

Spaces, V&A Waterfront, Dock Rd Junction
Cnr Stanley & Dock Roads
Cape Town

021 403 6449

jody@fjcconsulting.co.za

084 789 9932

Portion 6 of the Farm Springfontein No. 177 (Malmesbury)

Rev B

Prepared by:
FJC Consulting
– Mr. J. Francis

Prepared For:
Saldanha Bay Municipality
– Mr. L. Gaffley

Prepared on behalf of:
The EDFAM Trust
– Ms. T. Edwards

Date:
October 2025
(Rev. A - June 2026)

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Definitions

For the purpose of this application, and unless it appears otherwise in the text, the terms used herein are as follows:

PROPERTY CONCERNED

The property concerned being **Portion 6 (Portion of Portion 4) of Farm 177 Springfontein and is situated off the R45, Langebaanweg**, is situated off the R45 in Langebaanweg.

CLIENT

The Client being represented in this matter is the registered owner of the subject property, being **The EDFAM Trust**.

CONSULTANTS / APPLICANTS

FJC Consulting Town Planners & Land Surveyors (**Mr Jody Francis**), acting for the Client in this matter.

APPLICATION

Application is hereby made:

- In terms of **Section 15(2)(o)** of the Saldanha Bay Municipality By-Law on Municipal Land Use Planning (2022) together with the Saldanha Bay Municipality Integrated Zoning Scheme By-Law for the **Consent** to permit the use of the subject property as an Animal Care Centre.
- In terms of **Section 15(2)(o)** of the Saldanha Bay Municipality By-Law on Municipal Land Use Planning (2022) together with the Saldanha Bay Municipality Integrated Zoning Scheme By-Law for the **Consent** to permit the use of a portion of the subject property as Tourist Facility (leisure and shopping component).
- In terms of **Section 15(2)(u)** of the Saldanha Bay Municipality By-Law on Municipal Land Use Planning (2022) together with the Saldanha Bay Municipality Integrated Zoning Scheme By-Law for the approval of the **Site Development Plan** associated with the proposed development and use of the subject property as an Animal Care Centre.
- In terms of **Section 15(2)(b)** of the Saldanha Municipality By-Law on Municipal Land Use Planning (2022) together with the Saldanha Municipality Integrated Zoning Scheme By-Law for the **Permanent Departures** triggered by the proposed development as reflected in the attached Site Development Plan: -
 - to permit the proposed Kennels to be 22,61m from the **western common boundary** lieu of required common boundary building line of 30m.
 - to permit the proposed Kennels to be 16,39m and 21,06m, the proposed storage units to be 4m, the proposed Headquarters to be 15m, the proposed staff accommodation to be 6m and 24,64m, the proposed leisure and shopping structures to be 16,07m and 19,74m, the proposed duck and chicken structures to be 10,21m and 24,07m; and the proposed sterilisation clinic to be 15m from the **southern common boundary** in lieu of the required common boundary building line of 30m.

- o to permit the proposed Kennels to be 19,53m, the proposed staff accommodation to be 5,4m, 7,22m, 6,69m, 10,35m, and 6,52m, the proposed Cattery structure to be 7,22m, the proposed Puppary structure to be 11,68m, the proposed Ducks and Chicken structure to be 7,13m, the proposed Alpacas, Goats, Sheep and Bull structure to be 6,43m from the **northern common boundary** in lieu of the required common building line of 30m.

ZONING SCHEME

Saldanha Municipality Integrated Zoning Scheme By-Law, being the zoning scheme regulations applicable to the properties concerned.

BY-LAW

Saldanha Municipality By-Law on Municipal Land Use Planning (2022)

LOCAL AUTHORITY / COUNCIL

Saldanha Bay Municipality

DEVELOPMENT FRAMEWORK / SDF

The Saldanha Bay Municipal Spatial Development Framework

Executive Summary

Date: October 2025

To:

Subject: Application in terms of Section 15(2)(b), Section 15(2)(o), and Section 15(2)(u), for the approval of the Site Development Plan, Consent Use and Permanent Departures necessary to permit the proposed development and use of the subject property as an Animal Care Centre.

1. APPLICATION SUMMARY

1.1 Existing Zoning: Agriculture

1.2 The Application: Application in terms of Section 15(2)(b), Section 15(2)(o), and Section 15(2)(u) of the Saldanha Municipality By-law on Municipal Land Use Planning (2022) to permit the proposed use of the property.

1.3 Date of Application: October 2025

1.4 Recommendation:

All original documentation will be available to your committee.



Section One – Introduction

1.1 BACKGROUND INFORMATION

The subject property being, **Portion 6 of Farm 177, Malmesbury** was acquired by the current owner in 2021. The subject property is registered vide title deed **T43439/2021**, with the registered owner being **The EDFAM Trust**.

It is noted that in terms of the conditions of title registered against title deed T43439/2021, that there are no restrictive conditions which would serve to impact its development or use.

The subject property is, in terms of the Saldanha Bay Municipality By-Law on Land Use Planning (2022), read together with the Saldanha Municipality Integrated Zoning Scheme By-Law, zoned: **Agriculture**.

In terms of the prevailing Agricultural zoning of the property, the following **Primary Uses** are permitted:

- **Agriculture**
- **Agricultural Building**
- **Dwelling House**
- **Additional Dwelling Unit**
- **Intensive Animal Farming**
- **Intensive Horticulture**
- **Tourism Accommodation**
- **Occupational Practice**

The Agriculture Zone makes provision for the following Additional Use Rights:

- **Agricultural industry**
- **Agri-village**
- **Airfield**
- **Animal care centre**
- **Animal sanctuary**
- **Backpackers lodge**
- **Camping site**
- **Day care facility**
- **Utility services**
- **Farm stall**
- **Game farm**
- **Guest lodge**
- **House shop**
- **Nursery**
- **Place of education**
- **Place of worship**
- **Quarry**
- **Renewable energy structures**
- **Residential building**
- **Resort accommodation**
- **Riding school**
- **Shooting range**
- **Special use**
- **Tourist facility**
- **Telecommunication infrastructure**
- **Utility services**

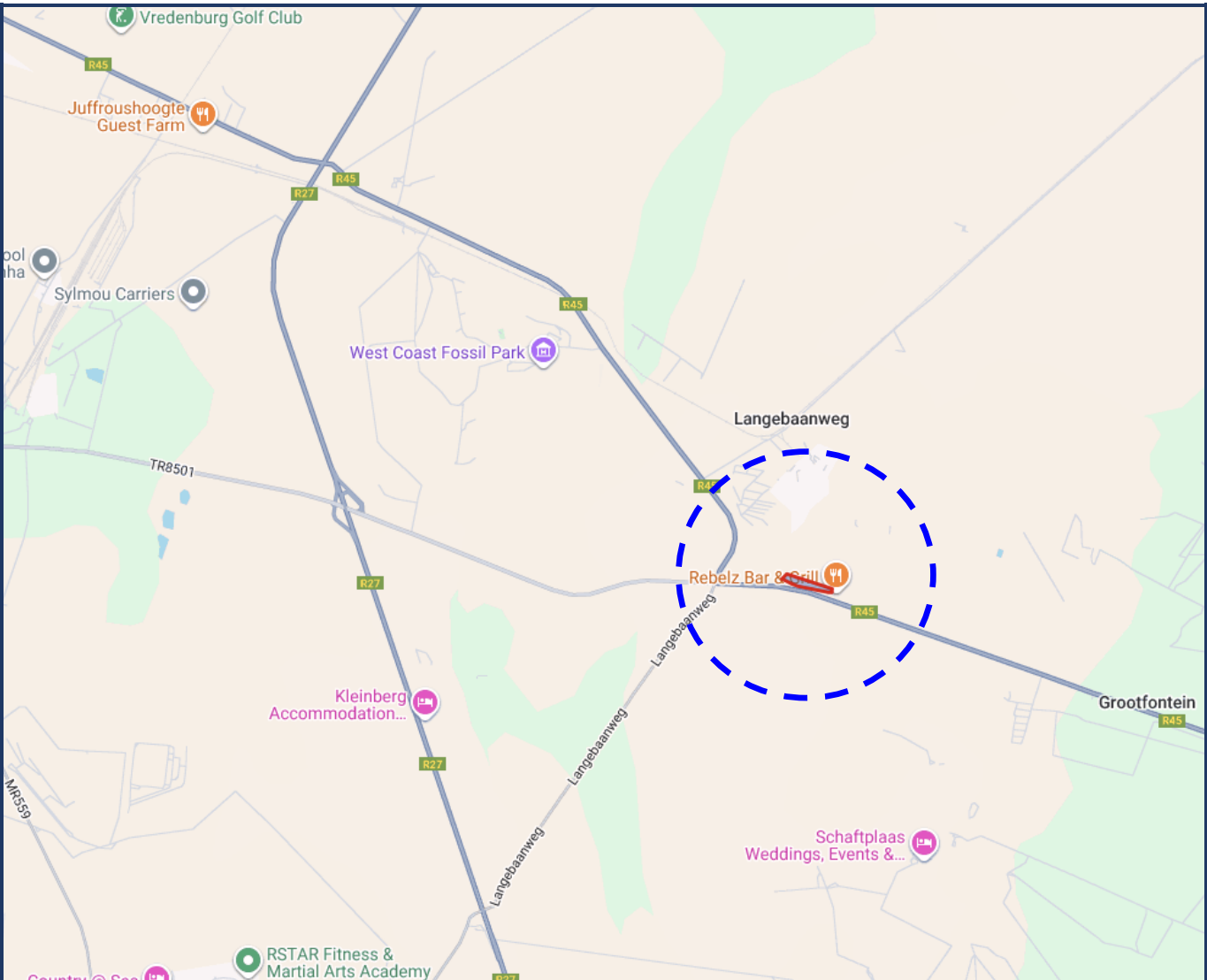
The above list of land uses establishes the uses that are permitted on the property concerned as Primary Uses, which are uses that are permitted without the need to first obtain land use approval.

