



STELLENBOSCH

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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18952 (TP1186/2025)

Our File Reference Number: Farm 1621, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

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PER E-M

Sir

APPLICATION FOR CONSENT USE AND PERMISSION IN TERMS OF THE ZONING SCHEME: FARM NO. 1621, STELLENBOSCH DIVISION

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) on Farm No. 1621, Stellenbosch Division in terms of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, namely a,

2.1.1 **Consent Use** in terms of Section 15(2)(o) of the said bylaw to allow for renewable energy structures (roof top solar panels on the existing buildings for the property's use),

2.1.2 **Permission in terms of the Zoning Scheme** in terms of Section 15(2)(g) of the said bylaw 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.

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 only applies to the proposal under consideration, attached as **ANNEXURE C** and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

3.2 The development must be undertaken generally in accordance with the **Site Plan-Building Plan Record, Drawing No. SD-3456-M102/Rev1, dated 23 April 2025, drawn by Mentz Studio Architects** and attached as **ANNEXURE C**.

3.3 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.

3.4 All solar panels shall be finished in non-reflective, dark-toned materials (charcoal to black) consistent with existing roof colours to minimize glare and visual intrusion along the Helshoogte scenic route.

3.5 Building plans must be submitted and approved by the Municipality prior to the commencing of any building works.

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

4.1 The proposed development will not intrude upon the surrounding environment nor adversely affect existing agricultural operations, as the structures are to be installed on the roofs of existing buildings.

4.2 As the solar panels will be used exclusively to support on-site farming operations, the proposal will not result in any increase in traffic to the property. Accordingly, no additional parking provision is required.

4.3 The proposal does not necessitate the provision of any new civil engineering services.

5. Matters to be noted:

5.1 *Should, after following due process -*

(a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or

(b) The operational use of the proposal be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or

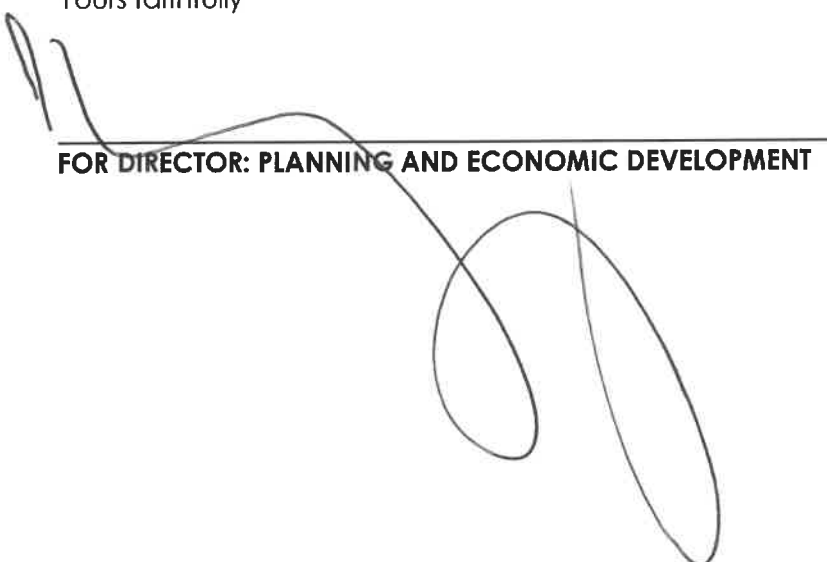
(c) The property be used for any unauthorised uses not permitted in terms of approved land use rights,

the authorised official of the Municipality will exercise its discretion in terms of Section 90(c) of the Municipal Land Use Planning By-law (2023) to withdraw the subject approval granted and the building structures to be reverted to uses in line with the primary use of the property.

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

28/1/2026
DATE

ANNEXURE C

**APPLICATION FOR CONSENT USE AND PERMISSION
IN TERMS OF THE ZONING SCHEME: FARM NO.
1621, STELLENBOSCH DIVISION**

SITE DEVELOPMENT PLAN/SITE PLAN

