MINUTES OF THE STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL MEETING HELD ON FRIDAY, 23rd OF OCTOBER 2026 AT THE STELLENBOSCH COUNCIL CHAMBERS, STELLENBOSCH MUNICIPALITY, PLEIN STREET, STELLENBOSCH, FROM 10H00-15H00

Ref. no. 3/4/5/2/40
2026-10-23

Chairperson
Mrs H Crooijmans-Lemmer

Deputy-Chairperson
Mr P Van Zyl

External Members
Mrs C Havenga
Mr S Boshoff
Mr D Leo

Internal Members
Mr A Barnes: Director – Planning and Economic Development
Mr J Benjamin: Senior Manager – Development Planning
Mrs M Francis: Senior Manager - Infrastructure Planning, Development, and Implementation

Officials
Mr S Carstens: Senior Manager: Development Management
Mrs C Kriel: Manager: Land Use Management
Mr P April: Senior Town Planner
Mrs L Hoyi: Principal Administrative Officer
Mrs O Vergotine: Administrative Officer
Mr G de Vries: Town Planner
Mr T King: Manager: Development - Infrastructure Planning

ITEM	SUBJECT
SMPT 01/10/26	**OPENING AND WELCOME**
	Chairperson Crooijmans-Lemmer welcomed all present.

SMPT 02/10/26	**LEAVE OF ABSENCE**
	Mr K Munro: Director Development Management, Department Environmental Affairs and Development Planning Mr A van der Merwe: Senior Manager- Community Services Mr M Williams: Senior Legal Advisor

SMPT 03/10/26	**DISCLOSURE OF INTERESTS**
	None received

SMPT 04/10/26	**MINUTES OF THE PREVIOUS MEETING DATED 18 September 2025**
	The minutes of the previous meeting was noted.

	MATTERS FOR CONSIDERATION
SMPT 05/10/26	**APPLICATION FOR REZONING AND SUBDIVISION: FARM NO. 527/7, STELLENBOSCH DIVISION** **Discussion:** a. Chairperson Crooijmans-Lemmer handed over to Mr P April to give a brief introduction of the application that served before the Tribunal. b. The required amendments were verified by MPT members. **UNANIMOUSLY RESOLVED:** 1. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No. 527/7, Stellenbosch Division for: 1.1 The **rezoning** in terms of Section 15(2)(a) of the said by-Law on Municipal Land Use Planning of the Remainder Farm No. 527/7, Stellenbosch Division from

Subdivisional Area Overley Zone (as per approval letter dated 26 August 2024) for the following:

1.1.1 274 Conventional Residential Zone (Single Residential housing) erven (±44 291m²)
1.1.2 2 Public Open Space Zone erven (±699m²)
1.1.3 1 Community Zone erven (±577m²)
1.1.4 1 Transport Facility Zone (Transport Embayment) erven (±1929m²)
1.1.5 Public Roads and Parking Zone erven (Public Roads) (±52 069 m²)
1.1.6 Agriculture and Rural Zone (Remainder ±49524m²)

to Subdivisional Area Overley Zone to make provision for:

1.1.7 Conventional Residential Zone erven (296 Erven)
1.1.8 Community Zone erf (1 Erf)
1.1.9 Public Open Space Zone erf (3 Erven)
1.1.10 Transport Facility Zone erf (1 Erf)
1.1.11 Public Roads and Parking Zone erven (4 Erven)

1.2 The **subdivision** in terms of Section 15(2)(d) of the said bylaw, in accordance with the Subdivisional Area Overlay Zone into 305 Portions and phase the development into 2 phases (Phase 2 and 3).

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2. The approval is subject to the following **condition**s imposed in terms of Section 66 of the said Bylaw:

2.1 The approval only applies to the proposed applications 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.

2.2 The development be undertaken in accordance with the Zoning and Subdivisional Plan with reference; Plan Number: Jamestown PH 2 & 3_Rev3_23092026, Plan Number: Jamestown Phasing Plan Rev 0_23092026 and Jamestown_Development_Framework Rev 3, dated 23/09/2026, drawn by Zutari Impact Engineered and attached as **APPENDIX 2**.

2.3 That the applicant shall strictly adhere to all terms and conditions of approval imposed by the Municipal Appeal Authority in its official resolution letter dated **26 August 2024** (attached as **APPENDIX 5**), which remain binding in terms of **Section 66** of the Stellenbosch Municipal Land Use Planning By-law, with the explicit exclusion of **Condition 4.2** which is hereby superseded by the revised subdivisional & zoning layout and phasing plan referred to in condition 2.2 above.

3. The **reasons** for the above decision are as follows:

	3.1 The proposed development represents a minor technical amendment to a previously approved land use application for rezoning and subdivision. The modifications are restrictive in scope, do not alter the core nature or intent of the original approval, and will not materially affect the rights or amenities of any interested and affected party. 4. Matters **to be noted**: 4.1 None.
SMPT 06/10/26	**APPLICATION FOR REZONING AND SUBDIVISION UNREGISTERED FARM 527/8, STELLENBOSCH DIVISION** **Discussion:** a. Chairperson Crooijmans-Lemmer handed over to Mr P April to give a brief introduction of the application that served before the Tribunal. b. The placement of the fire station on the site was discussed, and it was agreed that a condition of approval would be included requiring the submission of an amended site development plan. **UNANIMOUSLY RESOLVED:** 1. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Unregistered Farm 527/8, Stellenbosch Division for: 1.1 **Rezoning** in terms of Section 15(2)(a) of the said bylaw, of Unregistered Farm 527/8, Stellenbosch Division from **Public Open Space Zone to Subdivisional Area Overlay Zone** to make provision for; 1.1.1 **Utility Services Zone** on ±6220m² and 1.1.2 **Public Open Space Zone** on the Remainder. 1.2 **Subdivision** in terms of Section 15(2)(d) of the said bylaw, Unregistered Farm 527/8, Stellenbosch Division into two (2) portions, namely; 1.2.1 Portion A (±6220m² - Authority Use for a Fire station) and 1.2.2 a Remainder (±4.02ha). **BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval. 2. The approval is subject to the following **condition**s imposed in terms of Section 66 of the said Bylaw: 2.1 The approval only applies to the rezoning and subdivision 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.