This application acknowledges that the proposed use of the subject property as an animal care centre which is very closely aligned with the primary agricultural use of the property, in that it involves the:-

feeding, keeping, on an intensive basis, of animals or poultry confined to buildings, or structures,

falls short of the definition of intensive animal farming, in that it does not involve the breeding of animals, and for that reason does not enjoy the benefits of being identified as a primary use and is rather considered to be a Consent Use.

As a result, this application seeks the approval of the Consent Use application by the Municipality to permit the subject property to be used as an Animal Care Centre and Tourist Facility.



	Project: Portion 6 of Farm 177 Malmesbury	Title: Consent Use Application	Date: October '25
	Legend:	North: 	Figure: 1 Locality Plan

1.2

THE CONSULTANTS

The Consultants in this matter are:



Represented herein by **Mr. Jody Francis**

1.3

THE CLIENT

The Applicant acts under Special Power of Attorney (see **Annexure A**) for owner of Portion 6 of the Farm Springfontein, No .177, Malmesbury being:

The EDFAM Trust

1.4

THE APPLICATION

Pursuant to the above, application is herewith made for the approval, by the Saldanha Bay Municipality of the land use application submitted in favour of Portion 6 of Farm No. 177 Malmesbury.

Application is made:

- In terms of **Section 15(2)(o)** of the Saldanha Bay Municipality By-Law on Municipal Land Use Planning (2022) together with the Saldanha Bay Municipality Integrated Zoning Scheme By-Law for the **Consent** to permit the use of the subject property as an Animal Care Centre.
- In terms of **Section 15(2)(o)** of the Saldanha Bay Municipality By-Law on Municipal Land Use Planning (2022) together with the Saldanha Bay Municipality Integrated Zoning Scheme By-Law for the **Consent** to permit the use of a portion of the subject property as Tourist Facility (leisure and shopping component).
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- to permit the proposed Kennels to be 16,39m and 21,06m, the proposed storage units to be 4m, the proposed Headquarters to be 15m, the proposed staff accommodation to be 6m and 24,64m, the proposed leisure and shopping structures to be 16,07m and 19,74m, the proposed duck and chicken structures to be 10,21m and 24,07m; and the proposed sterilisation clinic to be 15m from the **southern common boundary** in lieu of the required common boundary building line of 30m.
- to permit the proposed Kennels to be 19,53m, the proposed staff accommodation to be 5,4m, 7,22m, 6,69m, 10,35m, and 6,52m, the proposed Cattery structure to be 7,22m, the proposed Puppary structure to be 11,68m, the proposed Ducks and Chicken structure to be 7,13m, the proposed Alpacas, Goats, Sheep and Bull structure to be 6,43m from the **northern common boundary** in lieu of the required common building line of 30m.

1.5 THE PURPOSE OF THE REPORT

The purpose of this report is to inform Council, officials and interested parties of the application submitted in favour of the properties concerned.

This report also serves to provide a motivation in support of the proposals envisaged, as well as identify the specifics of such application, so as to facilitate for easier and more efficient processing of the application by the administration concerned.

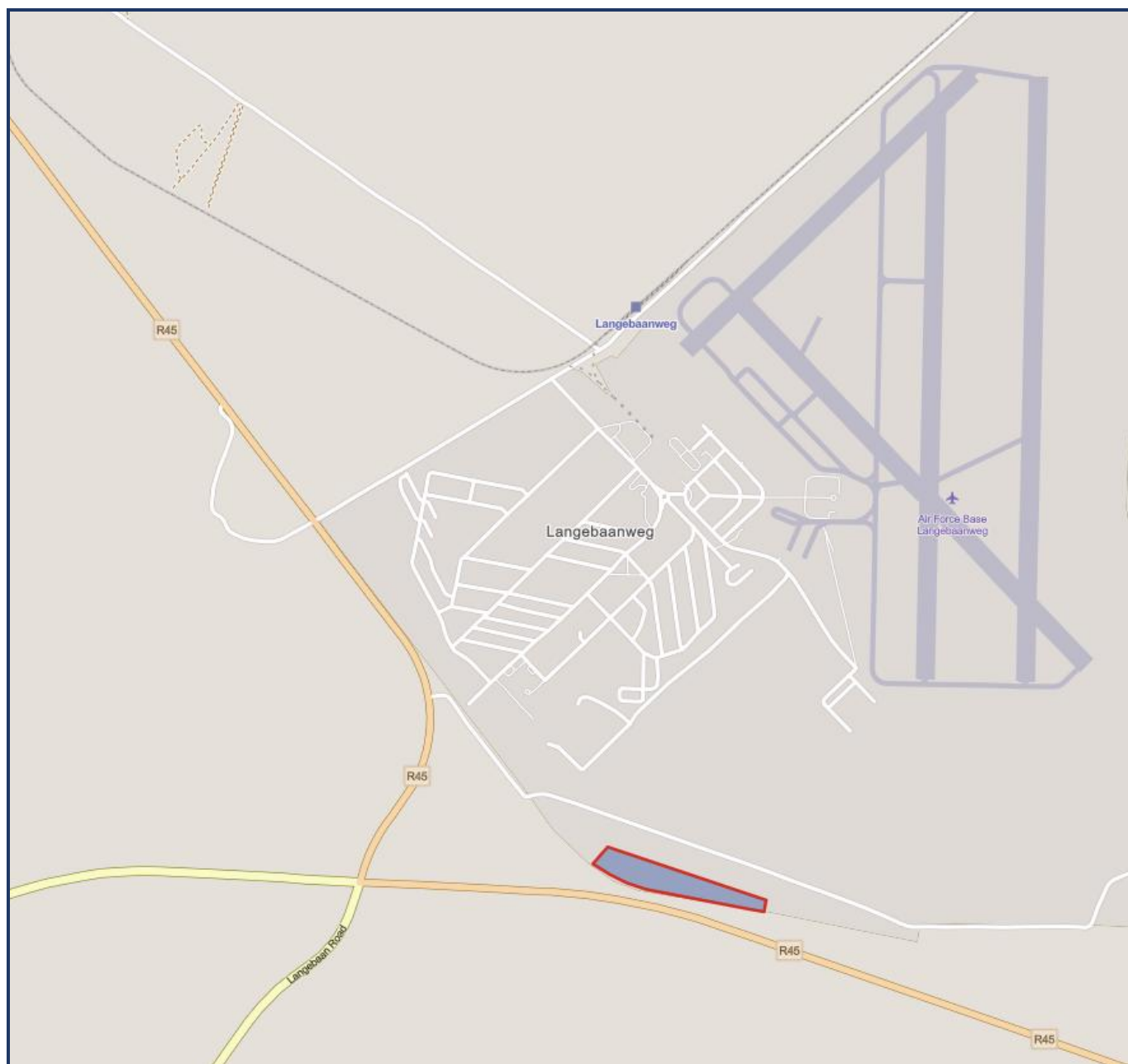
Section Two – Property Details

2.1

PROPERTY DESCRIPTION

With regard to the description of the properties concerned, Title Deed T43439/2021 (see **Annexure B**), describes the subject property as:

**Portion 6 (Portion of Portion 4) of Farm Springfontein No. 177
In the Municipality of Saldanha Bay Malmesbury Division
Province of the Western Cape**



 TOWN PLANNING & LAND SURVEYING	Project: Portion 6 of Farm 177 Malmesbury	Title: Consent Use Application	Date: October '25
	Legend:	North: 	Figure: 2 Site Context

2.2

OWNERSHIP

With regard to the Ownership of the registered property identified in 2.1 above, and as confirmed in title deed T43439/2021, the registered owner is:

