MINUTES OF THE STELLENBOSCH MUNICIPAL PLANNING TRIBUNAL MEETING HELD ON FRIDAY, 26th OF JUNE 2026 AT THE STELLENBOSCH COUNCIL CHAMBERS, STELLENBOSCH MUNICIPALITY, PLEIN STREET, STELLENBOSCH FROM 10H00-15H00

Ref. no. 3/4/5/2/40
2026-06-26

Chairperson
Mrs H Crooijmans-Lemmer

Deputy-Chairperson
Mr P van Zyl

External Members
Mrs C Havenga
Mr D Leo

Internal Members
Mr A Barnes: Director - Planning and Economic Development
Mr J Benjamin: Senior Manager – Development Planning
Mr A van der Merwe: Senior Manager - Community Services

Technical Advisor
Mr K Munro: Director Development Management, Department Environmental Affairs and Development Planning

Officials
Mrs C Kriel: Manager: Land Use Management
Mrs O Vergotine: Administrative Officer
Mr T King: Manager: Development: Infrastructure Services

Visitors

Mr Clifford Heys – Tv3
Mr Martin Lange – Abacus / Longlands
Mr Johan Oliver – Valley Collaborative
Mr Hendrik Brink - Valley Collaborative

ITEM	SUBJECT
SMPT 01/06/26	**OPENING AND WELCOME**
	Chairperson Crooijmans-Lemmer welcomed all present.

SMPT 02/06/26	LEAVE OF ABSENCE
	Mr S Boshoff Mrs M Francis: Senior Manager - Infrastructure Planning, Development, and Implementation Mr M Williams: Senior Legal Advisor Councillor - Ms T Kumm: Ward 8 and Mayoral Committee Member: Planning, Local Economic Development & Tourism Mr S Carstens: Senior Manager: Development Management

SMPT 03/06/26	DISCLOSURE OF INTERESTS
	None received

SMPT 04/06/26	MINUTES OF THE PREVIOUS MEETING DATED 29 MAY 2026
	The minutes of the previous meeting was noted.

	MATTERS FOR CONSIDERATION
SMPT 05/06/26	**Discussion:** a. Chairperson Crooijmans-Lemmer handed over to Mrs C Kriel to give a brief introduction of the application that served before the Tribunal. b. Mr Heys and Mr Lange made an oral presentation on behalf of the applicant as attached, referring to the submissions made in response to the matters previously raised by the MPT in the February and April meetings. c. Questions for clarity:

i. In response to a query regarding the agricultural portions, Mr. Lange clarified that while the developer initially only purchased the middle section with development rights, they have since acquired the remaining portions. No immediate development is planned for these agricultural areas, though they may be integrated into future plans or utilised as recreational/landscaped spaces for the development.

ii. A question was raised regarding the possibility of redesigning the layout to consolidate the two agricultural portions. Mr. Heys explained that the current approach maintains the layout from the previous decision to align access with the existing development. However, he noted that the two portions could be notarially tied.

iii. Addressing a question on proposed community facilities, Mr. Lange suggested that a community hall might be more beneficial and preferred by the community over a recreational sports field or play park. He noted that the developer is willing to donate the steel structure for a hall. However, he raised a concern that constructing proper community facilities such as a hall is more costly and dependent on additional municipal funding, which could delay completion.

iv. A question was asked about the possibility of consolidating the two agricultural portions of land by redesigning the layout. Mr. Heys responded, stating that the approach was to keep to the layout approved by a previous decision and align access to the existing development but that the two portions can be notarial tied.

d. Mr. Olivier delivered an oral presentation on behalf of the objectors, Valley Collaborative (attached), focusing on the proposed development of Portion B, which is earmarked for housing.

e. Questions for clarity:

i. When asked if the Valley Collaborative's interest in Portion B extended to the adjacent agricultural portion, Mr. Olivier responded affirmatively, confirming their intention to participate in any subsequent formal planning processes.

f. Mr. van der Merwe confirmed that there is a recognised need within the broader Vlottenburg area for a community hall, stating that a multipurpose facility is preferred over a recreational sports field or "kick-about" area.

g. Mr. Munro questioned the source of the funds for the community facility. It was confirmed that the R1.5 million allocation is a donation from the developer, not municipal funding. Mr. Munro reiterated that, legally, conditions of approval must be reasonable and directly arise from the development application under consideration. Any additional land or needs required must be acquired and funded by the Municipality. It was further noted that the donation of Portion B was agreed upon in a previous decision, and that the proposed development is not falling within a priority development area where inclusionary housing is mandatory.

h. Unanimous support was given by the MPT members for the approval of the application, independent of the contributions offered by the applicant.

UNANIMOUSLY RESOLVED:

1. That the applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, 2023, on Farm No. 1307/2 and Farm No. 1307/3, Stellenbosch Division namely:

1.1 The **rezoning** of the consolidated property from Subdivisional Area Zone as approved in 2015 to Subdivisional Area in terms of Section 15(2)(a) of the said Bylaw to allow for the following uses:

*a) Hundred and thirteen (113) x **Conventional Residential Zone** erven (erven 1 – 113) and approximately 2,93ha in extent, for dwelling houses.*

*b) Six (6) x **Private Open Space Zone** erven (114-119) and approximately 1,79ha in extent, for open space purposes.*

*c) One (1) x **Private Open Space Zone** erf (120) and approximately 1,40ha in extent for private road purposes.*

*d) One (1) x **Agriculture and Rural Zone** erf (121) and approximately 2,3ha in extent for agricultural purposes.*

*e) One (1) x **Agriculture and Rural Zone** erf (122) and approximately 1,43ha in extent for agricultural purposes and a wine cellar of 350m².*

*f) One (1) x **Multi-Unit Residential Zone** erf (Portion B) and approximately 0,97ha in extent for group housing purposes.*

1.2 The **subdivision** of the consolidated property in terms of Section 15(2)(d) of the said Bylaw in accordance with Subdivision Zoning Plan No 1, 01 October 2024, and drawn by TV3 Architects Town Planners and Urban Designer; to allow for a residential development in accordance with the subdivisional zone above.

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 conditions imposed in terms of Section 66 of the said Bylaw:

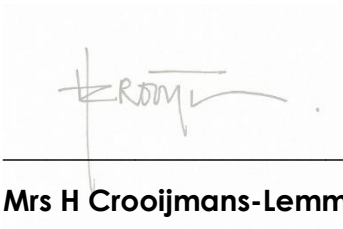
2.1 The approval only applies to the proposal under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

2.2 The development must be undertaken in accordance with the endorsed subdivision plan as referenced Subdivision & Zoning Plan No. 1, dated 01 October 2024, and drawn by TV3 Architects Town Planners and Urban Designers and attached as **ANNEXURE C**.

