE PARK
16 INVICTA ROAD
MIDRAND
ENQUIRIES: MR. J. KGORANE
082 838 8716
MR S. VUNUKWA
063 106 5280

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ANNEXURE A: APPLICATION FORM

ANNEXURE B: SITE PLAN

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1.INTRODUCTION

Vodacom PTY Ltd identified the need for a Vodacom Antennas to be installed on Erf 172 Jamestown Stellenbosch, since the number of cell phone subscribers in the area had increased resulting in a greater demand in signal strength and therefore, three Vodacom Antennas were installed. This application seeks to regularize and upgrade to 5G the existing three Vodacom antennas mounted on the parapet and Vodacom cabinet installed on the basement floor wall of Stellenbosch Square, 172 Jamestown, Stellenbosch.

2.NATURE OF THIS APPLICATION

This Application is an application for consent use in terms of Stellenbosch Municipal Land Use Planning By-Law 2023, Stellenbosch Municipality Zoning Scheme By-Law, 2023. The application seeks to regularize and upgrade to 5G the existing three Vodacom antennas mounted on the parapet and Vodacom cabinet installed on Stellenbosch Square, 172 Jamestown, Stellenbosch. The following is the existing structure and the proposed scope of work:

Existing Rooftop Telecommunication Base Station:

- ✓ 3x Vodacom antenna mounted on the existing building parapet walls.
- ✓ A Vodacom cabinet is installed on the basement floor.
- ✓ Rf, power & fiber route by floor-Mont gantry.
- ✓ Power route to building main db.
- ✓ Rf route from cabinet to the rf equipment by a cable tray.

Proposed 5g upgrade:

- ✓ **Sector 1:** all triplexers, tma and feeders to be recovered, Existing antenna to be replaced with new 1.5m hexaband antenna (800482001).b.o.a. is $\pm 12.5\text{m}$.
- ✓ **Sector 2:** new 2m pole with 300mm wallmount offset brackets to be installed.1 x 76mm hole to be coredrilled for the flyleads.brackets and pole to be painted to match wall.new 1.5m antenna (800482001) to be installed. New radios and fpfh to be on a gooseneck bracket behind antenna on inside of the parapet wall. $\pm 12\text{m}$ of 114mm gantry to be installed b.o.a. is $\pm 12.5\text{m}$.
- ✓ **Sector 3:** all triplexers, tma and feeders to be recovered. Existing antenna to be replaced with new 1.5m hexaband antenna (800482001). a distributed fpfh to be installed.b.o.a. is $\pm 12.5\text{m}$.

3.SUBJECT OF THE PROPERTY)

3.1. LOCALITY

The site is in Stellenbosch Square on top of the roof, 172 Jamestown Stellenbosch (see Annexure B- Site Plan). The site is located on the following coordinates: **-33.976570 & 18.842956**

3.2. LOCAL AUTHORITY

The local authority of the property in question is Stellenbosch Local Municipality. The applicant is Billfort Project Services, acting on behalf of Vodacom Pty Ltd. The property is registered under Stellenbosch Square Investment Pty Ltd (see Annexure E- Title deed).

3.3. PROPERTY PARTICULARS

The property is registered in the name of Stellenbosch Square (see Annexure E Title-Deed). The respective Power of Attorney is attached.

The owner of the property has granted Vodacom Masts an authorization to lodge the necessary application to Stellenbosch Local Municipality to regularize and upgrade to 5G the existing three Vodacom antennas mounted on the parapet wall and Vodacom cabinet installed on the basement of Stellenbosch Square, 172 Jamestown, Stellenbosch.

Table 1: Property Particulars

Description	Ownership	Extent	Title Deed No
Erf 172 Jamestown Stellenbosch	Stellenbosch Square Investment Pty Ltd	3.4753 ha	T33189/2021

4.SITE ANALYSIS

4.1. The Application Property

The application property is on a Mixed-Use Zone; the position was chosen as it will not influence the current or future activities on the property. The property is also ideally placed to supply the area with better coverage. The Vodacom cabinet occupies approximately 7,2 square meters on the roof of property.

4.2. EXISTING & SOROUNDING LAND USE

- Business Activities
- Road (R44)
- Garage

5.INFRASTRUCTURE AND ENGINEERING SERVICES

5.1. ENTRANCES AND EXITS

Entrance to the site is through the existing entrance of the building and has no effect on the existing traffic conditions.

5.2. ENGINEERING SERVICES

- Sanitation: N/A
- Water: N/A
- Electricity: Electricity is supplied by ESKOM in the area; electricity consumed is separately metered to the Vodacom Mast Account.