2.2 The development be undertaken in accordance with the endorsed;

2.2.1 **Rezoning Map:** Reference No. STEL/14203/ZN_2, dated June 2025 drawn by CK Rumball and Partners and attached as **APPENDIX 2**.

2.2.2 **Subdivision Plan2:** Reference No. STEL/14203/ZN_2, dated June 2025 drawn by CK Rumball and Partners and attached as **APPENDIX 2**.

2.3 A detailed site development plan as contemplated in terms of Section 16 of the Zoning Scheme Bylaw be submitted to the Municipality and be approved prior to the submission of any building plans, which site development plan satisfactorily addresses, but are not necessarily limited to, all the conditions of this approval, compliance with relevant development parameters of the said Bylaw, any relevant matters relating to Section 16(4) of the said Bylaw, and specifically the position of the building on the site in a manner which does not only meet the technical requirements of the facility but also its spatial relationship with the surrounding area, optimal use of land, possible future expansion, and sustainable and efficient management of the site.

2.4 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.

2.5 The rezoning and subdivision hereby approved be valid for a period of ten (10) years from the date of final notification that the approval comes into operation and lapses if the conditions herein are not complied with within that period.

2.6 An electronic copy (shp, dwg, dxf) of the approved General Plan or surveyor general diagram(s) be submitted to the GIS Manager in the Directorate Planning and Economic Development for record purposes, which plan indicates the following information in the format as determined:

(a) Newly allocated erf numbers
(b) Co-ordinates
(c) Survey dimensions

2.7 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 conditions of approval have been complied with.

2.8 The conditions relating to Infrastructure Services imposed by the Directorate: Infrastructure Services contained in the memorandum dated

	06 October 2026, and attached as **APPENDIX 5**, be complied with to the satisfaction of the said department. 2.9 The conditions imposed by the WCG Department of Infrastructure contained in the letter dated 30 July 2026, and attached as **APPENDIX 8**, be complied with to the satisfaction of the said department. 2.10 Sufficient on-site parking be always provided for the maximum employees per shift for the facility and to be illustrated on the building plans. 2.11 Should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay. 2.12 Wide and unobstructed emergency vehicle access and exit routes designed to handle heavy fire engines always be in place at either temporary or permanent access and exit points. 2.13 Full compliance with national and municipal bylaws regarding the on-site storage of hazardous materials, fuel, foam, or compressed gases. 2.14 The fire station's operational protocols must ensure that sirens and emergency warning systems are, as far, as possible only activated once vehicles have exited the immediate station precinct, or as strictly necessary for immediate road safety, to minimize acoustic disturbance to especially neighbouring educational facilities and residential areas. 2.15 Consideration be given to physical acoustic screening, including a boundary wall of a height allowable in terms of the zoning scheme bylaw and material specification approved by the municipality, to be erected along all boundaries adjacent to residential, sporting, and educational zones to minimize noise transmission from sirens, idling emergency vehicles, and other station operations. 3. The **reasons** for the above decision are as follows: 3.1 The development provides a critically located emergency service targeting Jamestown, while substantially improving the emergency response times in the southern corridor for Stellenbosch and alleviates existing operational pressure on the main Stellenbosch fire station. 3.2 The application strictly aligns with the directives of the Stellenbosch Municipal Spatial Development Framework (MSDF), as it is located within the defined urban edge and promoting controlled and structured municipal expansion.

	3.3 The project fulfills the municipal mandate to support public service investment and ensures equitable access to essential services for all residents. 3.4 The development is fully backed by independent specialist assessments and relevant municipal departments. 3.5 Infrastructure readiness is secured through enforceable conditions of approval that adequately address traffic management, site access, municipal service connections, impact on surrounding area and electrical supply. 3.6 The proposal's location ensures the highly efficient use of available land and seamlessly integrates with existing infrastructure networks. 4. Matters **to be noted**: 4.1 All electrical requirements are directed at Eskom.
SMPT 07/10/26	**OTHER MATTERS**
7.1	**PLANNING POLICIES (REVIEWED OR APPROVED BY COUNCIL)**
	a. In the Council meeting held on 21 October 2026, approval was granted for a final round of Public Participation for the Zoning Scheme Bylaw. The amendments that were made to the previous draft were too extensive to be approved as a final document and had to be advertised for final opportunity. It will be done before the end of 2026 and ready before Council re-convene in 2027. b. The Koelenhof Local Spatial Development Framework (LSDF) was approved by Council on 21 October 2026.
7.2	**APPEALS RECEIVED AGAINST MPT DECISION**
	a. No new appeals were received. b. No appeal was recently decided on.
7.3	**GENERAL**

Mrs H Crooijmans-Lemmer
CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL

Mr P van Zyl
DEPUTY-CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL