



STELLENBOSCH

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Application Number: TP981/2024 (LU/18573)

Our File Reference Number: 284RB

Your Reference Number: erf 284 (Vredenburg farm) solar

Enquiries: Ulrich von Molendorff

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PER E-MAIL

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Sir / Madam

APPLICATION FOR CONSENT USE (RENEWABLE ENERGY STRUCTURES – SOLAR PANELS): ERF 284, RAITHBY.

1. The above application refers.
2. The duly authorised decision maker **hereby decides** on the above application as follows.
3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 284, Raithby;

3.1. **Consent Use** in terms of Section 15(2)(o) of the said by-law, to allow the construction of renewable energy structures (solar panels).

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 proposed application under consideration 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 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.
 - 3.3 The subject development be restricted for the exclusive use of renewable energy structures (Solar panels) for the private use by the lawful land owners and occupants present on the farm and not for commercial gain.

- 3.4 The subject land use activity be limited to the area marked on the attached Site and Locality Plan, and Layout Sheet plan in **Annexure A**, Project Number: 2025 103, Drawing No. BP.00.00 and BP.00.01, dated 2024.05.27, drawn by MLH Architects Planners.
 - 3.5 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.
 - 3.6 Building plans be generally in accordance with the Project Number: 2025 103, Drawing No. BP.00.00 and BP.00.01, dated 2024.05.27, drawn by MLH Architects Planners., attached as **Annexure A**.
 - 3.7 Landscaping proposals be submitted around the perimeter of the site, as part of the building plan application, mitigate the visual impact of the proposed structures from adjacent proclaimed roads, to the satisfaction of the Municipality and implemented before completion certificates are issued for the construction of the subject facilities.
 - 3.8 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.
 - 3.9 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.
 - 3.10 No commercial advertising, including in respect of the provider, may be displayed on renewable energy structures, unless approved by the municipality.
 - 3.11 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.
 - 3.12 All electrical work must comply with SANS 142, -104XA, -1307, -10106, -10252-1, -10254 and all Municipal Bylaws.
 - 3.13 If connecting a generator for backup, the generator needs to comply to OHS Act SANS10142-1.
- 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 will be used for activities related to the primary 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 and no municipal services will be impacted upon.
 - 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 **TP** 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 forms 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



MANAGER: LANS USE MANAGEMENT (Chrizelle Kriel)

DATE: 14-07-2026

ANNEXURE A





Locality Plan



Vredenburg farm werf & solar location.