6.DEVELOPMENT PROPOSAL

6.1. PROPOSAL

As determined in the first section of the report, this application seeks to regularize and upgrade to 5G the three existing Vodacom antennas mounted on the parapet and Vodacom cabinet installed on the basement floor wall of Stellenbosch Square, 172 Jamestown, Stellenbosch. The cellphone tower is convenient and significant to the community of Jamestown township.

6.2. Development Parameters

According to Stellenbosch Municipality

Mixed Use Zone	Per Stellenbosch Municipality Zoning Scheme By-Laws, 2019	Per Site Plan
Erf Size	N/A	7,2 meters
Height	6 Storey	-
Street Building line	0m	-
Common boundary line	4,5 m	-
Coverage	85%	-

6.3. Adjacent Land Uses

The site is located on Mixed-Use Zone and various business activities. The Vodacom antennas are mounted on wall of the Stellenbosch Square Building. The Antennas are mounted in an area that is mostly occupied by business activities. Regularizing the existing antennas and approving the proposed 5G upgrade will not affect the surrounding land uses and this proposal aligns with the municipal regulations.

7.MOTIVATION AND DESIRABILITY

7.1. REGULARIZING TELECOMMUNICATION INFRASTRUCTURE

Most people are in favor of new technology since it can raise their level of living and make things more convenient overall. One type of technology that has undoubtedly affected our lives in recent years is cellular phones and systems. The cell phone coverage and capacity in the area surrounding the application property is currently reliable. The motivation in support of the regularization of the antennas is based on the principle of improving the lives of the people that live in this area. The following factors were adhered to when the existing Vodacom Antennas were mounted on this site:

- The Physical conditions of the site
- Surrounding Patterns of the cellphone tower
- Regulatory Limitations

The antennas are connected to, and integrated with, surrounding natural areas. The site features inform the layout decision and enhance the lives of the community in terms of technology. The antennas are mounted in a space that was underutilized. The mounted antennas are beneficial to the community and they're uplifting the area in terms of technology. Vodacom Pty Ltd hereby intend to apply to the Stellenbosch Municipality to legalize the existing Antennas and upgrade to 5G.

The overall aim of this project is to regularize and upgrade the existing antennas, while complying with legislative requirements. The need to upgrade the antennas is affected by the number of users and the topography of an area. The growth in the mixed-use zone results in an increase in cell phone users in a specific area. Currently, the existing Vodacom antennas are struggling accommodating cell "traffic" in the area. This shows the significance of upgrading these Antennas.

7.2. VISUAL IMPACTS

To minimize any potential visual impacts that might result from the proposed 5G upgrade a pre-application was followed as stipulated by the municipality and it is by the recommendation of the Municipality to regularize and upgrade the specified antennas to 5G on the property. The antennas are painted the same color as the building to minimize visual impacts.

7.3. STELLENBOSCH TELECOMMUNICATION INFRASTRUCTURE POLICY

This application aligns with the with the objectives and guideline of the Stellenbosch Telecommunication infrastructure policy. The objective of this policy is to maintain and improve communication, ensure a safe environment to human beings etc. Stellenbosch Telecommunication Infrastructure Policy Objectives are outlined and explained how this proposal is aligned to these objectives:

✓ OBJECTIVE 1. To improve and maintain communication.	The proposed development aligns with Policy Objective 1, which aims to improve and maintain communication.
✓ OBJECTIVE 2. To ensure that the TMI is placed in the best possible location.	The proposed development aligns with Policy Objective 2, as the rooftop is mounted on the existing building
✓ OBJECTIVE 3. To ensure the co-location or sharing of TMI wherever possible.	The proposed development aligns with Policy objective 3, as it will be co-located with the existing Antennas on the rooftop.
✓ OBJECTIVE 4. To retain the visual integrity, special character and amenity of the Stellenbosch Municipality	The proposed development is aligned with Policy Objective 4, as it will retain the visual integrity, character and amenity of the Stellenbosch Municipality. The proposed antennae pole, and antennae will be installed to compliment the building as they will be painted the same colour and be disguised as chimney to avoid visual impact.
✓ OBJECTIVE 5. To design with the landscape and use modern mitigation measures to reduce impact.	The proposed development is aligned with Policy Objective 5. The proposed 5G antenna will be mounted directly on the existing building as its support structure.
	The proposed development aligns with Policy

