



STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16284 (TP528/2023)

Our File Reference Number: Farm 1631/4, Paarl Division

Your Reference Number: 3917-P

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 AND PERMISSION / CONSENT REQUIRED IN TERMS OF A TITLE DEED
CONDITION: FARM 1631/4, PAARL DIVISION**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows.

2.1 That permission in terms of Title Deed conditions 2.C.2 (page 14) of Title Deed T7807/2013 to erect renewable energy structures on Farm No. 1631/4, Paarl Division.

BE GRANTED.

2.2 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 erect renewable energy structures on Farm No. 1631/4, Paarl Division.

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 the said Bylaw:

3.1 The approval applies only to the consent use and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council, external authorities and any other legislation.

- 3.2 The floor area of the proposed facilities be restricted to the area indicated on the Site Development Plan for the renewable energy structures, Plan No 1, project 3917-P, dated 18/10/2023 and drawn by TV3 Architects, Town Planners and Urban Designers (See **Appendix 2**).
- 3.3 Building plans be submitted that is generally in accordance with the Site Development Plan, Plan No 1, Project 3917-P, dated 18/10/2023 and drawn by TV3 Architects, Town Planners and Urban Designers, and buildings Plans 16X5P Double Mono Table (dated 06/07/2022), 30x3P Single Mono Table (dated 06/07/2022) and 26 x 2P (dated 2023/01/27) drawn by CRCL Engineering, attached as **Appendix 2**.
- 3.4 That landscaping proposal be submitted together with the final building plans that will screen the proposed renewable energy structures from properties on its western and south-western sides and implemented be finalised before completion certificates are issued for the construction of the subject facilities.
- 3.5 Lighting on any of the renewable energy structure be limited only to providing for safety and operational purposes and be appropriately shield or screen from abutting land units and scenic roads.
- 3.6 The related structures may not cause or indirectly cause any form of pollution or deemed a nuisance in terms of any legislation or municipal by-laws.
- 3.7 No commercial advertising, including in respect of the provider, may be displayed on renewable energy structures, unless approved by the municipality.
- 3.8 Any part of the renewable structures which has been decommissioned, abandoned or no longer in use, must be removed at the owners account and land restored to its condition before the construction of the facilities.
- 3.9 All electrical work must comply with SANS 142, -104XA, -1307, -10106, -10252-1, -10254 and all Municipal Bylaws.
- 3.10 If connecting a generator for backup, the generator needs to comply to OHS Act SANS10142-1.
- 3.11 Appropriate caution shall be taken during construction, to prevent damage to existing electrical equipment in the vicinity and should damages occur, the owners will be liable for the cost involved repairing damages.

4. The reasons for the above decision are as follows:

4.1 The application will have minimal to no impact on any heritage resources as defined in the National Heritage Act (Act 25 of 1999).

4.2 The proposal is not inconsistent with Stellenbosch Municipal Spatial Development Framework as it is located inside the Groot Drakenstein Urban Edge and still be used for activities related to the primary industrial use of the property.

4.3 The aesthetic appearance of the site and surrounding environment will not be extensively altered and the proposal will not have a negative visual impact from close by scenic routes or surrounding properties, considering that additional landscaping proposals could ensure the screening of the proposed structures.

4.4 The existing services is regarded sufficient by all relevant authorities, to accommodate the proposed use.

4.5 The existing access point off a public road, will provide safe access to and from the property.

5. Matters to be noted:

5.1 The solar panel plant must comply to all Electrical regulations Act Of 2006 (NERSA).

6. 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.

