

## NOTICE OF LAND DEVELOPMENT APPLICATION

**Date: 27 March 2026**

**APPLICATION FOR CONSENT USE IN TERMS OF SECTION 15(2)(O) OF THE STELLENBOSCH MUNICIPALITY LAND USE PLANNING BY-LAW (2023) FOR A RENEWABLE ENERGY STRUCTURE TO REGULARISE THE EXISTING SOLAR ARRAY IN TERMS OF THE STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW (2019, AS AMENDED), ON A PORTION OF FARM 1730, PAARL.**

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

**Application Property Address:**

Boschendal Estate  
Pniel Main Road  
Groot Drakenstein  
7738  
Farm 1730 Paarl Division

**Application Property Number:**

Farm 1730 Paarl Division

**Applicant:**

Shahiem Dalvie on behalf of NM & Associates Planners and Designers  
PO Box 44386 Claremont, 7735  
[shahiem@visionplan.co.za](mailto:shahiem@visionplan.co.za)  
021 671 1138

**Owner:**

Boschendal (Pty) Ltd. (Representative: Ms Amy Kropman)  
[amy.kropman@boschendal.co.za](mailto:amy.kropman@boschendal.co.za)  
071 606 7102

**Application Reference:**

LU/TP1524/2026

**Description of land development proposal:**

Application for Consent Use on Farm 1730, Paarl Division in terms of Section 15(2)(O) of the Stellenbosch Municipality Land Use Planning By-law (2023) is being made for Renewable Energy Structure to regularise the solar array.

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-notice/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: **(Shahiem Dalvie (NM & Associates Planners and Designers) –**

[shahiem@visionplan.co.za](mailto:shahiem@visionplan.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 **28 April 2026**.

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 **021 671 1138** during normal office hours.

Yours faithfully

**Shahiem Dalvie**  
**NM & Associates Planners and Designers**

## KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

**Datum: 27 March 2026**

**AANSOEK VIR 'N VERGUNNINGSGEBRUIK INGEVOLGE ARTIKEL 15(2)(O) VAN DIE STELENBOSCH MUNISIPALITEIT GRONDGEBRUIK BEPLANNINGS VERORDENING (2023) VIR 'N HERNUBARE ENERGIE STRUKTUUR OM DIE BESTAANDE SONKRAGTEWERING TE REGULARISEER INGEVOLGE DIE STELENBOSCH MUNISIPALITEIT SONERINGSKEMA VERORDENING (2019, SOOS GEWYSIG), OP 'N DEEL VAN PLAAS 1730, PAARL.**

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

**Adres van aansoek eiendom:**

Boschendal Estate  
Pniel Main Road  
Groot Drakenstein  
7738  
Farm 1730 Paarl Division

**Aansoek eiendom beskrywing:**

Farm 1730 Paarl Division

**Aansoeker:**

Shahiem Dalvie on behalf of NM & Associates Planners and Designers  
PO Box 44386 Claremont, 7735  
[shahiem@visionplan.co.za](mailto:shahiem@visionplan.co.za)  
021 671 1138

**Eienaar:**

Boschendal (Pty) Ltd. (Representative: Ms Amy Kropman)  
[amy.kropman@boschendal.co.za](mailto:amy.kropman@boschendal.co.za)  
071 606 7102

**Aansoek Verwysing:**

LU/TP1524/2026

**Besonderhede van die grondgebruiksaansoek:**

Aansoek om Vergunningsgebruik op Plaas 1730, Paarl-afdeling ingevolge Artikel 15(2)(O) van die Stellenbosch Munisipaliteit se Grondgebruik beplannings verordening (2023) word gedoen vir 'n Hernubare Energie struktuur om die sonkrag aanleg te regulariseer.

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 tydsduur 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: **(Shahiem Dalvie (NM & Associates Planners and Designers) – [shahiem@visionplan.co.za](mailto:shahiem@visionplan.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 **28 April 2026**.

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 **021 671 1138** gedurende normale kantoor ure.