✓ OBJECTIVE 6. To retain and improve the environmental and heritage quality of the public arena	Objective 6, as Environmental and heritage quality are considered in this proposed development.
✓ OBJECTIVE 7. To preserve areas of environmental or heritage significance.	The proposed development aligns with Policy Objective 7, as we are also lodging an application to receive a permit for the proposed development.
✓ OBJECTIVE 8. TMI must be situated and operated in a manner so as not to interfere with any other utility functions.	The proposed development will be operated in a manner that will not disrupt other utility functions occurring within the building
✓ OBJECTIVE 9. Where possible TMI should be placed in other structures such as light posts, road signs etc.	The proposed development aligns with Policy Objective 9, as the rooftop telecommunication structure is mounted on the roof of an existing building.
✓ OBJECTIVE 10. To protect the health, safety and wellbeing of the inhabitants of Stellenbosch.	The proposed development is aligned with Policy Objective 10. The proposed development does not be harmful to the inhabitants of Stellenbosch. The products used on the proposed development are compliant with the EU Directive ROHS: Restriction of Hazardous Substance in Electrical and Electronic Equipment. The fire equipment will be available as shown on the Site Development Plan. Proposed development is aligned with ICNIRP public exposure guideline as property is always locked, and no unauthorized person will have access to the rooftop antenna; there property is always locked as it is a private owned residential.

7.4. POLICY COMPLIANCE

Western Cape Provincial Spatial Development Framework 2020: This application aligns with the Provincial Spatial Development Framework principles and land use management guidelines within Western Cape. The spatial components of proposals comply with the Spatial Development Framework policy and proposal of Western Cape Provincial Spatial Development Framework. Land Use Management guidelines contained Western Cape Provincial Spatial Development Framework is intended to enable sound consideration of applications to consent use of land to the social compact with communities regarding the future spatial vision that they wish to see in their municipality.

National Spatial Development Framework: This application aligns with the principles and land use guidelines of the National Spatial Development Framework Plan.

National Growth Plan: This application aligns with the National Growth Plan in terms of urban renewal, opportunities and job creation.

Stellenbosch Municipality Zoning Scheme By-Law, 2019: This application aligns with the principles and guidelines of Municipality's Zoning Scheme By- Law.

Stellenbosch By Law on Municipal Land Use Planning, 2023: The application aligns with the Municipal Land Use Planning By-Law 2023.

Stellenbosch Municipality- Integrated Development Plan 2022-2027: The Application aligns with the Municipality's IDP.

Stellenbosch Telecommunication Mast Infrastructure Policy 2017/2018: The Application aligns with the Policy Objectives and Guidelines of the Telecommunication Mast Infrastructure Policy of Stellenbosch Municipality.

7.5. CURRENT PLANNING PRINCIPLES

SPLUMA sets out the following main development principles applicable to spatial planning and land use management and land use development.

1. Spatial Sustainability:

- Past spatial and other development imbalances must be redressed through improved access to and use of land

- Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded
- Spatial Planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land

2. Spatial Justice:

- Promote land development that is within the fiscal, institutional and administrative means of the Republic
- Ensure that special consideration is given to the protection of prime and unique agricultural land
- Uphold consistency of land use measures in accordance with environmental management instruments.
- Promote and stimulate the effective equitable functioning of land markets
- Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.
- Promote land development in locations that are sustainable and limit urban sprawl.
- Result in communities that are viable.

3. Efficiency:

- Land development optimises the use of existing resources and infrastructure.
- Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.
- Development Application procedures are efficient and streamlined and time frames are adhered to by all parties.

4. Spatial Resilience:

- Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer impacts of economic and environmental shocks

5. Good administration:

- All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management system as embodied in this act

- All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks.
- The requirements of any law relating to land development and land use are met timeously.
- The preparation of an amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.
- Policies, legislation and procedures must be clearly set to inform and empower members of the public.

The following table indicates how the proposed development will consist with the **SPLUMA principles**.

Spatial Sustainability:	<ul style="list-style-type: none"> ✓ Application complies with the Western Cape Provincial Development Framework (2020) as a spatial tool to guide future development on a Provincial Level. ✓ Application complies with the Stellenbosch Municipality Spatial Development (2019) Framework as a spatial tool to guide future development on a Municipal Level.
Spatial Justice:	<ul style="list-style-type: none"> ✓ The proposed application will contribute to the functional and integrated land use pattern evident throughout the surrounding area.

	✓ The proposed application will contribute to the character of the surrounding area.
Spatial Resilience	✓ The development complies with the following spatial development framework: <ul style="list-style-type: none"> I. Western Cape Provincial Development Framework II. Stellenbosch Municipality Spatial Development Framework.
Good Administration	✓ Stellenbosch Municipality is obliged to consider the application fairly and within the timeframes provided in terms of the municipal planning bylaw.