	2.3 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. 2.4 New erf diagrams or general plans for the newly created land units be submitted to this Municipality for clearance and record purposes. 2.5 The applicant submits an electronic copy (shp,dwg,dxf) of the General Plan which was preliminary approved by the SG. The following information must be indicated: *a) Newly allocated Erf Numbers* *b) Co-ordinates* *c) Survey Dimensions* 2.6 A Landscaping Plan be submitted and approved by the Municipality prior to the registration of the first property or the submission of any building plan application, whichever occurs first, which plan must indicate the planting of mature trees to mitigate the heat island. 2.7 The land use shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Noise Control Regulations (PN200 dated 20 November 2013) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989). 2.8 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first land unit or approval of any building plans, whichever occurs first to the satisfaction of the said department. 2.9 Should the full extent of permissible development rights, as approved herein-above, not be implemented initially or development is phased, a pro rata development charge will be levied in accordance with the extent to which the development rights will be implemented, provided that the remaining development charges will be levied for the remaining permissible development rights when implemented in future. Remaining development charges will be levied in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first land unit or approval of any building plans, whichever occurs first to the satisfaction of the said department. 2.10 A service agreement regarding the responsibilities for the provision of engineering services be entered into with the Municipality prior to the construction of any engineering services or infrastructure in terms of Section 66(3) and Section 82(4) of the said Bylaw, which service agreement includes and complies with the conditions as imposed by the **Directorate: Infrastructure Services** in their memo dated 11 September 2025, attached as **ANNEXURE F**.

	2.11 The conditions imposed by the **Department of Infrastructure (Transport Infrastructure Branch)** in their letter dated 28 March 2025, attached as **ANNEXURE G**, be adhered to. 2.12 A constitution of the owners' association which makes provision for the relevant matters in Section 29 of the subject Bylaw and Architectural Guidelines be submitted and approved by the Municipality prior to the registration of the first land unit or prior to the first building plan approval, whichever occurs first. 2.13 Portion B (approximately 1 hectare), identified for housing purposes, be transferred to the Stellenbosch Municipality, upon registration of the first land unit of which the cost for surveying and transfer of such land unit be for the account of the applicant/developer. **3. The reasons for the above decision are as follows:** 3.1 The proposal remains within the Urban Edge. 3.2 All services could be provided and upgraded to the satisfaction of the relevant departments if needed. 3.3 The proposed residential development constitutes infill development and is therefore in line with the principles of the Spatial Development Framework. 3.4 The proposed development will have a positive impact on the town's local economy as it indirectly will create many new employment opportunities during the construction phase. **4. Matters to be noted** 4.1 That the approval of the **naming and numbering of streets** as per the proposed subdivision plan, **BE DECIDED** by the delegated official. 4.2 An agreement regarding the social contribution offered by the applicant/developer to act as implementation agent for the intended housing project, as well as the provision of community facilities be entered into with the Municipality, which agreement takes into account the social contribution offered in the letter attached as **ANNEXURE K.**
SMPT 06/06/26	**OTHER MATTERS**
6.1	**PLANNING POLICIES (REVIEWED OR APPROVED BY COUNCIL)**
	1. A meeting with the Agricultural Society took place and the finalisation of the Draft Zoning Scheme Bylaw is underway for submission to Council. 2. Groundwork is being done in preparation for the fourth generation IDP and a new MSDF.

	3. The Municipality is envisaging to appoint services providers to assist with the implementation of the ATC and associated precinct planning.
6.2	**APPEALS RECEIVED AGAINST MPT DECISION**
	1. A new appeal on Farm 468/28, Stellenbosch was received in June against a decision taken by the MPT. 2. The Appeal Authority in June decided on appeals on the following MPT decisions: • Erf 346, Stellenbosch • Farm 266/11, Stellenbosch • Farm 1557, Stellenbosch • The outcome of the decisions will be communicated once made public.
6.3	**GENERAL**



Mrs H Crooijmans-Lemmer

CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL

Mr P van Zyl

DEPUTY-CHAIRPERSON: MUNICIPAL PLANNING TRIBUNAL

ANNEXURE C

APPLICATION FOR THE AMENDMENT OF AN APPROVED SUBDIVIONAL PLAN AND SITE DEVELOPMENT PLAN: FARM NO. 1307/2 AND FARM NO. 1307/3, STELLENBOSCH DIVISION

SUBDIVISIONAL PLAN

Portion A (Phase)

Annotation	Portions	Zoning	Land Use	No. of Portions	Area	%
	1 - 113	Conventional Residential	Dweling House	113	2.93ha	30%
	114 - 119	Private Open Space	Open Space	6	1.79ha	18%
	120	Private Open Space	Private Road	1	1.40ha	14%
	121	Agriculture & Rural	Agriculture	1	2.30ha	23%
	122	Agriculture & Rural	Agriculture and Wine Cellar	1	1.43ha	14%
Total				**122**	**9.86ha**	**100%**

Portion B (Phase)

Annotation	Portions	Zoning	Land Use	No. of Portions	Area	%
	B	Multi-Unit Residential	Group Housing	1	0.97ha	100%

tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS
FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

Property Description:

Portions 2 & 3 of Farm 1307, Stellenbosch

Drawing:		Plan no.:
Subdivision & Zoning Plan		1
Date:	Scale:	
01/10/2024	1:2000 (A3)	
Project no.:	Drawn:	Checked:
4028-P	WH	CH

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained on Google Earth.

* All areas and dimensions are approximate and should be verified by a professional land surveyor.

* This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

ANNEXURE F

APPLICATION FOR THE AMENDMENT OF AN APPROVED SUBDIVIONAL PLAN AND SITE DEVELOPMENT PLAN: FARM NO. 1307/2 AND FARM NO. 1307/3, STELLENBOSCH DIVISION

COMMENT FROM THE DIRECTORATE: INFRASTRUCTURE SERVICES

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTEUR: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Nicole Katts**
From ▫ Van:	**Manager: Development (Infrastructure Services)**
Author ▫ Skrywer:	**Tyrone King**
Date ▫ Datum:	**11 September 2025**
Our Ref ▫ Ons Verw:	**Civil LU 2853**
Town Planning Ref:	**LU/17766 – TP919/2024**
Re ▫ Insake:	**Farm 1307/2 &3, Stellenbosch: Application is made in terms of Section 15(2)(k) of the Stellenbosch Municipal Land Use Planning By-Law (2024) for the amendment of the approved subdivisional plan and site development plan to allow for the accommodation of 113 conventional residential erven (instead of the previously approved 54 erven) on Farm No. 1307/2 and Farm No. 1307/3, Stellenbosch Division. This development will form part of the Longlands Estate and access to the development will be via die Longlands Estate's main entrance on Polkadraai Road, and not via the Vlottenburg Road as originally approved.**

The following engineering documents were evaluated as part of this application:

- Civil Engineering Report ref 21209C/COR/CK/ck/07 by Lyners dated 8 October 2024
- Combined Services Layout Drawing No 21209-C-Fig3 Rev B by Lyners dated 2025-07-11 (**Annexure: Services**)

- TIS by UDS dated 13 Nov 2024
- Subdivision and Zoning Plan No 1 by TV3 dated 01/10/2024

In consideration of provisions related to Civil Engineering Services the application is supported subject to the following conditions:

Specific Conditions: These conditions must be complied with prior to transfer of the first property or approval of any building plans, whichever occurs first.

1. Water

1.1 The water connection is proposed to be to the existing private network of Longlands Estate. Therefore the water reticulation network of this development must also be linked to the bulk water meter of Longlands Estate so that the municipality only needs to read a single bulk water meter.

2. Roads

2.1 The following upgrades must be installed (see **Annexure: Roads**):

2.1.1 Signalisation of the Polkadraai Road / Access intersection.

- Must be according to municipal standards – please contact the Manager: Traffic Engineering for design input and approval.
- The cost hereof will be for the Developer.

2.2 Any conditions stated by the Provincial Roads Engineer must be complied with.

3. Stormwater

3.1 The consent letter dated 11 July 2025 for the stormwater line across the property on which the Vlottenburg Primary School is located is acknowledged. We do however request that there be engagement with the school's management during detail design stage to ensure that they are aware of the project and to optimize the design so that all parties may benefit from the stormwater interventions. The usage of the school's sports field must not be negatively impacted by the stormwater infrastructure. The above requirements will be assessed during engineering drawing approval stage.

3.2 Provision must be made for stormwater from the school sports-field to tie into the proposed new pipe network.

3.3 The difference between the pre-and post-development run-off must be attenuated on site, as indicated on **Annexure: Services**. The detention pond, associated stormwater pipelines, inlet and outlet structures and erosion protection must be completed to municipal standards. All earthworks and trimming and shaping of the pond must also be completed. Details of the aforementioned stormwater infrastructure must be clearly indicated on the building plans and/or engineering drawings submitted for approval prior to construction.

4. Solid Waste

4.1 Refuse collection must be integrated with the refuse management of the Longlands Estate development.

5. Servitudes

5.1 All servitudes as indicated on the Combined Services Layout Drawing No 21209-C-Fig3 Rev B by Lyners dated 2025-07-11 (**Annexure: Services**), and any other servitudes identified at detail design stage, must be registered. The developer will be responsible for the registration of the required servitude(s), as well as the cost thereof.

6. Installation of Engineering Services

6.1 Over and above the bulk and external upgrades identified above, each newly created erf (or each building where subdivision is not applicable) must also be fully serviced ito water- and sewer connections, stormwater drainage and roads/access points. All internal and link engineering services for the development must be installed by the developer at his cost.

6.2 Detail engineering drawings must be submitted for approval prior to the commencement of construction. The engineering drawings approval letter issued by the Municipality will constitute the "engineering services agreement" for the provision and installation of services between the municipality and the land owner / developer, as stated in the municipality's land-use planning by-law.

7. Development Charges (DCs)

7.1 DCs are payable in accordance with the prevailing and applicable Council DCs Tariffs and DCs Policy at the time of payment prior to the transfer of the first property or approval of any building plans, whichever occurs first. The amount payable will therefore be the amount as calculated according to the approved tariff structure and according to the DCs Policy principles at the time that payment is made.

7.2 A DCs estimate is provided in **Annexure DC**. This calculation is purely provisional, based on the information available at this stage, and a final calculation will be provided prior to payment and based on the final/approved development parameters.

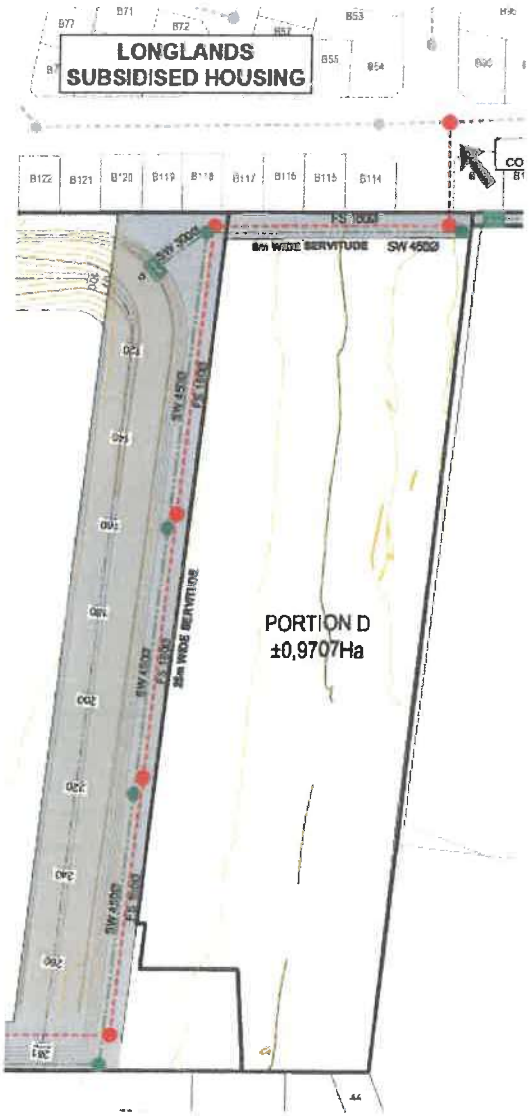
7.3 Where DCs are identified above as a potential funding source for infrastructure projects, the Developer must enter into a DCs Agreement with the Municipality, prior to any work commencing. Any work done or expenditure incurred prior to such an agreement will be at the Developer's own risk.

8. As - Builts

8.1 Upon completion, a complete set of as-built drawings, as well as the asset verification information (in the case of municipal services) be submitted in a format acceptable to the Municipality. These drawings must be signed by a professionally registered engineer.

9. General

9.1 Portion D, as labelled on the Combined Services Layout Drawing, has been earmarked for social/municipal housing in future. The positioning of services and servitudes across this area must be sensitive to this and try to not sterilize potential development area on Portion D. More detail regarding the compatibility of the services with a potential cadastral layout of Portion D will be required at engineering drawing approval stage.

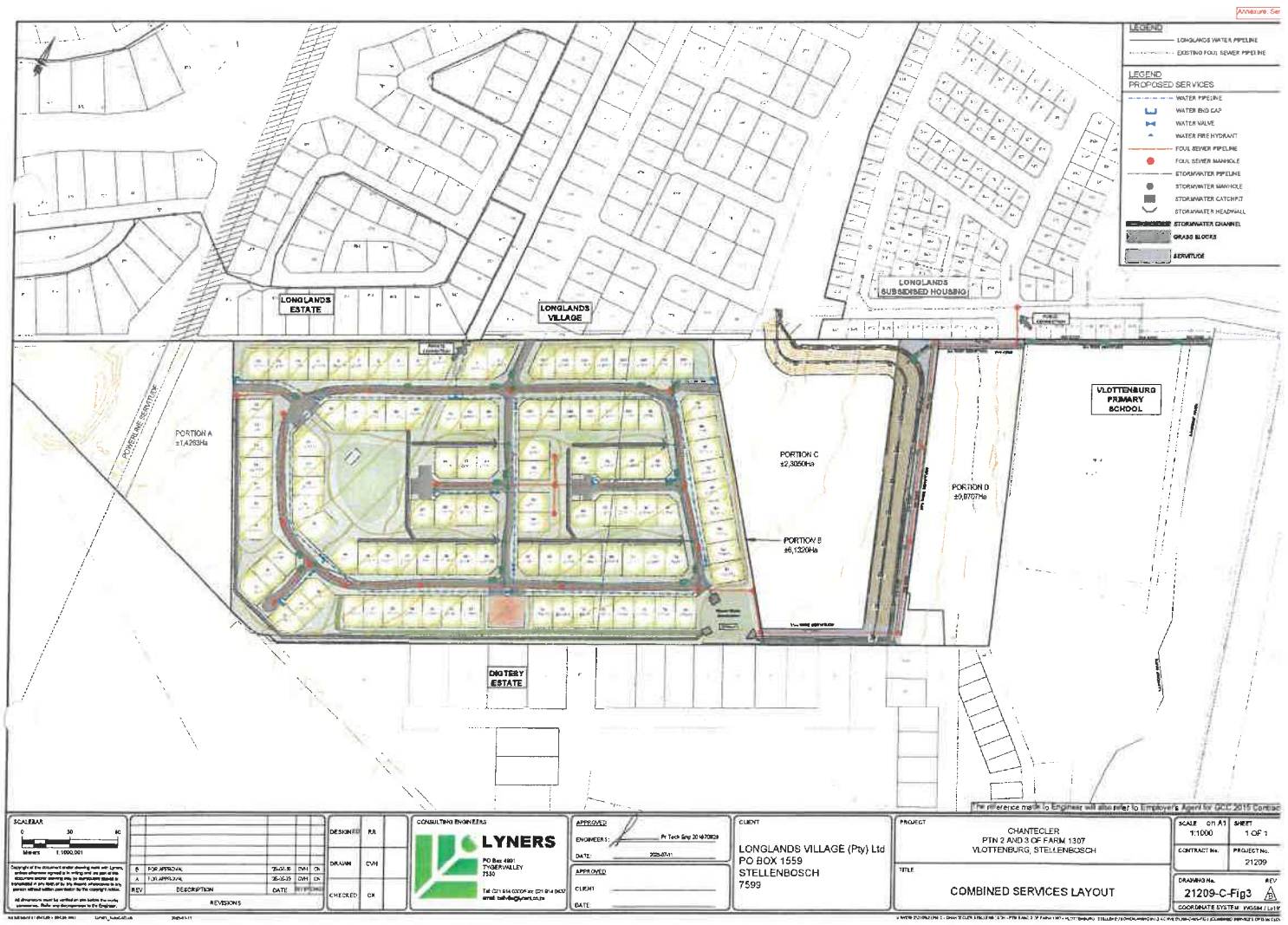


General Conditions

10. The implementation of the development wrt the provision of civil engineering services, must comply with the "*General guidelines and standard practices for the provision of civil engineering services for new developments*" as published on the municipality's website and as amended from time-to-time.
11. The design of the civil engineering services for the development must comply with the "*Design Guidelines and Minimum Standards for Civil Engineering Services*" as published on the municipality's website and as amended from time-to-time.
12. The internal services are private. Therefore, all internal services must be maintained by the Developer and/or Owner's Association.
13. The Developer will be held liable for any damage to municipal infrastructure, caused as a direct result of the development of the subject property. The Developer will therefore be required to carry out the necessary rehabilitation work, at his/her cost, to the standards of the Directorate: Infrastructure Services, prior to transfer of the first property or approval of any building plans or occupation certificate, whichever occurs first.

Tyrone King Pr Tech Eng
MANAGER: DEVELOPMENT (INFRASTRUCTURE SERVICES)

W:\2.0 DEVELOPMENT\01 Land Use applications\2853, 2202 (LU11601) 1024 and 1842 (TK) Farm 1307-2 and 3, Chantecler\2853 (TK) Farm 1307-2&3 Stellenbosch (LU-17766 TP919-2024), Chantecler 113 erven\2853 (TK) Farm 1307-2&3 Stellenbosch (LU-17766 TP919-2024)_2.doc


LEGEND
LONGLANDS WATER PIPELINE
EXISTING FOUL SEWER PIPELINE
LEGEND
PROPOSED SERVICES
WATER PIPELINE
WATER END CAP
WATER VALVE
WATER FIRE HYDRANT
FOUL SEWER PIPELINE
FOUL SEWER MANHOLE
STORMWATER PIPELINE
STORMWATER MANHOLE
STORMWATER CATCHPIT
STORMWATER HEADWALL
STORMWATER CHANNEL
GRASS BLOCKS
SERVITUDE
LONGLANDS ESTATE
LONGLANDS VILLAGE
LONGLANDS SUBSIDISED HOUSING
VLOTTENBURG PRIMARY SCHOOL
POWERLINE SERVITUDE
PORTION A
±1,4283Ha
PORTION C
±2,3050Ha
PORTION B
±0,1320Ha
PORTION D
±9,8707Ha
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TYGERVALLEY
7530
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ENGINEER'S
DATE
2025-07-11
APPROVED
CLIENT
DATE
CLIENT
LONGLANDS VILLAGE (Pty) Ltd
PO BOX 1559
STELLENBOSCH
7599
PROJECT
CHANTECLER
PTN 2 AND 3 OF FARM 1307
VLOTTENBURG, STELLENBOSCH
TITLE
COMBINED SERVICES LAYOUT
SCALE
1:1000
ON A1
SHEET
1 OF 1
CONTRACT No.
PROJECT No.
21209
DRAWING No.
21209-C-Fig3
REV
B
COORDINATE SYSTEM

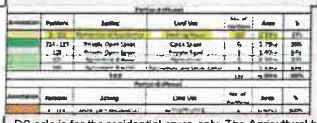
Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	2853 (TK) Farm 1307-2&3 Stellenbosch (LU-17766 TP919-2024)
Development Name:	Chantecler
Date:	11 September 2025
Financial Year:	2025/2026
Erf Location (Select from 7 Locations):	All
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	Farm 1307 2&3
DC Parameters Reference:	Subdivision and Zoning Plan No 1 by TV3 dated 01/10/2024

SUMMARY OF DC CALCULATION

Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha*C	t/week	trips/day		persons	
Total Increased Services Usage:	79.1	67.8	2.599	4.52	452		452	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	79.10	67.80	2.59900	4.520	452.0		452	
Charges before adjusting for positive only, before Deductions	R 2 401 098.69	R 2 420 874.39	R 467 208.60	R 478 660.78	R 3 055 257.17	R 8 823 099.63	R 1 887 782.52	R 10 710 882.15
Charges adjusted for positive only, before Deductions	R 2 401 098.69	R 2 420 874.39	R 467 208.60	R 478 660.78	R 3 055 257.17	R 8 823 099.63	R 1 887 782.52	R 10 710 882.15
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 2 401 098.69	R 2 420 874.39	R 467 208.60	R 478 660.78	R 3 055 257.17	R 8 823 099.63	R 1 887 782.52	R 10 710 882.15
VAT:	R 360 164.80	R 363 131.16	R 70 081.29	R 71 799.12	R 458 288.58	R 1 323 464.94	R 283 167.38	R 1 606 632.32
Total Development Charges Payable (including VAT):	R 2 761 263.49	R 2 784 005.55	R 537 289.89	R 550 459.90	R 3 513 545.74	R 10 146 564.57	R 2 170 949.90	R 12 317 514.47

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	Estimate only
Notes:	 DC calc is for the residential erven only. The Agricultural buildings DCs will be calculated at building plan stage. The Multi-Unit residential DCs will be calculated when a subdivision application is submitted.

All

	Land Use Category	Unit Type	Existing Gross			Proposed New Gross			Previously Paid	Gross	Rebate	Subsidy	Bulk Total (excluding Infrastructure)	Infrastructure	Total
	Description	Unit	Amount	Unit Amount	Result	Amount	Unit Amount	Result	Amount						
														Tax	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du					113		113	R 2 401 098.69	R 2 420 874.39	R 467 208.60	R 478 860.78	R 3 055 257.17	R 8 823 099.63	R 1 587 782.52	R 10 710 882.15
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodation	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel, Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Bank/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
Non Residential	Open Space/Natural Environment/Utility Site	ha							0	R -	R -	R -	R -	R -	R -	R -	R -
	Roads and Parking	ha							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
Other	To be calculated	n/a							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	n/a							0	R -	R -	R -	R -	R -	R -	R -	R -
		Total Area:	0			Total Area:	0										

	Charges before adjusting for positive only, before Deductions	R 2 401 098.69	R 2 420 874.39	R 467 208.60	R 478 860.78	R 3 055 257.17	R 8 823 099.63	R 1 587 782.52	R 10 710 882.15
	Charges adjusted for positive only, before Deductions	R 2 401 098.69	R 2 420 874.39	R 467 208.60	R 478 860.78	R 3 055 257.17	R 8 823 099.63	R 1 587 782.52	R 10 710 882.15
Deduct	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -
	Percentage 0.00%								
	Additional Deduction per service - from Service Agreement (sum)	R -		R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R 2 401 098.69	R 2 420 874.39	R 467 208.60	R 478 860.78	R 3 055 257.17	R 8 823 099.63	R 1 587 782.52	R 10 710 882.15
	VAT	R 360 164.80	R 363 131.16	R 70 081.29	R 71 799.12	R 458 288.58	R 1 323 464.94	R 283 167.38	R 1 606 632.32
	Total Development Charges	R 2 761 263.49	R 2 784 005.55	R 537 289.89	R 550 659.90	R 3 513 545.74	R 10 146 564.57	R 2 170 949.90	R 12 317 514.47

ANNEXURE G

APPLICATION FOR THE AMENDMENT OF AN APPROVED SUBDIVIONAL PLAN AND SITE DEVELOPMENT PLAN: FARM NO. 1307/2 AND FARM NO. 1307/3, STELLENBOSCH DIVISION

COMMENT FROM THE DEPARTMENT OF INFRASTRUCTURE (TRANSPORT INFRASTRUCTURE BRANCH)

Western Cape Government

Department of Infrastructure
Vanessa Stoffels
Chief Directorate: Road Planning
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-25/520 (Application No: 2024-11-0096)

The Municipal Manager
Stellenbosch Municipality
PO Box 17
STELLENBOSCH
7599

Attention: Mr U von Molendorff

Dear Sir

PORTION 2 AND PORTION 3 OF FARM 1307, STELLENBOSCH: MAIN ROAD 177 AND DIVISIONAL ROAD 1065: APPLICATION FOR THE AMENDMENT OF THE PROPOSED CHANTECLER ESTATE'S SUBDIVISION PLAN

1. The following refer:

1.1. The letter 4028-P from TV3 Architects, Town Planners and Urban Designers to you dated 15 October 2024 containing the Application and Motivation Report;

1.2. The Subdivision and Rezoning Plan (4028-P) prepared by TV3 Architects, Town Planners and Urban Designers dated 1 October 2024;

1.3. Concept Subdivision Plan (3604-P) prepared by TV3 Architects, Town Planners and Urban Designers dated 29 August 2024; and

1.4. The letter UDS775/Reports/TIS from UDS Africa Consultants dated 13 November 2024 containing the Traffic Impact Statement (TIS).

2. Main Road 177 (MR177: Polkadraai Road) is affected by this application at the existing access to Longlands Manor which will also serve Portion 2 and 3 of Farm 1307 at ±km26.32 on the right-hand side (RHS). The Bonniemile Service Road has access at the same location on left-hand-side (LHS) as well as Divisional Road 1056 (DR1056: Vlottenburg Road) at ±km0.8 LHS;

3. The application entails the amendment of all previous Subdivision Plans for the subject properties to accommodate the latest proposed changes to the Chantecler residential estate (which will now consist of 113 single residential erven) for the '50-and-over' market also forming part of the Longlands Estate Homeowners' Association (HOA) and will be subject to Longlands Estate's HOA's Constitution and Design Guidelines. The details of the remainder of the development, which consists of agricultural land uses (including a wine cellar) on Portion A and social/group housing units on Portion B, will not change.

4. Previous approvals by Stellenbosch Municipality for the subject properties are as follows:

4.1. 28 January 2015: Approval of the Rezoning and Subdivision to permit the development of the Chantecler residential estate (26 single residential erven), agricultural land uses (including a wine cellar), and 20 group housing units;

4.2. 17 December 2015: Approval of the amendment of the revised Subdivision Plan for 54 single residential erven; and

4.3. 17 November 2020: the Stellenbosch Municipality again approved the amendment of the revised Subdivision Plan.

5. The key findings and recommendations of the TIS are summarised as follows:

5.1. This application aims to increase the number of single residential erven from 54 to 113, targeting the '50-and-over' market, with access via the Longlands Estate and Longlands Manor developments to/from MR177 instead of Digteby Estate.

5.2. The previous approval included 54 erven with access via Digteby Estate.

5.3. Traffic counts and analyses indicate that the signalised MR177/Longlands Manor access/Bonniemile Road intersection can accommodate the additional traffic from the proposed Chantecler residential estate.

5.4. Public transport embayments and non-motorised transport facilities will integrate with the overall Longlands Development.

5.5. Previous approval for the subject property (54 single residential erven) was for access from DR1065 using the existing Digteby Estate access.

5.6. The updated development proposal includes 113 residential erven obtaining access via the Longlands Development onto Polkadraai Road.

5.7. The proposed Chantecler residential estate development has the potential to generate 113 peak hour trips (28 in, 85 out during the AM peak hour and 79 in, 34 out during the PM peak hour), whereas the previous approval had the potential to generate 54 peak hour trips, resulting in an additional 59 trips.

5.8. The signalisation of the MR177/Longlands Manor access/Bonniemile Road intersection is required to accommodate the overall Longlands Development. With the addition of the proposed Chantecler residential estate development traffic via the said access, the signalised intersection is expected to continue operating acceptably.

5.9. The stacking space provided between the Longlands Manor access controls and Polkadraai Road (± 60 metres from Polkadraai Road, providing two inbound lanes as well as a separate lane and boom for service providers/contractors) is considered sufficient with the addition of the proposed Chantecler residential estate development traffic.

5.10. Non-motorised transport facilities would integrate with the Longlands facilities, and public transport embayments are planned along Polkadraai Road (outbound legs of access-intersection) along with the signalisation of the intersection.

6. This Branch offers no objection to the Revised Subdivision and Rezoning Plan (Dwg: 4028-P) as prepared by TV3 Architects, Town Planners and Urban Designers dated 1 October 2024 subject to the following conditions;

6.1. Portion B must only be accessed via Longlands subsidised development off DR1056 at ±km0.8 LHS;

6.2. The MR177/Longlands Manor/Bonniemile Road intersection must be signalized when warranted;

6.3. The traffic signal design, layout and settings must be submitted to our Design Directorate (Mr Faiz Hunter - faiz.hunter@westerncape.gov.za) for final approval;

6.4. All previous approvals and conditions for prior Subdivision Plans for the subject property must be cancelled; and

6.5. Previous approvals and conditions for the Longlands Manor development remain in effect.

6.6. This Branch hereby in terms of Section 11 of Act 21 of 1940 approves the Subdivision of Portions 2 and 3 of Farm 1307 in accordance with the Subdivision and Rezoning Plan (4028-P) dated 1 October 2024 as well as the Concept Subdivision Plan (3604-P) dated 29 August 2024, both prepared by TV3 Architects, Town Planners and Urban Designers.

Yours Sincerely

DD FORTUIN
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**
DATE: 28 MARCH 2025

ENDORSEMENTS

1. Stellenbosch Municipality

   Attention: Mr U von Molendorff (e-mail: landuse.enquiries@stellenbosch.gov.za)

2. Clifford Heys

   Attention: Mr C Heys (e-mail: clifford@tv3.co.za)

3. UDS Africa

   Attention: Me Y Obermeyer (e-mail: yolandi@udsafrica.co.za)

4. Mr DD Fortuin (e-mail)

5. Mr B du Preez (e-mail)

6. Mr E Smith (e-mail)

7. Ms R Beukes (e-mail)

ANNEXURE K

APPLICATION FOR REZONING TO SUBDIVISIONAL AREA & SUBDIVISION: FARM NO. 1307/2 AND FARM NO. 1307/3 (TO BE CONSOLIDATED), STELLENBOSCH DIVISION

APPLICANT'S 2ND SUBMISSION ON THE MPT'S REQUEST

since 1991 tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS

FIRST FLOOR
LA GRATITUDE
OFFICE BUILDING
97 DORP STREET
STELLENBOSCH 7600
TEL 021 861 3800

Our Reference: 4028-P
Application No: LU/17766

10 June 2026

Directorate: Planning and Economic Development
Stellenbosch Municipality
Town House
7600 STELLENBOSCH

Attention: Ms. Chrizelle Kriel

Madam

RE: CHANTECLER: DEVELOPMENT OF FARMS 1307/2 AND 1307/3, STELLENBOSCH

1. We refer to the meeting held on Monday, 18 May 2026, with the applicant, yourself, Mr. Stiaan Carstens and Ms. Louisa Engelbrecht to discuss the reasons why the MPT did not take a decision on the Chantecler land use planning application.

2. The Chantecler land use planning application was considered by the MPT on 27 February 2026. At that meeting, the MPT referred the application back to Planning and Economic Development to address additional matters and concerns raised during its deliberations.

3. On 18 March 2026, the applicant submitted a written response to the MPT's queries. A copy of that letter is attached for ease of reference.

4. The application, together with the applicant's response, was again considered by the MPT on 24 April 2026. At that meeting, the MPT referred the application back to Planning and Economic Development for further clarity from the applicant, specifically regarding the two remaining agricultural portions of land, being portions 121 and 122.

5. The applicant was informed at the meeting of 18 May 2026 that the MPT requires responses to the following outstanding questions. This letter is intended to address those questions and to support the resubmission of the application to the MPT for decision.

5.1 *The MPT wishes to know what is going to happen to portion 121 – see image below of the proposed subdivision plan.*

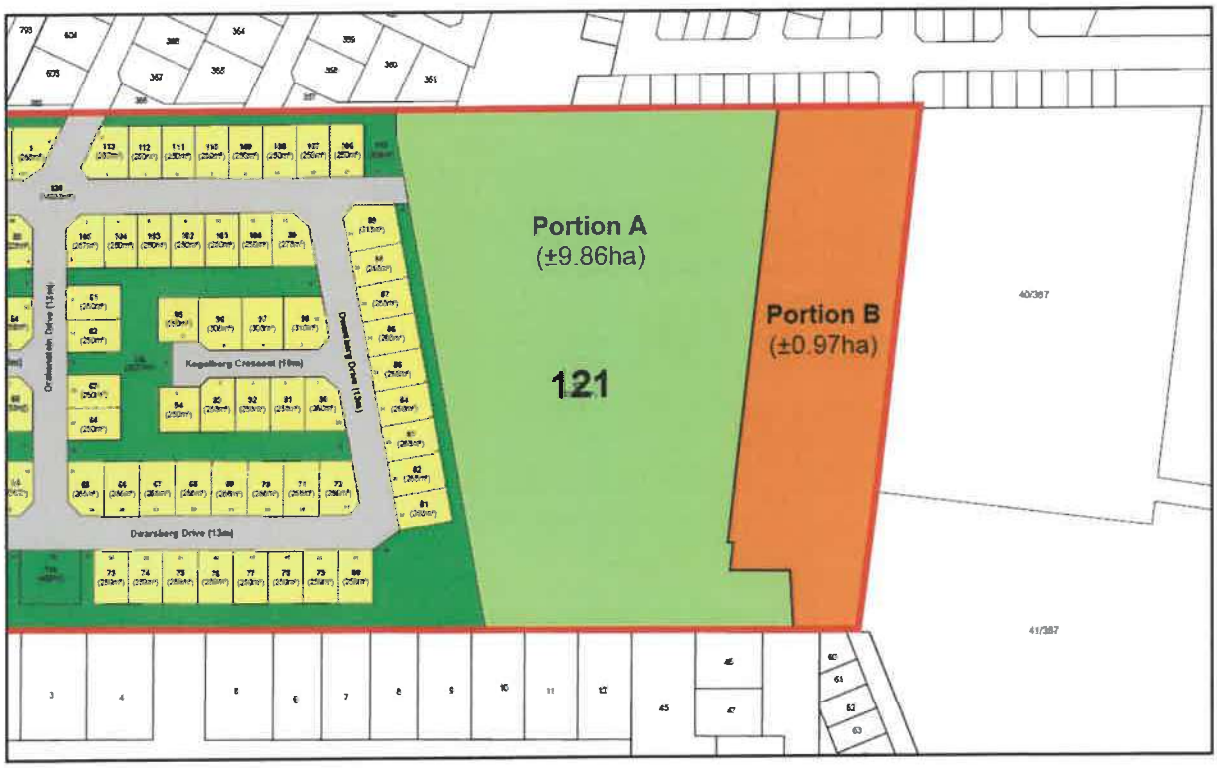


Figure 1: Extract of the proposed Subdivision Plan

In the short term, portion 121 will retain its current agriculture zoning and use as approved by the Stellenbosch Municipality on 17 November 2020 – see image below of the approved subdivision plan.

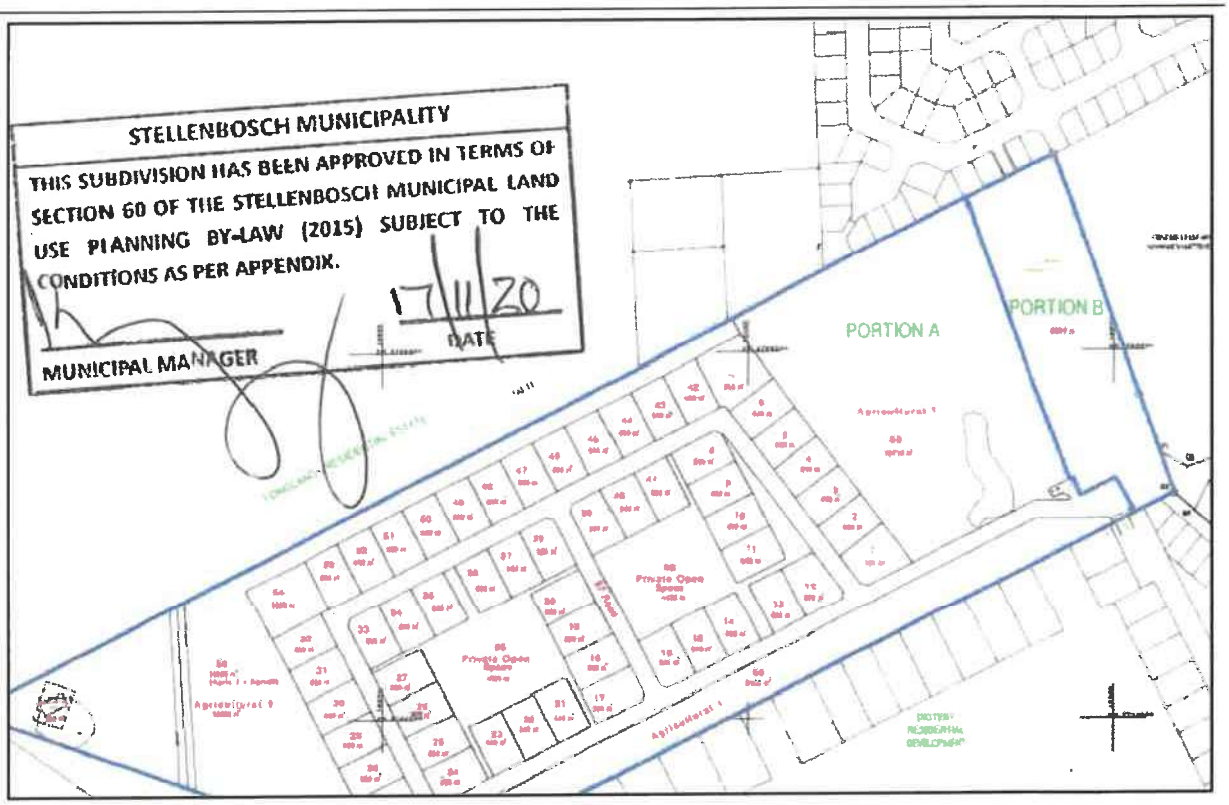


Figure 2: Extract of the approved Subdivision Plan

This application proposes no changes for portion 121. However, in the future, the applicant may investigate the possible development of portion 121 as an extension to Longlands Life. If it is a viable development option, then the applicant will submit the necessary land use planning applications to the Stellenbosch Municipality for assessment and a decision.

5.2 *The MPT wishes to know how the proposed development will benefit the broader community.*

The broader community will benefit in the following ways:

- **Provision of land for social housing**: The applicant will transfer a ±1ha land parcel free of charge to the Stellenbosch Municipality, to be used for social housing. The value of this land parcel is estimated to be ±R3 million (un-serviced land).

- **Implementation support for social housing**: The applicant has offered to be the implementing agent for the social housing development project at no cost, following confirmation from the Stellenbosch Municipality that the project has been added to

the projected social housing runway and earmarked for development. Further to this, their service will commence following confirmation from Provincial Department of Informal Settlements that the project funding is available. The value of this service is estimated to be ±R500 000.

- **Delivery of a community, multi-purpose, recreational field as an extension to the pre-existing playground**: The developer had a meeting on 9 June 2026 with Albert van der Merwe, Garth Abrahams (Manager: Sport, Recreation & Halls) & Nazeema Mohamed, wherein the Developers proposal was discussed.

  The Developer is willing to provide a recreational multi-purpose field as an extension to the existing playground area on Erf 346, Longlands – see image below. This will be a grass field with irrigation and some seating on the periphery. The value of this facility is estimated to be ±R1.5million.

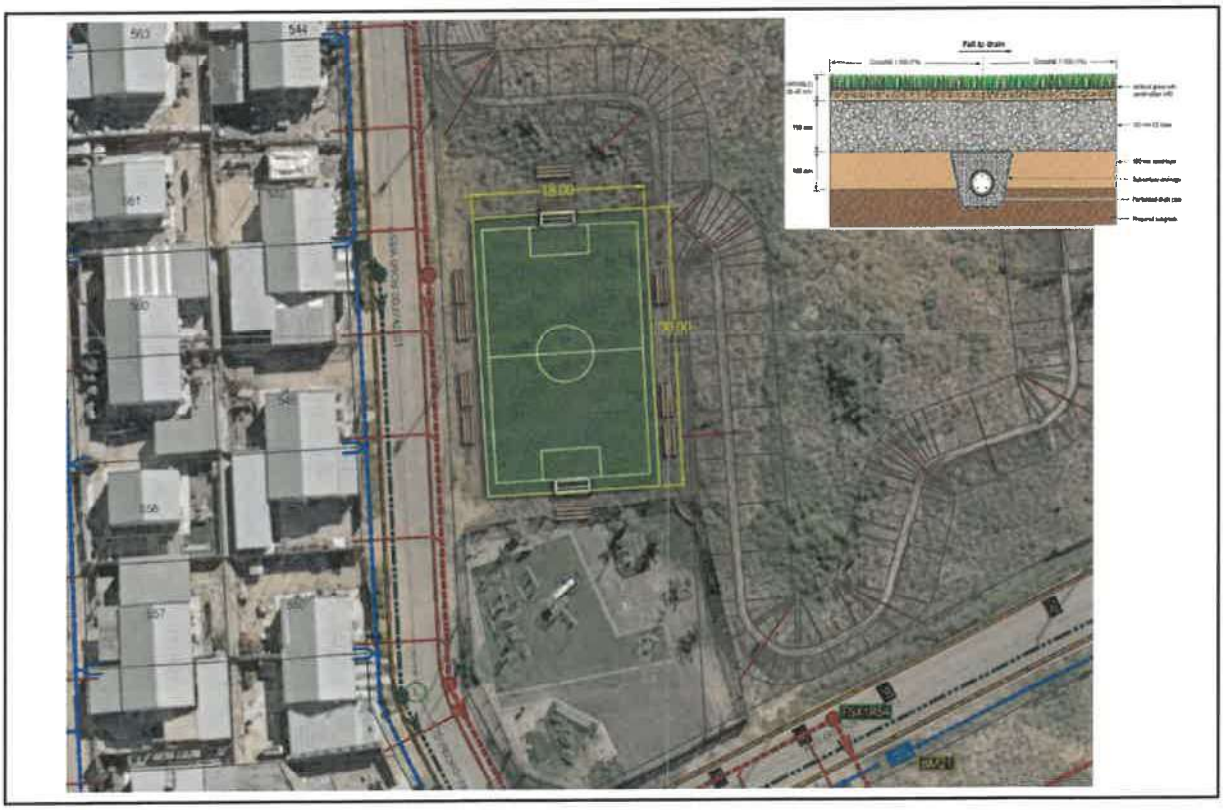


Figure 3: Proposed sporting facility on Erf 346, Longlands

In the event that the Municipality and or MPT are not in agreement with the above proposal, the Developer would be willing to donate these funds (±R1.5million) to the local community to assist with the construction of a new community hall, on the

identified erf. This would be done on the proviso that the funds are ring fenced for this specific end use. Further to this, the Developer has also retained the steel structure from the now demolished structure that the community used previously as their community hall.

- **Significant Development Charge contribution**: The applicant will pay Development Charges (in line with the Stellenbosch Municipality DC-policy) to the amount ±R12.3 million. It will be a once off payment to the Municipality which can be used by the Municipality for upgrades and improvements of municipal infrastructure and services in Vlottenburg to the benefit of the broader community.

6. We trust that the information set out above adequately addresses the MPT's outstanding questions and will assist in finalising the application for resubmission to the MPT for decision. The applicant respectfully requests an opportunity to attend the next MPT meeting to respond to any further questions the MPT may have

Yours faithfully

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD