STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1355/2025
Our File Reference Number: Erf 14214, 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 ON ERF 14214, STELLENBOSCH

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 a Consent Use to accommodate an equipment container, functioning as a fibre optic node, which falls within the definition of a Freestanding Base Telecommunication Station on Erf 14214, Stellenbosch.

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 the said Bylaw:

   3.1 The approval only applies to the proposed Consent Use 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 Only existing entry points to the property be used to access the location of the fibre node site.

3.4 The proposed fiber node, associated containers or any boundary enclosure shall not be utilised for outdoor advertising purposes.

3.5 Natural areas disturbed during construction must be rehabilitated with indigenous water-wise plants to the satisfaction of the municipality.

3.6 Adequate warning signs in the three official languages must be displayed on the access door or gate, defining it as a no-go zone.

3.7 If the site is decommissioned the applicant / 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.

3.8 Access to the telecommunication infrastructure and associated equipment be strictly controlled at all times by means of a fence with a locked gate to the satisfaction of the municipality.

3.9 Building plans be generally in accordance with the building plan as referenced 02 - 06, R0, dated 02 September 2022 and drawn by SFP Town planning and attached as Annexure A.

3.10 Building plans must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals,

3.11 The applicant / operator is 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. **The reasons for the above decision are as follows:**

4.1 The proposal is associated and compliments the existing land use of the property and land uses found in the area.

4.2 The proposed fibre node will be located behind the existing structure on the subject property, thus will not have an impact on the streetscape.

5. **Matters to be noted**

5.1 Building plans be approved by the Municipality prior to any building work commencing.

6. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed

to the Municipal Manager and submitted to the following email address: landuse.appeals@stellenbosch.gov.za

7. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

8. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

9. An applicant who lodges a Section 79(2) 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.

10. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

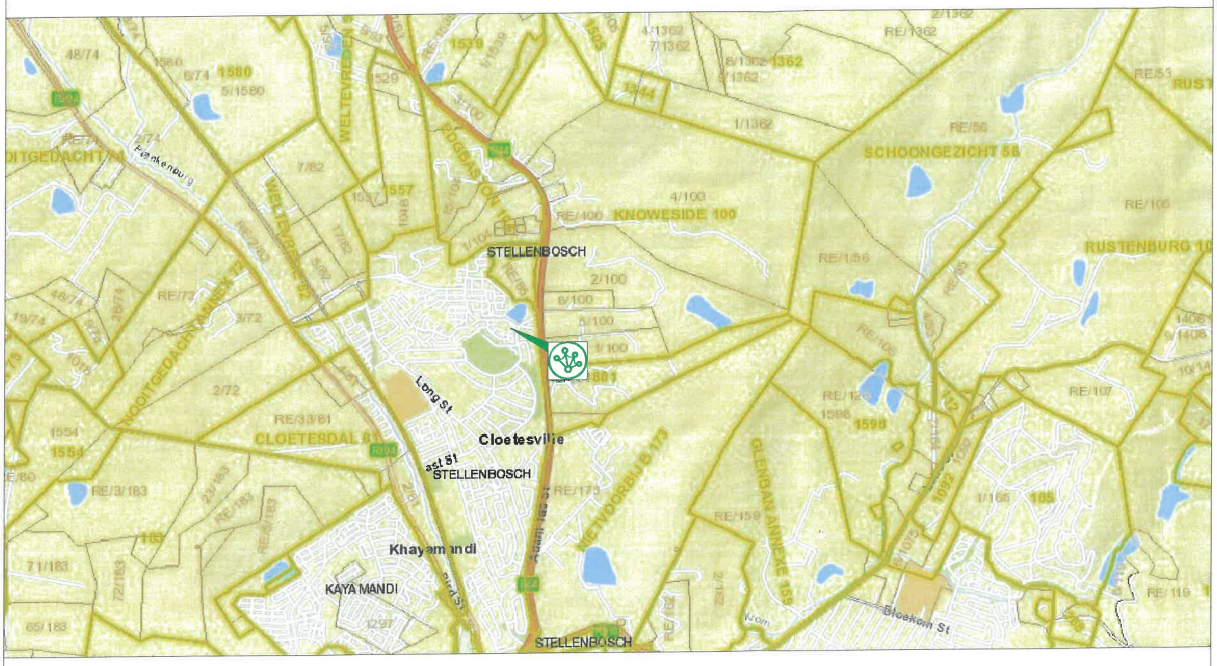
11. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za

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

DATE 20/11/2026.