8. CONCLUSION

In conclusion, the application is made in terms of Stellenbosch By-Law on Municipal Land Use Planning, 2019, read with Municipality's, Zoning Scheme by Law 2023, to regularize and upgrade the existing Vodacom Antennas and its Cabinet installed on the basement floor.

Regularizing and upgrading the already existing Vodacom Antennas will not have a negative impact on the area. The application can therefore be considered desirable and is submitted in terms of the relevant stipulations of the Land Use Planning By-Law of the Stellenbosch Municipality.

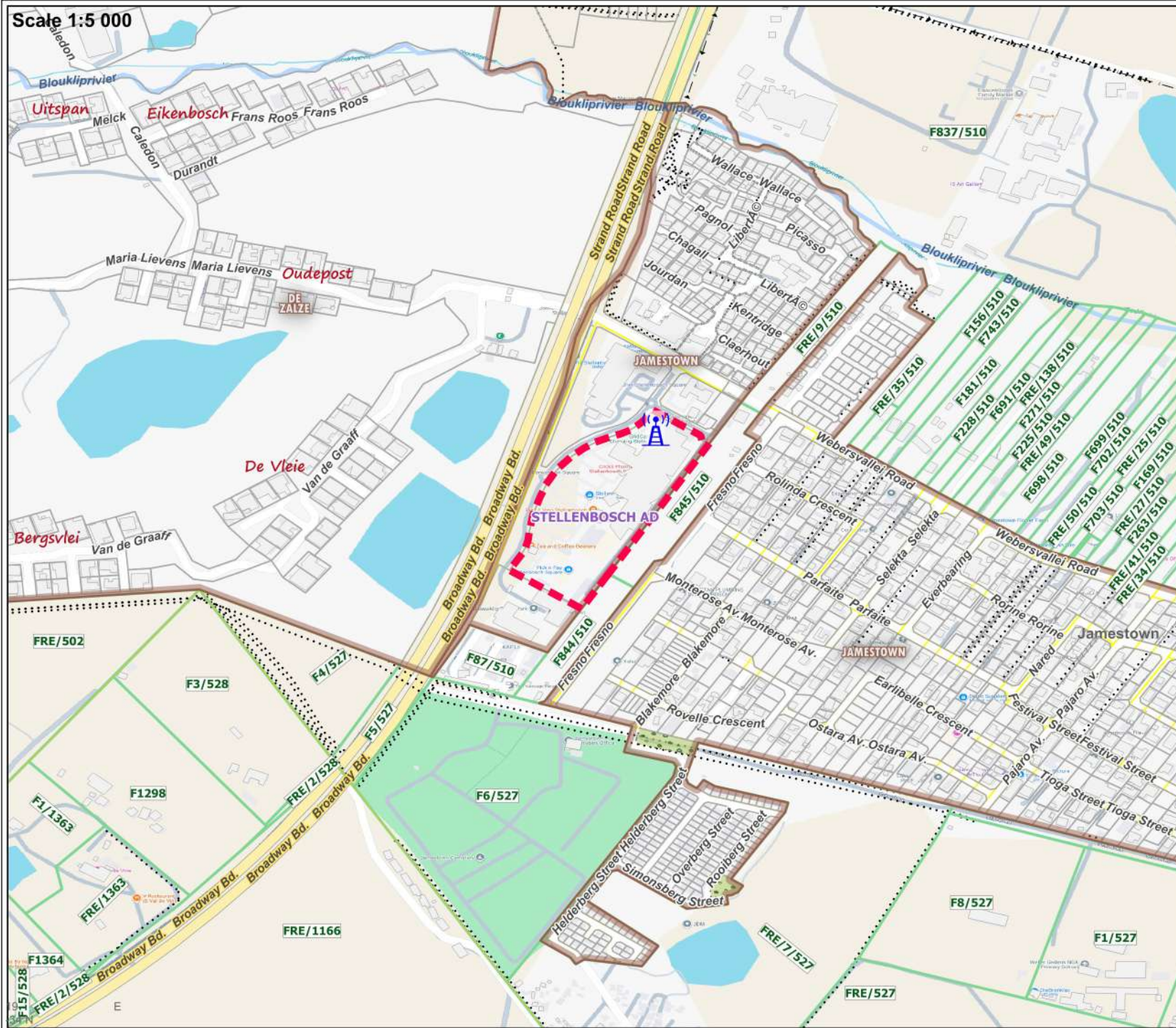
ERF 172 JAMESTOWN (Stellenbosch) BS 22526