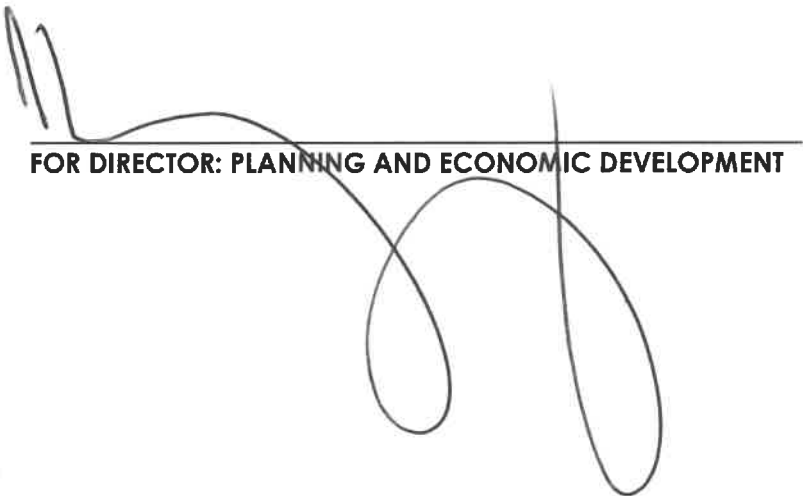
7. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

8. **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**

9. 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.

10. 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.
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
13. 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

9/7/2024.
DATE

Appendix 2:

Site Development Plan and building plans



Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained from Surveys and Mapping (DRDLR).

All areas and dimensions are approximate and should be verified by a professional land surveyor.

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ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS

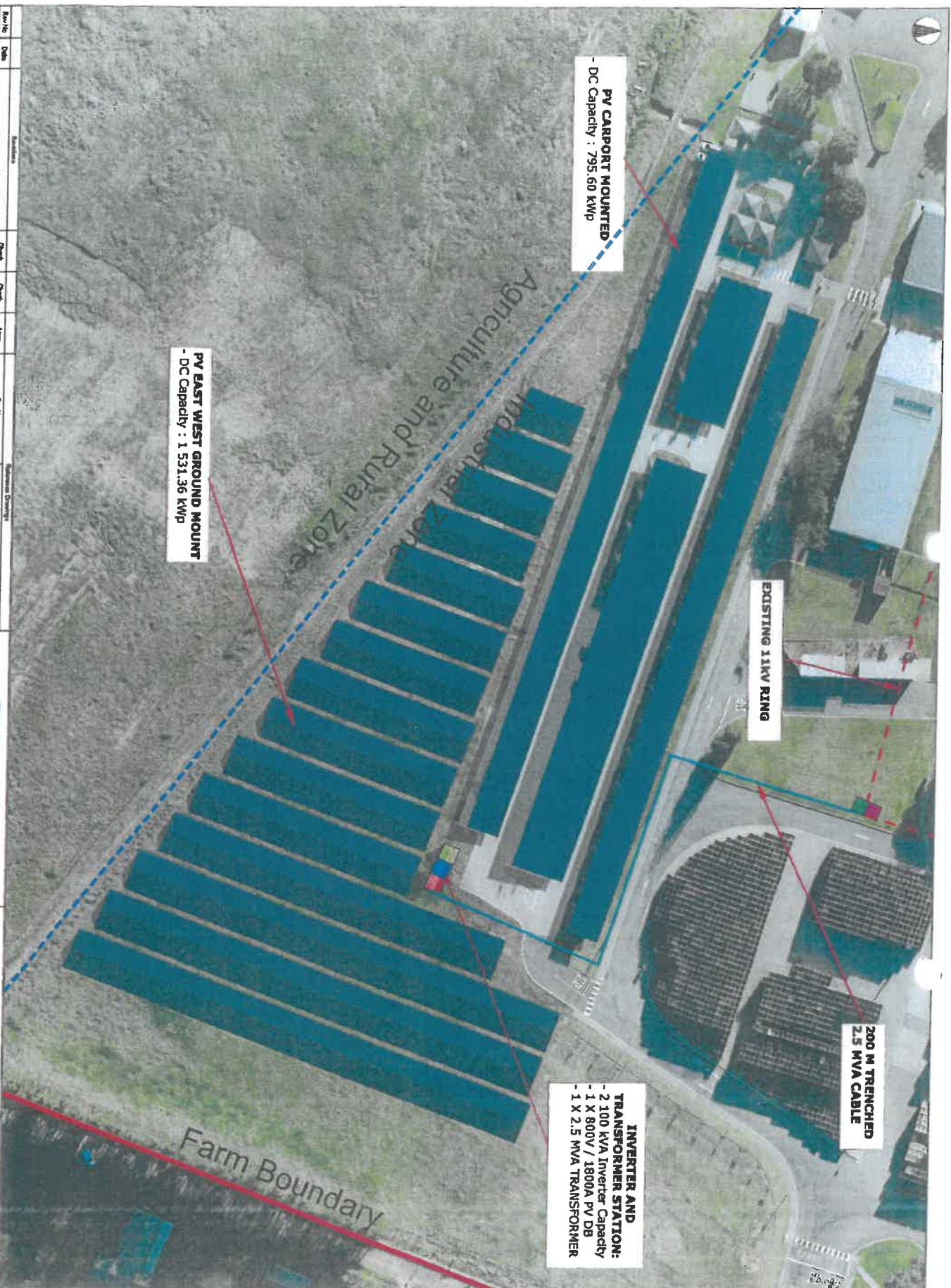
STELLENBOSCH 7600 | TEL +27 (21) 881 3800 | WWW.TV3.CO.ZA