Frogfoot
Just connect

SITE NAME:
WELGEVONDEN ESTATE

SITE NUMBER:
ID3715

REV	DATE	NOTES
0	2022-09-02	1st Issue

DATE: 02/09/2022

DRAWN: K. KOCH | PAGE SIZE: A3

NOTES:
- FROGFOOT WILL INSTALL NEW 900R HAND HOLE AT THE INDICATED LOCATION.
- FROM HERE FROGFOOT WILL INSTALL 2x7 WAY 14/10mm DUCTS FROM THE HAND HOLE TO THE PROPOSED LOCATION OF THE MINI NODE.
- FROGFOOT WILL INSTALL NEW MINI NODE, TRENCH TO EXISTING MAIN ELECTRICAL DISTRIBUTION BOARD.
- NEXT FROGFOOT WILL HAUL ELECTRICAL CABLE TO DISTRIBUTION BOARD.
- HERE FROGFOOT WILL INSTALL 32A SINGLE PHASE BREAKER.

1x 9kg DCP fire extinguisher on each container & to be installed, maintained & serviced in accordance with SANS 1475-1 & SANS 10400 Part T(2011)

1. ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO FINAL SURVEY.

PROPERTY DESCRIPTION:
Erf 14214
Stellenbosch Township

CO-ORDINATES:
Lats: -33.902249
Longs: 18.856551

HASL:
161m

PROJECT:
NODE INSTALLATION SITE

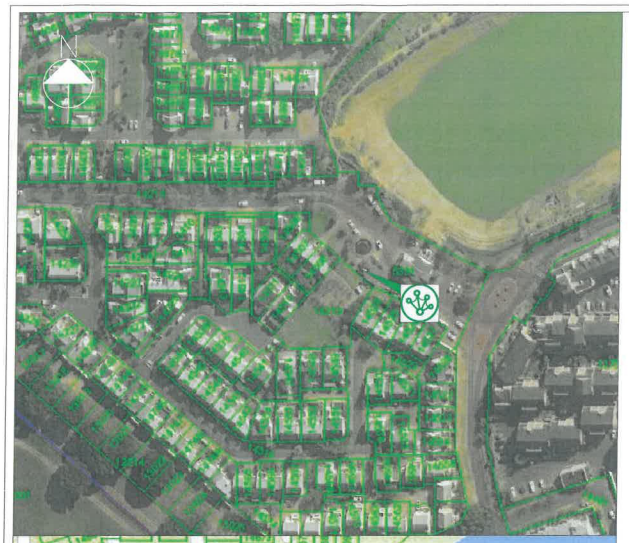
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Welgevonden Boulevard
Stellenbosch
Western Cape

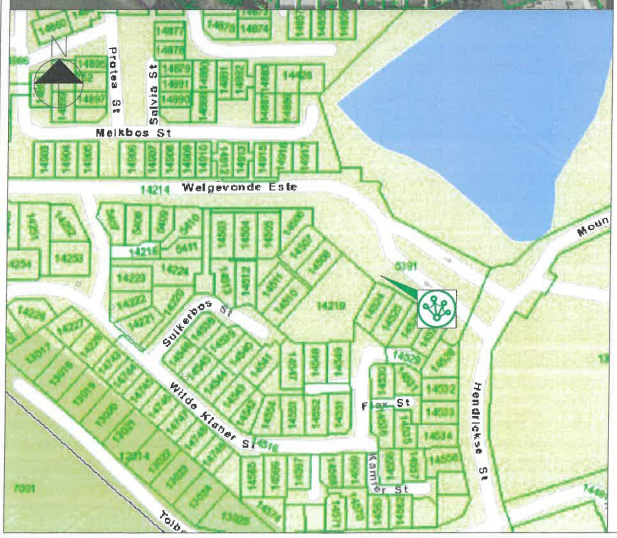
SFP Townplanning [redacted]

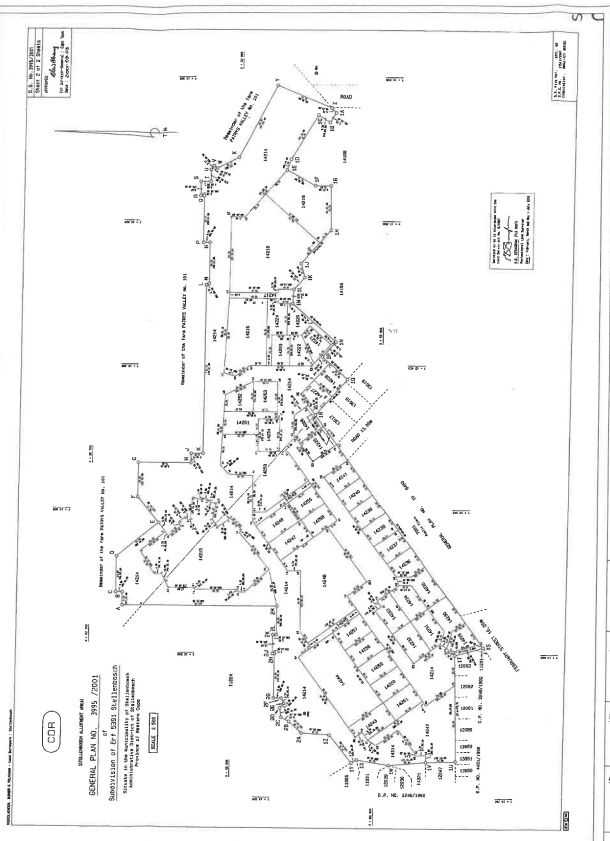
LOCALITY PLAN

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Frogfoot

Just connect

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SFR Townplanning

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SCALE:	DATE:	PAGE:
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Frogfoot
Just connect