LOCALITY PLAN

Scale 1:5 000

LEGEND

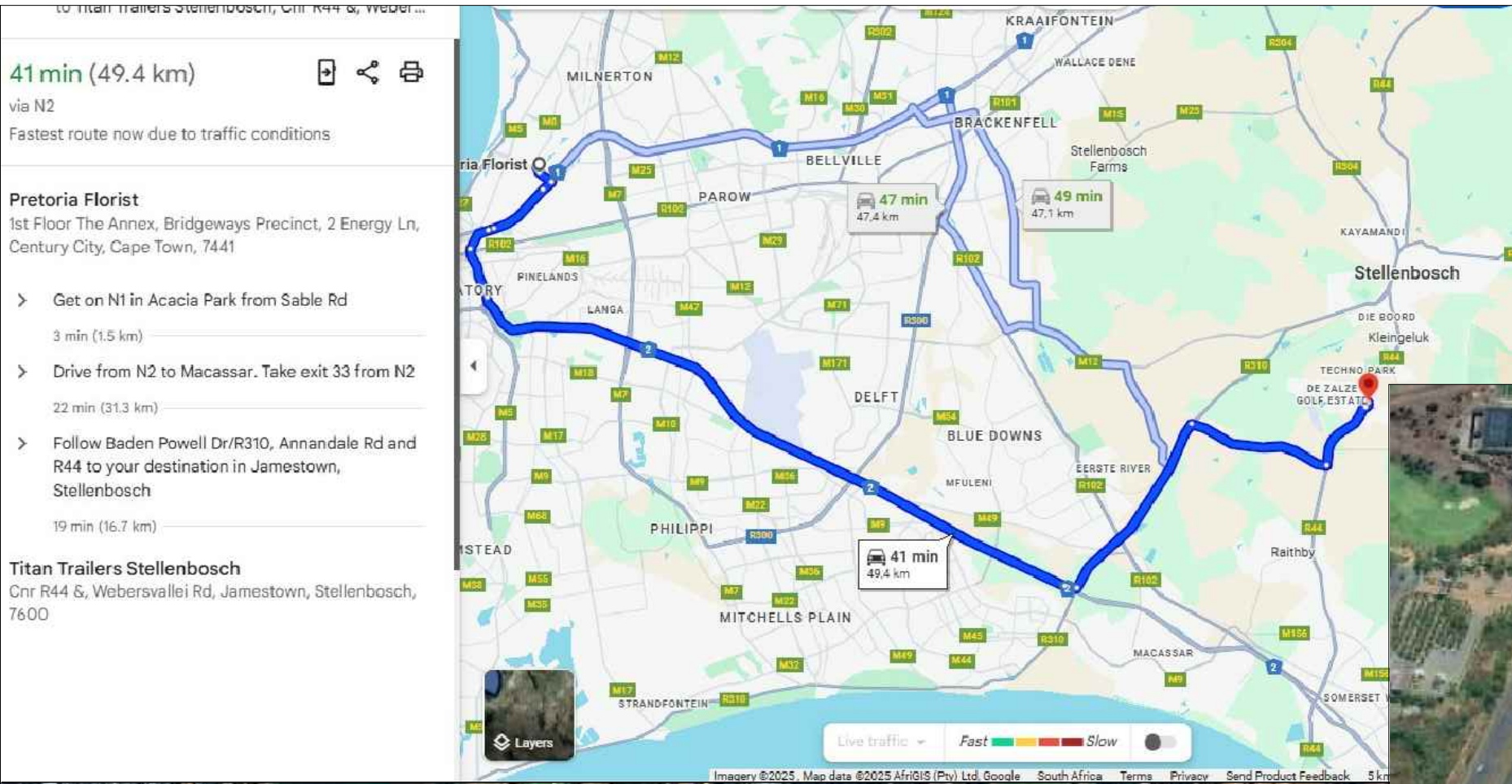
-  ERF 172 JAMESTOWN (Stellenbosch)
-  BS 22526
-  Buildings



0 0.1 0.2 0.3

Scale 1:5 000
kilometers

Map CRS: EPSG:4148
Coordinate Units: Degrees
Map Scale: 1:5 000
Project File: Cellphone_Towers.qgz
Page Size: 297 x 210 mm
Made with: QGIS 3.42 on Windows



CLIENT:

