STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1346/2025
Our File Reference Number: Erf 172 Jamestown
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: ERF 172, JAMESTOWN, 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 172 Jamestown, Stellenbosch for:

   2.1.1 A **Consent Use** in terms of Section 15(2)(o) of the said bylaw Rooftop base telecommunication station to regularize and upgrade to 5G the existing three (3) Vodacom antennas mounted on the parapet and Vodacom cabinet installed on the Stellenbosch square.

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 said Bylaw:

   3.1 The approval applies only to the application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council.

   3.2 Building plans must be generally in accordance with the Site Plan and elevations referenced as Drawing No. 001(Sheet 2 of 3, 3 of 3, & 4 of 4), drawn by T Ramatabane (Billfort), dated 18/08/2025 & 18/05/2025 attached as **Annexure A**.

3.3 The landowner / operator shall grant the Municipality access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification.

3.4 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.

3.5 Access to the telecommunication infrastructure and associated equipment be strictly controlled at all times by means of a fence or wall with a locked door or gate to the satisfaction of the Municipality.

3.6 The mast, equipment room or any boundary enclosure shall not be utilised for outdoor advertising purposes.

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

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

3.9 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. The **reasons** for the above decision are as follows:

4.1 The proposed use is in line with the objectives of the Stellenbosch Municipality Telecommunication mast policy (TMI).

4.2 The proposed base station will increase the effectiveness and efficiency of the network in the area.

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.

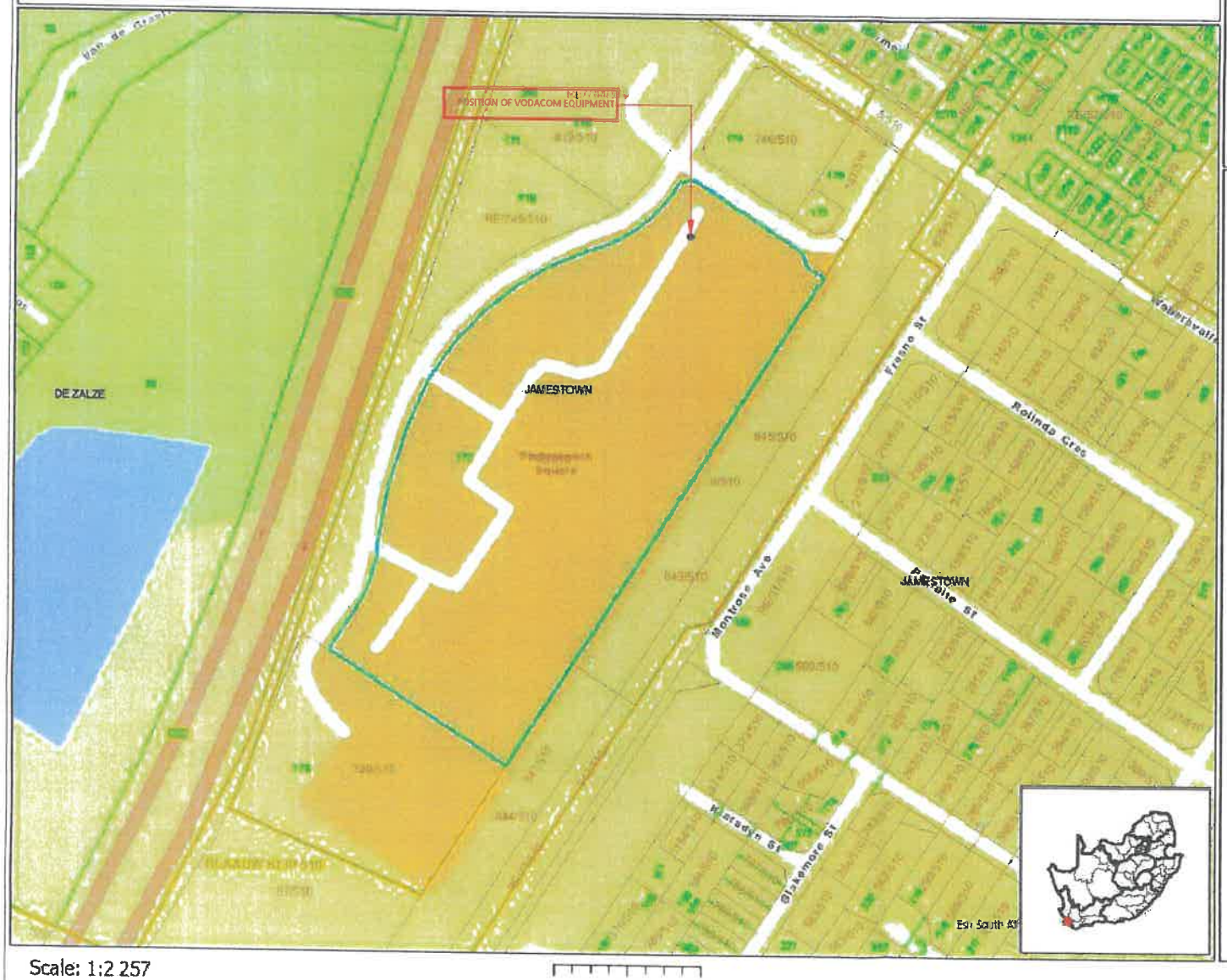
12. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

DATE 5/6/2026.