RFG Groot Drakenstein

Property Description:

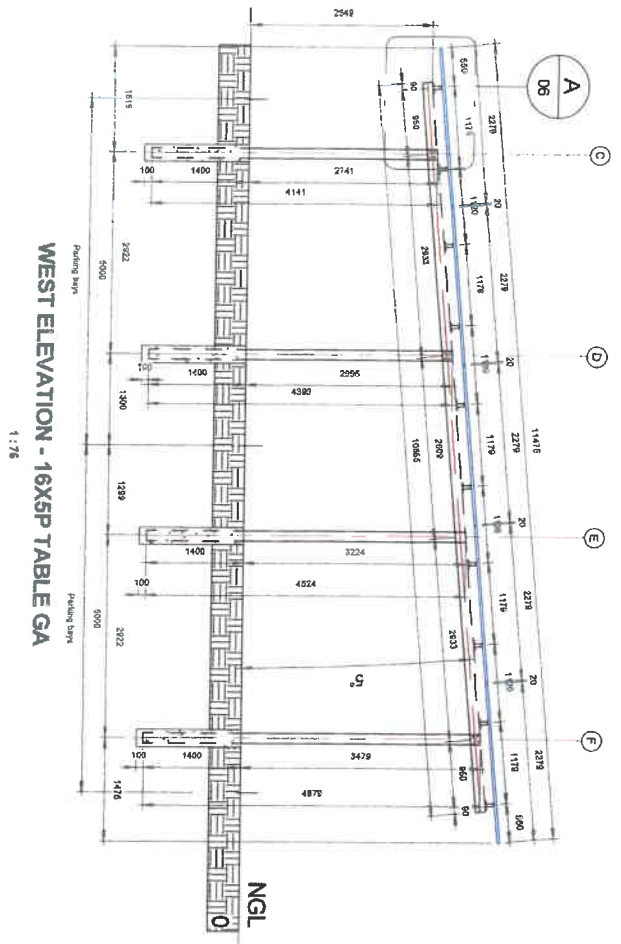
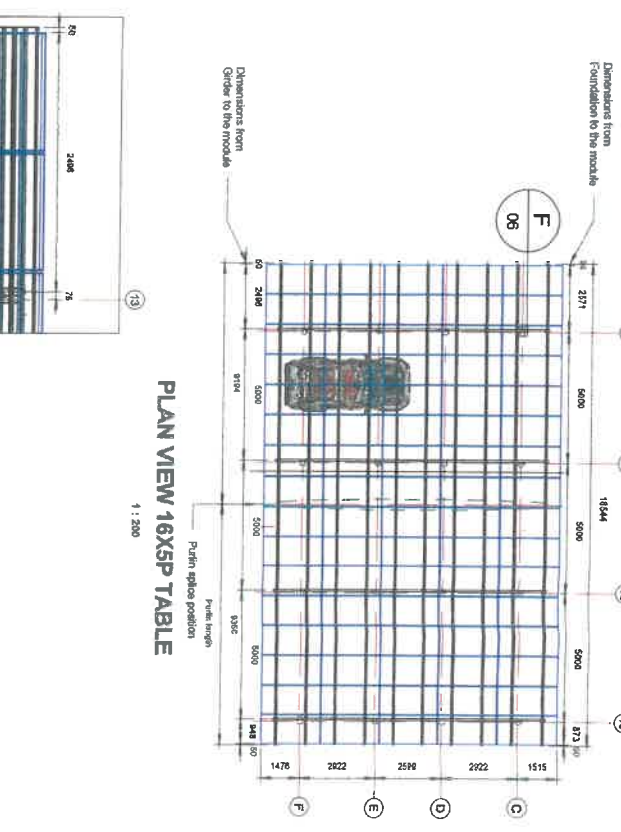
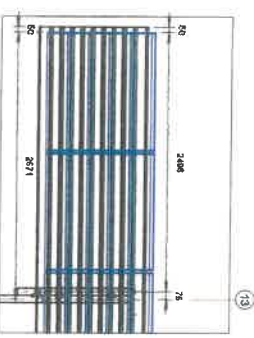
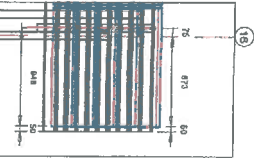
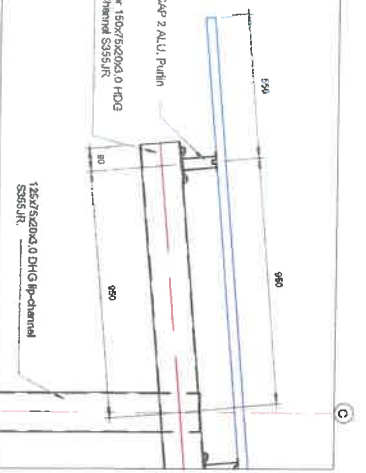
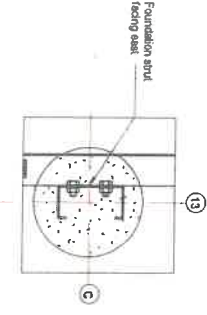
Portion 4 of Farm 1631, Paarl