The EDFAM Trust

Represented herein by **Tracy L. Edwards.**

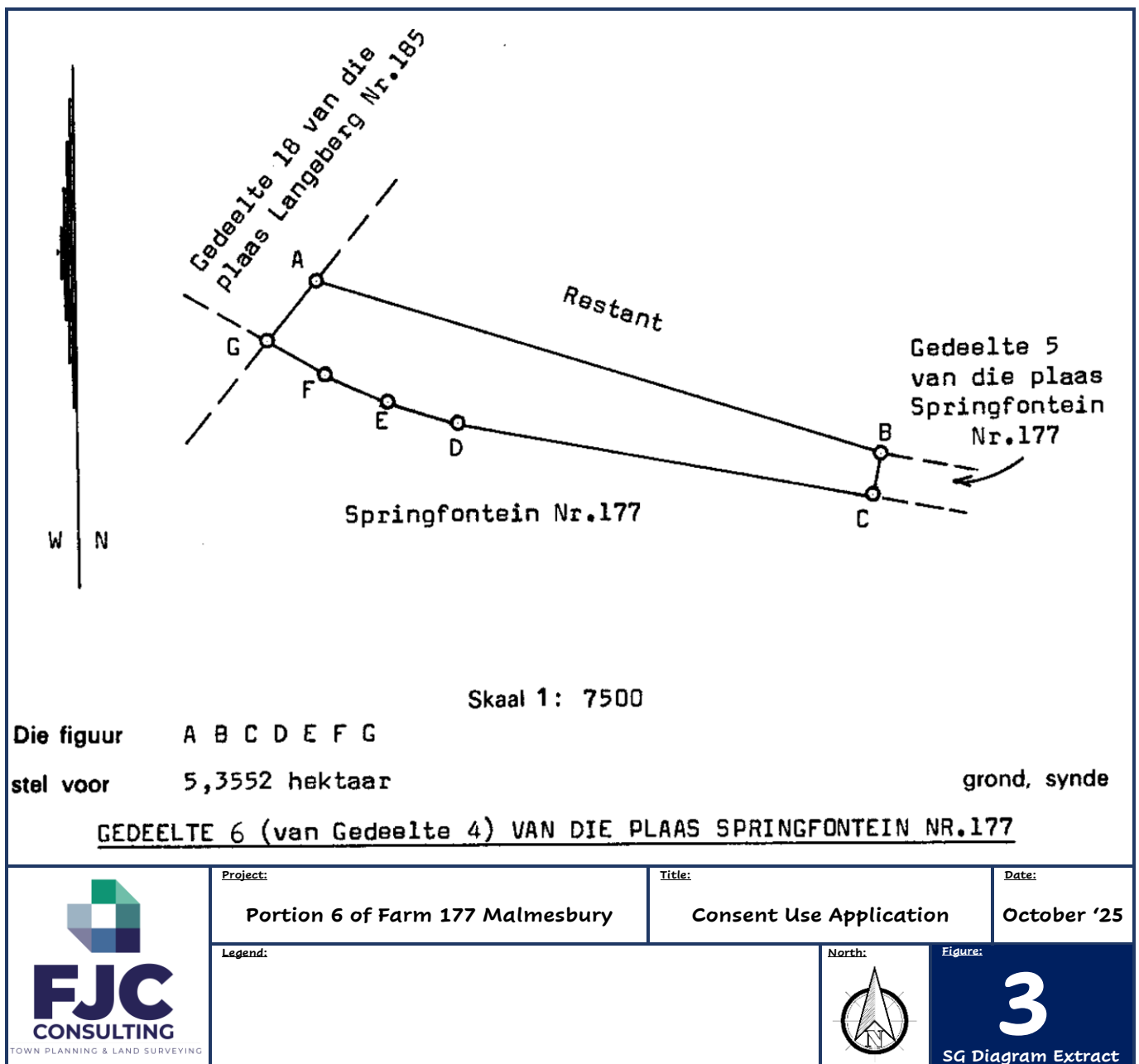
2.3

EXTENT

Regarding the extent of the subject property, the SG Diagram (refer to **Figure 3** below and **Annexure C**) and Title Deed confirms the extent of the subject property to measure:

5,3552ha

Five Comma Three Five Five Two Hectares

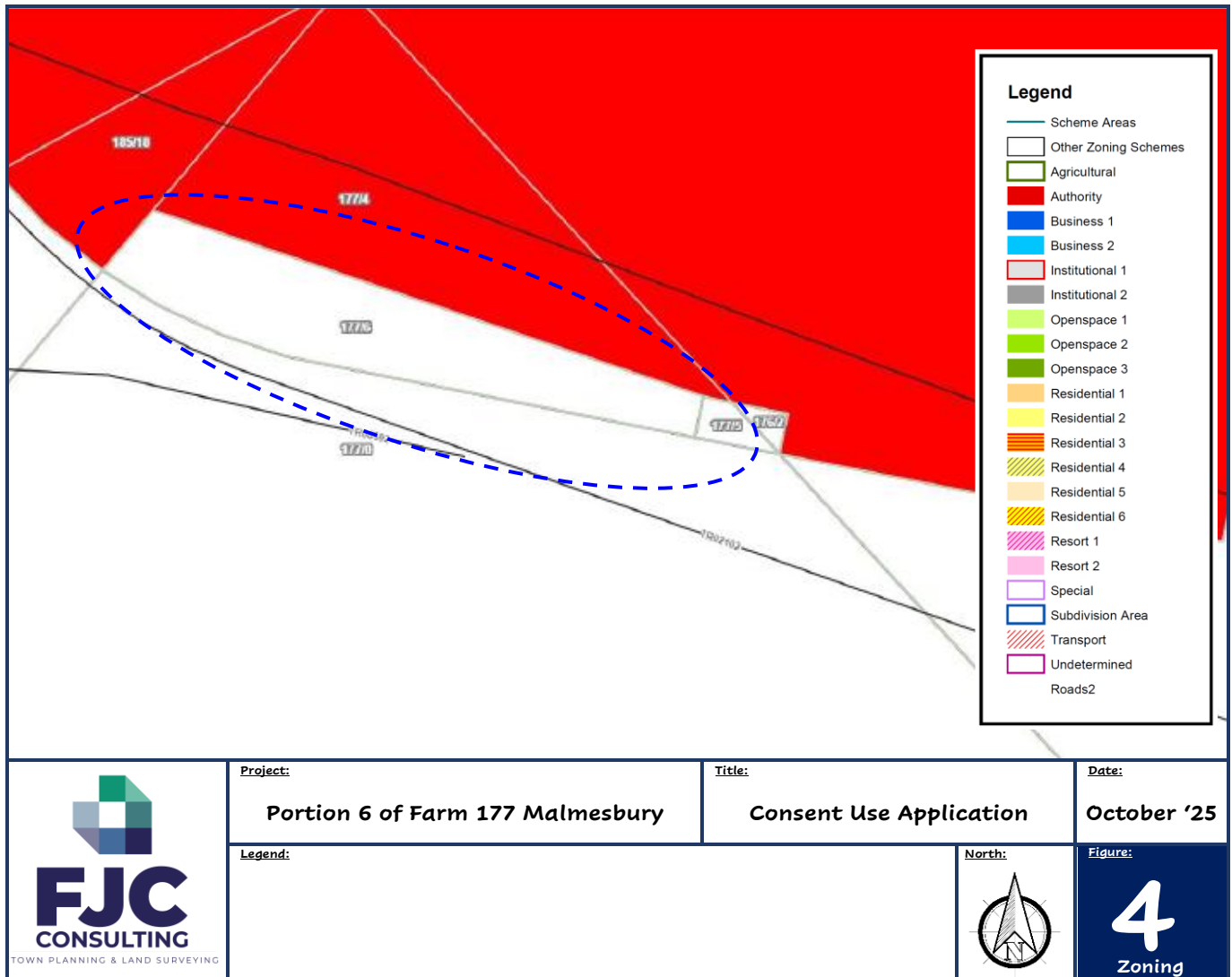


2.4

ZONING

In terms of the zoning of the subject property, investigation with the Saldanha Bay Municipality (see **Figure 4** and **Annexure E**), revealed that in terms of the Zoning Scheme and Zoning Map, the subject property is zoned:

Agricultural



2.5

EXISTING LAND USE

As can be established in **Figure 5** below, the subject property is undeveloped.

2.6

ACCESS

As can be established in **Figure 5** below, access to the subject property is currently gained off the R45, via a 6,0m right of way access servitude over the Remainder of the Farm Springfontein, No 177, which has been highlighted in red (refer to **Annexure F**).



	Project:	Title:	Date:
	Portion 6 of Farm 177 Malmesbury	Consent Use Application	October '25
Legend:		North:	Figure:
			5 Land Use

2.7 TITLE DEED / RESTRICTIVE CONDITIONS

When regard is had to the title deed concerned, and the existence of any restrictive conditions contained therein, which are potentially in conflict with the proposed consent use application, it is acknowledged after scrutiny of the attached title deed (refer to **Annexure B**), that there are no conflicting title conditions.

2.8 SERVICES

In terms of the proposed use of the subject property which based on this application is for the development of a new Animal Care Centre. Where such use is associated with an increase in demand for services to operate optimally.

In this regard, the Applicant confirms herewith that the subject property will run on 100% solar power and borehole water and will not be reliant on any municipal services for its daily services demands.

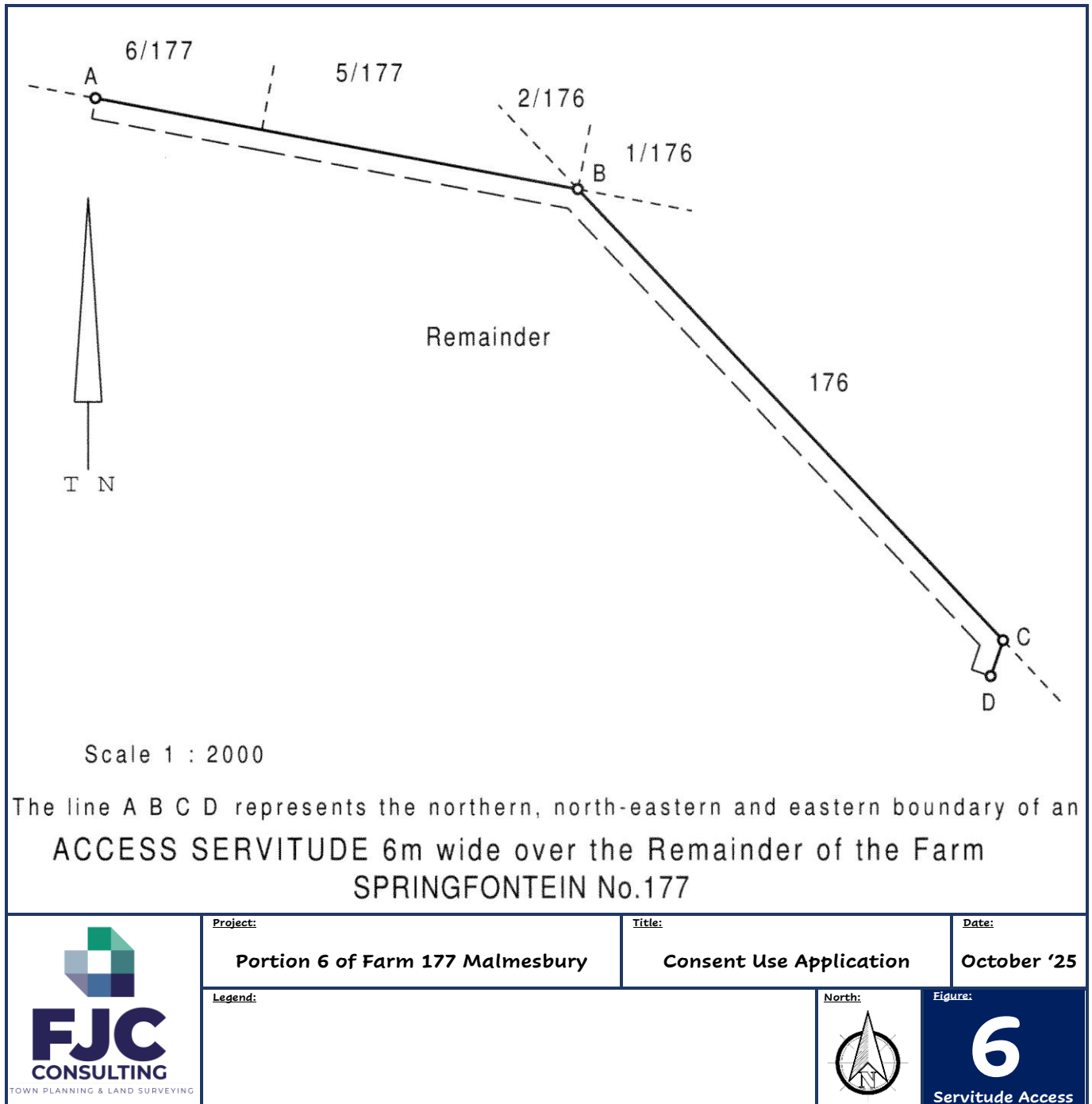
It is nevertheless expected that the application concerned and the uses and proposed will be circulated to the municipal services branch for comment, even though these branches may not be affected by the application concerned due to the development and use thereof not requiring any municipal services.

2.9

SERVITUDES

After scrutiny of the applicable title deed, the Survey Diagram as well as the Noting Sheet, we find no reference / mention of any servitudes over the subject property that would serve to impact the application concerned.

As referred to above and included in **Figure 6** below, the subject property benefits from an access servitude over Remainder of the Farm Springfontein, No 177.



2.10

HERITAGE

The application concerned is not associated with any heritage assets or factors that could be impacted by the proposed development and use of the subject property as an animal care centre.

2.11**ENVIRONMENTAL MANAGEMENT**

In assessing the potential environmental impact associated with the proposed consent use necessary to enable the use of an animal care centre, as well as in seeking to identify whether the proposed use triggered any of the listed activities in terms of the National Environmental Management Act, a brief desktop assessment served to confirm that none of the listed activities are triggered.

Based thereon, the Applicant did not consider it necessary to undertake an Applicability Checklist.

Section Three – Land Use Application

3.1

PROPOSED CONSENT

Application is herewith made for Consent (**Animal Care Centre and Tourist Facility**) in terms of the Agricultural zoning of the subject property, in that the said zone permits an Animal Care Centre and Tourist Facility with the Consent as established in **Table 1** below.

Table 1: Buildings Permitted in the Agricultural Use Zone

Use Zone	Primary Uses	Consent Uses	
Agricultural	• Agriculture	• Agricultural Industry	• Place of Education
	• Agricultural Building	• Agri-village	• Place of Worship
	• Dwelling House	• Airfield	• Quarry
	• Additional Dwelling Unit	• Animal Care Centre	• Renewable Energy Structures
	• Intensive Animal Farming	• Animal Sanctuary	• Residential Building
	• Intensive Horticulture	• Backpackers Lodge	• Resort
	• Tourism Accommodation	• Camping Site	• Accommodation
	• Occupational Practice	• Day Care Facility	• Riding School
		• Farm Stall	• Shooting Range
		• Game Farm	• Special Use
		• Guest Lodge	• Tourist Facility
		• House Shop	• Telecommunication Infrastructure
		• Nursery	• Utility Services

An **Animal Care Centre**, in terms of the Zoning Scheme is defined as:

“Animal care centre” means a place for the care of pets and animals, operated on either a commercial or a welfare basis, and includes—

- (a) veterinary building;
- (b) boarding kennels; and
- (c) pet training centres.

A **Tourist Facility**, in terms of the Zoning Scheme is defined as:

“Tourist Facility” means amenities for tourists or visitors and -

- (a) includes conference facility, lecture rooms, restaurants, gift shops, rest rooms, farmers market and recreational facilities, or such uses as may be defined by the municipality; and
- (b) does not include a hotel, wellness centre; or tourist accommodation.



Diagram 1: Extract of Site Development Plan

3.2 DEVELOPMENT CONTROLS

The proposed Consent Use (Animal Care Centre) is associated with a Site Development Plan as drafted by the Architects (refer to **Annexure G**) which serves to demonstrate that the subject property will be developed with numerous animal enclosures, consistent with what would ordinarily be found on a typical farm, instead these enclosures will house pets and other abandoned and abused animals.

The proposed development also includes ancillary administrative buildings as well as on-site staff accommodation as set out in the attached Site Development Plan.

The below assessment proceeds on the basis of assessing the development in terms of the attached Site Development Plan.

In the above regard, the said assessment will be conducted in terms of:

- 3.2.1 Building Lines
- 3.2.2 Height
- 3.2.3 Coverage
- 3.2.4 Floor Area
- 3.2.5 Parking
- 3.2.6 Site Development Plans
- 3.2.7 General Provisions

3.2.1 Building Lines

The applicable zoning scheme regulations provide that in terms of the Agriculture Use Zone, development is subject to a street, side, and rear building line of 30m.

As can be established from the attached Site Development Plan (refer to **Diagram 1** above) and given that the subject property measures roughly 3,5h, which is small by normal farming land parcels standards, the proposed improvements encroach on the required 30m northern, western and southern building lines as set out in the attached Site Development Plan, with the proposed buildings being roughly 4m from the southern common boundary, 6m from the northern common boundary, and 22m from the western common boundary in lieu of 30m.

As a result, we confirm that departures from the side and rear building lines is triggered.

3.2.2 Height

In terms of **Section 1.3.2** of the Integrated Zoning Scheme regulations, properties zoned Agricultural may be developed with a maximum height as follows:

a. The height of a dwelling house and additional dwelling unit may not exceed 8 metres;

In term of the dwellings units to be built for the manager and staff, we confirm herewith these dwelling units will not exceed the permitted 8,0m in height. Confirmation of compliance with the above development parameter will be demonstrated with the submission of the building plans, and the Consent Use approval has been secured.

In the above regard, we confirm that **no departure** from Height (Dwelling Units) is required.

b. The height of an agricultural building and agricultural industry may not exceed 13.5 metres.

From the heights as informed by the attached plans associated with the enclosures for the animals / pets (i.e. kennels, puppyry, cattery, kittenry, quarantine facility, sterilisation facility, etc), we see from the elevations included with the Site Development Plans that all of the proposed structures are well below the permitted maximum height of 13,5m. The proposed buildings are all roughly between 4,0m and 7,0m in height.

In the above regard, we confirm that **no departure** from Height (Animal Care Centre Buildings) is required.

3.2.3 Coverage

The applicable zoning scheme regulations provide that the maximum coverage of all buildings must be determined by the Municipality when approving building plans and land use applications, such as this application.

Nonetheless, in terms of the Site Development Plan associated with the development and use of the subject property as an Animal Care Centre, we can establish from the attached plans that the proposed animal care centre will have a total footprint of roughly 3500m², which translates into a **covered area which is 6,5% of site area.**

As a result, the Applicant is of the considered opinion that the total coverage associated with the proposed development and use of the property as an animal care centre is appropriate, especially

given the consistency between the proposed animal care centre and the primary uses of the Agriculture zone.



Diagram 2: Architectural Style of the Proposed Buildings (Barn)

3.2.4 Floor Area

The applicable zoning scheme regulations in as far as the Agriculture zone is concerned does not prescribe a maximum floor area or floor factor, instead it provides that for any development in this zone, including any part of the land not zoned Agriculture, a site development plan must be submitted to the Municipality for its approval taking specific cognisance of visual impact given the size and scale of the agricultural buildings and facilities and their location in a rural landscape, and their proximity to tourist routes.

In compliance with the above provision, the attached site development plan, clearly communicates the very controlled single storey scale of the proposed development of the property. The proposed buildings will have a combined floor area of $\pm 3500\text{m}^2$, which represents a **floor factor of 0,0665**.

Based on the proposed landscaping, particularly around the perimeter of the care centre, the internal operations of the care facility will be well screened in a visually sensitive and attractive manner via the planting of trees.

This confirms the harmonious coexistence of the care facility within its current surrounding will be safeguarded by the nature of the proposed development.

As a result, the above regulation is deemed to have been appropriately addressed in this application and in terms of the attached plans.



Diagram 3: Generated View of Proposed Structures

3.2.5 Parking

Para 1.3.5 of the Integrated Zoning Scheme provides as below for the Agriculture zone:

1.3.5 Parking

A detailed explanation regarding parking requirements in this Scheme is contained in Table 1 (Section 46). Parking requirements for consent uses may be determined by the Municipality by application but the standard parking requirement in Table 1 must be noted.

In terms of Table 1 in the zoning scheme as referred to above, we note that the following provision is made for an Animal Sanctuary: -

Table 2: Off-Street Parking Requirements		
Land Use	Standards Areas	Total Parking Required
Animal Sanctuary	ADM – as determined by the Municipality	TBA

Notwithstanding the above, and based on the attached site development plan, we can identify that a total of around 65 parking bays has been provided for.

Given the nature of the proposed use, which is not associated with customer generating activity, there is expected to be a surplus parking that will not be used on most days. However, the Applicant on certain occasions will host adoption drives, which seeks to attract persons keen on adopting pets from the sanctuary. For these infrequent occasions, it will be necessary to have on-site parking available for more than is typically required for the care facility and its daily operations.

There is clearly more than sufficient parking provided on the subject property, with the result being that **no departure** from parking is required.

3.2.6 Site Development Plan

The applicable zoning scheme regulations provide that for any development in this zone, including any part of the land not zoned Agriculture, a site development plan must be submitted to the Municipality for its approval taking specific cognisance of visual impact given the size and scale of the agricultural buildings and facilities and their location in a rural landscape, and their proximity to tourist routes.

The required Site Development Plan is attached, which demonstrates its compliance with the above regulation.

3.2.7 General Provisions

The relevant zoning scheme regulations provide that the following general management provisions, policies, and guidelines are applicable to certain uses of land within this use zone.

The identified uses of land include:

- Additional dwelling unit (schedule 3, para 1)
- Agri-village (schedule 3, para.2)
- Occupational practice (schedule 3, para 11)
- Day care facility (schedule 3, para 4)
- Tourism accommodation (schedule 3, para 18)
- House shop (schedule 3, para 9)
- Greenhouse (schedule 3, para 6)
- Development rules (chapter 3)
- Telecommunication infrastructure (schedule 3, para 19)
- Airfield and airports (schedule 3, para 3)

Given the obvious absence of the proposed animal care facility from the above list of uses, the General Provisions do not apply to this application, with the result that no further assessment will be undertaken.

Section Four – Motivation

The motivation in support of the Land Use Application for the Consent, Site Development Plan and Permanent Departures associated with the subject property will be addressed in terms of the following: -

- 4.1 Application submitted in terms of this By-law.
- 4.2 Procedure followed in processing the application.
- 4.3 Desirability of the proposed land use and Provincial Guidelines.
 - 4.3.1 Socio-economic impact.
 - 4.3.2 Compatibility with surrounding uses.
 - 4.3.3 Impact on the external engineering services.
 - 4.3.4 Impact on safety, health, and wellbeing of the surrounding community.
 - 4.3.5 Impact on heritage.
 - 4.3.6 Impact on the biophysical environment.
 - 4.3.7 Traffic impacts, parking, access, and other transport related considerations.
 - 4.3.8 Conditions that can mitigate an adverse impact of the proposed land use
- 4.4 Comments in response to the application.
- 4.5 Response by Applicant to comments received.
- 4.6 Other laws relevant to the application.
- 4.7 Written Assessment by Registered Planner
- 4.8 Impact on Municipal Infrastructure Services
- 4.9 Municipal Spatial Development Framework.
- 4.10 The Spatial Planning & Land Use Management Act & Land Use Planning Act
 - 4.10.1 The Principle of Spatial Justice
 - 4.10.2 The Principle of Spatial Sustainability
 - 4.10.3 The Principle of Efficiency
 - 4.10.4 The Principle of Spatial Resilience
 - 4.10.5 The Principle of Good Administration
- 4.11 The Land Use Scheme.
- 4.12 Summary



Diagram 4: Locational Context

4.1 APPLICATION IN TERMS OF THIS BY-LAW

The application is submitted in accordance with the provisions of the Saldanha Bay Municipality: By-Law on Municipal Land Use Planning (2022), where it was identified that the proposed development and use of the subject property as an Animal Care Centre, triggered certain land use applications that require approval prior to the commencement of the development / use as proposed.

4.2 PROCESSING OF THE APPLICATION

The relevant processes and procedures, which will include public participation, will be carried out as prescribed in the By-Law.

In the event of any comments / objections being received, it is anticipated that the application will need to be referred to the Municipal Planning Tribunal for a decision.

4.3 DESIRABILITY OF THE PROPOSAL

The desirability of the land use application concerned is assessed in terms of the following criteria:

- 4.3.1 Socio-Economic Impact.
- 4.3.2 Compatibility with Surrounding Uses.
- 4.3.3 Impact on the External Engineering Services.
- 4.3.4 Impact on Safety, Health, and Wellbeing.
- 4.3.5 Impact on Heritage.
- 4.3.6 Impact on the Biophysical Environment.
- 4.3.7 Traffic impacts, Parking, Access, and Other Transport Related Considerations.
- 4.3.8 Mitigating Conditions

4.3.1 Socio-Economic Impact

The socio-economic impact associated with the development of an animal care centre on the periphery of Langebaanweg, can be summarised as below:

1. Employment and Local Economic Growth

- **Job creation:** The facility would provide direct employment for animal carers, veterinarians, maintenance staff, administrators, and educators.
- **Indirect economic benefits:** Increased demand for local goods and services (feed suppliers, construction, transport, etc.) supports surrounding businesses.
- **Tourism and eco-visitation:** Visitors, volunteers, and educational groups would contribute to the local economy through spending on accommodation, food, and transport.

2. Skills Development and Training

- **Capacity building:** Training in animal husbandry, wildlife management, and environmental care can develop valuable skills among local residents.
- **Youth opportunities:** Internship and volunteer programs can engage young people and open career pathways in conservation, veterinary care, and tourism.

3. Community Health and Social Well-being

- **Public safety:** Managing and rehabilitating stray or injured animals reduces the risks of disease transmission and road accidents involving animals.

- **Therapeutic benefits:** Community programs involving animals can support mental health, social inclusion, and therapy initiatives for vulnerable groups.
- **Community cohesion:** Volunteer work and public outreach promote shared responsibility and pride in caring for animals and the environment.

4. Environmental and Conservation Contributions

- **Biodiversity support:** Protecting and rehabilitating wildlife contributes to local ecosystem health and sustainability.
- **Partnership potential:** Collaboration with the West Coast Fossil Park, schools, and environmental organizations strengthens conservation networks.
- **Sustainable land use:** Restoring natural vegetation and maintaining open land aligns with regional conservation and eco-tourism goals.

5. Long-Term Regional Benefits

- **Reputation and identity:** The facility could help position Langebaanweg as a centre for animal welfare, conservation education, and sustainable tourism.
- **Economic resilience:** Diversifying local economic activity beyond traditional agriculture and small-scale commerce helps stabilize the community during economic downturns.

An animal care facility in Langebaanweg would deliver **socio-economic benefits** through job creation, skill development, eco-tourism, community engagement, and environmental stewardship — strengthening both the **local economy** and **social fabric** of the region.



Diagram 5: Octagon Kennel

4.3.2 Compatibility with Surrounding Uses

The **compatibility of an Animal Care Centre with the surrounding community in Langebaanweg** is generally **high**, given the area's semi-rural character, open land availability, and community orientation toward conservation and responsible land use. Below is a breakdown of the factors that both contribute as well as confirm the compatibility of the proposed use:

a. Land Use Compatibility

- **Rural setting:** Langebaanweg's low-density, semi-agricultural environment makes it well-suited for facilities requiring space, quiet surroundings, and minimal urban disturbance.
- **Zoning alignment:** Animal care, rehabilitation, or sanctuary activities align closely with **agricultural** or **conservation** land uses typical of the area.
- **Low environmental impact:** With proper management (e.g., waste control, noise mitigation, water use planning), the centre would integrate smoothly without negatively affecting nearby properties.

b. Environmental and Conservation Synergy

- **Shared conservation goals:** The region's proximity to the **West Coast Fossil Park** and other nature-focused attractions reflects a local appreciation for environmental stewardship, making the centre's mission complementary.
- **Habitat restoration potential:** The facility can contribute to the protection of indigenous flora and fauna, supporting local biodiversity and aligning with community and regional sustainability values.

c. Social and Community Compatibility

- **Community values:** Local residents generally appreciate natural surroundings, wildlife, and outdoor living — values consistent with an animal welfare or rehabilitation initiative.
- **Public engagement:** Educational programs, volunteer opportunities, and community events could strengthen bonds between the facility and residents.
- **Social inclusion:** The centre can serve as a community asset, offering therapeutic, educational, and recreational benefits accessible to all age groups.

d. Infrastructure and Accessibility

- **Good access:** The area's road connections (via R45 and R27) make it easy for visitors, staff, and suppliers to reach the site without causing urban congestion.
- **Adequate distance from dense neighbourhoods:** This reduces potential nuisances (noise, odour, traffic) and maintains a peaceful environment for both residents and animals.

e. Potential Compatibility Considerations

To ensure ongoing harmony with the community, the following should be managed carefully:

- **Noise and odour control:** Through proper design and management of animal housing and waste systems.
- **Water usage:** Efficient systems are needed given the region's dry summer conditions.
- **Community consultation:** Engaging residents and local authority's early fosters transparency and local support.

