



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/8022
Farm Number: Farm 1538, Stellenbosch
Your Reference Number: None
Enquiries: R Fooy
Contact No. : 021 808 8680

REGISTERED MAIL

Warren Petterson Planning
PO Box 152
Century City
7446

Sir/Madam

APPLICATION FOR CONSENT USE: FARM 1538, STELLENBOSCH.

1. Your application for Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law dated 20 October 2015:
 - to erect a free standing 15m high cellular communication base station with associated infrastructure on Farm 1538, Stellenbosch,as indicated on Drawing No. T19192 Pages 1 to 5, Drawn by Warren Petterson Planning, Dated 2018-04-06 (See **APPENDIX 1**), refers.
2. The Authorised Employee hereby **approves, in whole** your application for a consent use in terms of Section 60 of the Stellenbosch Municipal Land Use Planning By-law, on condition that:
 - The approval applies only to the application for consent use in question (See **APPENDIX 1**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from all other internal and external departments;
 - Building plans must be submitted for the mast and associated infrastructure and the building plans be approved by this Municipality, prior to any building work commencing on site;

- The applicant takes note of the risk of wildfires and needs to take the necessary precautions with regards to the construction, maintenance and operation of the cell mast;
- If the site is decommissioned the applicant must remove all site infrastructure and the site must 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;
- The land owner / operator shall grant Council access at all reasonable times to the installation, for the purpose of monitoring inspection and compliance certification;
- The mast, equipment room or any boundary enclosure shall not be utilised for outdoor advertising purposes;
- This approval becomes null and void should the conditions of approval not be complied with;
- This approval shall lapse if not exercised within 5 years from date of final notification;
- Council reserves the right to impose further conditions if deemed necessary.

3. Reasons for the above decision are as follows:


- The adjacent affected property owner(s) had no objection to the proposal and no further advertising was deemed necessary.
- The proposed land use is subservient to the main land use of the property.
- All land use parameters will still be complied with.
- All the applicable departments supported the proposal with conditions;
- The proposal would not negatively affect the surrounding property or environment.
- The application under consideration is supported from a land use management perspective, considering that all due administrative processes to make an informed decision has been complied with.

4. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) and that all appeal submissions and processing must be in compliance with the procedures for appeals stipulated in section 80 of the said legislation.



5. If you intend to appeal, the appeal form must be completed and can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning_portal, and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6899, or hand delivered to the Advice centre, within 21 days of registration of this decision letter together with proof of payment of the appeal fee.
6. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Yours faithfully



TABISO MFEYA

THE AUTHORISED EMPLOYEE

DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

12/08/2019
DATE

APPENDIX 1

Proposed cell mast with associated infrastructure





MTN SITE ID: T19192

MTN SITE NAME: DELAIRE GRAFF ESTATE

PROPERTY DESCRIPTION:

FARM 1538, STELLENBOSCH

ADDRESS:
OFF HELSHOOGTE ROAD, STELLENBOSCH
WESTERN CAPE

CO-ORDINATES:
Lat: -33.92796°
Long: 18.92237°

ELEVATION:
496m



TOWN AND REGIONAL PLANNING CONSULTANTS
1st Flr, 705
Horns Building, Bldgway
Century City, Cape Town
7440

PROJECT:
PROPOSED NEW MTN TOWER 15m LATTICE MAST
WITH CUSTOM BASE STATION

APPROVED MAST:
15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) CUSTOM BASE STATION
- C) BRICK RETAINING WALL TO SURROUND BASE STATION



DATE: 08-04-2018 | 1st Issue

DESCRIPTION:

