

NOTICE OF LAND DEVELOPMENT APPLICATION

Sir / Madam

APPLICATION FOR A CONSENT USE AND PERMISSION IN TERMS OF THE ZONINGScheme

ON FARM 1621, STELLENBOSCH

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address:	Old Banghoek Road, Kylemore, Stellenbosch
Application Property Number:	Farm 1621, Stellenbosch
Applicant:	TV3 Projects (Pty) Ltd – W Hanekom (contact details: 021 861 3800)
Owner:	Banhoek Chilli Farm (Pty) Ltd
Application Reference:	LU/18952 (TP1186/2025)

Description of land development proposal:

Application is made in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning By-Law, 2024, for a Consent Use to allow for renewable energy structures (roof top solar panels on the existing buildings for the property's use), on Farm No. 1621, Stellenbosch Division.

Application is made in terms of Section 15(2)(g) for Permission in terms of the Zoning Scheme, 2024 to allow for solar panels on existing buildings located within the Scenic Route Overlay Zone, as stipulated in Chapter 26 of the Zoning Scheme Bylaw.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: <https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements>. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – W Hanekom wagener@tv3.co.za. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **25 August 2025**.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 861 3800 during normal office hours.

Yours faithfully



WAGENER HANEKOM

PR. PLANNER (SA): A/2496/2017

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Meneer / Dame

AANSOEK VIR VERGUNNINGSGEBRUIK EN TOESTEMMING IN TERME VAN DIE SONERINGSKEMA

OP PLAAS 1621, STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: Ou Banghoek Pad, Kylemore, Stellenbosch

Aansoek eiendom beskrywing: Plaas 1621, Stellenbosch

Aansoeker: TV3 Projects (Pty) Ltd – W Hanekom
(kontak besonderhede: 021 861 3800)

Eienaar: Banhoek Chilli Farm (Pty) Ltd

Aansoek Verwysing: LU/18952 (TP1186/2025)

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen ingevolge Artikel 15(2)(o) van die Stellenbosch Munisipale Verordening op Grondgebruikbeplanning, 2024, vir 'n Vergunningsgebruik om hernubare energie strukture (dak sonpanele op die bestaande geboue vir die eiendom se gebruik) toe te laat, op Plaas Nr. 1621, Afdeling Stellenbosch.

Aansoek word gedoen ingevolge Artikel 15(2)(g) vir Toestemming ingevolge die Soneringskema, 2024 om sonpanele op bestaande geboue binne die *Scenic Route Overlay Zone* toe te laat, soos bepaal in Hoofstuk 26 van die Soneringskemaverordening.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskedule van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: TV3 Projects (Pty) Ltd – W Hanekom wagener@tv3.co.za. Deur 'n beswaar, kommentaar of versoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van