An **Animal Care Centre** in **Langebaanweg** would be **highly compatible** with the surrounding community — environmentally, socially, and economically. With appropriate planning and responsible management, it would complement the area's rural character, support conservation goals, and enhance community well-being.

4.3.3 Impact on the External Engineering Services

As has been stated above, it has been confirmed that the service demand associated with the proposed use is provided for on-site and will have no implication on external engineering services.

No further engagement is considered necessary in lieu of the proposed onsite services provision.

4.3.4 Impact on Safety, Health, and Wellbeing

An Animal Care Centre in Langebaanweg is expected to have a positive overall impact on the safety, health, and wellbeing of the surrounding community — provided it is well-managed and environmentally responsible. Below is a clear breakdown of these impacts:

a. Public Safety

- The centre would help manage, rehabilitate, and rehome stray or injured animals, reducing risks such as animal attacks, road accidents, and livestock disturbances.
- Proper veterinary care, vaccination, and sterilization programs help control the spread of diseases (e.g., rabies, parasites).
- The facility could assist during animal-related emergencies (e.g., fires, droughts, or rescues), improving overall community safety.

b. Community Health

- Responsible management of stray animals reduces littering, waste, and disease spread.
- Public outreach about responsible pet ownership and wildlife conservation promotes a healthier coexistence between people and animals.
- Managing animal populations helps limit pests like ticks and fleas that can affect human health.

c. Social Wellbeing

- Interacting with animals has proven benefits for reducing stress, anxiety, and depression — offering opportunities for therapy, rehabilitation, and recreation.
- Volunteering and educational programs can strengthen community ties, compassion, and shared responsibility.
- The facility could become a valued community asset, enhancing local morale and connection to nature.

d. Environmental Health

- Rehabilitated wildlife and controlled animal populations contribute to ecological stability.
- The facility promotes eco-friendly practices, such as water conservation, habitat restoration, and renewable energy use.

Category	Impact	Outcome for Langebaanweg Community
Public Safety	Highly Positive	Fewer stray animals, safer roads and neighbourhoods
Health	Positive	Improved hygiene, reduced disease risk
Wellbeing	Very Positive	Emotional, social, and educational benefits
Environmental Health	Positive	Strengthened local ecosystems and sustainability

An Animal Care Centre in Langebaanweg would enhance community safety, promote public health, and contribute to social wellbeing, while supporting environmental stewardship. With proper management of waste, noise, and water use, the facility would serve as a valuable, low-impact, high-benefit addition to the local area.

4.3.5 Impact on Heritage

The area concerned does not appear to fall into any heritage protection area, added to the fact that there are no apparent burial grounds or sites of historic cultural significance in the immediate vicinity, the assessment is that the application has no implication on heritage.

4.3.6 Impact on the Biophysical Environment

An Animal Care Centre in Langebaanweg would have a range of potential impacts on the biophysical environment, most of which can be managed or offset through careful planning, design, and operation.

When the impact on the biophysical environment is considered, it's important to reflect on the primary uses and their associated development that can be exercised without any additional approval and what their potential use could mean for the biophysical environment.

The proposed animal care centre versus intensive farming is considered to be significantly better for the biophysical environment due largely to the design and landscaping proposed facility, whereas farming tends to require the disturbance of a significant majority of the land area and in so doing uproot all of the existing life within the site. Farming activity is also typically associated with the use of pesticides, which during windier periods tends to negatively impact plants and animals on surrounding properties.

Therefore, given the design and nature of the proposed facility and its flexibility in mitigating negative impacts of the facility by way of solid waste management, water efficient systems, ensuring proper drainage, containment or filtration for runoff, screening, noise buffers, the proposed animal care centre can enhance local biodiversity, restore degraded land, and promote ecological stewardship, aligning well with the conservation ethos of the West Coast region

4.3.7 Traffic impacts, Parking, Access, and Other Transport Related Considerations

The traffic impacts of an Animal Care Facility in Langebaanweg would be limited and manageable, primarily involving light vehicles and low daily volumes.

With proper site access design, signage, parking, and maintenance, the facility would integrate smoothly into the existing rural road network, posing minimal disruption while potentially enhancing local transport infrastructure and safety awareness.

4.3.8 Mitigating Conditions

Should the public or municipality identify any aspect of the proposed use of the subject property as an animal care centre as potentially exceeding what the area can reasonably accommodate, it may be appropriate to consider imposing specific conditions to address, control, or limit the elements causing concern.

From the applicant's perspective, there is currently no expectation of undue impact that would necessitate the implementation of mitigating approval conditions.

4.4 COMMENTS ON THE APPLICATION

It is anticipated that the Municipality will cause the application to be circulated to their internal branches, and to interested and affected parties whom they deem to be potentially impacted, as well as those impacted government departments for their comments on the application concerned.

4.5 APPLICANT'S RESPONSE TO OBJECTIONS

It is expected that the comments / objections received in response to the circulation of the application referred to in 4.4 above will be referred to the Applicant for a formal response.

4.6 OTHER RELEVANT LAWS

In the above sections of the application, the Applicant in assessing the merits thereof has paid due regard to the potential for the development proposals and use to trigger the requirements in other laws, such as that which pertains to Heritage and Environmental Authorisation.

In this regard, it has been acknowledged that applications in terms of the National Heritage Resources Act as well as the National Environmental Management Act will not be triggered by the land use application concerned.

Notwithstanding the above, the **Western Cape Land Use Planning Guidelines (Rural Areas)** is considered relevant to the application and its proposals.

In terms of the *Western Cape Land Use Planning Guidelines: Rural Areas*, the development of the subject property with an animal care centre is required to demonstrate that the proposed activity is appropriate in a rural context, sustainable, and does not compromise the primary function or integrity of the rural landscape, including any agricultural activities and ecological systems. It has been previously qualified that due to its limited extent of the subject property, its use for farming is severely limited, therefore the proposed use does not compromise any agricultural activities.

The guidelines classify an animal care centre as an ancillary land use associated with agriculture, a rural business, or a tourist/recreation facility – this is largely dependent on its nature and scale.

As mentioned, the guidelines specifically mention the animal care centre activity under two categories:

- **Agriculture (Ancillary Use):** An **animal care centre** is listed among other land uses ancillary to or associated with agriculture (such as abattoirs, farm stalls, and guest houses). This use must not detract from the functionality and integrity of the farming practices and landscapes. This has been addressed above.

- **Tourist and Recreation Facilities:** The objectives for this section include offering appropriate nature, cultural, and agri-based rural tourism facilities, specifically mentioning an **animal sanctuary**.

The overall objective of accommodating diverse yet still compatible land uses on farms is to diversify and strengthen the rural economy, which the application will serve to realise.

The guidelines require that the application be assessed in terms of several core principles relating to development applications:

- **Rural Appropriateness and Location:** The activity must be appropriate in a rural context, and should generate positive socio-economic returns, and not compromise the environment or the municipality's ability to deliver on its mandate.
- **Environment:** The development must not have a significant negative impact on biodiversity, ecological system services, or the coastal environment.
- **Protection of Agricultural Land:** The development must not lead to the loss or alienation of unique or high-value agricultural land, nor should it compromise existing or potential farming activities. Surrounding farming activities (such as odour or spray drift) may impact negatively on the new use.
- **Impact on Rural Landscape:** The proposal must be compatible with the cultural and scenic landscapes in which it is situated and must not infringe on the authenticity of the rural landscape.



Diagram 6: View of Subject Property from R45

In lieu of the attached Site Development Plan, and after having assessed the said plan against the core principles referred to above, the Applicant is of the considered opinion that the proposed development and use of the subject property as an Animal Care Centre meets with the identified core objectives and is thus considered desirable.

4.7 REGISTERED PLANNER'S ASSESSMENT

The By-law provides that when an application which is submitted for any of the below applications that the assessment must be written by a Registered Planner or a Planner eligible for registration.

The type of application referred to includes:

- I. a rezoning;
- II. a subdivision of more than 20 cadastral units;
- III. a removal, suspension, or amendment of a restrictive condition if it relates to a change of land use;
- IV. an amendment, deletion, or imposition of additional conditions in respect of an existing use right;
- V. an approval of an overlay zone contemplated in the zoning scheme;
- VI. a phasing, amendment or cancellation of a subdivision plan or part thereof;
- VII. a determination of a zoning;
- VIII. a closure of a public place or part thereof;

In terms of the above types of applications, it is confirmed that the land use application concerned does not require a written assessment by a registered planner or planner eligible for registration.