Drawing:	Plan no.:		
Site Development Plan			1
Date:	18/10/2023	Scale:	1:5000 (A4)
Project no.:	3917-P	Drawn:	WH
		Checked:	CH



LEGEND	
	NEW PV DB
	TIE IN
	INVERTERS
	TRANSFORMERS
	RAU

Revisions		Revisions		Revisions		Revisions		Revisions		Revisions	
Rev No	Date	Rev No	Date	Rev No	Date	Rev No	Date	Rev No	Date	Rev No	Date
0	2/2/2023										
Checked		Checked		Checked		Checked		Checked		Checked	
TH		JH		JH		JH		JH		JH	
Approved		Approved		Approved		Approved		Approved		Approved	
Date		Date		Date		Date		Date		Date	



MODULE CLAMP POSITION DETAIL A

FOUNDATION DETAIL F

REVISION SCHEDULE

No.	Description	Date
00	first issue.	16/11/2021
01	Revision of dimension	30/11/2021
02	Changing of tables	07/12/2021
03	Updating dimensions	13/12/2021
04	Updating dimension sizes	31/01/2022
05	As-built	08/07/2022

NOTES:

- Starting position of first foundation to be determined and verified on site.
- NGL & fall on site to be confirmed & adjustments made accordingly.
- Uncalled views not to be taken at scale.
- Only indicated dimensions are to be used.

CLIENT APPROVAL

PR. ENG. APPROVAL

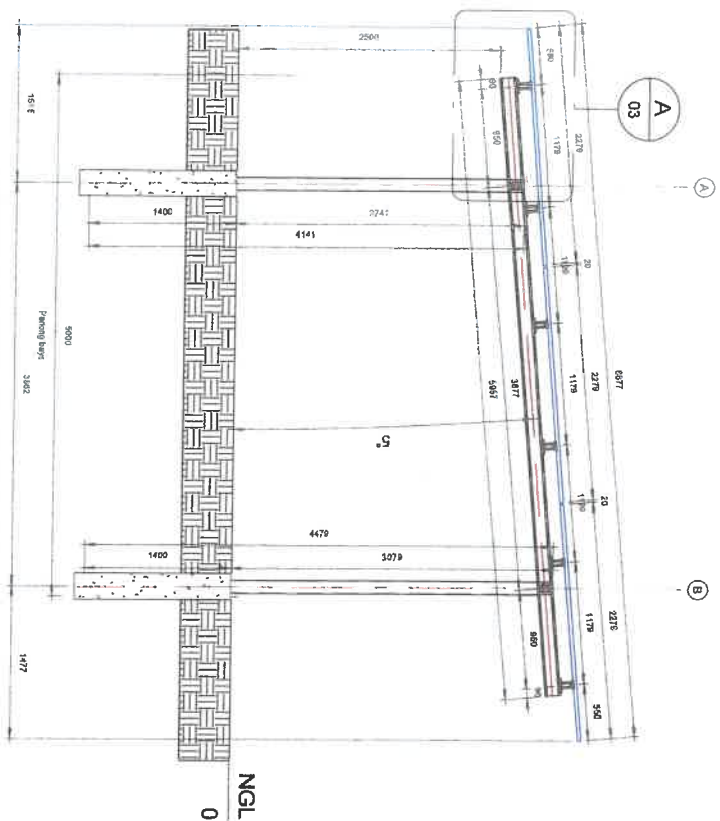
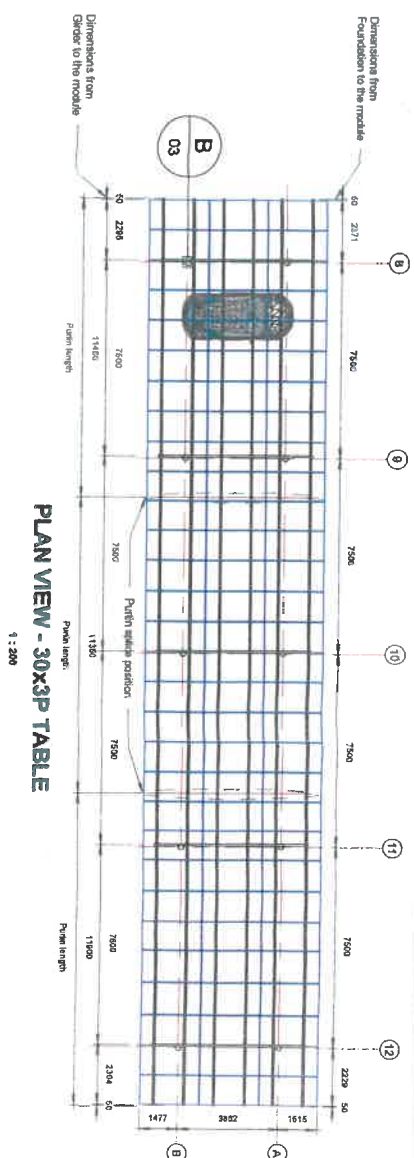
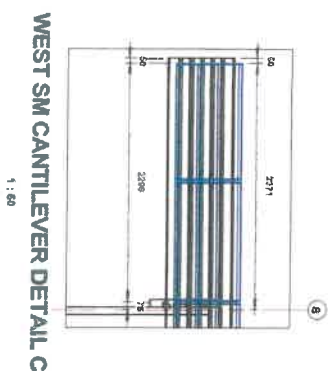
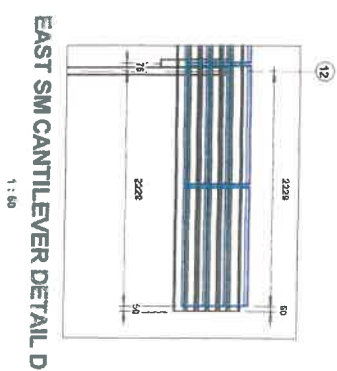
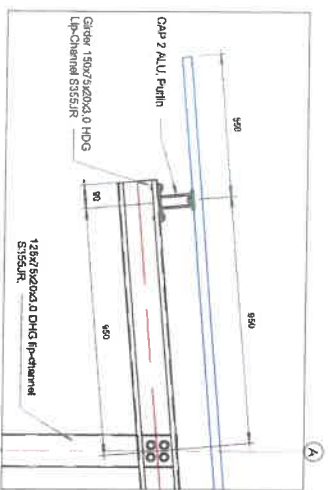
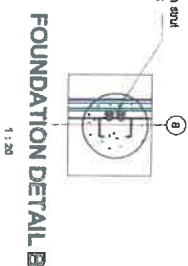
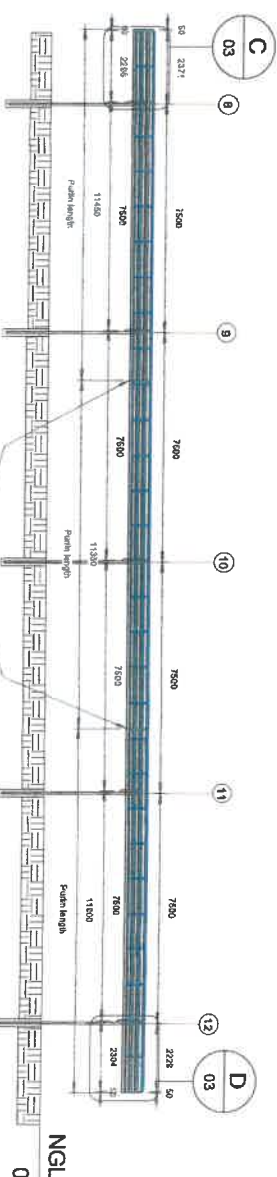
TABLE DETAILS