25 Augustus 2025.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

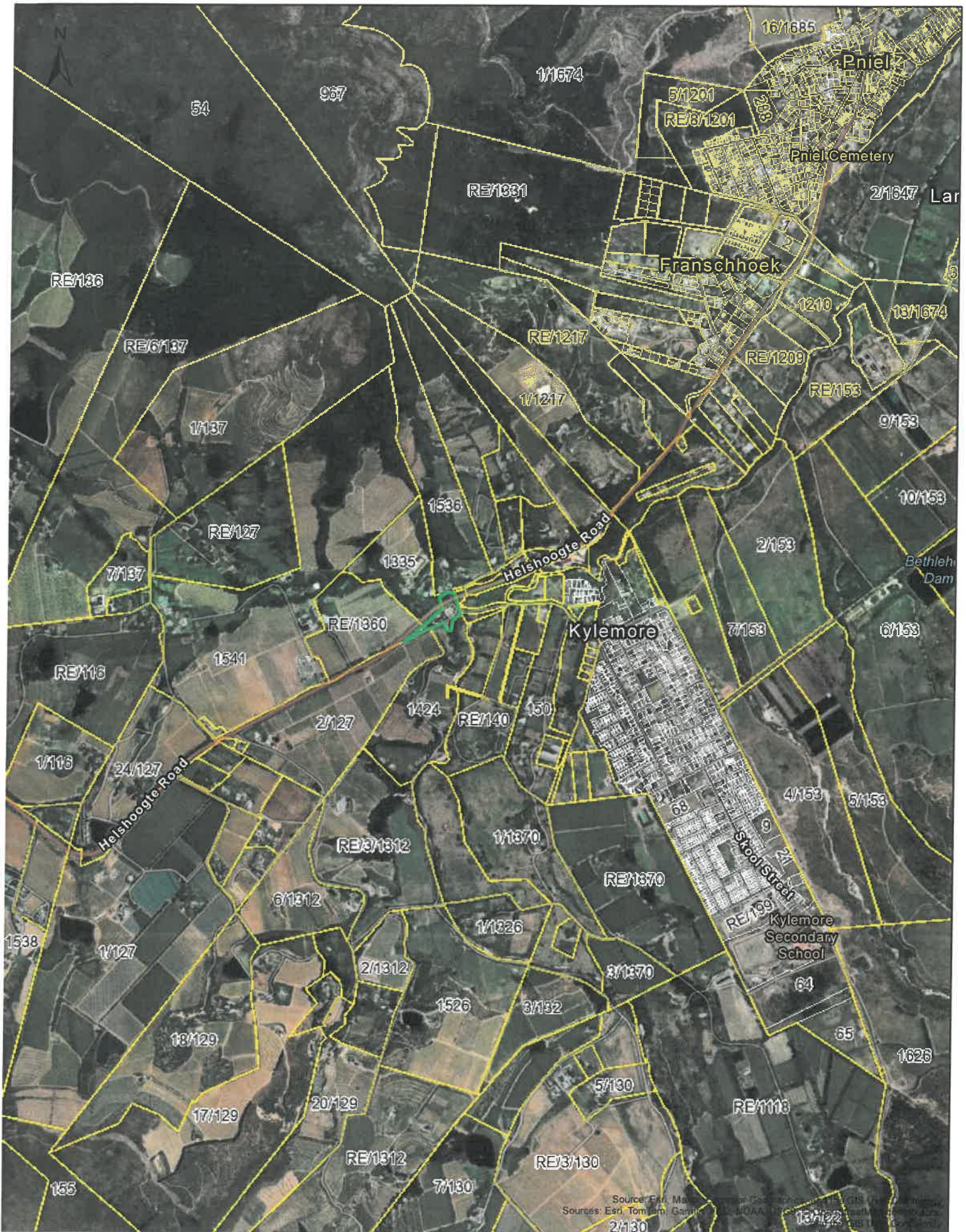
Die uwe



WAGENER HANEKOM

PR. PLANNER (SA): A/2496/2017

Broad Locality



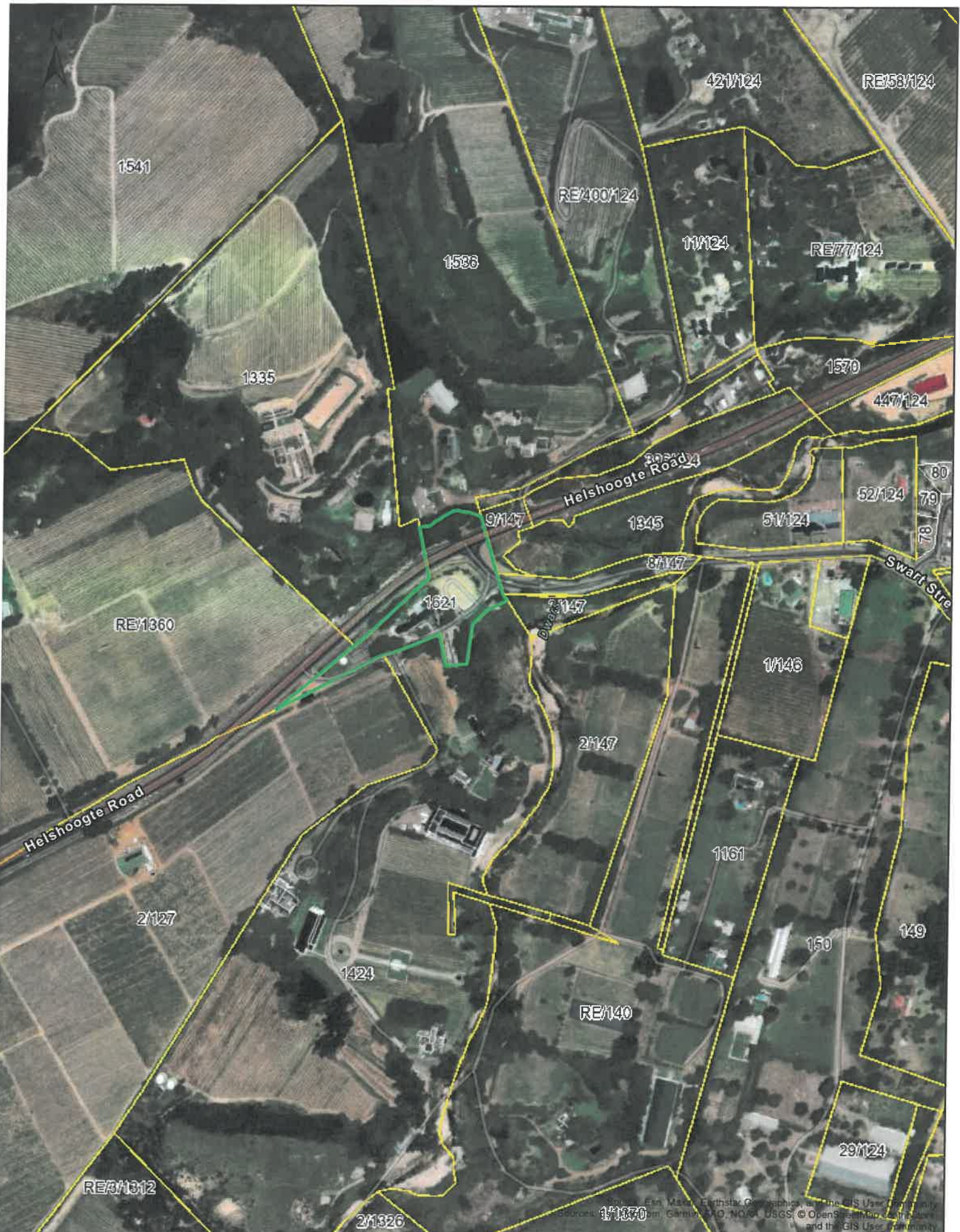
Date created: 2025/04/25

0.0 0.20 0.40 0.60 0.80 1.0 km



Western Cape
Government
FOR YOU

Local Locality



Date created: 2025/04/25

0.0 0.055 0.11 0.17 0.22 0.28 km



Western Cape
Government
FOR YOU

Our Reference: 4061-P

24 June 2025

Director: Planning and Development Services
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

Attention: Ms. Chrizelle Kriel

Madam

APPLICATION FOR A CONSENT USE AND PERMISSION IN TERMS OF THE ZONING SCHEME TO ALLOW ROOF TOP SOLAR PANELS ON THE EXISTING BUILDINGS (FOR THE FARM'S USE) ON FARM 1621, STELLENBOSCH

1. LAND USE PLANNING APPLICATION

Application is made in terms of Section 15(2)(o&g) of the Stellenbosch Municipality Land Use Planning By-Law (2023) for a consent use and permission in terms of the zoning scheme (Clause 257(1) of the Zoning Scheme By-Law) to allow renewable energy structures (roof top solar panels on the existing buildings for the property's use) on Farm 1621, Stellenbosch.

2. PURPOSE OF THE APPLICATION

On behalf of the owner of we are applying for a consent use and permission in terms of the zoning scheme that will allow the owner to install roof top solar panels on the existing buildings on the farm for the farm's use only. The solar panels will allow the farm and business to operate during national loadshedding and promote green energy production. A power of attorney authorising TV3 to submit the necessary land use planning applications is included in this submission.

3. PROPERTY DESCRIPTION

The subject property is described in the Deed of Transfer No. T40072/2023 as Farm 1621, Stellenbosch. The subject property is 1.1371ha in extent and Banhoek Chilli Farm (Pty) Ltd is the registered owner.

A title deed search was undertaken and there appear to be no title conditions that will restrict the proposed solar panels to be fixed to the roofs.

Copies of the subject property's Title Deed and SG Diagram are included in this submission.

4. LOCALITY

The subject property is located on Helshoogte Road, close to Kylemore. The locality of the application area is indicated on the image below and the locality maps included in this submission.