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ADDRESS:
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Stellenbosch
Western Cape

SFP Townplanning [redacted]

SITE PLAN

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DWG NO: 03 | R0



Frogfoot
fast connect

SITE NAME:
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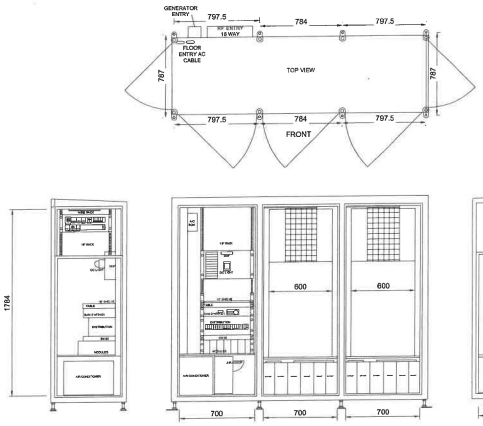
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Stellenbosch
Western Cape

SFP Townplanning [redacted]

BASE STATION LAYOUT

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NODE DETAILS



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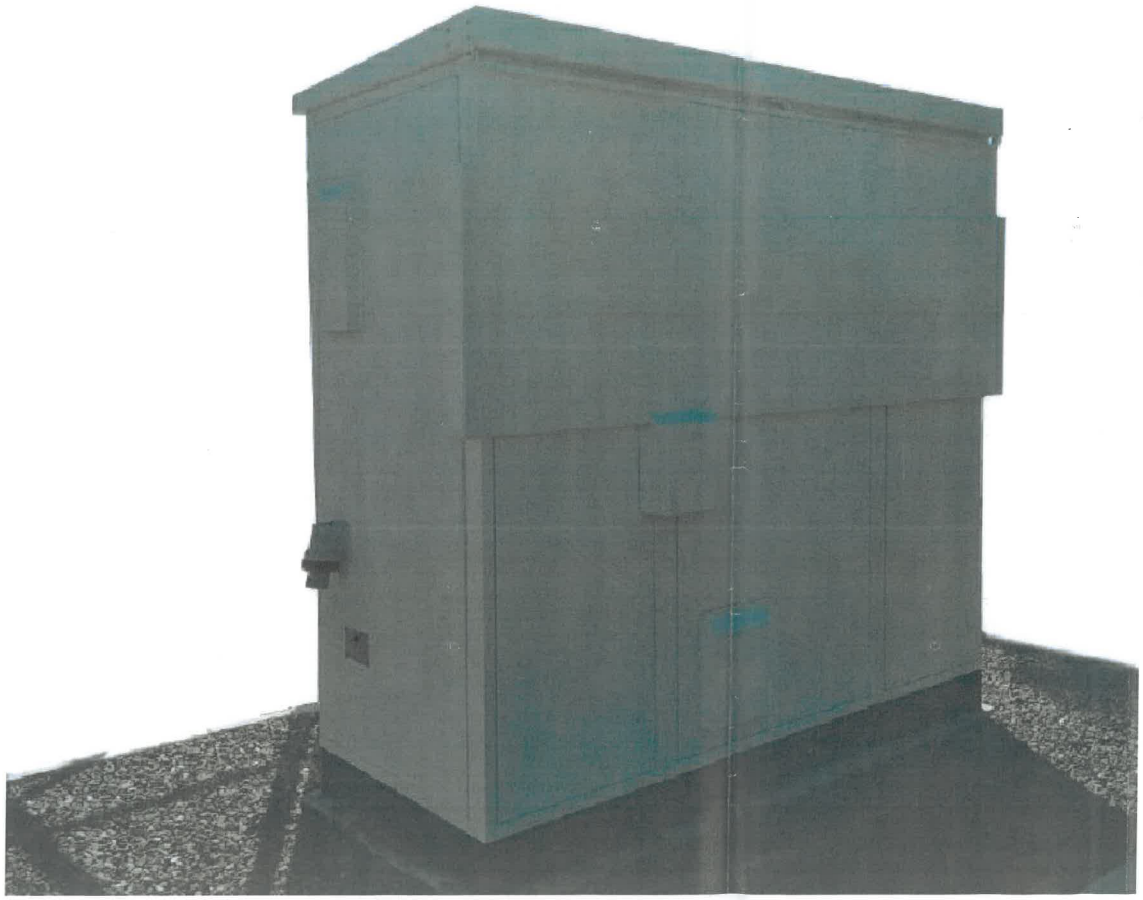
ADDRESS:
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NODE & GENERATOR

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Frogfoot
just connect

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