REVISION: 0

DRAWING NUMBER: T19192

SHEET: 1 OF 3

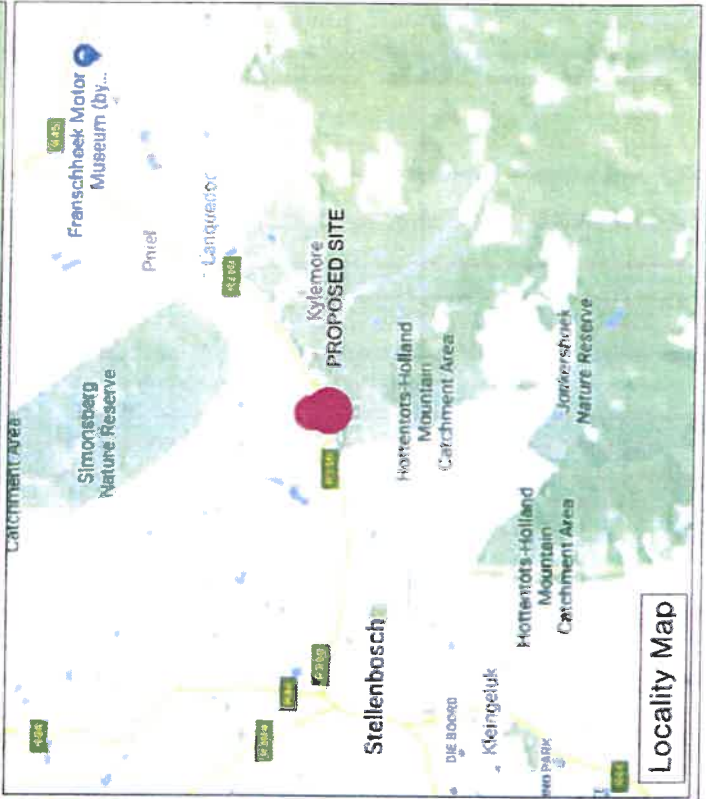
DRAWING TITLE: LOCALITY MAP

DRAWN: C. BRIEDENHANN

SCALE: NTS

DATE: 2018-04-06

REVISION: 0



Aerial Map

Locality Map



MTN SITE ID: T19192

MTN SITE NAME: DELAIRE GRAFF ESTATE

PROPERTY DESCRIPTION: FARM 1538, STELLENBOSCH

ADDRESS: OFF HELSHOOGTE ROAD, STELLENBOSCH WESTERN CAPE