Die uwe

**Shahiem Dalvie**  
**NM & Associates Planners and Designers**

**Application for Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-law (2023) for a Renewable Energy Structure to regularise the existing solar array in terms of the Stellenbosch Municipality Zoning Scheme By-law (2019, as amended), on a portion of Farm 1730, Paarl.**

**Executive summary of the detail and motivation for the application**

**Background**

The application is for Consent in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-law (2023) to regularise an existing Renewable Energy Structure of approximately 9608m<sup>2</sup> in extent on a portion of Farm 1730, Paarl, in terms of the Stellenbosch Municipality Zoning Scheme By-law (2019, as amended).

The Renewable Energy Structure in the form of a solar photovoltaic (PV) array was installed in 2017 and is currently operating as an alternative back-up power supply for a portion of Farm 1730 known as the 'Droëbaan Precinct', located to the west of the R310 (Helshoogte Road). The solar array provides more environmentally sustainable energy to the Boschendal, which will not only reduce carbon emissions but also Boschendal's demand on the municipal electricity supply network.

**Application Details**

Application for Consent Use is being made in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-law (2023) for a Renewable Energy Structure to regularise the existing solar array in terms of the Stellenbosch Municipality Zoning Scheme By-law (2019, as amended), on a portion of Farm 1730, Paarl.

**Table Error! No text of specified style in document..1: Application and Property Details**

|                             |                                                                                                                                                                                             |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application details</b>  | Application for Consent Use in terms of Section 15(2)(o) of the Stellenbosch Municipality Land Use Planning By-law (2023)                                                                   |
| <b>Applicant</b>            | NM & Associates Planners and Designers, on behalf of Boschendal (Pty) Ltd                                                                                                                   |
| <b>Land Owner</b>           | Boschendal (Pty) Ltd                                                                                                                                                                        |
| <b>Conditions of Title</b>  | There are no restrictive conditions of title that would prohibit the proposed Renewable Energy Structure land use.                                                                          |
| <b>Bond</b>                 | There is no bond registered against the property.                                                                                                                                           |
| <b>Property Description</b> | Farm 1730, Paarl Division                                                                                                                                                                   |
| <b>Farm Portion Extent</b>  | 197.3090ha                                                                                                                                                                                  |
| <b>Subject Site Extent</b>  | Approximately 9608m <sup>2</sup>                                                                                                                                                            |
| <b>Current Zoning</b>       | Agriculture and Rural Zone                                                                                                                                                                  |
| <b>Impact Assessments</b>   | NHRA Notice of Intent to Develop (NID), including support documentation and report - HWC confirmed that no further action in terms of Section 38 of the NHRA is required.                   |
|                             | NEMA Applicability Checklist - DEA&DP confirmed that the solar PV installation does not constitute any Listed Activities as defined in terms of the NEMA EIA Regulations 2014 (as amended). |
|                             | Transport Impact Statement (TIS)                                                                                                                                                            |

### **Development Proposal**

The existing solar array is comprised of approximately 2700 solar panels, each measuring 2m<sup>2</sup> in extent, and has the capacity to generate a maximum of 864kWp of electricity. It utilises an area of approximately 9608m<sup>2</sup> for the panels and ancillary services such as inverters and cabling. The whole solar system is ground-mounted and inverters are connected to the panels via cabling.

The existing solar array was installed in 2017 on an unused field in between the existing buildings / labourers' cottages at Droëbaan Precinct to supply back-up electricity to agricultural support activities on the property. The northwards orientation of the array site allows for optimal efficiency in terms of power generation. Existing buildings and trees located closer to the R310 create a buffer that assists in screening views of the solar array and therefore mitigate its visual impact.

Droëbaan Precinct is connected to the municipal grid; However, the solar array operates as an alternative back-up power supply and helps to reduce the precinct's reliance on the municipal grid, where necessary. The power generated by the solar array is used immediately for own consumption, therefore there is no storage of power.





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## **Motivation**

This application complies with the relevant national, provincial and municipal legislation and policy frameworks.

The proposed development contributes to the diversification of energy mix and combatting climate change by reducing Boschendal's carbon footprint and reduced reliance on fossil-based fuels. Additionally, it contributes to the protection of prime and unique agricultural land by making use of an already disturbed and unused site, thereby enhancing sustainability.

The solar array development does not require an Environmental Authorisation in terms of NEMA as it is of a scale that will not exceed the thresholds for infrastructure as indicated in the relevant Listed Activities in terms of the EIA Regulations (2014, as amended).