Figure 1: Locality of Farm 1621, Stellenbosch

5. SURROUNDING LAND USES

The subject property is surrounded by small agricultural farms (3ha-15ha in extent). Amongst other uses there are wine farms, tourist accomodation and restaurants on in the vacinity. All surrounding farms are Agricultural and Rural Zoned properties.

6. CURRENT ZONING AND LAND USE

The subject property is zoned Agricultural and Rural Zone and houses Banhoek Chilli Oil company.

7. DEVELOPMENT PROPOSAL

There are multiple existing structures on the farm. All proposed solar panels will be installed on the structures' roofs. No new structure will be built/required for the solar panels. Below is an extract of the site development plan showing the placement, a complete SDP is attached to this application.

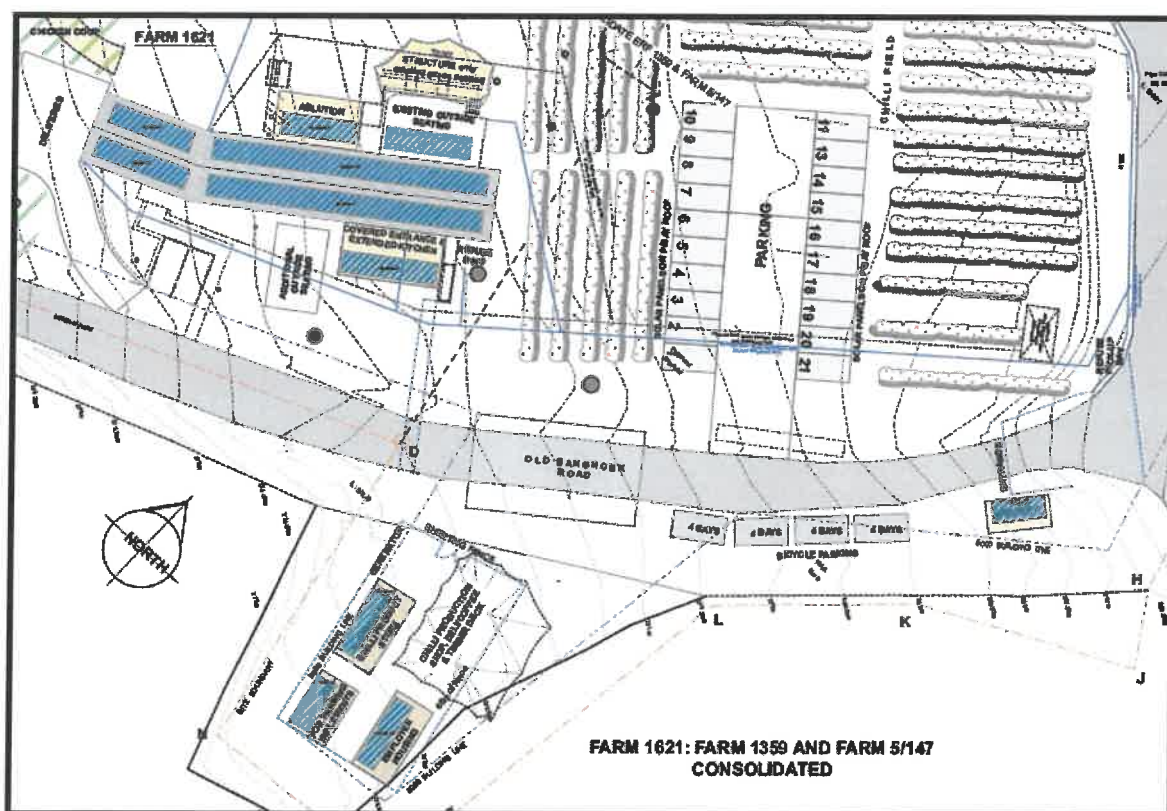


Figure 2: The site development plan illustrating the position of the proposed rooftop solar

8. MOTIVATION FOR THE PROPOSED ROOF TOP SOLAR PANELS

This application is to allow the installation of roof top solar panels on the existing buildings on the subject property for the property's use only. The proposed roof top solar panels are considered a consent land use and permission in terms of the zoning scheme for which the Stellenbosch Municipality's approval is required. Hence our land use planning application which is motivated below.