4.8 IMPACT ON MUNICIPAL INFRASTRUCTURE

In terms of the possible impact of the proposed animal care centre development and use of the subject property, the Applicant has qualified in the earlier paragraphs of this submission that such development and use do not have any impact on the municipal infrastructure services, save for the use of the existing road network.

4.9 MUNICIPAL SDF

In terms of the Saldanha Bay Municipal Spatial Development Framework (2025), we note that the development framework is rather limited when regard is had to the location of the subject property.

However, it is noted that the subject property is designated along one of Saldanha Bay's Tourism Corridors (R45).

The tourism strategy promotes the development of infrastructure, accommodation, and facilities along key tourism routes such as the R27 and R45. It supports agricultural tourism, recreational and sports events, and themed tourism routes like the Lighthouse Route and wildflower tours, with specific mention of fossil and archaeological tourism near Langebaanweg. The strategy encourages the promotion of cross-border and scenic routes, private rail tourism, and the expansion of resorts, festivals, and film-related business tourism.

Emphasis is placed on ensuring that tourism-related development is environmentally responsible, with strict adherence to environmental management and impact assessment requirements, particularly along sensitive corridors like the R45.

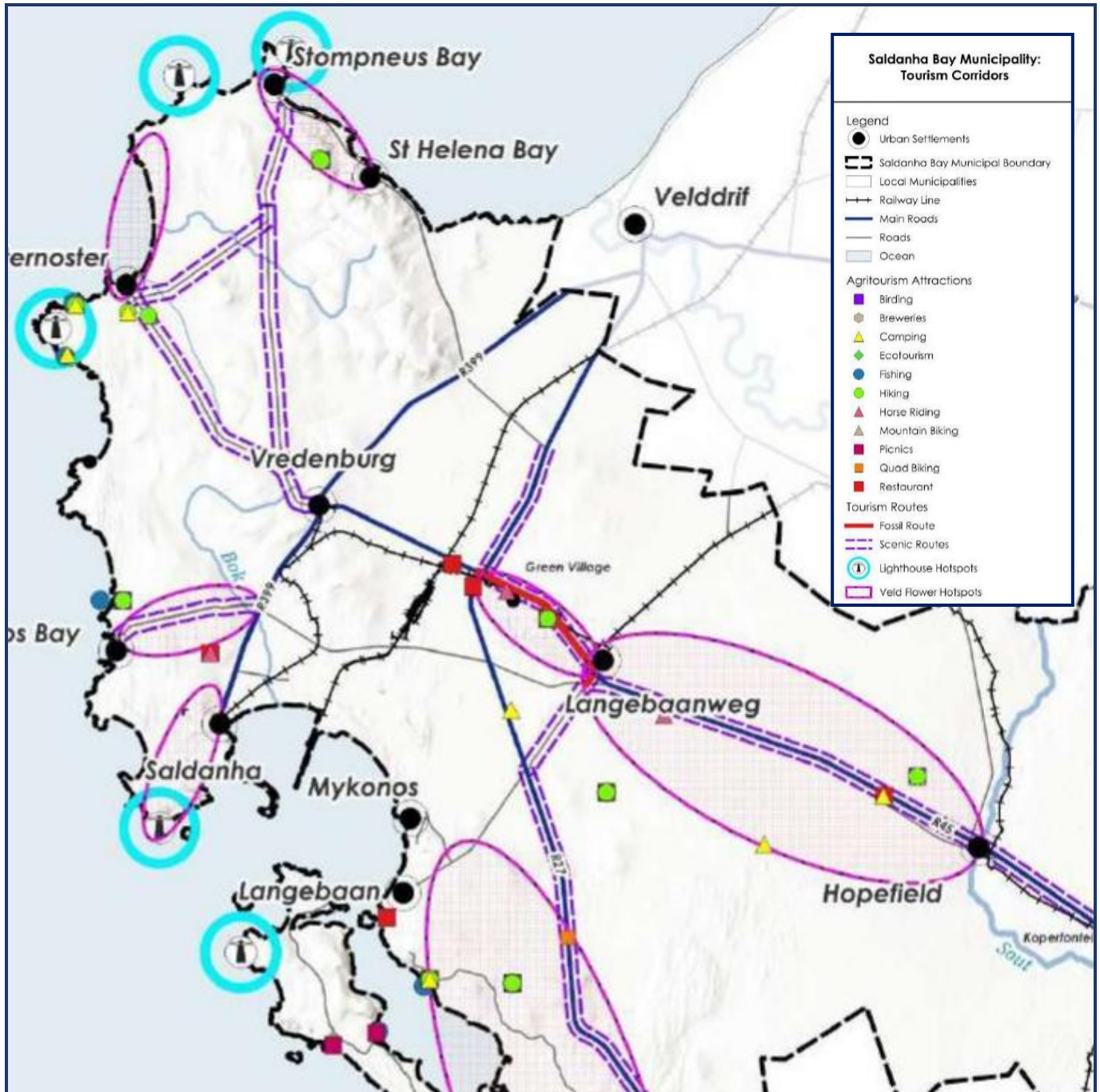
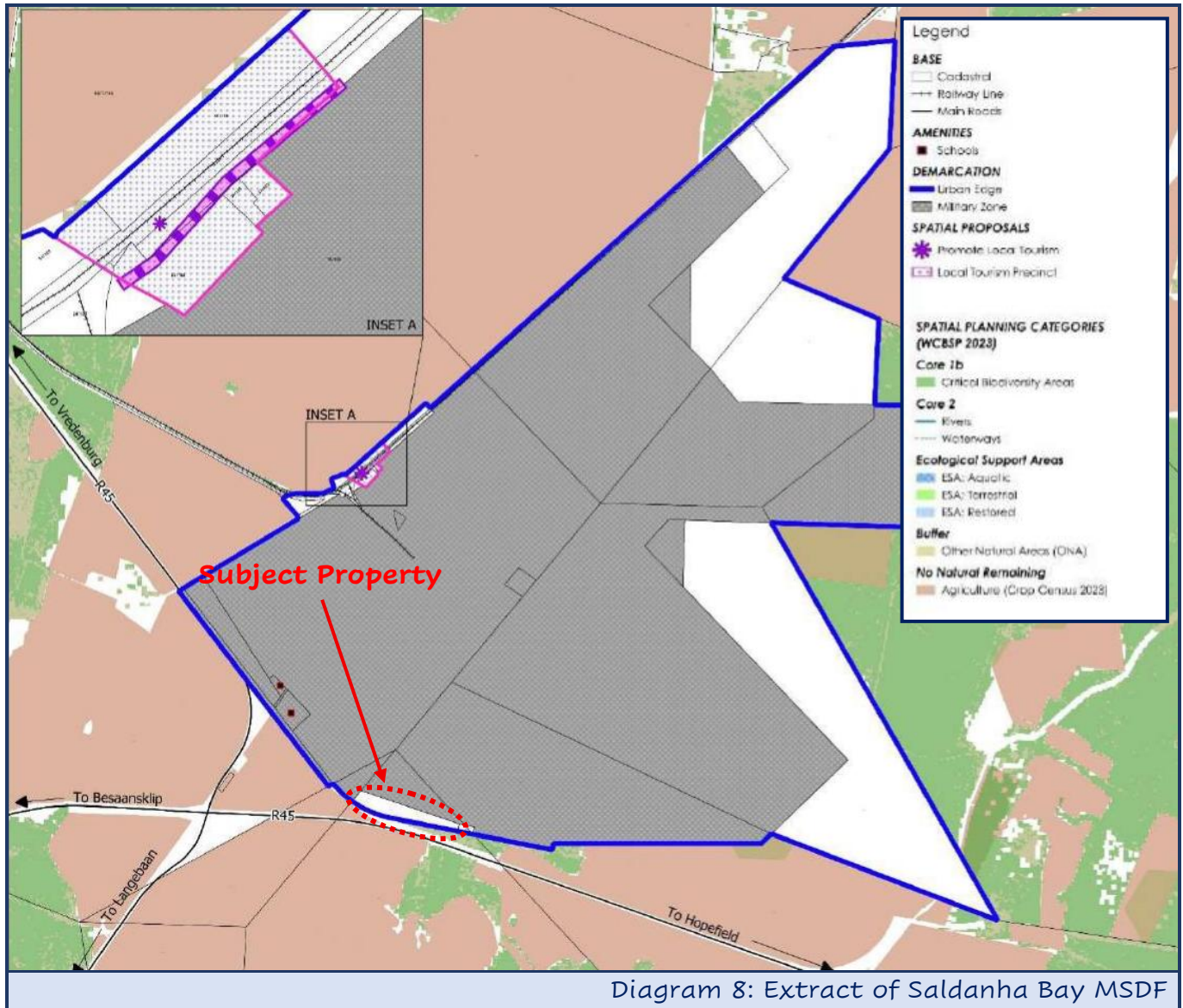


Diagram 7: Extract of Saldanha Bay Tourism Corridor

The application concerned complies with the above, in which the property concerned is suitably located along the R45, a route specifically identified as part of a key scenic tourism corridor. Langebaanweg is also linked to a tourism route associated with fossil and archaeological attractions, further reinforcing the alignment of the application with the area's focus on tourism and contributing to such sector, as well as diversifying the rural economy.

The application concerned directly supports the municipal objectives to enhance tourism infrastructure, encourage local economic development, and improve the tourist experience along key transport and tourism routes. By providing an animal care centre in this location, the proposal has the potential to complement nearby natural and heritage attractions, while contributing to regional economic growth and job creation.



4.10 SPLUMA AND LUPA

The Spatial Planning and Land Use Management Act, as well as the Land Use Planning Act, provide that all principles as contained in the Act apply to all aspects of spatial planning, land development, and land use management.

In the above regard we note that the Act identifies the following Development Principles:

- 4.10.1 The Principle of Spatial Justice
- 4.10.2 The Principle of Spatial Sustainability
- 4.10.3 The Principle of Efficiency
- 4.10.4 The Principle of Spatial Resilience
- 4.10.5 The Principle of Good Administration

The application of these principles to the application concerned, is communicated in the below section:

4.10.1 The Principle of Spatial Justice

Spatial justice is the fair and equitable distribution of socially valued resources and opportunities within a specific area, ensuring that all individuals have access to essential services, facilities, and a decent living environment. It recognizes that where people live and the spatial organization of their communities significantly impacts their well-being and opportunities.

The principle of Spatial Justice seeks to explore, who has access to what spaces and why and how are places planned, designed, and managed to either include or exclude certain people or communities.

Some of the Key Principles of Spatial Justice include:

Equal access to public spaces, housing, transport, healthcare, and education.

Representation in planning – ensuring all communities, especially historically marginalized ones, have a say in how spaces are developed.

Redressing past injustices – addressing the spatial consequences of apartheid, segregation, forced removals, and unequal infrastructure development.

Affordability and accessibility – making sure places are not just physically present, but also reachable and usable by all people.

Environmental justice – ensuring no group is unfairly burdened with pollution, noise, or environmental hazards.

In a broad sense, spatial justice refers to a deliberate and focused emphasis on the spatial or geographical aspects of justice and injustice. As a starting point, this involves the fair and equitable distribution in space of socially valued resources and the opportunities to use them. It is acknowledged that in South Africa where spatial planning was used as an implementing agent to realise the segregation principles of Apartheid Planning that this must similarly be used in the redress.

In terms of the opportunity for the application to make a contribution towards such redress, the application is noted as having the ability to increase the number of employment opportunities currently generated at the property as well as the access to the services offered at an animal care centre within the rural setting as well as access to the social interactive opportunity presented by the uses concerned.

In this regard, the application and the land use intensification associated therewith is considered to make a contribution toward the redress.

We reiterate that the proposals associated with the land use application have been shown to be consistent with the Saldanha Bay's Spatial Development Proposals.

4.10.2 The Principle of Spatial Sustainability

Spatial sustainability is the concept of using land and space in a way that balances environmental protection, economic development, and social equity over the long term. It ensures that how we plan, build, and manage our towns, cities, and rural areas today does not harm the ability of future generations to thrive.

Spatial sustainability is about creating places that work well now and, in the future, — for people, the planet, and the economy.

Key global and regional sustainability principles are instructive for the design process and have been implemented in this project to assist in the development of the proposals concerned. These include:

- **Ecological Planning** – appreciate the pressures being placed on the natural and pristine areas surrounding the core developed areas of Langebaanweg and acknowledge its importance to the attraction of the area, and as a result, prioritise its conservation and protection.

This objective is supported by the application concerned which seeks to provide for an animal care centre on the subject property which is within the urban edge and thereby protecting those properties beyond the edge from urban creep and is for a use which is closely aligned with certain of the primary uses which agriculture zoned properties ordinarily enjoy, that include the keeping of animals.

- **Spatial Planning** – assessment of appropriate fit with local and regional planning, and the measure of the architectural language of the area and the complementary role which the proposed development can have.

Compliance with this objective has been demonstrated in the previous paragraphs of this report where the consistency of the development was measured against the proposals of the MSDF.

- **Minimise Consumption of Resources** – electricity, water, fuel, passive energy design (PED) principles provide for appropriate levels of consumption, energy efficient design, energy efficient lighting, appliances, etc.

At the point of the preparation and submission of building plans, compliance with this principle will be demonstrated.

- **Use of Renewable Natural Resources** – harvest rainwater, use of solar and wind power, natural light, natural vegetation.

Compliance with this objective has been confirmed by the earlier paragraphs of this report. The subject property will operate on 100% solar power which will address the electrical demand of the facility; and borehole water used for irrigation or sanitation.

Other avenues that will also be explored include:

- Rain Water Harvesting
- Septic Tanks or Soakaways for Sewerage
- Wind turbines for Electricity.

- **Economic Sustainability** – provide quality accommodation and outdoor areas with durable sustainable materials, which will not require frequent maintenance and / or replacement.

The ethos of the facility is to ensure that quality accommodation for the animals as well as for the manager and staff / volunteers is provided so that the cost of frequent maintenance can be avoided.

- **Local materials and labour** – sourced from local communities and businesses, benefit local economy, reduce energy consumption, creation of employment construction and operational phases.

It is noted that the application concerned speaks directly to some key objects of this principle.

4.10.3 The Principle of Efficiency

With regard to this Development Principle, much of the ability to satisfy the objects of this principle rests with the Municipality, as far as the public administration process associated with receiving, processing, and deciding on a development application in a timeous manner.

With regard to this objective seeking land development which optimises the use of existing infrastructure and resources. To this end, the proposed development application makes a definite contribution by way of servicing the development with renewable natural resources and not placing any demand on the municipal services network.

4.10.4 The Principle of Spatial Resilience

The principle of spatial resilience as set out in the Act, is not considered to be particularly necessary in the case of the application concerned in that it is not associated with any potential stress / crisis on the local community that would require flexibility within the applicable administrative processes to respond / react to such stress / crisis.

4.10.5 The Principle of Good Administration

The forward planning informants in the Municipal Spatial Development Framework, which have been drawn on in the construction of this application report, collectively serve to confirm the consistency of the application concerned.

In the above regard, the Applicant is confident that the objects of the application are consistent and respond to some of the challenges which the above planning reference has identified as requiring particular spatial responses to.

4.11 THE LAND USE SCHEME

Section 3.2 above has thoroughly assessed the proposed development of the subject property, in terms of the Site Development Plan against the development parameters of the Zoning Scheme.

This assessment revealed that the only parameter that is triggered by the proposed animal care centre development and use is the **Building Lines** which on a land unit of this limited extent is bound to be encroached.

The triggered departures have been applied for herein.

The motivation provided has highlighted some of the benefits associated with the proposed development, not to mention its consistency with the forward planning instruments of the Province and the Saldanha Bay Municipality.

Some of the other reasons which can be listed in support of the development application, include:

- The proposal will not have a negative impact on neighbouring properties, given the lack of developed fabric surrounding the property.
- The level of intensification proposed is low-key and appropriate.
- The proposal has also been shown to be in keeping with the Municipality's forward planning development framework.
- There will not be any adverse traffic impact.
- There will not be any adverse impact on the delivery of services.
- The proposal will have a positive socio-economic impact.
- The proposal is desirable and does not impact on existing rights.

Section Five – Conclusion

In the circumstances as fully detailed in this report, the Applicant submits that the Consent application has been shown to meet with the criteria as set out in the By-Law, for deciding land use applications, including the desirability thereof.

To this end, the Applicant strongly recommends that the authorities concerned, approve the applications made:

- In terms of **Section 15(2)(o)** of the Saldanha Bay Municipality By-Law on Municipal Land Use Planning (2022) together with the Saldanha Bay Municipality Integrated Zoning Scheme By-Law for the **Consent** to permit the use of the subject property as an Animal Care Centre.
- In terms of **Section 15(2)(o)** of the Saldanha Bay Municipality By-Law on Municipal Land Use Planning (2022) together with the Saldanha Bay Municipality Integrated Zoning Scheme By-Law for the **Consent** to permit the use of a portion of the subject property as Tourist Facility (leisure and shopping component).
- In terms of **Section 15(2)(u)** of the Saldanha Bay Municipality By-Law on Municipal Land Use Planning (2022) together with the Saldanha Bay Municipality Integrated Zoning Scheme By-Law for the approval of the **Site Development Plan** associated with the proposed development and use of the subject property as an Animal Care Centre.
- In terms of **Section 15(2)(b)** of the Saldanha Municipality By-Law on Municipal Land Use Planning (2022) together with the Saldanha Municipality Integrated Zoning Scheme By-Law for the **Permanent Departures** triggered by the proposed development as reflected in the attached Site Development Plan: -
 - to permit the proposed Kennels to be 22,61m from the **western common boundary** lieu of required common boundary building line of 30m.
 - to permit the proposed Kennels to be 16,39m and 21,06m, the proposed storage units to be 4m, the proposed Headquarters to be 15m, the proposed staff accommodation to be 6m and 24,64m, the proposed leisure and shopping structures to be 16,07m and 19,74m, the proposed duck and chicken structures to be 10,21m and 24,07m; and the proposed sterilisation clinic to be 15m from the **southern common boundary** in lieu of the required common boundary building line of 30m.
 - to permit the proposed Kennels to be 19,53m, the proposed staff accommodation to be 5,4m, 7,22m, 6,69m, 10,35m, and 6,52m, the proposed Cattery structure to be 7,22m, the proposed Pupperty structure to be 11,68m, the proposed Ducks and Chicken structure to be 7,13m, the proposed Alpacas, Goats, Sheep and Bull structure to be 6,43m from the **northern common boundary** in lieu of the required common building line of 30m.