



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18451 / TP954/2024

Our File Reference Number: Farm no. 400, Stellenbosch Division

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Dear Sir/Madam

APPEAL LODGED IN TERMS OF SECTION 79(2) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW: APPLICATION FOR CONSENT USE ON FARM NO. 400, STELLENBOSCH DIVISION

1. This Municipality's decision letter dated 04 February 2026 refers.
2. The Appeal Authority resolved on 14 August 2026 that the appeal submitted against the decision of the Authorised Decision-maker dated 30th of January 2026, in respect of the subject application **BE UPHELD**, and that the subject decision **BE REVOKED** in terms of Section 81 (7)(b) of the Stellenbosch Municipal Land Use Planning By-law and **REPLACED** as follows:
3. That the application for consent use in terms of Section 15(2)(o) of Stellenbosch Municipality By-law on Municipal Land Use Planning to regularise an existing freestanding base telecommunication station on Farm No. 400, Stellenbosch Division consisting of the following:
 - a) A 9m high monopole mast,
 - b) 2 omni antennae attached to the mast,
 - c) Microwave dishes attached to the side of the mast,
 - d) Equipment container unit,

- 5.8 The landowner / operator grants the Municipality access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification.
- 5.9 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.
- 5.10 If the site is decommissioned the landowner / operator must 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.
- 5.11 Building plans be in accordance with the site plan and plan & elevation plan both referenced as drawing no. BS2553, drawn by Billfort Global and dated 29/07/2026 and attached as **Annexure A**.
- 5.12 Building plans for all structures or uses be submitted to and approved by the Municipality. The approval of any building plan is subject to full compliance with all relevant and qualified conditions of land use rights and approvals to be indicated on the Town Planning Compliance Checklist for Building Plans.
- 5.13 The conditions relating to road planning imposed by the WCG Department of Infrastructure contained in the memorandum dated 31 October 2025, and attached as **Annexure B**, be complied with to the satisfaction of the said department.
- 5.14 A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification that the approval comes into operation and prior to the approval of any building plan.

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

- 6.1 While due recognition that the property already hosts a number of base telecommunication station installations and that the subject proposal does not fully comply with Telecommunication Mast Policy, the importance of the installation from

- 7.4 Due process in terms of Stellenbosch Municipality By-law on Municipal Land Use Planning be followed to investigate and address any unauthorised land use.
8. Accordingly, the decision detailed in this letter may be implemented, subject to compliance with the conditions of approval.
9. The appeal process has now been concluded.

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

27/08/2026

DATE:

ANNEXURE A

CLIENT



BILFORT GLOBAL
HEADQUARTERS OFFICE
BINTUA ROAD, MIDRAND
WWW.BILFORTGLOBAL.COM
SHAWA@BILFORTGLOBAL.CO.ZA

TEL: +27 (0) 11 075 4501
EMAIL: SHAWA@BILFORTGLOBAL.CO.ZA

DRAWING NUMBER:	BS2553
DATE COMPLETED:	12/07/24
ISSUED FOR:	PERMITTING
DRAWN BY:	T. RAMATABANE
SITE NAME:	POKADRAAI
DESCRIPTION:	Section Number 0480, VEELVERMAGT 400
ADDRESS:	001 POKADRAAI RD, Stellenbosch, 7624
COORDINATES:	LATITUDE: -33.595311°
OWNER NAME:	LONGITUDE: 18.738071°
DRAWING DESCRIPTION:	SITE PLAN

SCOPE:

1. A 9m POLE CONSTRUCTED WITH A $\pm 1m$ - $\pm 3m$ LIGHTNING SPIKE.
2. A VODACOM CABINET INSTALLED.
3. NEW CONCRETE FOUNDATION CONSTRUCTED.
4. NEW CABLES FOR FEEDERS TOWARDS THE TOWER.
5. POWER ROUTE TO NEAREST MAIN POWER SUPPLY.
6. DIAMOND MESH FENCE USED TO VC SPEC.
7. WITH A 2m SWING GATE.