CO-ORDINATES: Lat: 33.92786° Long: 18.92237°

ELEVATION: 486m

WPP

TOWN AND REGIONAL PLANNING CONSULTANTS

Unit H, 3rd floor
Mitre Walkway, Bransbury
Century City, Cape Town
7446

Reg. No. 152
Cape Town City

PROJECT: PROPOSED NEW MTN TOWER 15m LATTICE MAST WITH CUSTOM BASE STATION

APPROVED MAST: 15m LATTICE MAST

NOTES:
A) NEW 15m LATTICE MAST
B) CUSTOM BASE STATION
C) BRICK RETAINING WALL TO SURROUND BASE STATION

DATE: 08-04-2018 | **DESCRIPTION:** 1st Issue

REVISION: 0

DRAWING NUMBER: T19192

DRAWING TITLE: SITE PLAN

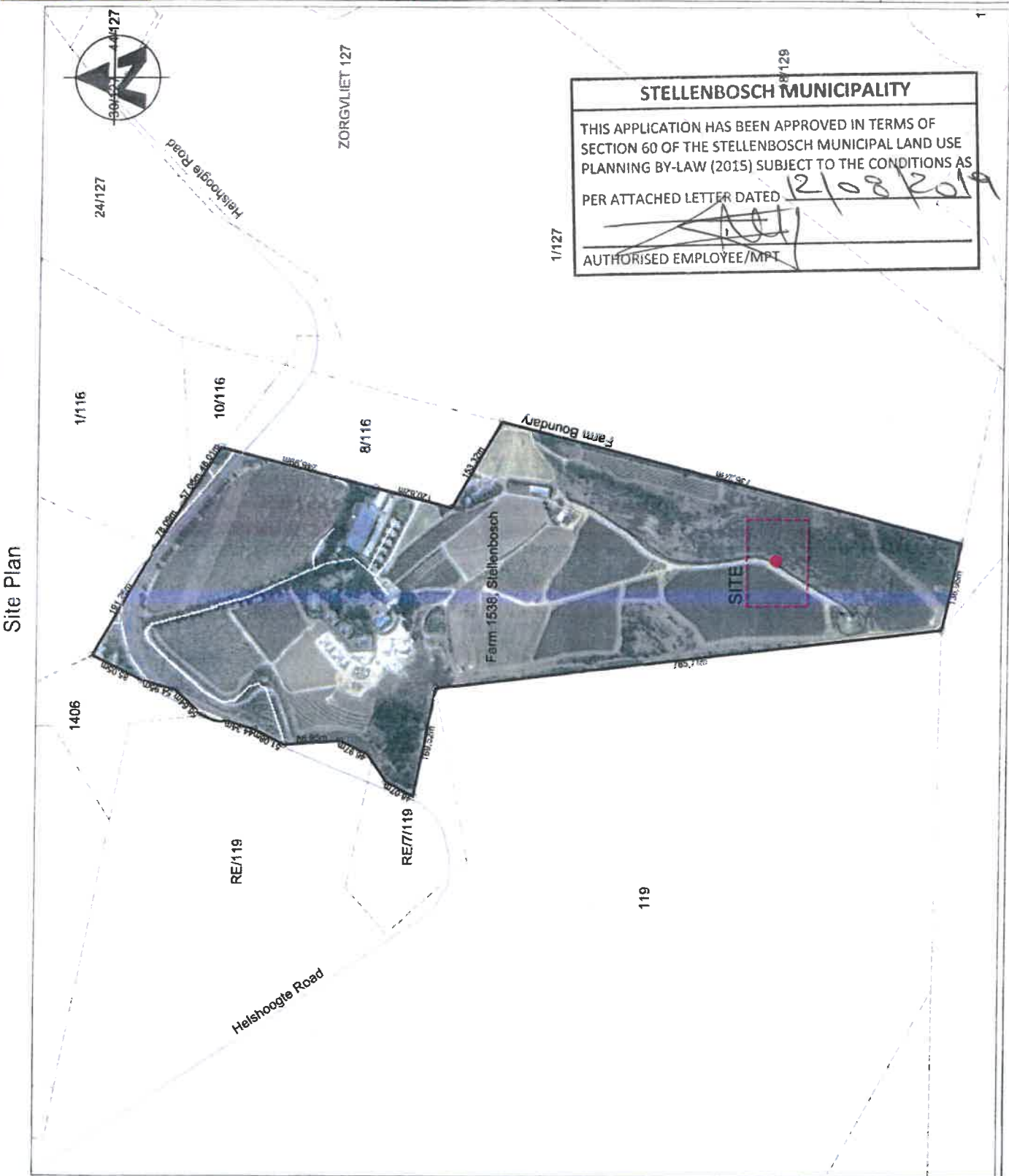
DRAWN BY: C. BRIEDENHANN

SCALE: NTS

DATE: 2018-04-06

REVISION: 0

SHEET: 2 OF 5



STELLENBOSCH MUNICIPALITY

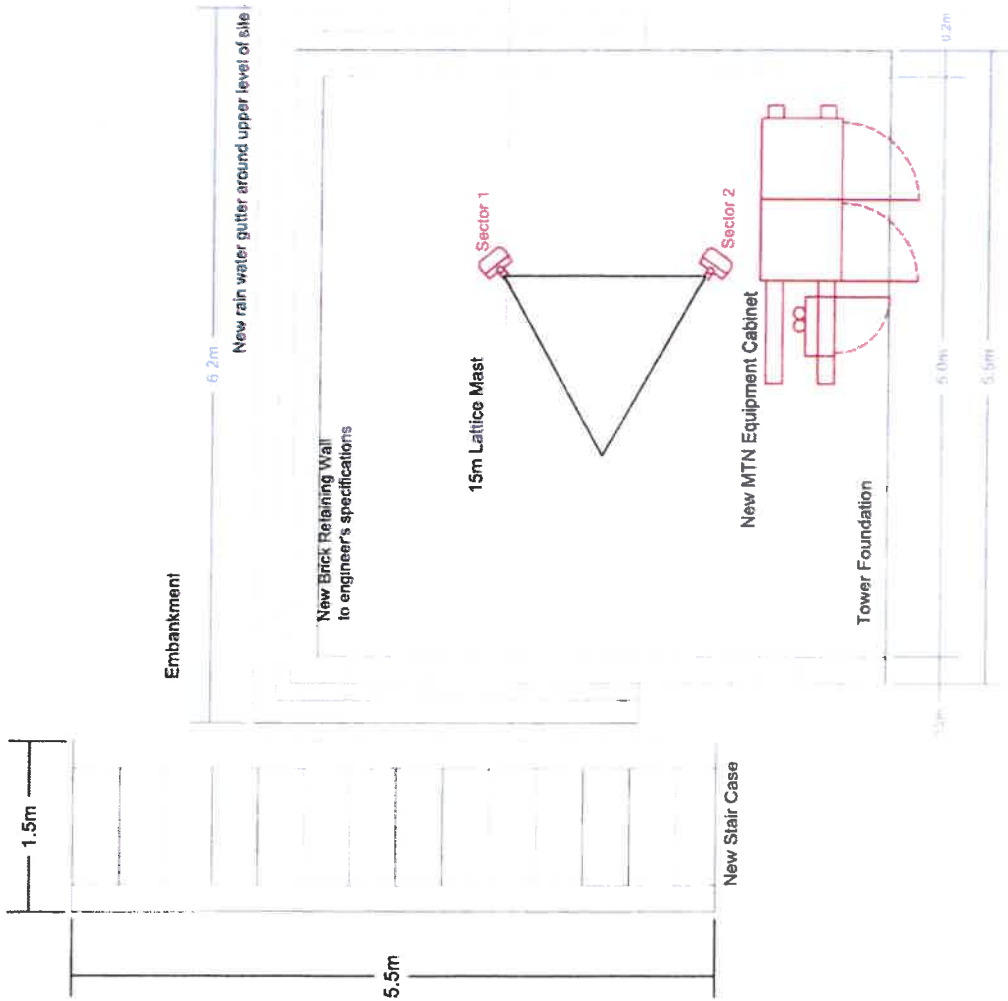
THIS APPLICATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED 12/08/2019