The subject site is located in an important heritage and cultural landscape which the application does not detract from. By utilising an already disturbed area, the cultural landscape is preserved. Additionally, given the modest and low-rise nature of the structure and the flat terrain of the site, screened well by the trees along the R310 and other development within the precinct, it cannot be viewed from a public road and causes no visual intrusion on the surrounding heritage and cultural landscape character. No heritage resources are impacted by the installation of the structure. It is for this reason, among others, that HWC confirmed that no further action under Section 38 of the NHRA is required.

This application is submitted in terms Section 15(2)(o) of the provisions of the SM LUPBL, from a procedural point of view. The application is therefore compliant with the provisions of this By-law.

This application for Consent will regularise the existing land use to permit the operation of the Renewable Energy Structure on the subject property in terms of Section 201(1) of the SM ZSBL. The proposed development also complies with the applicable requirements of the Dwars River Valley Rural Conservation Area Overlay Zone in terms of Section 246(2) of the SM ZSBL, as the activities that may only commence with the Municipality's permission, are not triggered.

This application supports the objectives of the PSDF, IDP and SDP as the proposed solar array will not only diversify Boschendal's energy mix but also reduce its reliance on the municipal grid and use of fossil fuels, thereby positively contributing towards environmental sustainability and combatting climate change. Additionally, the solar array does not compromise the existing agricultural land and resources as it is located on an already disturbed and transformed portion of Farm 1730.

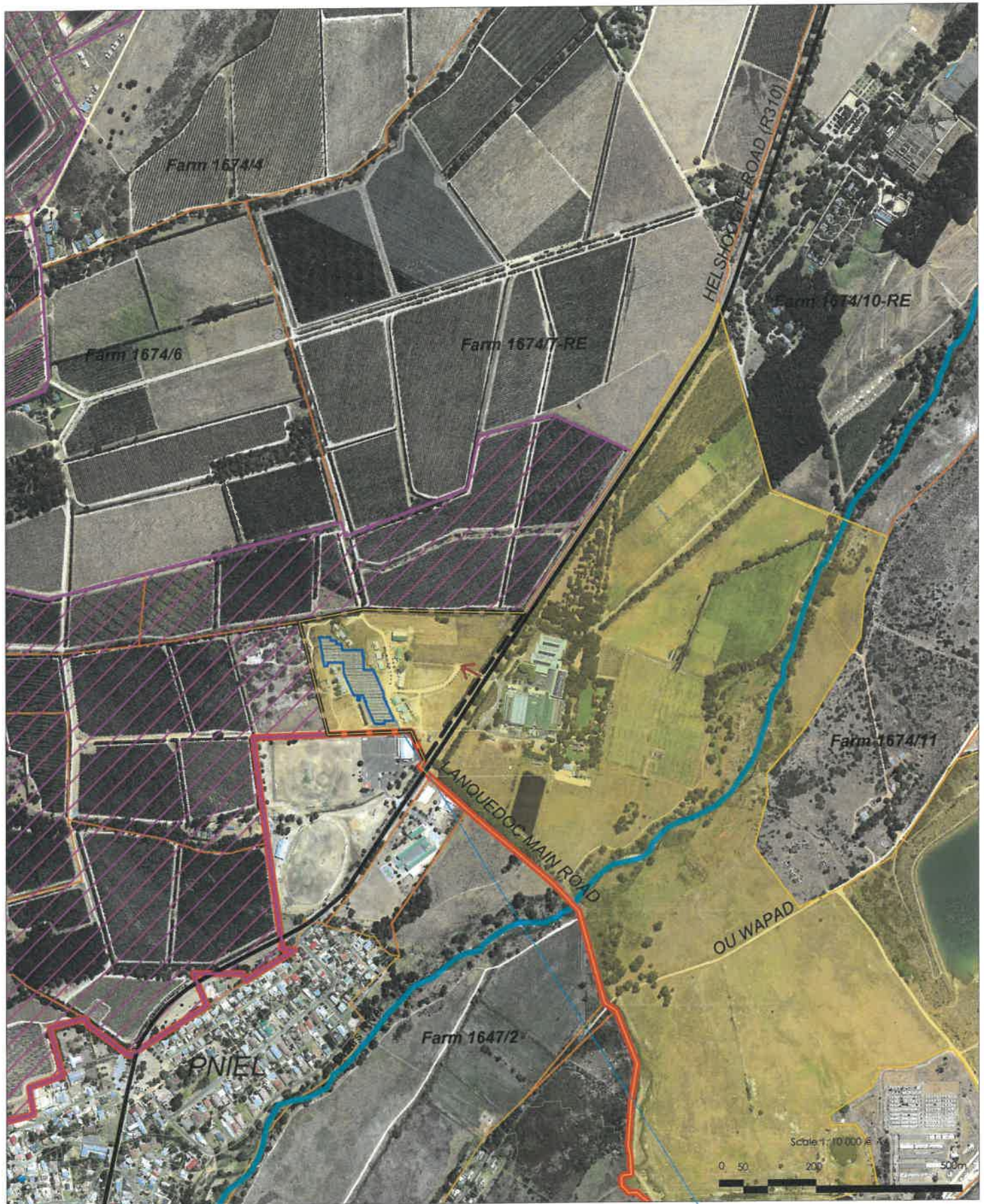
The application does not affect current agricultural activities at Boschendal. Instead, it uses existing infrastructure and an already disturbed, unused area on Farm 1730 for a solar array that connects to the farm's internal electricity network. The system will support farm operations and agricultural production while protecting productive agricultural land, aligning with the spatial sustainability and efficiency principles in Section 7 of SPLUMA.

The proposed development utilises an already disturbed and unused site within the Droëbaan Precinct that has been historically impacted by agricultural activities. The area contains existing farm-related infrastructure and does not include indigenous vegetation or sensitive environmental features such as rivers or wetlands. As a result, the development will not impact viable agricultural land or ecologically sensitive areas and is therefore considered desirable from a biophysical environmental perspective.

The proposal complies with the National Heritage Resources Act. Although the solar array triggers Section 38 due to the size of the site, its modest scale means no heritage resources or landscapes will be impacted.

Boschendal Estate contributes to addressing historical ecological and social injustices in the Dwars River Valley through its commitment to environmental conservation and social upliftment. The proposal aligns with the vision of the IDP by supporting economic growth and protecting environmental resources in order to promote dignified living. Savings from reduced municipal electricity costs can be reinvested in agricultural and business activities, potentially creating additional employment opportunities for local communities.

The Droëbaan Precinct uses existing electrical infrastructure, including the solar array, to provide backup power and reduce reliance on the municipal grid. If agreed with the Stellenbosch Local Municipality, excess energy could in future be fed back into the grid. The development has minimal impact on external services. The solar array uses potable spring water from the estate for occasional cleaning and will be incorporated into the planned upgraded water reticulation system for the Founders Estate. Stormwater management will remain unchanged, with runoff directed to surrounding fields and existing watercourses.



# Key

- |                                                                                    |                   |                                                                                     |                             |
|------------------------------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------|-----------------------------|
|  | Boschendal Estate |  | Access to Droebaam Precinct |
|  | Founder's Estate  |  | Dwars River                 |
|  | Farm 1730         |                                                                                     |                             |
|  | Droebaam Precinct |                                                                                     |                             |
|  | Solar Array       |                                                                                     |                             |