A3 Landscape



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

Legend

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

N

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

Scale: 1:2 257

0 500 1 000 2 000 km

ArcGIS Experience Buil
Esri South Af

CLIENT:

MAST

BILLFORT

[redacted]
INVICTA ROAD, MIDRAND
[redacted]
[redacted]

DRAWING NUMBER:	BS 22526	
DATE COMPLETED:	02/07/25	
ISSUED FOR:	PERMITTING	
DRAWN BY:	T RAMATABANE	
SITE NAME:	STELLENBOSCH SQ	
DESCRIPTION:	PORTION NUMBER 74B/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-MONT 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.

SECTOR 2: NEW 2M POLE WITH 300MM WALL MOUNT OFFSET BRACKET 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. ± 12M OF 114MM GANTRY TO BE INSTALLED.B.O.A. IS ± 12.5M.

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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	2	2 OF 3

SURVEY DATE:	DRAWING No:	REV:
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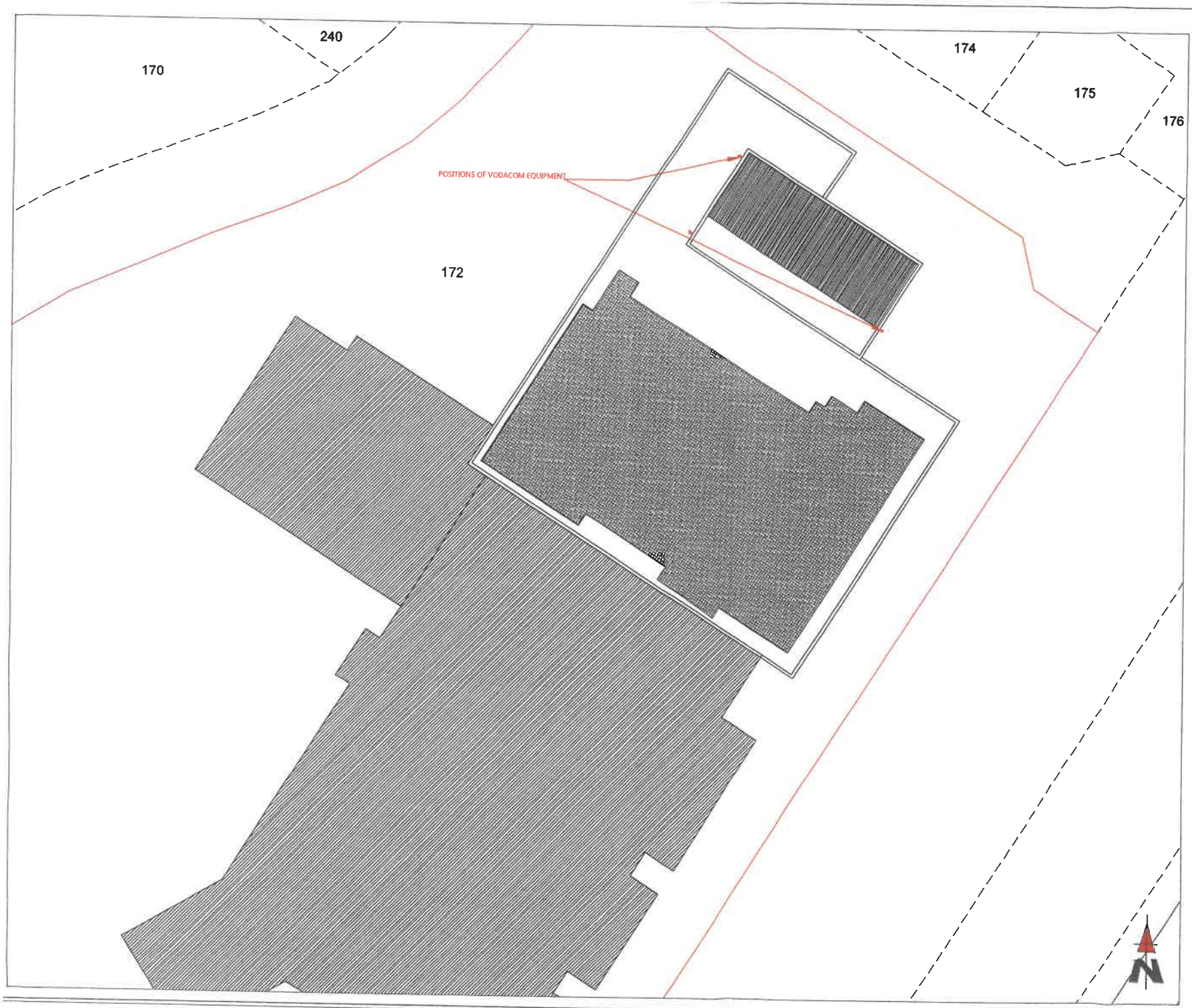
APPROVAL	AS BUILT	A3



CLIENT:

MAST

BILLFORT

[redacted]

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:	SITE PLAN

SCOPE:

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NTS	18/08/25	3	3 OF 3

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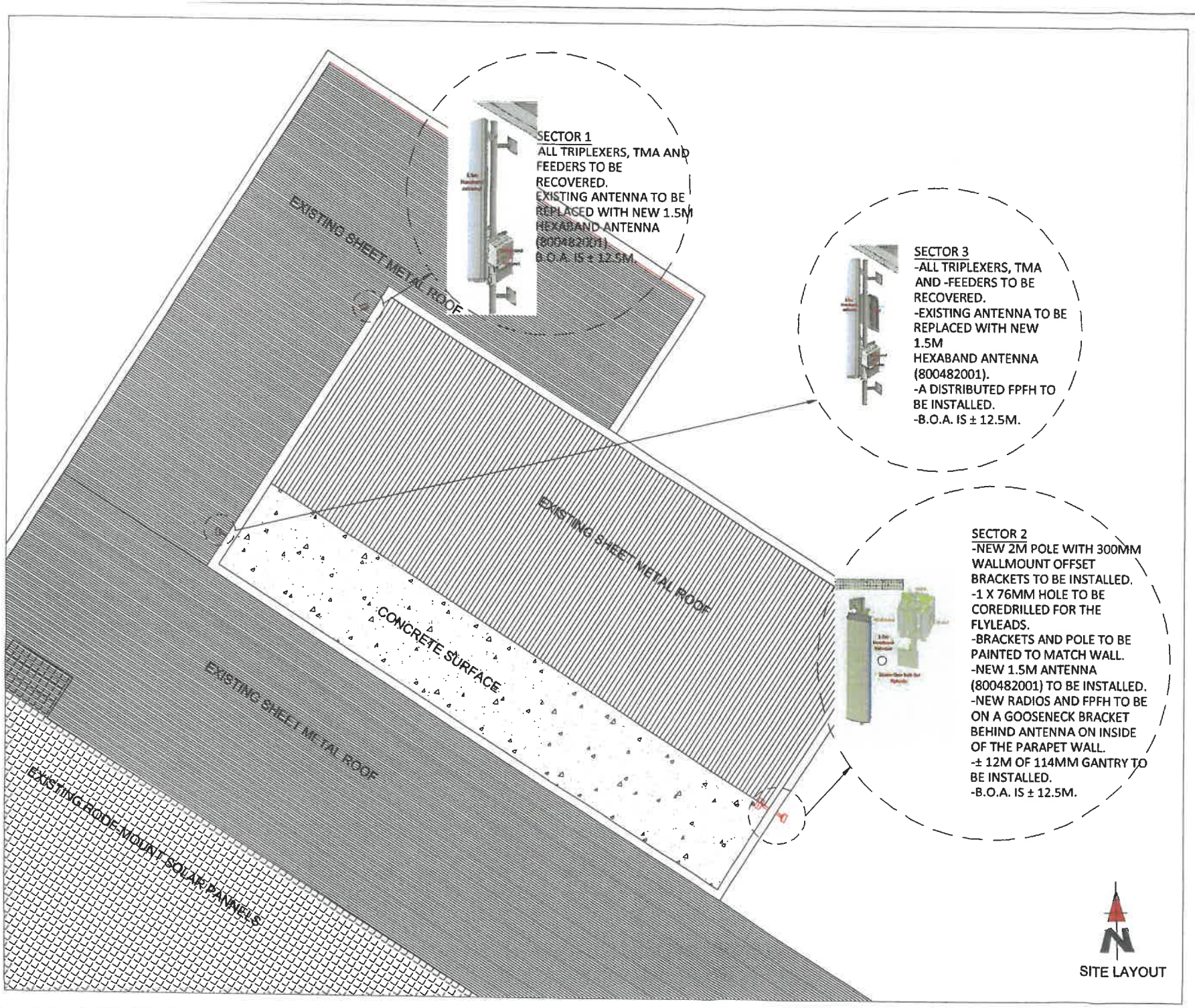

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