[Signature]

AUTHORISED EMPLOYEE/MPT

Site Plan

Top View



STELLENBOSCH MUNICIPALITY

THIS APPLICATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS PER ATTACHED LETTER DATED 2/08/2019


 AUTHORIZED EMPLOYEE/MPT



MTN SITE ID: T19192

MTN SITE NAME: DELAIRE GRAFF ESTATE

PROPERTY DESCRIPTION: FARM 1538, STELLENBOSCH

ADDRESS: OFF HELSHOOGTE ROAD, STELLENBOSCH WESTERN CAPE

CO-ORDINATES: Lat: -33.92786° Long: 18.92237°

ELEVATION: 495m

WPP

TOWN AND REGIONAL PLANNING CONSULTANTS

10th Fl, 2nd Floor, Marine Building, Bldgname, Century City, Cape Town, 7448

Tel: (021) 556 6285 Fax: (021) 537 9187

PROJECT: PROPOSED NEW MTN TOWER 15m LATTICE MAST WITH CUSTOM BASE STATION

APPROVED MAST: 15m LATTICE MAST

NOTES:

- A) NEW 15m LATTICE MAST
- B) CUSTOM BASE STATION
- C) BRICK RETAINING WALL TO SURROUND BASE STATION

DATE: 06-04-2018 **DESCRIPTION:** 1st Issue **REVISION:** 0

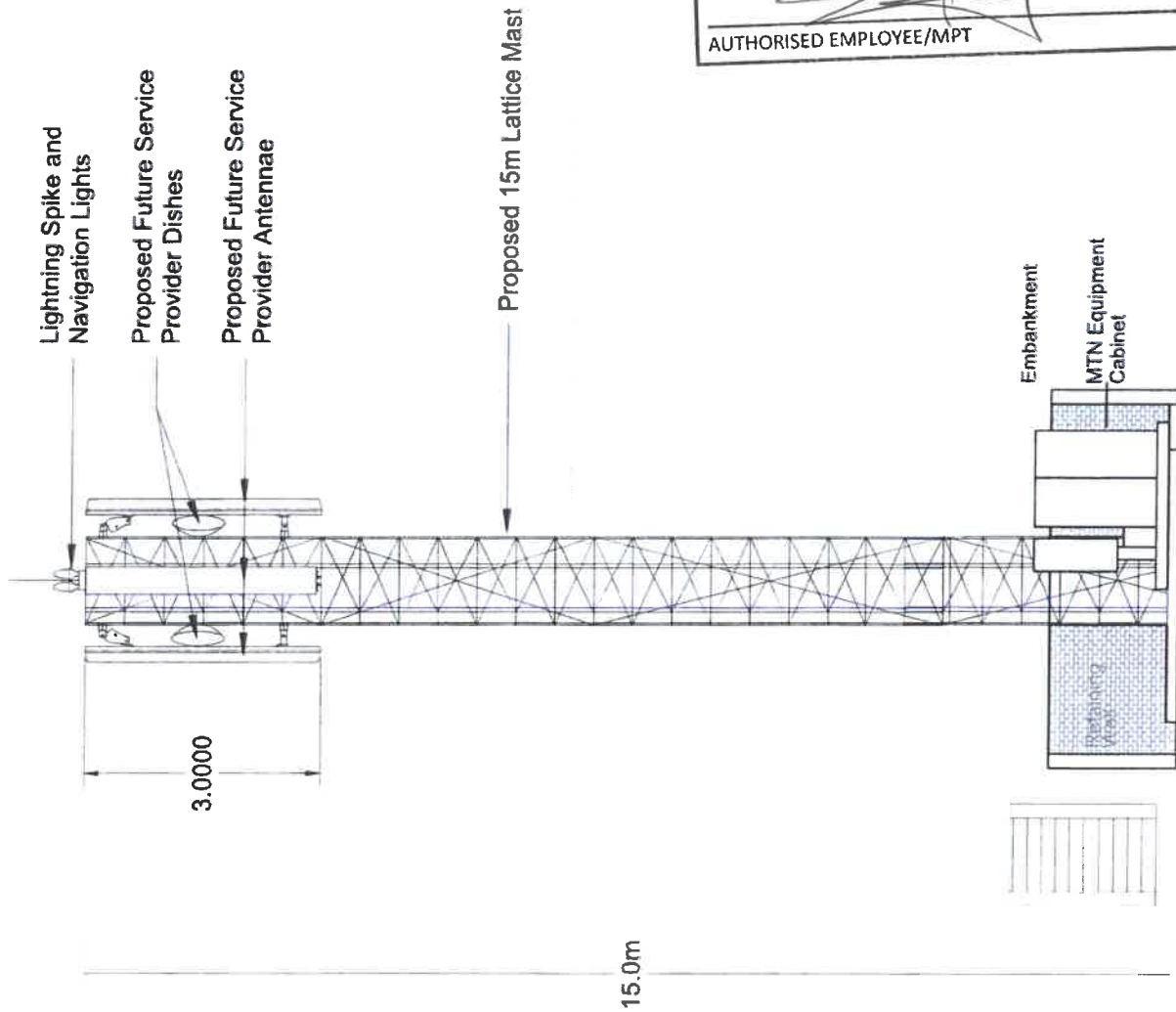
DRAWING NUMBER: T10192 **SHEET:** 3 OF 5

DRAWING TITLE: TOP VIEW **SCALE:** NTS

DRAWN: C. BREDENHANN **SCALE:** NTS

DATE: 2018-04-06 **REVISION:** 0

Elevation



MTN SITE ID: T19192
 MTN SITE NAME: DELAIRE GRAFF ESTATE
 PROPERTY DESCRIPTION: FARM 1538, STELLENBOSCH

ADDRESS: OFF HELSHOOGTE ROAD, STELLENBOSCH
 WESTERN CAPE

COORDINATES: ELEVATION: 495m
 Lat: -33.92786°
 Long: 18.92237°



TOWN AND REGIONAL PLANNING CONSULTANTS

Tel: (021) 459 4455
 Fax: (021) 459 4111
 Unit 1, Jaffa Road, Gardens, Cape Town
 P.O. Box 152, Gardens, Cape Town

