

MINUTES OF THE LANGEBERG MUNICIPAL PLANNING TRIBUNAL MEETING,
HELD ON MS TEAMS ON 19 JUNE 2025 AT 10H00

1. Opening

The Chairperson, Mr. Hennie Taljaard, welcomed all present.

2. Attendance

Hennie Taljaard	-	Chairperson (External member) - Witzenberg Municipality
Carisa Pieters	-	External member - Breede Valley Municipality
Quinton Balie	-	External member - Cape Winelands District Municipality
Dalene Carstens	-	External member - DEA&DP
Helene Janser	-	External member – DEA&DP
Andrew Marthinus	-	Member: Town Planner, Langeberg
Tracy Brunings	-	Member: Manager: Town Planning. Langeberg
Jack Van Zyl	-	Senior Town Planner, Langeberg
Amber De Wet	-	Town Planner, Langeberg

3. Apologies / Applications for Leave of Absence

An apology was received from Mr. Danie Lubbe.

4. Confirmation of previous Minutes

Unanimously Resolved: that the minutes of a meeting of the Langeberg Municipal Planning Tribunal, held on 16 May 2025 be approved and confirmed. Proposed by Mr. Q Balie, seconded by Mrs. D Carstens

5. Matters arising from the previous minutes

None

6. Urgent Matters, Statements & Announcements submitted by the Chairperson

None

7. Consideration of Reports

1/2025	APPLICATION FOR SUBDIVISION, CONSOLIDATION AND REZONING OF ERVEN 1 AND 937, MONTAGU (MANDELA SQUARE INFORMAL SETTLEMENT UPGRADE: SUPERBLOCKS)
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It was unanimously resolved to support the recommendation proposed by Mr. Q Balie and seconded by Mrs. H Janser that:

In terms of section 60 of the Langeberg Land Use Planning Bylaw, 2015 (the Bylaw) the Langeberg Municipal Planning Tribunal approves the following application, as depicted on the plans marked MON1&937-LBM-LP, OP(1), OP(2) and TP (June 2025), and subject to conditions in terms of Section 66 of the Bylaw, as set out below:

- Subdivision of Re/Erf 1 Montagu into portion A of Erf 1 (2.5ha) and Re/1.
- Subdivision of Re/Erf 937, Montagu into portion B of Erf 937 (1.16ha) and Re/937.
- Consolidation of portion A/Re/1 and portion B/Re/937 to create a consolidated erf of 3.66ha.
- Rezoning of consolidated erf A/Re/1 and B/Re/937 from Industrial Zone I and Open Space Zone IV to Subdivisional Area.
- Subdivision and Rezoning of consolidated erf A/Re/1 and B/Re/937 into nine erven, consisting of four superblocks zoned Single Residential zone II; two Utility zoned erven; one Community Zone I erf; and two Transport Zone II erven.

Conditions of approval:

1. The subdivision, consolidation, rezoning and further subdivision of the consolidated erf must be implemented substantially in accordance with the plans marked MON1&937-LBM-OP(1), -OP(2) and -TP.
2. The zonings as indicated on the Site Development Plan marked MON1&937-LBM-TP will apply in terms of Section 21(2) of the By-law.
3. The installation of roads and high-mast lighting must be given priority. The positioning of high-mast lighting must be determined in locations which minimise the displacement of long-standing local residents.
4. The approved Site Development Plan must be submitted to the Ward Councillor in terms of Council's Policy for the Naming of Streets for input from the Ward Committee and the Mandela Square Committee. Street names must be allocated in accordance with Council's policy and submitted to Council for approval.
5. No building plans will be approved, and no construction may commence on top structures for the communal ablution blocks until there is a signed written "Mandela Square Services Management Agreement" between the Langeberg Municipality, their service providers, and the Mandela Square Settlement Committee, which addresses the following, to the satisfaction of the Director: Engineering Services:
 - 5.1. The number of residents and shacks in total and per block.
 - 5.2. Details of how the communal ablution and refuse facilities will be managed, and secured to prevent vandalism, unsafe conditions and inappropriate use.
 - 5.3. A maintenance roster, with clear indications of the respective responsibilities for the maintenance of services and the related costs.
 - 5.4. Details of the bulk water meter and bulk sewer connection.
 - 5.5. Measures to prevent unwanted material entering the sewer system.

- 5.6. The responsibility of the management of newcomers must also be clarified as this impacts on the use of services and the management agreement.
6. A detailed stormwater plan must be provided, which addresses inter alia measures to prevent pollution of the Kingna river and the adjoining tributary, and the most appropriate means of demarcating the flood line (green solutions preferable to fencing).
7. To give effect to Sections 20(5)(c) of the Langeberg Municipal Land Use Planning Bylaw, 2015 the appointed Land Surveyor must submit a draft General Plan / Erf diagram with the new erf numbers on to the Municipal Town Planning Department for endorsement in terms of Section 60 of the Langeberg Municipal Land Use Planning Bylaw, 2015.
8. A surveyed plan must be submitted, prior to the approval of the plans for the communal ablution blocks, which indicates the outside figure of all shelters within each Block, which shelters must be numbered i.e. Block 1 (Erf ... Montagu): Units 1- 70 etc.
9. At least one of the new erven in the subdivision must be registered separately within 5 years after the date of the approval, failing which the approval will lapse in terms of Section 22(1) of the Bylaw, regardless of whether a general plan has been approved by the Surveyor-General or not.
10. Conditions 5, 6, 7, and 8 of this approval must be complied with, and all services must be installed before a Certificate may be issued in terms of Section 28 of the Bylaw. This certificate must be submitted with the transfer documents before the subdivisions will be registered in the Deeds Office.

Notes:

- i. The Environmental Authorisation dated 21 May 2025, as may be amended, must be complied with.
- ii. Temporary relocation (decanting) area/s may need to be determined so that some residents can be moved while high-mast lighting and roads/ services are constructed. It may be preferable to relocate those residents who will qualify for the nearby Kingna Housing Project to minimise risk of this temporary relocation area/s becoming permanent.

Reasons for approval:

- a) The location of the development area is in accordance with the proposals of the Langeberg SDF, 2025, the Langeberg HSP 2014 and the Council-approved Housing Pipeline.
- b) The proposed development is consistent with the planning principles outlined in SPLUMA, 2013 and LUPA, 2014.
- c) The approval will enable the upgrading and provision of roads and basic services to an existing informal settlement.
- d) The development will contribute to social upliftment by providing the informal settlement with improved access and basic services.
- e) The development will improve safety and welfare of the community through the provision of access roads for emergency and service vehicles and basic services, and much-needed lighting.
- f) The upgrading of services in the existing informal settlement will help to reduce the impact on environmental resources.

8. Other Matters

- 8.1 Robertson Heights Housing Project will be submitted to the next Tribunal meeting. The application was previously by the Tribunal, but approval lapsed due to General Plan not being registered. The layout remains the same.

9. Closure

The meeting adjourned at 10h40.