MAST

ADVANCING AFRICA THROUGH CONNECTIVITY

BILLFORT

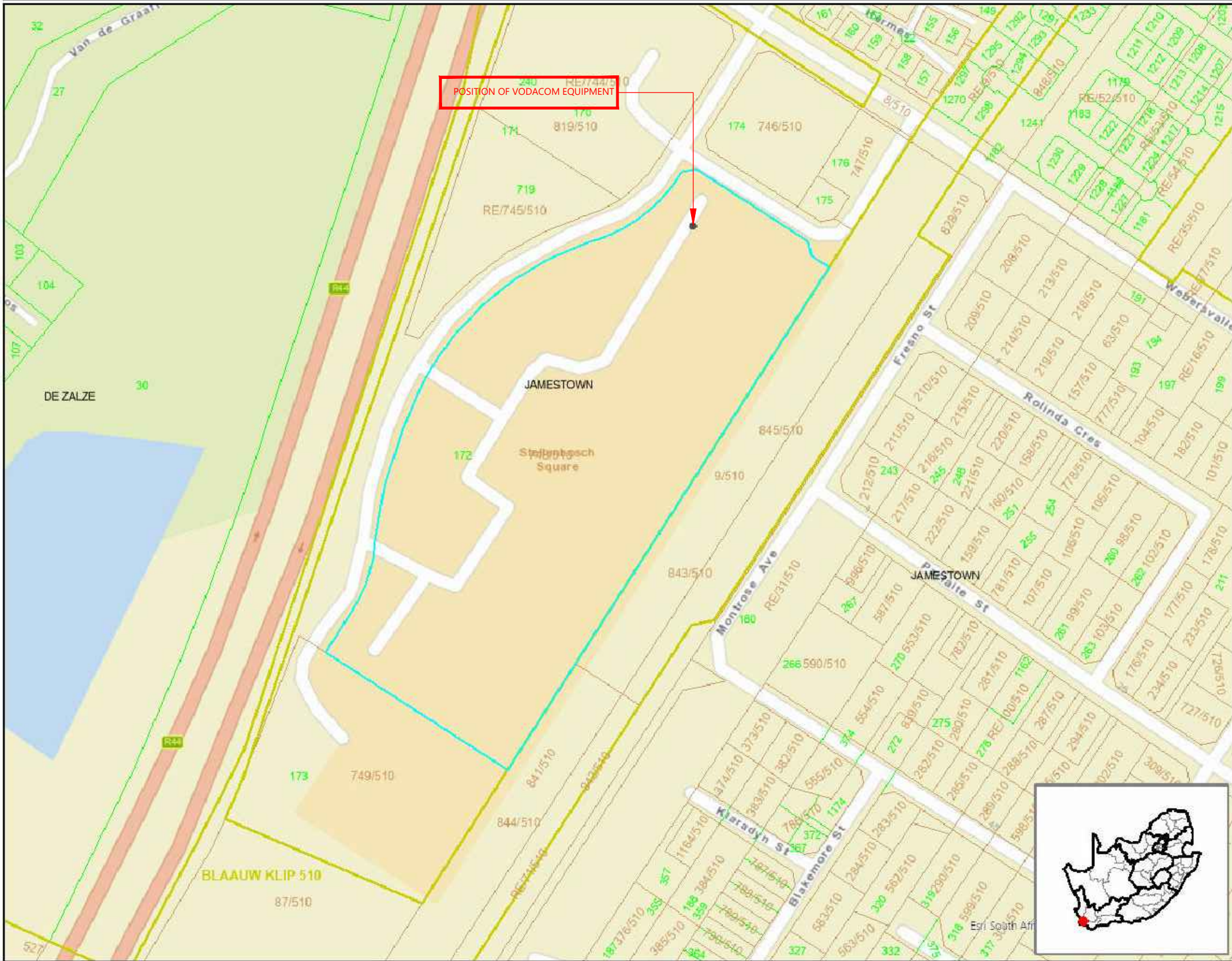
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EMAIL: SHAKA@BILLFORTGLOBAL.CO.ZA

DRAWING NUMBER:	BS 22526		
DATE COMPLETED:	02/07/25		
ISSUED FOR:	PERMITTING		
DRAWN BY:	T RAMATABANE		
SITE NAME:	STELLENBOSCH SQ		
DESCRIPTION:	PORTION NUMBER 748/510, JAMESTOWN (STELLENBOSCH) WEBERS VALLEY RD, JAMESTOWN, STELLENBOSCH, 7600		
COORDINATES:	LATITUDE: -33.976570°	LONGITUDE: 18.842956°	
OWNER NAME:			
DRAWING DESCRIPTION:	LOCALITY MAP		
SCOPE:			
1. 3X VODACOM ANTENNA MOUNTED ON THE EXISTING BUILDING PARAPET WALLS.			
2. A VODACOM CABINET INSTALLED ON THE BASEMENT FLOOR.			
3. RF, POWER & FIBER ROUTE BY FLOOR-MOUNT GANTRY.			
4. POWER ROUTE TO BUILDING MAIN DB.			
5. RF ROUTE FROM CABINET TO THE RF EQUIPMENT BY A CABLE TRAY.			
5G UPGRADE			
SECTOR 1: ALL TRIPLEXERS, TMA AND FEEDERS TO BE RECOVERED. EXISTING ANTENNA TO BE REPLACED WITH NEW 1.5M HEXABAND ANTENNA (800482001). B.O.A. IS ± 12.5M.			
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SECTOR 3: ALL TRIPLEXERS, TMA AND FEEDERS TO BE RECOVERED. EXISTING ANTENNA TO BE REPLACED WITH NEW 1.5M HEXABAND ANTENNA (800482001). A DISTRIBUTED FPFH TO BE INSTALLED. B.O.A. IS ± 12.5M.			
FIRE NOTES:			
THE FOLLOWING TO COMPLY WITH SANS 10400.			
• BUILDING CLASSIFICATION: D4 PLANT ROOM (OUTDOOR ELECTRICAL UNIT)			
• FIRE STABILITY OF STRUCTURAL 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:	T.RAMATABANE		02/07/25
DESIGNED:			
DRAWN:	T.RAMATABANE		18/08/25
TECHNICAL APPROVAL:			
ARCHITECT:			
SCALE:	DATE DRAWN:	PG No:	SHEET:
NTS	18/08/25	1	1 OF 3
SURVEY DATE:	DRAWING No:	REV:	
	001	A	
DRAWING STATUS:		PAPER SIZE:	
APPROVAL		AS BUILT	
		A3	

A3 Landscape



Scale: 1:2 257

0 500 1 000 2 000 km



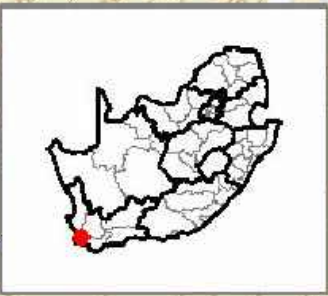
Department of Rural development
and land reform
Chief Surveyor General Property Search
(November 2024 Version)
July 2, 2025

Legend

- Provinces
- Erven
- Public Place
- Holding
- Allotment Township
- Farm Portion
- Parent Farm
- Provinces



Sources: Esri, HERE, Garmin,
USGS, OpenStreetMap
contributors and
the GIS User Community.



ArcGIS Experience Builder
Esri South Africa

CLIENT:



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EMAIL: SHAKA@BILLFORTGLOBAL.CO.ZA

DRAWING NUMBER:	BS 22526
DATE COMPLETED:	02/07/25
ISSUED FOR:	PERMITTING
DRAWN BY:	T RAMATABANE

SITE NAME:	STELLENBOSCH SQ	
DESCRIPTION:	PORTION NUMBER 748/510, JAMESTOWN (STELLENBOSCH)	
ADDRESS:	WEBERS VALLEY RD, JAMESTOWN, STELLENBOSCH, 7600	
COORDINATES:	LATITUDE: -33.976570°	LONGITUDE: 18.842956°
OWNER NAME:		
DRAWING DESCRIPTION:	CADASTRAL MAP	

SCOPE:
1. 3X VODACOM ANTENNA MOUNTED ON THE EXISTING BUILDING PARAPET WALLS.
2. A VODACOM CABINET INSTALLED ON THE BASEMENT FLOOR.
3. RF, POWER & FIBER ROUTE BY FLOOR-MOUNT GANTRY.
4. POWER ROUTE TO BUILDING MAIN DB.
5. RF ROUTE FROM CABINET TO THE RF EQUIPMENT BY A CABLE TRAY.

5G UPGRADE
SECTOR 1: ALL TRIPLEXERS, TMA AND FEEDERS TO BE RECOVERED.
EXISTING ANTENNA TO BE REPLACED WITH NEW 1.5M HEXABAND ANTENNA (800482001).B.O.A. IS ± 12.5M.

