# NOTICE OF LAND DEVELOPMENT APPLICATION

**Consent Use Application in terms of section 15(2)(o) of the Stellenbosch Municipal Planning by-law (2023) for a renewable energy structure (solar plant) on Erf 294, Raithby (Rustenburg Farm)**

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

Application Property Address: **Erf 294, Raithby (Rustenburg), Winery Road**

Application Property Number: **Erf 294, Raithby (Rustenburg Farm)**

Applicant: Allen Goosen from Nigel Burls & Associates. allen@nigelburls.co.za. 0844680914

Owner: The Milnerton Estates. Block A, Sandown Square, Passerina Rd, Sandown, Cape Town. 021 201 7429

Application Reference: TP1217/2025 - LU/19229

**Description of land development proposal:**

This consent use application in terms of s15(2)(o) is submitted on behalf of the landowner, "The Milnerton Estates", to allow for the operation of "renewable energy structure" on the farm, for the purposes of providing solar electrical supply to the "Rustenburg Addiction Care" facility, a lawful land use on the property, as well as farming administration offices on Erf 294, Raithby – known as the "Rustenburg Farm".

The "renewable energy structure" (solar panels) are for private consumption by the lawful land uses and occupants present on the farm, and not for commercial gain. The output of the solar panels is not more than what is required by the farm and the other facilities.

The landowner does not want to put the panels on the roof of exiting heritage buildings – hence the installation on the ground.

The fenced off extent of the facility will measure approx. 900m² consisting of 80 solar panels, each 2300mm x 1150m, clustered in 3 rows, north- west orientation, mounted on steel frames, with highest point of the solar panel at 3m high.

The 545-watt per panel output capacity is limited to the consumption requirements of the existing buildings and werf operations.

The energy output is stored in an adjacent battery storage unit within a steel container. This system and cluster of equipment is supplemented by an external generator, situated within the fenced off area.

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: Allen Goosen allen@nigelburls.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 **(20 February 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 0844680914 during normal office hours.

Yours faithfully

**Allen Goosen**

**KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK**

**Vergunningsgebruik aansoek in terme van afdeling 15(2)(o) van die Stellenbosch Munisipaliteit Beplanningsverordening (2023) vir 'n herwinbare energie struktuur (solar fasiliteit) op Erf 284, Raithby (Vredenburg)**

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

Adres van aansoek eiendom: **Erf 24, Raithby (Rustenburg), Winery Road**

Aansoek eiendom beskrywing: **Erf 294, Raithby (Rustenburg),**

Aansoeker: Allen Goosen van Nigel Burls & Associates. allen@nigelburls.co.za. 0844680914

Eienaar: The Milnerton Estates. Block A, Sandown Square, Passerina Rd, Sandown, Cape Town. 021 201 7429

Aansoek Verwysing: TP1217/2025 - LU/19229

Besonderhede van die grondgebruiksaansoek:

Die vergunningsgebruik aansoek in terms van afdeling 15(2)(o) word gedoen namens die eienaar, The Milnerton Estates, om 'n "herwinbare energie struktuur" (solar fasiliteit) op te rig vir doeleindes om krag aan die plaas sowel as wettige grondgebruike vir ""Rustenburg Addiction Care" and administratiewe plaas kantoor, V op erf 294, Raithby, bekend as "Rustenburg", te voorsien.

Die "herwinbare energie struktuur" is vir privaat doeleindes vir die wettige grond gebruike en bewoners op die plaas en nie vir kommersiële wins doeleindes nie. Die kragvoorsiening is nie meer as wat benodig word deur die plaas en inwoners nie.

Die eienaar verkies om nie die sonpanele op die dakke van die erfenis geboue te plaas nie.

Die fasiliteit bestaan uit 80 son panele, elk 2300mm x 1150mm, gegroepeer in 3 rye teen 'n noordwestelike orientasie, vasgemaak op staal rame, met die hoogste punt van die son panel teen 3m van die grond af. Die 545-watt per paneel is beperk tot die benodighede van die bestaande grondgebruike en inwoners. Die energie verskaffing word gestoor in langsliggende battery storingseenheid binne 'n staal houer. Die stelsel word ondersteun deur 'n eksterne, langsliggende kragopwekker.

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-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik 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 de 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: Allen Goosen allen@nigelburls.co.za. Deur 'n beswaar, kommentaar of vertoë 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 **(20 February 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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 0844680914 gedurende normale kantoor ure.

Die uwe

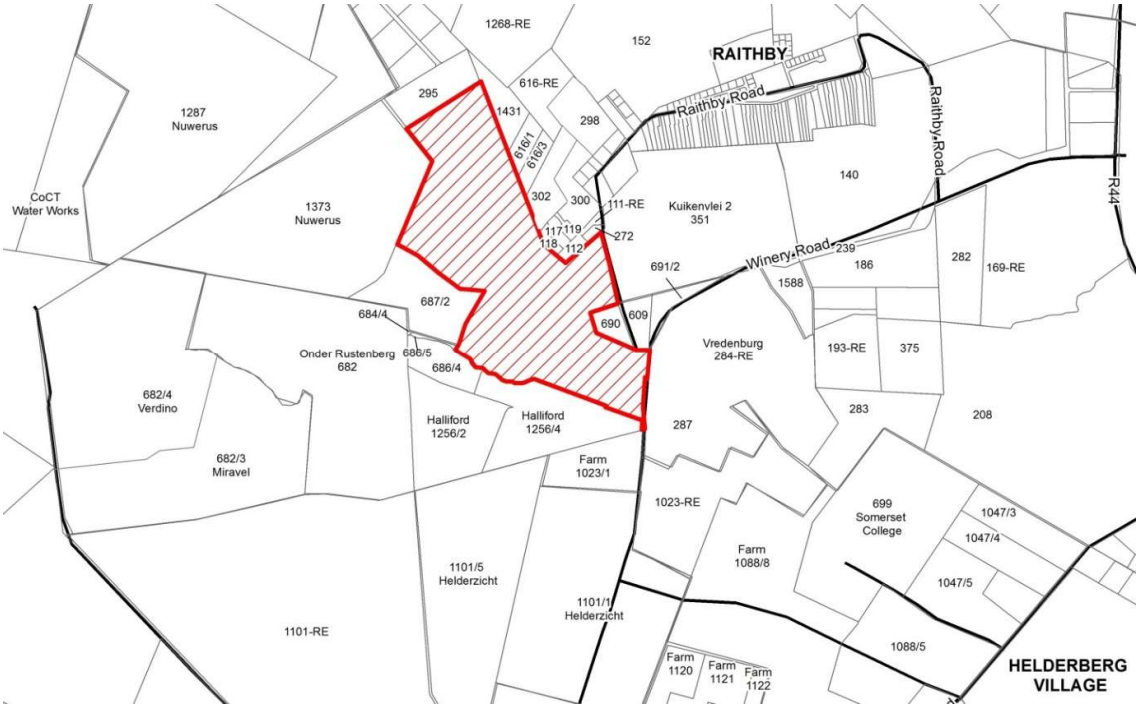
**Allen Goosen**

**RUSTENBURG FARM**
**ERF 294 RAITHBY**

- **CONSENT USE** APPLICATION IN TERMS OF SECTION 15(2)(0) OF THE STELLENBOSCH PLANNING BY-LAW, 2015 ‘

**TO ALLOW FOR THE IMPLEMENTATION OF A RENEWABLE ENERGY INSTALLATION**

**EXECUTIVE SUMMARY**




**January 2026**

NIGEL BURLS & ASSOCIATES

MILNERTON ESTATES
PROPERTY DEVELOPERS

This consent use application in terms of s15(2)(o) is submitted on behalf of the landowner, “The Milnerton Estates”, to allow for the operation of “renewable energy structure” on the farm, for the purposes of providing solar electrical supply to the “Rustenburg Addiction Care” facility, a lawful land use on the property, as well as farming administration offices on Erf 294, Raithby – known as the “Rustenburg Farm”. See Figures 1-3 for context.

The landowner does not want to put the panels on the roof of exiting heritage buildings – hence the installation on the ground.

The solar facility will be placed against the existing cluster of buildings making up the manor complex, but not inside the fenced off werf.

Along with existing vegetation and distance off Winery Road, visibility of facility is limited. See Figure 4: View of the facility from Winery Road and Figure 5: View of what the facility will look like. Figure 3 is the sketch plan of the solar facilty layout.

The existing zoning in terms of the new Stellenbosch Municipality Zoning Scheme By-Law, 2019 remains Rural & Agriculture which allows for a renewable energy installation, with consent.

The facility is not close to any other
property boundaries. It will be fenced off and situated well outside any pedestrian movement and therefore not accessible to any members of the visiting public.

The structures are on natural ground, which deals with rainwater drainage naturally.

The facility is situated on a land portion that has not been used for active economic agriculture.

The facility is in support of existing lawful land uses and does negatively affect the functioning of the werf buildings or any surrounding agricultural activity in any manner.

The fenced off extent of the facility will measure approx. 900m² consisting of 80 solar panels, each 2300mm x 1150m, clustered in 3 rows, north- west orientation, mounted on steel frames, with highest point of the solar panel at 3m high.

The 545-watt per panel output capacity is limited to the consumption requirements of the existing buildings and werf operations.

The energy output is stored in an adjacent battery storage unit within a steel container. This system and cluster of equipment is supplemented by an external generator, situated within the fenced off area.

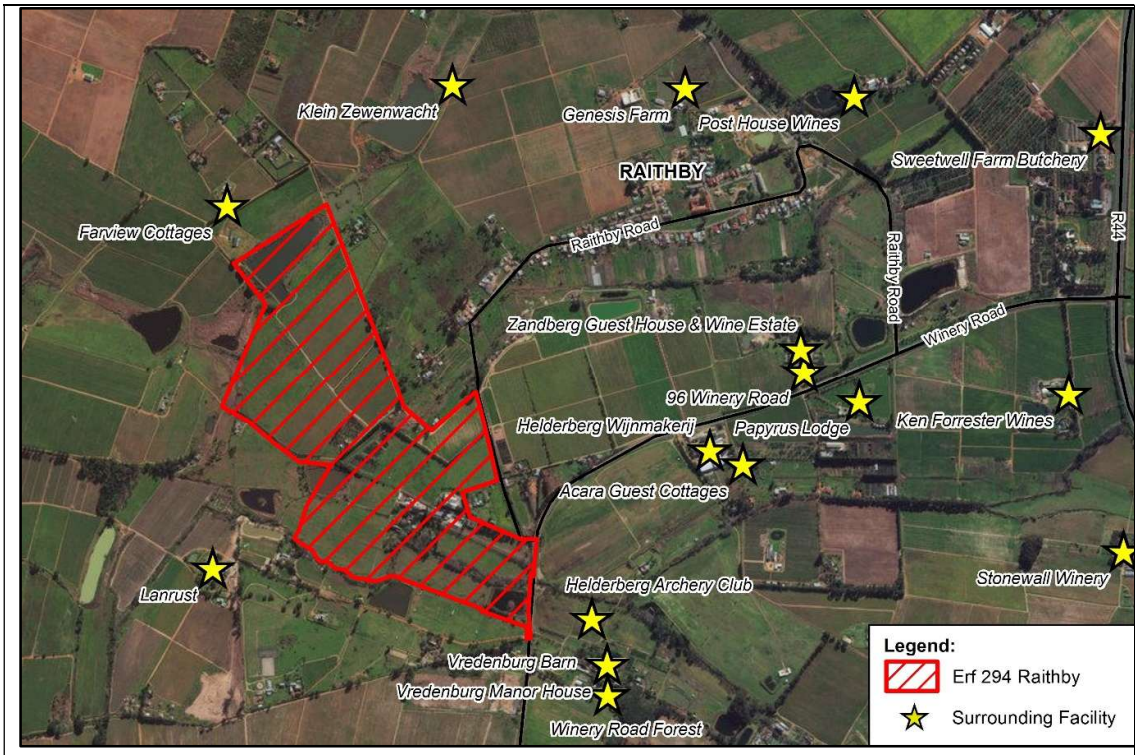



**Figure 1:** Locality Plan Rustenburg Farm

**Figure 2:** Vredenburg farm werf & solar location.

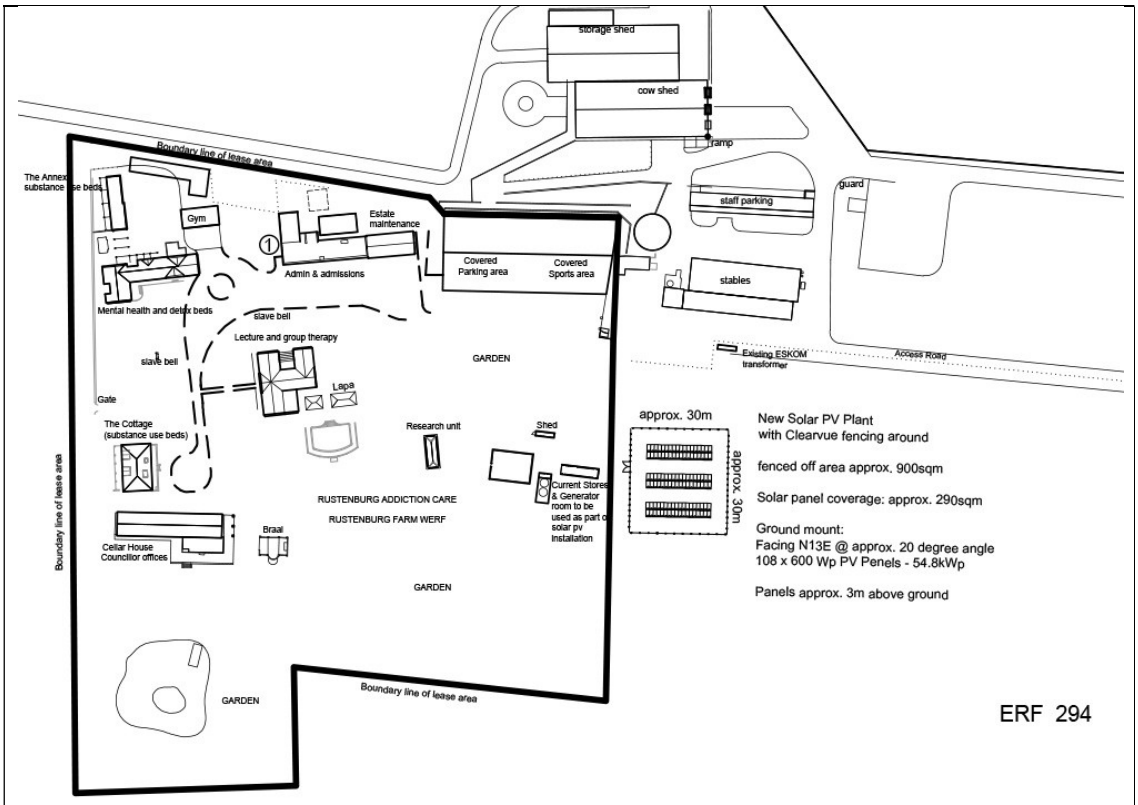



**Figure 3:** Proposed Solar facility layout

**Figure 4:** The same solar facility on Vredenburg farm as a visual example – minimum visibility from Winery Road

**Figure 5:** The same solar facility on Vredenburg farm as a visual example.