PROJECT: PROPOSED NEW MTN TOWER 15m LATTICE MAST WITH CUSTOM BASE STATION

APPROVED MAST: 15m LATTICE MAST

NOTES:
 A) NEW 15m LATTICE MAST
 B) CUSTOM BASE STATION
 C) BRICK RETAINING WALL TO SURROUND BASE STATION

DATE: 04-2018
 DESCRIPTION: 1st Issue
 REVISION: 0

DRAWING NUMBER: T19192
 SHEET: 4 OF 5

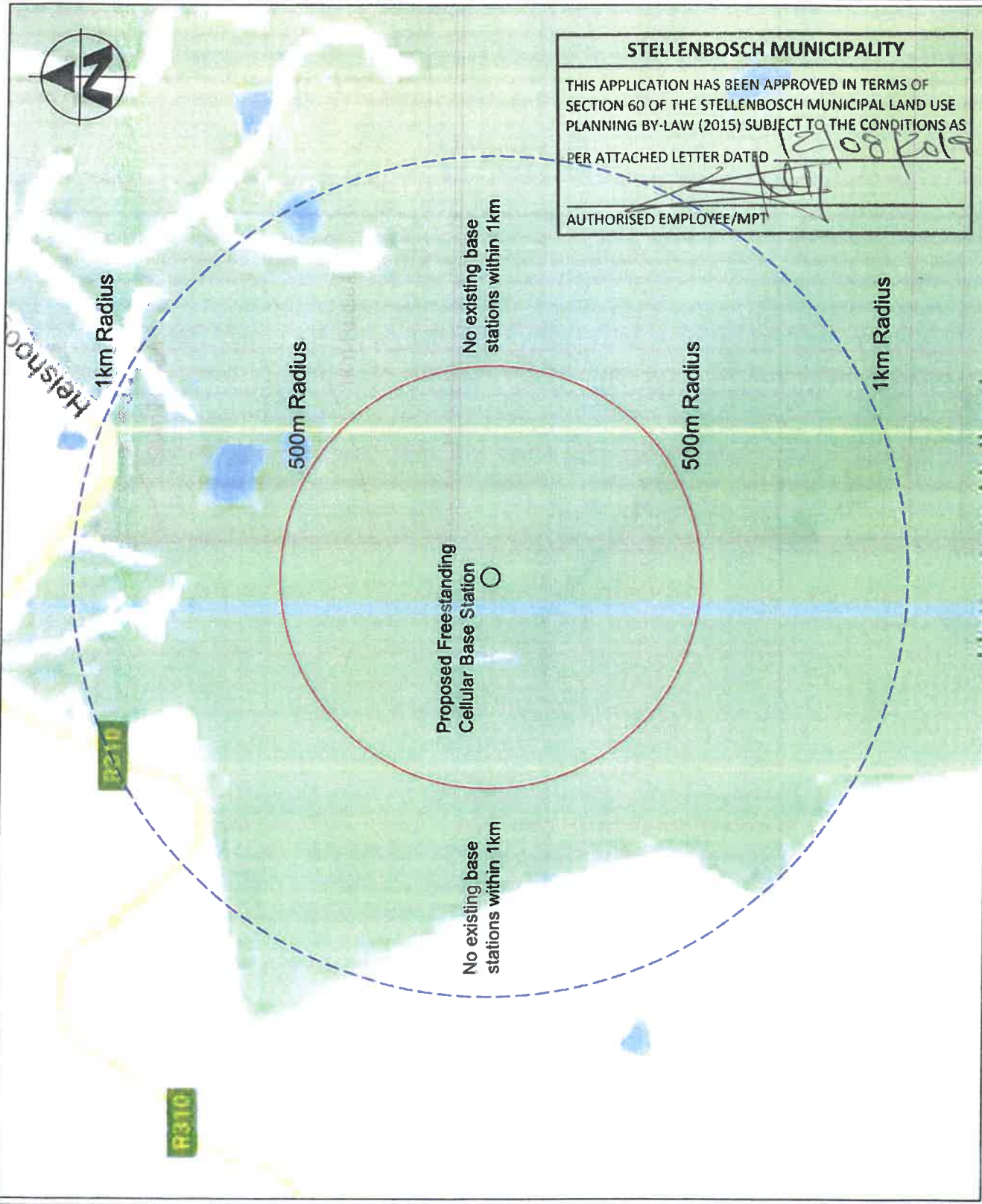
DRAWING TITLE: ELEVATION

DRAWN: C. BRIEDENHANN
 SCALE: NTS

DATE: 2018-04-06
 REVISION: 0

STELLENBOSCH MUNICIPALITY
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 AUTHORIZED EMPLOYEE/MPT

Surrounding Base Station Map



MTN SITE ID: T19192

MTN SITE NAME: DELAIRE GRAFF ESTATE
PROPERTY DESCRIPTION:

FARM 1536, STELLENBOSCH

ADDRESS: OFF HELSHOOGTE ROAD, STELLENBOSCH
WESTERN CAPE

CO-ORDINATES: Lat: -33.92786°
Long: 18.92337°
ELEVATION: 496m

WPP
TOWN AND REGIONAL PLANNING CONSULTANTS
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Maree Building, Breezyway
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Tel: 021 662 8255
Fax: 021 662 8187

PROJECT: PROPOSED NEW MTN TOWER 15m LATTICE MAST
WITH CUSTOM BASE STATION

APPROVED MAST: 15m LATTICE MAST

NOTES:
A) NEW 15m LATTICE MAST
B) CUSTOM BASE STATION
C) BRICK RETAINING WALL TO SURROUND BASE STATION

DATE: 06-04-2018
DESCRIPTION: 1st Issue
REVISION: 0

DRAWING NUMBER: T19192
SHEET: 5 OF 5

DRAWING TITLE: SURROUNDING BASE STATIONS

DRAWN: C. BRIEDENHANN
SCALE: NTS

DATE: 2018-04-06
REVISION: 0