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 - 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:	T.RAMATABANE		02/07/25
DESIGNED:			
DRAWN:	T.RAMATABANE		18/08/25
TECHNICAL APPROVAL:			
ARCHITECT:			

SCALE:	DATE DRAWN:	PG No:	SHEET:
NTS	18/08/25	2	2 OF 3
SURVEY DATE:	DRAWING No:	REV:	
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DRAWING STATUS:	PAPER SIZE:		
APPROVAL	AS BUILT		A3



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DRAWING NUMBER:	BS 22526		
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ISSUED FOR:	PERMITTING		
DRAWN BY:	T RAMATABANE		

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OWNER NAME:			
DRAWING DESCRIPTION:	SITE PLAN		

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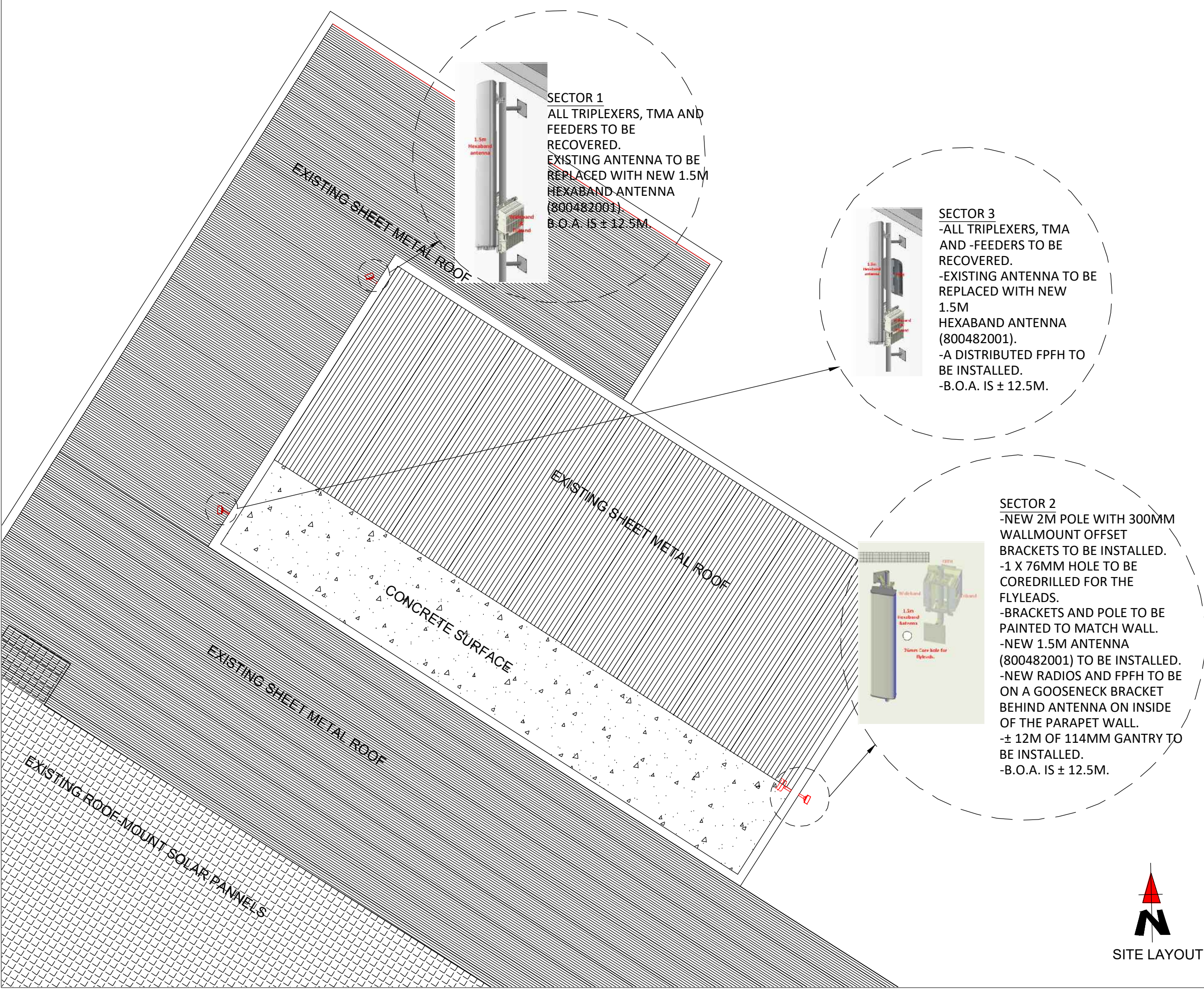
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APPROVALS	INITIALS	SIGNATURE	DATE
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ARCHITECT:			

SCALE:	DATE DRAWN:	PG No:	SHEET:
NTS	18/08/25	3	3 OF 3
SURVEY DATE:	DRAWING No:	REV:	
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CLIENT:



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NTS	18/05/25	4	4 OF 4
SURVEY DATE:	DRAWING No:	REV:	
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DRAWING STATUS:		PAPER SIZE:	
APPROVAL		A3	