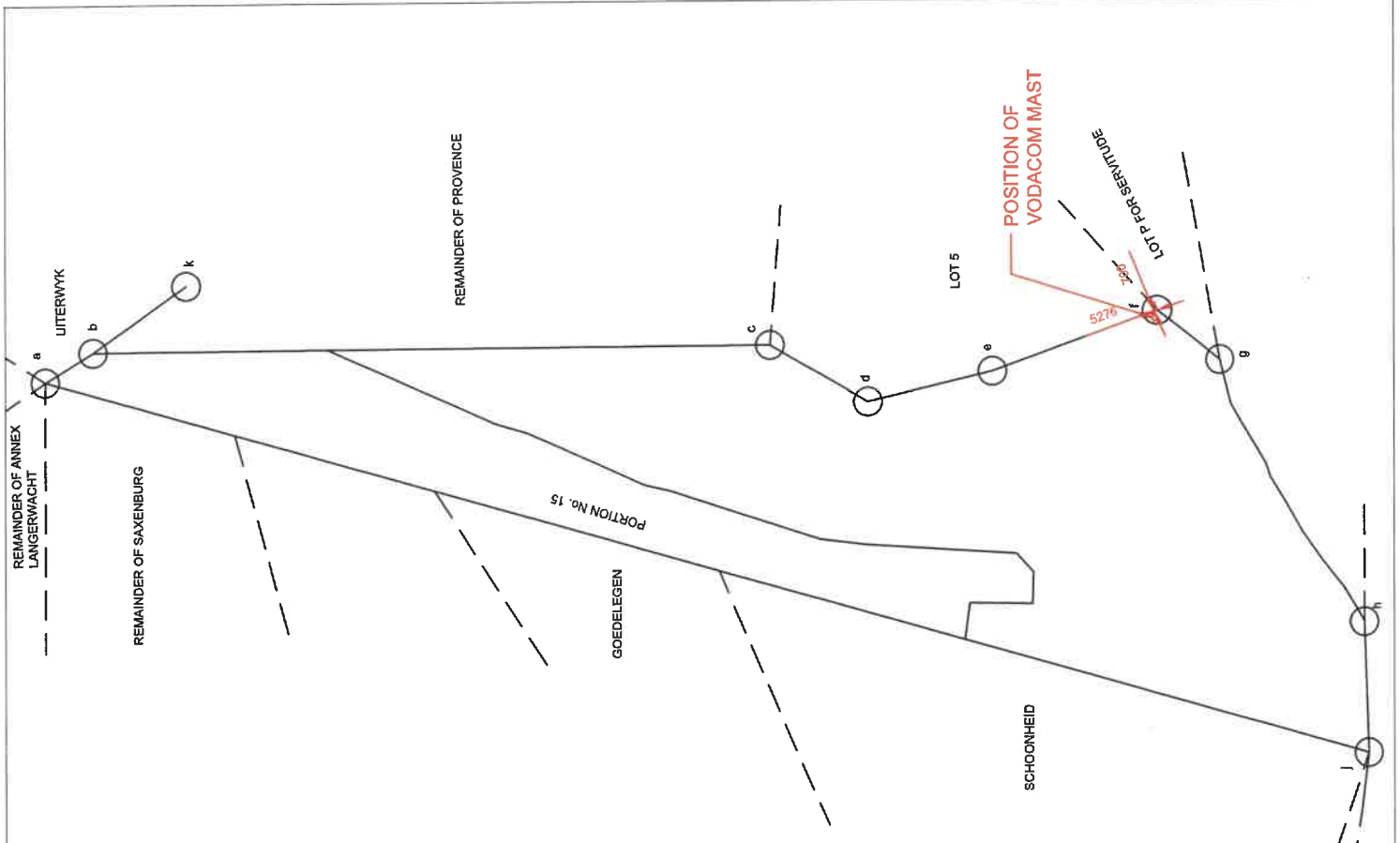
NOTE:

1. DRAWING NOT TO BE SCALED
2. ALL DIMENSIONS IN MM
3. DRAWINGS ISSUED FOR PERMITTING ISSUES

FIRE NOTES:

- THE FOLLOWING TO COMPLY WITH SANS 10000:
- 1. ALL CONCRETE FOUNDATION TOWARDS ROOM
 - 2. OUTDOOR ELECTRICAL UNIT
 - 3. FIRE STABILITY OF STRUCTURAL ELEMENTS T4.7
 - 4. PARTITION WALLS AND PARTITIONING T4.9
 - 5. PROTECTION OF OPENINGS T4.10
 - 6. PROTECTION OF OPENINGS T4.12
 - 7. PROVISION OF FIRE FIGHTING EQUIPMENT T4.32
 - 8. 1 x 4.5KG CO2 FIRE EXTINGUISHER.

APPROVALS	INITIALS	SIGNATURE	DATE
SURVEYOR:	J.M.M.		12/07/24
DESIGNED:			
DRAWN:	T. Ramatabane		29/07/26
TECHNICAL APPROVAL:			
ARCHITECT:			
SCALE:	DATE DRAWN:	PG No:	SHEET:
1:20	29/07/26	3	3 OF 4
SURVEY DATE:	DRAWING No:	REV:	PAPER SIZE:
	016	A	A3
DRAWING STATUS:	AS BUILT		



SIDES	ANGLES OF DIRECTION
Cape Feet	
a/b	323.7
b/c	3692.9
c/d	604.6
d/e	727.9
e/f	968.0
f/g	439.0
g/h	1667.6
h/j	730.1
j/a	7533.9
b/k	603.5
f/l	436.0
j/2	724.0
	Eerste Rivier
	Bottefary

CLIENT:



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EMAIL: SAPAA@BILFORTGLOBAL.CO.ZA

DRAWING NUMBER:	BS2553
DATE COMPLETED:	12/07/24
ISSUED FOR:	PERMITTING
DRAWN BY:	T RAMATABANE
SITE NAME:	POLAKADRAAI
DESCRIPTION:	Section Number 01490, VEELUELAAG 400
ADDRESS:	001 T GILBERT RIG, STEINBOURG, 7604
COORDINATES:	LATITUDE: -33.595111° LONGITUDE: 16.738071°
OWNER NAME:	
DRAWING DESCRIPTION:	

SCOPE:
1. A 9m POLE CONSTRUCTED WITH A ± 1m - 3m LIGHTNING SPIKE.
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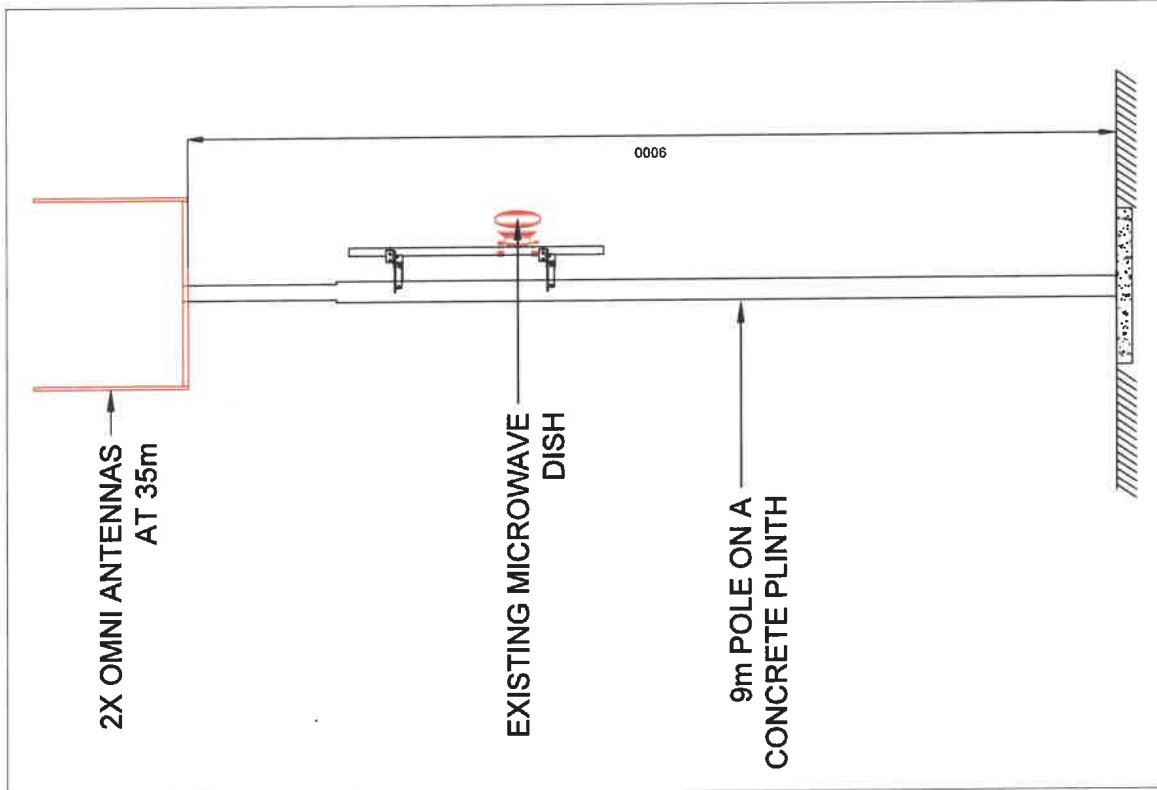
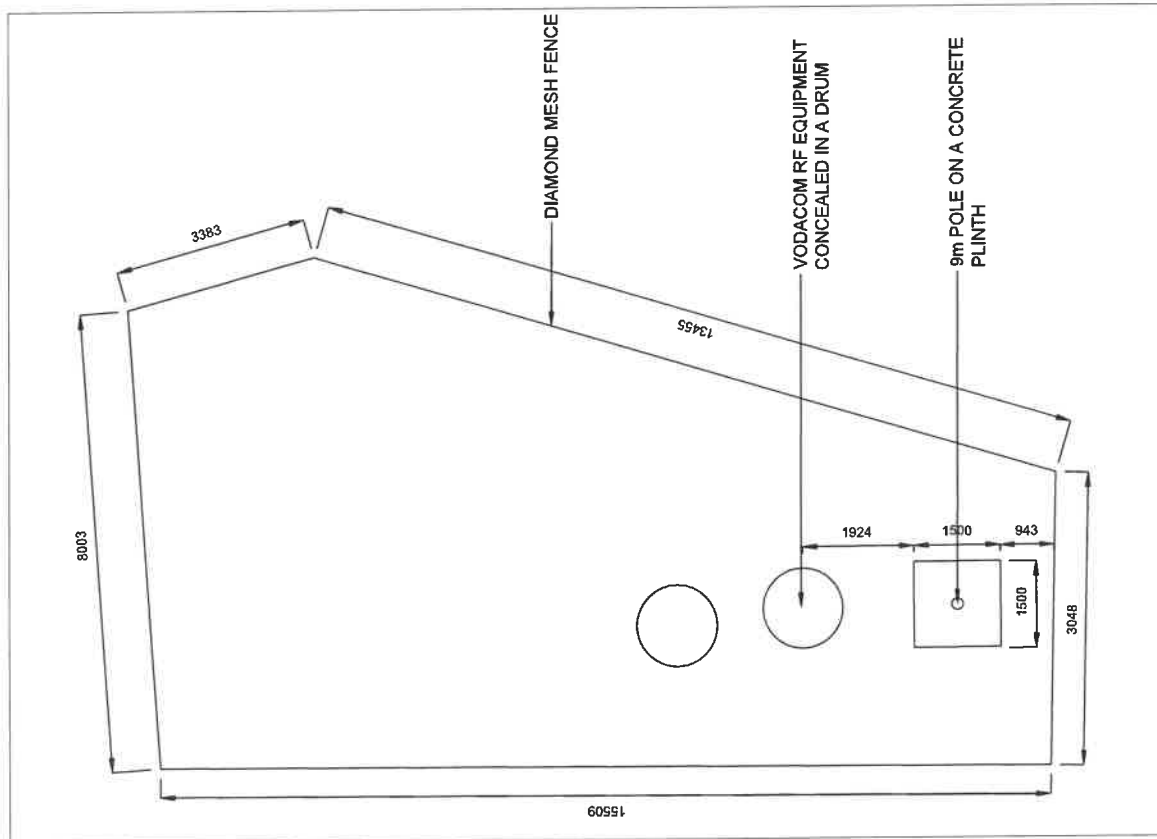
NOTE:
1. DRAWING NOT TO BE SCALED
2. ALL DIMENSIONS IN MM
3. DRAWINGS ISSUED FOR PERMITTING ISSUES

FIRE NOTES:

- THE FOLLOWING TO COMPLY WITH SANS 16009
- BUILDING CLASSIFICATION (M PLANT ROOM (OUTDOOR ELECTRICAL UNIT))
- FIRE STABILITY OF STRUCTURAL ELEMENTS T4.7
- PROTECTION OF OPENINGS T4.10
- PROVISION OF FIRE FIGHTING EQUIPMENT T4.12
- 1 X 4.5KG CO2 FIRE EXTINGUISHER.

APPROVALS	INITIALS	SIGNATURE	DATE
SURVEYOR:	J.MAVI		12/07/24
DESIGNED:			
DRAWN:	T. Ramatabane		29/07/26
TECHNICAL APPROVAL:			
ARCHITECT:			

SCALE:	DATE DRAWN:	PG No:	SHEET:
NTS	29/07/26	4	4 OF 4
SURVEY DATE:	DRAWING No:	REV:	
	016	A	
DRAWING STATUS:	AS BUILT	PAPER SIZE:	A3



ANNEXURE B



**Western Cape
Government**

Infrastructure

Vanessa Stoffels

Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-25/552 (Application No: 2025-07-0127)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir



FARM 400, VEELVERJAAGT: MINOR ROAD 5208: APPLICATION FOR CONSENT USE TO ERECT A CELL PHONE TOWER (FORMALISATION)

1. The email from Billfort Project Services dated 23 June 2025 containing the Motivation Report, Locality Plan and Land Use application notice and Site Development Plan (Drawing Number BS2553) dated 12 July 2024 refers.
2. Minor Road 5208 (OP5208; Old Polkadraai Road) is affected by this application with an access to Farm 400 located at $\pm$ km0.05 left-hand side (LHS).
3. The application entails the formalisation of the existing Vodacom Telecommunication Infrastructure on the Farm 400, Stellenbosch.
4. The Site Development Plan (SDP) incorrectly indicates that the existing fence is approximately 9.3m from the road reserve boundary (16m of the proclaimed 20m road reserve is taken up) while it is approximately 3.0m.
5. The Motivation Report states that the existing cell phone tower occupies approximately 22 m² of the property, has a height of around 9m and the area is secured by a fence.
6. Access to the cell phone tower is via a gravel road over Farm 400 from the existing access off OP5208 to the farm at $\pm$ km0.05 LHS.
7. The fence of the cell phone tower site encroaches on 5m building line by approximately 2m.
8. The existing paved access with a security gate off OP5208 adheres to the Branch's Geometric Standards.
9. The available left-turn conflict distance for the access meets the required minimum of 82m for a design speed of 60 km/h.



10. The shoulder sight distances (SSD) in both directions of the access comply with the minimum standards for a 60km/h design speed.
11. The Branch raises no objection to the application for the consent use of a cell phone tower on Farm 400, Stellenbosch, provided that the existing access off OP5208 at approximately km 0.05 (LHS) remains the sole access to the tower.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 31 OCTOBER 2025

ENDORSEMENTS

1. Stellenbosch Municipality
Attention : Mr U von Molendorff (e-mail : landuse.enquiries@stellenbosch.gov.za)
2. Billfort Project Services
Attention: Sandiso Vunukwa (e-mail: sandiso@billfort.co.za)
3. District Roads Engineer Paarl (e-mail: DREPaarl.Technical@westerncape.gov.za)
4. Mr DD Fortuin (e-mail)
5. Mr B du Preez (e-mail)