

**MINUTES OF THE LANGEBERG MUNICIPAL PLANNING TRIBUNAL MEETING,  
HELD ON 31 MARCH 2026 ON MS TEAMS**

**1. Opening**

Mrs. T Brunings welcomed all present in the absence of the Chairperson, Mr. H Taljaard.

**2. Attendance**

|                  |   |                                           |
|------------------|---|-------------------------------------------|
| 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            |

**3. Apologies / Applications for Leave of Absence**

Apologies were received from Messrs. DP Lubbe, H Taljaard and Q Balie and Mrs. C Pieters. Mr. Q Balie submitted his written comments on the application. A quorum is four members, which is achieved with Mrs. D Carstens, Mrs. H Janser, Mr. A Marthinus and Mrs. T Brunings.

**4. Confirmation of previous Minutes**

The minutes of a meeting of the Langeberg Municipal Planning Tribunal, held on 6 March 2026 were approved and confirmed proposed by Mrs. T Brunings and seconded by Mrs. H Janser

**5. Matters arising from the previous minutes**

None.

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

None.

|        |                                                                                                  |
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| 1/2026 | APPLICATION: REZONING, CONSOLIDATION & AMENDMENT OF CONDITIONS, ERF 7885, SILWERSTRAND ROBERTSON |
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The members agreed that it is a complex application and not all relevant considerations have been satisfactory addressed in order to enable an informed decision. It was therefore unanimously resolved that the application be referred back, for the following information and comments to be provided by the applicant:

1. Traffic: DOI comments must be obtained. A meeting must be scheduled between the applicant, municipal officials and DOI officials to discuss:
  - (a) Traffic impact from the development.
  - (b) Current problems at intersection between MR293 & R60.
2. BOCMA comments must be obtained with specific reference to the requirements of the National Water Act (NWA) in relation to the development proposed below the 1:100yr floodline (notwithstanding the existing development rights as previously approved below the 1:100 yr floodline, but above the 1:50yr floodline). The application to permit development below 1:50yr floodline cannot be approved. If development is approved below 1:100yr floodline, it must be subject to a condition that the floor level of all habitable structures must be elevated above the 1:100yr flood level.
3. Comment from DEADP(Environmental) must be obtained with regards to the application for authorisation of listed activities and amendment to the existing Environmental Authorisation as well as related environmental impact information with such application.
4. Detail of expected electricity demand and how it will be met, including confirmation of availability from the Silwerstrand Home Owner Association and a breakdown of supply from alternative sources

8. **Other Matters**

None

9. **Closure**

The meeting concluded at 12h15.