The proposed solar panels will be installed on the roofs of the existing buildings on the subject property and no new structures will be built to accommodate the solar panels. The only roof top solar panels visible from Helshoogte Road will be the ones on the northern side of the pitched roof of the main building, the other solar panels will not be visible on flat roofs and south facing pitches, from Helshoogte Road as can be seen on the images below.



Figure 3: East bound towards Johannesburg and Franschhoek



Figure 4: Westbound towards Stellenbosch

From the above images it is evident that the visual impact will be very limited, specially from Hellshoogte Road. Modern solar panels are having a low-profile design which will be mounted flush or nearly flush with existing roof pitches, preserving the existing built form and roofline. Modern solar panels are also manufactured with non-reflective, dark-toned materials (charcoal to black which is the same colour as the existing roofs) that minimize glare and visual intrusion. The proposed solar panels will not be installed on new free-standing structures so there will not be an increase in footprint.

Ever since the start of load shedding solar panels have become a huge industry not only on commercial and industrial buildings but also on residential properties. Solar panels are common these days and the sight of them cannot be considered foreign anymore. The aerial photo below shows the subject property in red and the yellow dots shows existing solar panels along Helshoogte Road, some on roofs and other on structures built specifically for the solar panels.



Figure 5: Aerial photo showing other solar installations within a 1km radius

The installation of rooftop solar panels offers multiple environmental and socio-economic benefits. Sustainable energy generation from solar reduces reliance on Eskom and supports the transition to a low-carbon economy which has been a hot topic across the country including the Minister of Energy. Reduced environmental impact as solar energy produces no greenhouse gas emissions unlike fossil fuel powered power generation. Solar will support energy independence for the property with associated businesses which could be at risk if prolonged loadshedding is implemented which will lead to people

losing their jobs. Over time, the reduced cost of electricity improves affordability for the property.

9. ORDERLY PLANNING

The subject property is already serviced. No new civil engineering services are required for the proposed guest house. In fact, the green energy power generation will alleviate the pressure there is on the power grid in South Africa and will promote green energy. The site has existing established access points. The approval of this will not have any negative effect on any municipal services or road infrastructure.

The proposal aligns with several key principles and strategic objectives of the Stellenbosch Municipal Spatial Development Framework. The MSDF encourages the use of renewable energy and aims to reduce the municipality's carbon footprint with renewable energy sources. The MSDF supports adaptive responses to climate change through improved energy systems, including decentralized renewable energy solutions. In addition, the MSDF promotes green building design and encourages renewable energy systems, especially where these reduce operational costs and improve environmental performance without compromising visual or spatial integrity.

The proposed development will not have a negative impact on the natural or heritage environment.

10. CONCLUSION

The application to allow roof top solar panels on the existing buildings for the farm's use only is a consent use as contemplated in terms of the Land Use Planning By-Law and a permission in terms of the zoning scheme because the application is located on a Scenic Route Overlay Zone. It is already considered to be a desirable land use on agricultural land. The impact of roof top solar can be considered low to none and even as a positive as motivated above. The solar will contribute to broader municipal and national objectives of carbon reduction and increased renewable energy generation. For these reasons, we deem the proposal to be desirable and we respectfully request this land use application be granted.

Please feel free to contact the undersigned at 021-861 3800 or wagener@tv3.co.za if you have any queries or require any additional information.

Yours faithfully



WAGENER HANEKOM

PR. PLANNER (SA): A/2496/2017



EXISTING BUILDING:
 GF = 280m²
 PF = 135m²

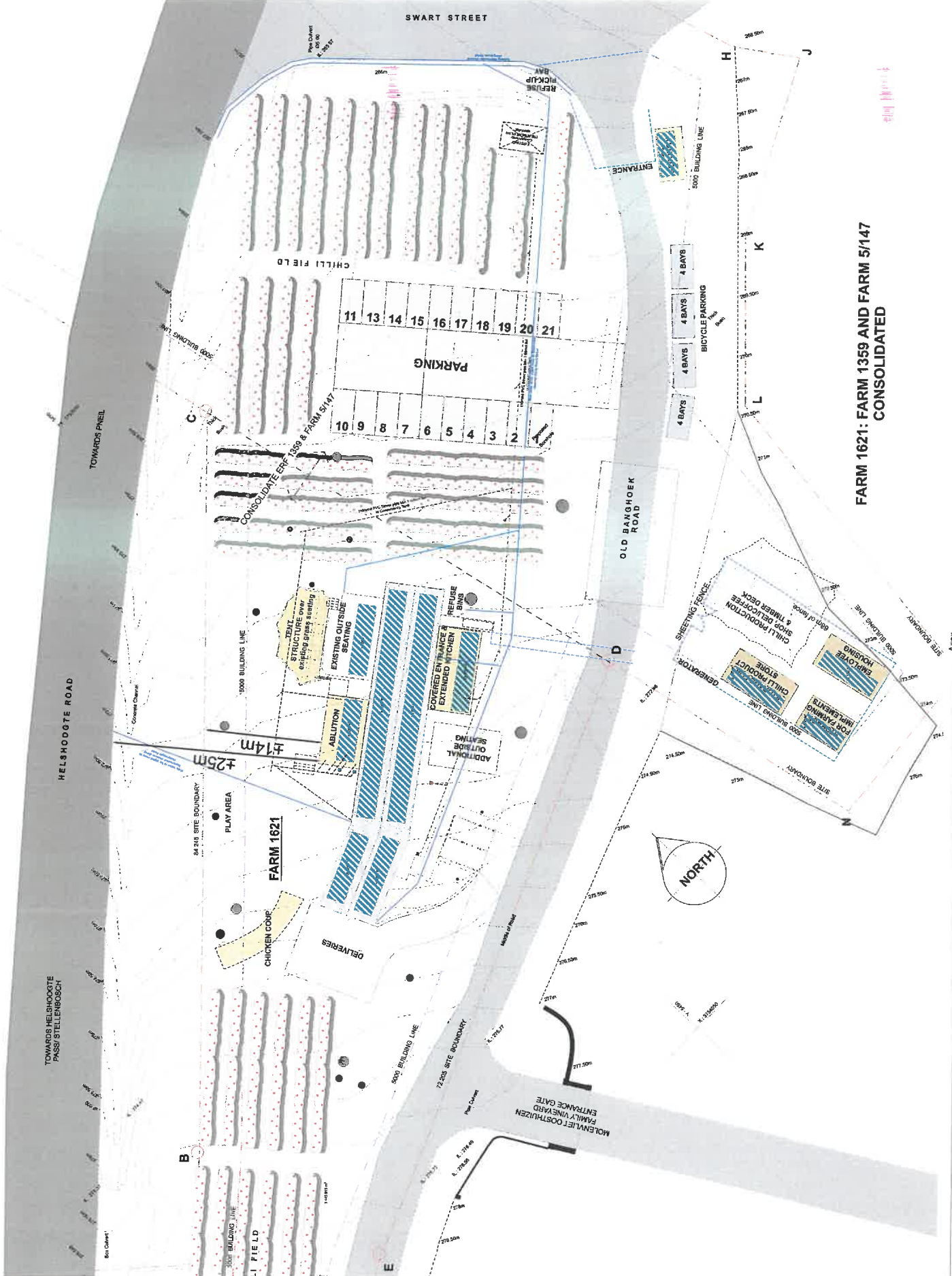
ADDITIONS - MAIN BUILDINGS:

ABLUTION	25m²
KITCHEN & DRY STORE	30m²
BASINEMENT	17m²
TOTAL ADDED	72m²
TOTAL BUILDING	352m²

SECURITY	20m²
STORAGE 01	20m²
STORAGE 02	40m²
EMPLOYEE HOUSING	20m²

NEW SOLAR PANELS:
 Approximate square meterage:
 Main building: 186,00m²
 Outbuilding: 45,75m²
TOTAL: 231,75m²

SCALE: 1:350, 1:200
 DATE: 2025/04/23
 PROJECT: FARM 1621: FARM 1359 AND FARM 5/147 CONSOLIDATED
 DRAWN BY: MENTZSTUDIO architects
 CHECKED BY: MENTZSTUDIO architects
 APPROVED BY: MENTZSTUDIO architects



**FARM 1621: FARM 1359 AND FARM 5/147
 CONSOLIDATED**