COMPANY	NAME	REG. NO.	Sole Module
DESIGNATION	DATE	SIGNATURE	Module Capacity
DATE	SIGNATURE	SIGNATURE	Module Dimensions
SIGNATURE	SIGNATURE	SIGNATURE	Total Modules
SIGNATURE	SIGNATURE	SIGNATURE	Total Tables
SIGNATURE	SIGNATURE	SIGNATURE	Table Angle
SIGNATURE	SIGNATURE	SIGNATURE	Embedment
SIGNATURE	SIGNATURE	SIGNATURE	Clearance Height

C/R/IC/L
ENGINEERING

16X5P DOUBLE MONO TABLE

TITLE:	ISSUED BY:	PROJECT SIZE:
CATEGORY:	ECONOMY:	MATERIAL:
COUNTRY:	SOUTH AFRICA	QTY/TOWN:
SHEET:	06 of 10	FIG. NO.:



REVISION SCHEDULE

00	first issue.	16/11/2021
01	Revision of dimension	30/4/2022
02	Changing of labels	07/12/2021
03	Updating dimensions	13/12/2021
04	Updating dimension sizes	31/01/2022
05	As-built	06/07/2022
No.	Description	Date

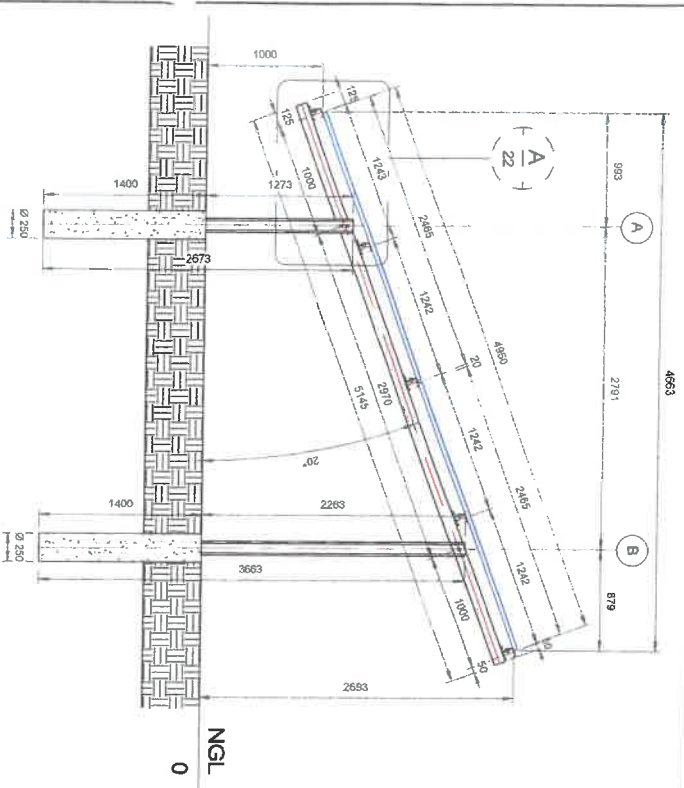
NOTES:

- Starting position of first foundation to be determined and verified on site.
- NGL & fall on site to be confirmed & adjustments made accordingly.
- Unscaled views not to be taken at scale.
- Only indicated dimensions are to be used.

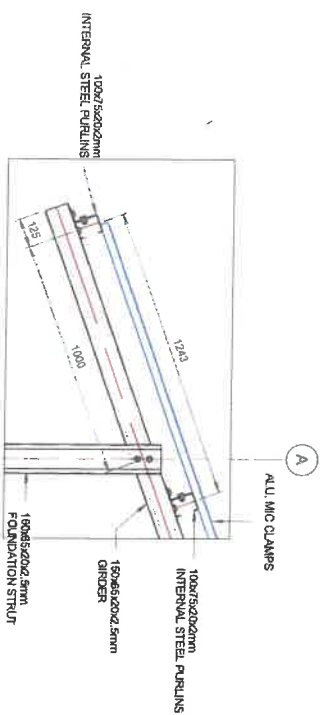
CLIENT APPROVAL

PR. ENG. APPROVALTABLE DETAILS

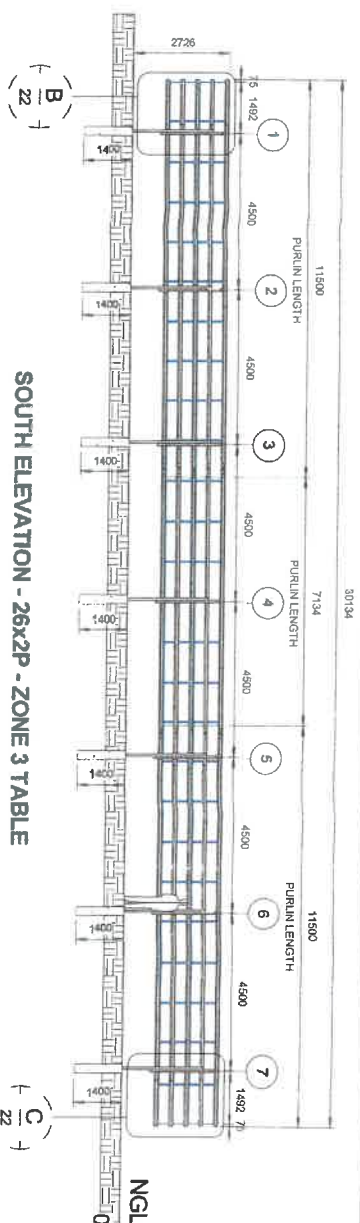
CARRACAL ENGINEERING					
COMPANY		NAME		Solar Module	
NAME		DESIGNATION		Module Capacity	
DESIGNATION		REG. NO.		Module Dimensions	
DATE		DATE		Total Modules	
SIGNATURE		SIGNATURE		Total Tables	
				T able Angle	
DRAWER		DESIGN ENG:		Embedment	
SIGNATURE:		SIGNATURE:		Clearance Height	
TITLE: 30x3P SINGLE MONO TABLE					
ISSUED FOR		PROJECT SIZE:			
CATEGORY:	ECONOPORT	MATERIAL:	A/L (8063 TB) / S/W (S355LR)		
COUNTRY:	SOUTH AFRICA	CITY/TOWN:			
SHEET: 03	WORKNO.:		A3		



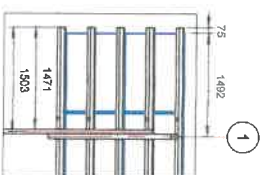
WEST ELEVATION - 26X2P - ZONE 3 TABLE



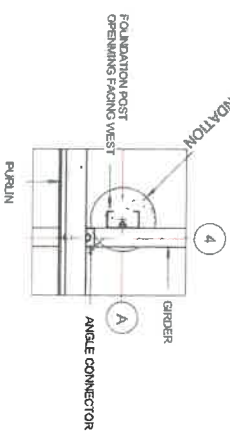
DETAIL A - 16



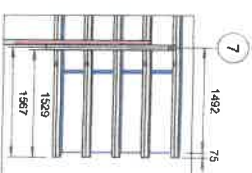
SOUTH ELEVATION - 26x2P - ZONE 3 TABLE



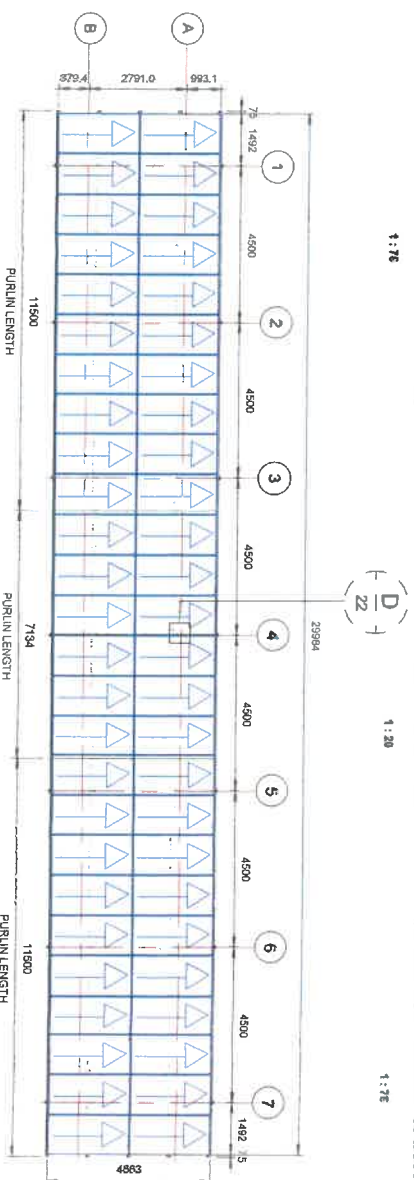
DETAIL B - WEST CANTILEVER



DETAIL D - 16



DETAIL C - EAST CANTILEVER



PLAN VIEW - 26x2P - ZONE 3 TABLE

REMISION SCHEDULE		
No.	Description	Date
00	First issue.	2022/09/26
01	Updated founding method	2022/11/10
02	Updated purfin sections	2023/01/27

REVISION SCHEDULE

NOTES:

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CLIENT APPROVAL			PR. ENG. APPROVAL		TABLE DETAILS	
COMPANY		NAME		Solar Module		
NAME		DESIGNATION		Module Capacity		
DESIGNATION		REG. NO.		Module Dimensions		
DATE		DATE		Total Modules		
SIGNATURE		SIGNATURE		Total Tables		
VAMETCO						
DRAWER: NM	DESIGN ENG: CM	CHECKED: CM		Table Angle		
SIGNATURE:	SIGNATURE:	SIGNATURE:		Embedment		
				Clearance Height		
TITLE: C/R/C/L ENGINEERING						
26 x 2P						
ISSUED FOR CONSTRUCTION			PROJECT SITE:			
SYSTEM: GROUND - MOUNT			MATERIAL:			
COUNTRY: SOUTH AFRICA			CITY/TOWN: N			
PAGE NO.: 22			DRAWING NO.:			