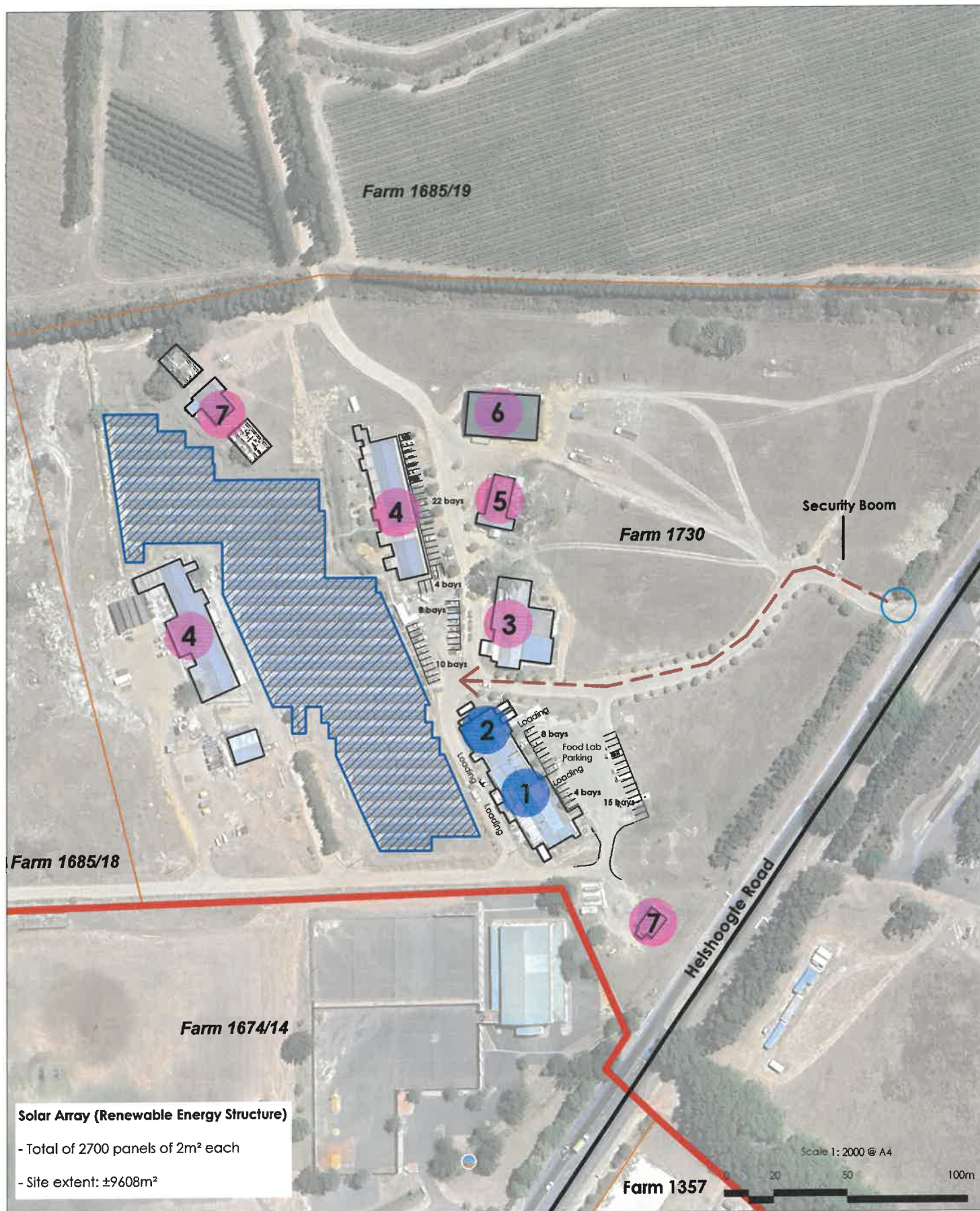
## BOSCHENDAL ESTATE DROEBAAM PRECINCT

FIGURE 1.2:  
LOCALITY PLAN OF  
FARM 1730



January 2026

**nm & associates**  
PLANNERS AND DESIGNERS



### Key

|  |                     |  |                                                                                      |  |                                         |
|--|---------------------|--|--------------------------------------------------------------------------------------|--|-----------------------------------------|
|  | Boschendal Estate   |  | Solar Array ( subject of Consent Use application for renewable energy installation ) |  | 3 Storage                               |
|  | Droeabaai Precinct  |  | 1 Food Laboratory                                                                    |  | 4 Offices                               |
|  | Existing Structures |  | 2 Butchery (un-approved uses subject of separate Consent Use application)            |  | 5 Laundry Facilities                    |
|  | Access Point        |  |                                                                                      |  | 6 Tractor Shed                          |
|  | Access Route        |  |                                                                                      |  | 7 Farm-related Buildings (primary uses) |

### BOSCHENDAL ESTATE DROEBAAI PRECINCT

FIGURE 3.1:  
SOLAR ARRAY CONSENT  
USE SITE DEVELOPMENT  
PLAN



**nm & associates**  
PLANNERS AND DESIGNERS