



*Application for Consent Use:
Portion 16 of Farm No. 109
Malmesbury*

May 2026

V 30-161



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1. INTRODUCTION

1.1 Application

With this document formal application is made for the following:

- (a) In terms of **Section 15(2)(o)** of the Saldanha Bay Municipality: By-Law on Municipal Land Use Planning, 2015 for the following **CONSENT USES** on Portion 16 of Farm No. 109 Malmesbury as depicted on the attached ***Site Development Plan: Plan No. 1000 dated 10 May 2026.***:

- ***Tourist Facility*** (restaurant)
- ***Special Use*** (Function/event venue and conversion of guest rooms inside the approved stable building into self-catering rooms)

Detail regarding the proposed activities and land use will be discussed in sections 5 and 6 of this report.

1.2 Applicant

ESTELLE DE BEER as DIRECTOR and duly authorised by **DEBEERHUISIE PTY LTD**, as registered owners of **Portion 16 of Farm No. 109 Malmesbury**, appointed this office, *Messrs P-J le Roux Town Planners*, to prepare a formal application for consent use for the intended activities and to submit it to the relevant authorities for formal approval (***Power of Attorney and Company Resolution attached***).



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2. PROPERTY INFORMATION

Description	Portion 16 (Portion of Portion 1) of Farm Jacobs Bay No. 109, Malmesbury
Location	5km east of Jacobsbaai along OP7647
Extent	9,7867ha
Registered owner	DEBEERHUISIE PROPRIETARY LIMITED
Title Deed	T60234/2025 (Copy of Title Deed attached)
Existing zoning	Agriculture Zone
Restrictive Conditions	None
Planning Legislation	Saldanha Bay Municipality Integrated Zoning Scheme By-Law, 2021 Saldanha Bay Municipality: By-Law on Municipal Land Use Planning, 2015

Table 1: Property information

The subject property is located in the rural hinterland of Jacobsbaai falls inside the jurisdiction of the Saldanha Bay Municipality, Western Cape Province.

The subject property is illustrated on **SG Diagram No.3174/2005** (figure 1 below). There are two servitudes that traverse the subject property, one being a portion of a servitude road along the western side of the property (annotated



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3. LOCALITY

The subject property is located in the rural hinterland of Saldanha Bay Municipality approximately ± 5 km east of Jacobsbaai along OP7647 that links Jacobsbaai to the west with Main Road 238 (R399) to the east. R399 is the main road linking Vredenburg to the north with Saldanha to the south.



Fig. 2: Locality

The subject property is an existing small agricultural land unit that is bounded on all sides by larger agricultural land units. OP7647 traverses the subject property in an east/west direction dividing the property into two portions and. The northern portion is larger and contains the fallow agricultural lands, existing buildings and infrastructure, while the smaller southern portion comprises a deception with natural veld. This application is directed to the northern portion already previously disturbed. Access to the subject property



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is taken directly from the west via an existing servitude road 10m wide located partly on the subject property and partly on the abutting Farm 1252 Malmesbury.



Fig. 3: Site Locality with servitude road in yellow

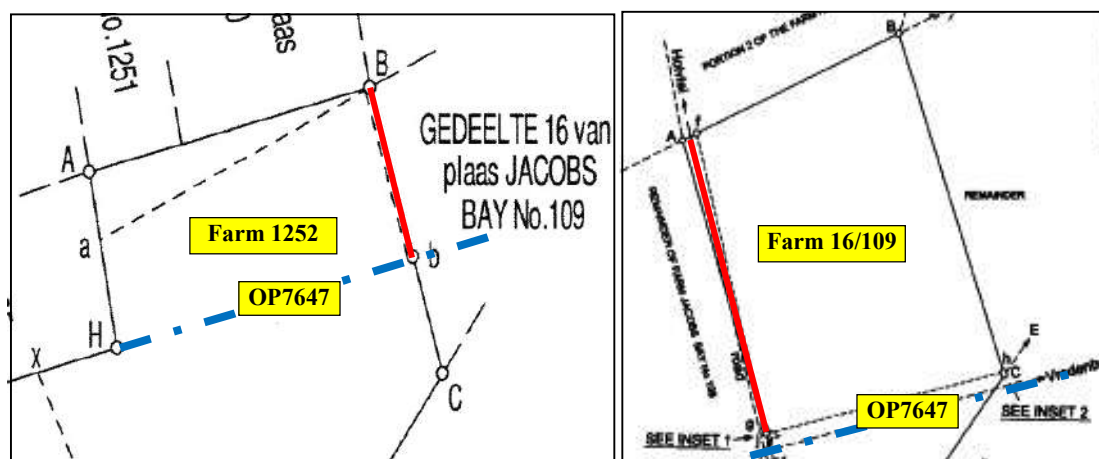


Fig. 4: Extracts from SG diagrams with servitude road 10m wide in red and OP7647 in blue



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4. LEGAL LAND USE RIGHTS

7.1 Existing zoning

The Saldanha Bay Municipality has confirmed vide a Zoning Certificate dated 21 July 2025 that the subject property is currently zoned in terms of the Saldanha Bay Municipality Integrated Zoning Scheme By-Law, 2021 as **Agriculture Zone**

Zoning	Purpose for the use of land	Primary Uses	Consent Uses
Agriculture	Bona-fide farming	Agriculture Agricultural building Dwelling house Additional dwelling unit Intensive animal farming Intensive horticulture Tourism accommodation Occupational practice	Agricultural industry Agri-village Airfield Animal care centre Animal sanctuary Backpackers lodge Camping site Day care facility 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

Table 2: Extract from Integrated Zoning Scheme By-Law (2021)



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Even though the subject property is zoned Agriculture, it is too small to function as a viable agricultural land unit for the crops associated with this area. The subject property was however used for agricultural purposes when it was farmed collectively with other farms before it was sold as a separate property. It is worth noting that the Saldanha Bay Municipality granted approval for the building plan of the **existing stable building into 5 guest rooms** with reception and store area (see approved building plan attached).

7.2 Existing land uses

The improvements on the subject property are all confined to the northeastern portion of the subject property and comprises the following buildings as depicted in the aerial image below:

1. Dwelling with outbuilding
2. Workshop
3. Shed
4. Stable building

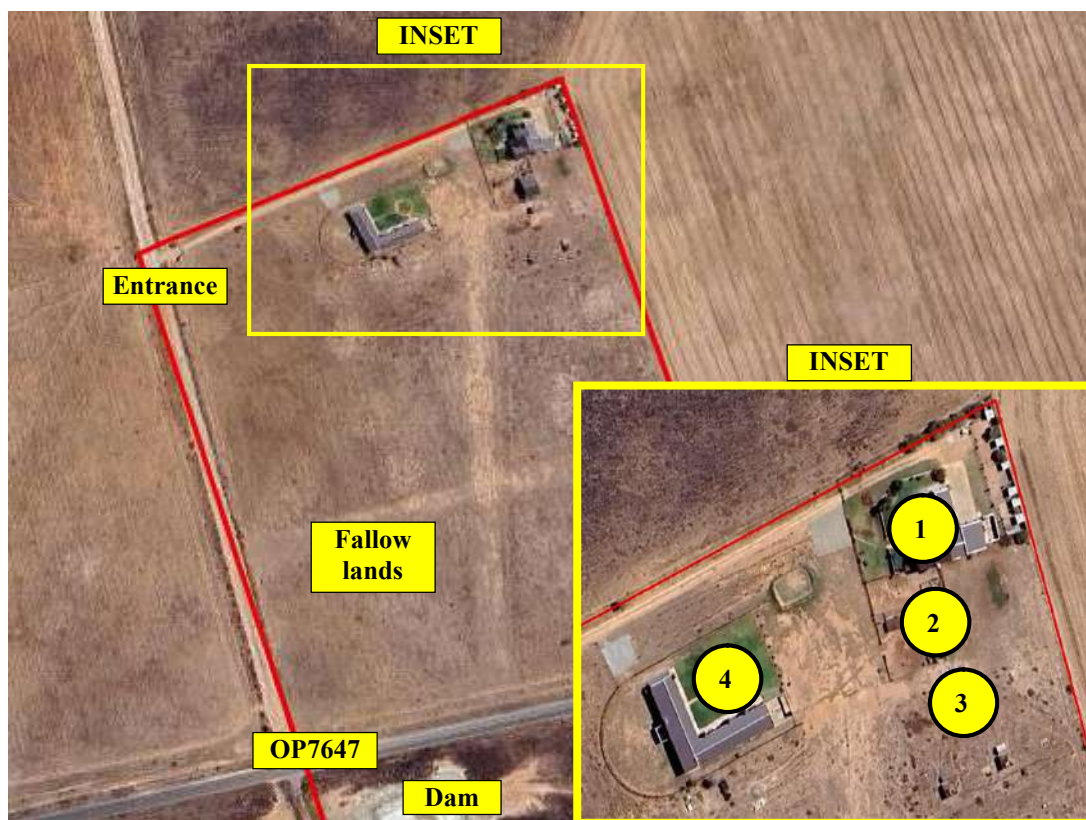


Fig. 5: Existing improvements



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Dwelling



Workshop/ shed



Stable building



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Portion 16 of Farm No. 109 Malmesbury

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5. DEVELOPMENT CONCEPT

The objective of this application is to establish tourist related facilities on a small agricultural land unit outside the approved urban edge within the jurisdiction of Saldanha Bay Municipality. The proposed uses will comprise primarily a function/event venue with associated activities that will serve as a regional facility for the larger Saldanha Bay municipal area. These facilities will be designed and positioned in such a way on the subject property without compromising the rural integrity and character of the area.

Due to the small size of the subject property and the lack of irrigation water, the subject property cannot be regarded as a viable agricultural land unit. Having said that, there is no intention to change the zoning of the subject property from agriculture or to utilize the entire property for alternative purposes. The limited agricultural potential of the subject property will be optimised with the introduction of chicken coops and associated agricultural uses. The intention with this application is to create a unique tourist opportunity that will serve the larger area of Saldanha Bay Municipality.

The proposed development concept “**The Coop**” is described by the **applicant, Rikus de Beer (“Jonathan”) as a well-known comedian and entertainer** as follows:

*“The main intention of **The Coop** is to establish a dedicated, purpose-built performance venue on the West Coast for the benefit of the arts and performers. As someone who comes from the entertainment and performing arts industry, I have experienced first-hand how the lack of proper venues forces artists to perform in unsuitable spaces such as restaurants or pubs. These venues create major challenges around capacity, acoustics, sound restrictions, technical infrastructure, and audience numbers.*



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A professional production for more prominent bands starts at R80,000 (excluding travel and accommodation). To make such events viable for artists and promoters, a minimum audience of approximately 250 pax is required. Smaller venues simply do not work for quality performances.

***The Coop** will fill this gap by providing a proper theatre-style facility on Chickania Farm. The venue will be used primarily to host theatre productions, live music shows, and corporate events as and when they are booked. There will be **no daily public operations** — the facility will **only be active on booked event days**.*

*On event days only, a **small food court** will offer takeaway pizzas and burgers, and a **self-service bar** will provide wine, beer, and cold refreshments. All orders will be placed and collected at the food court or bar counter — there is **no table service**.*

*We fully agree that a full-time restaurant of any nature would not work in this area and is definitely not our intention. We already operate one of the most prominent restaurants in the West Coast only 5 km away in Jacobsbaai, and we have no desire to create competition or add another full restaurant offering. The **limited, event-only food and beverage service** is purely to support attendees and will provide additional hours for our current staff to complement their income to compensate for quieter periods outside of the main tourism season.*

*Chickania Farm will produce free-range eggs for our restaurant in Jacobsbaai. To tie in with the chicken-and-egg theme, the venue is named **The Coop**. The building will be constructed in the style of a large agricultural shed — low-profile, vernacular design using materials that blend with the farmstead precinct and surrounding rural character.”*

The development proposal comprises two components i.e. the **function /event venue with restaurant**, and the conversion of the **existing guest**



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rooms into self-catering rooms as depicted on the attached **Site Development Plan: Plan No. 1000 dated 10 May 2026**.

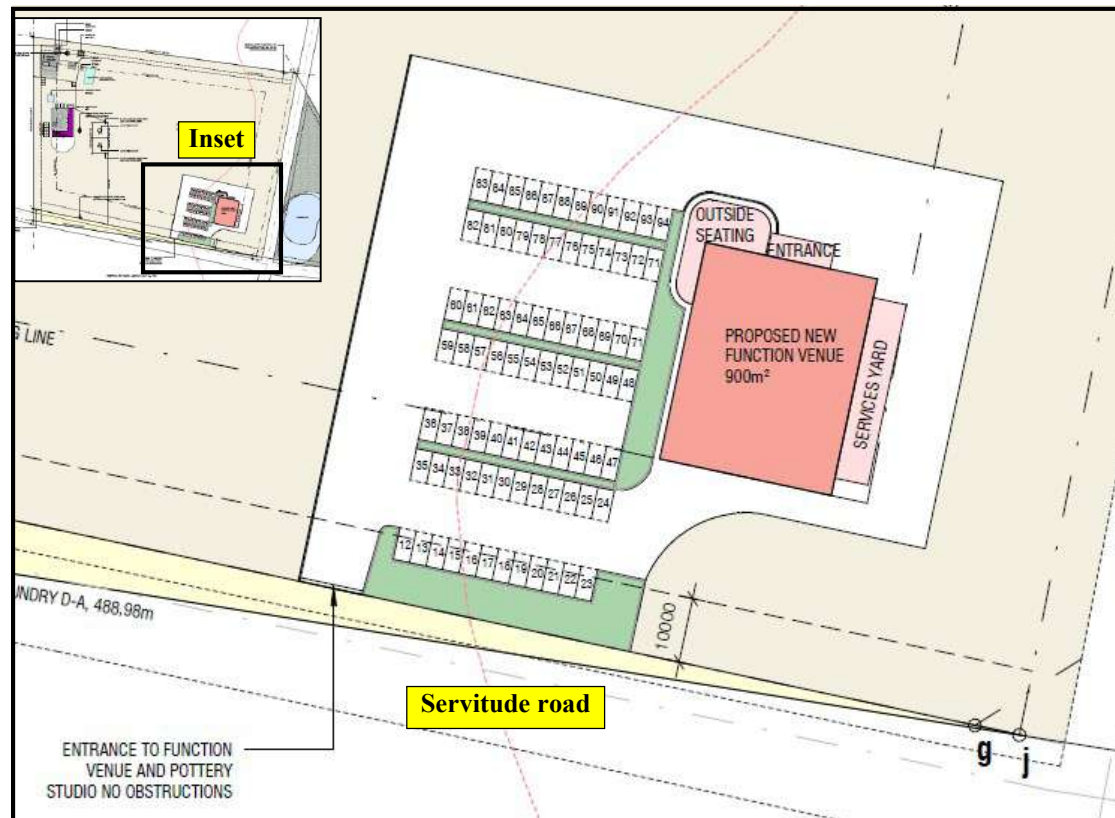


Fig. 6: Extract from SDP with position of new building

The **Function/Event Venue with restaurant** is a new building to be constructed in the southwestern corner of the subject property north of OP7647. As clearly stated above, the new building will be primarily a function/event venue. The restaurant will not be a commercial enterprise but will be secondary to the function/event venue and will only function during functions/events.

This new building will be **set back 30m** from the western and southern property boundaries as per the legislative requirements of the Saldanha Bay Integrated Zoning Scheme By-Law.

The proposed **±900m²** building is a typical barn-style structure with a maximum **height of 8,7m** (ground level to top of roof) and comprises the following spaces and uses:



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- Outside seating area near entrance
- Entrance
- Large seating area for functions/events with stage and backroom
- Kitchen area with freezer, cold room and storage area
- Self-service bar area
- Ablutions (male and female)
- Storeroom
- Event display area
- Venue office/administration
- Service Yard (gas, refuse and water storage area)

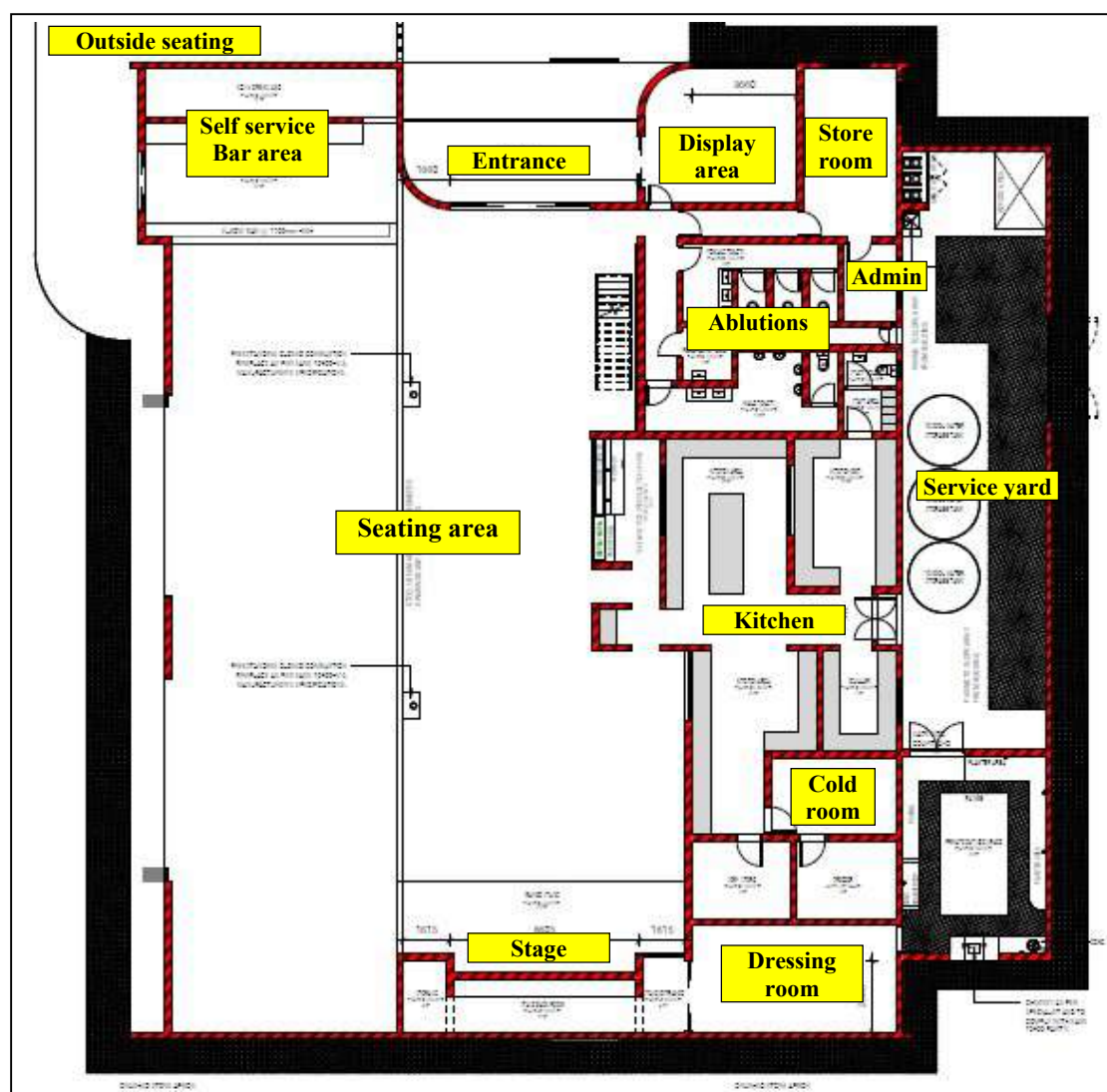


Fig. 7: Extract from floor plan for function/event venue building



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The proposed **Self-Catering guest rooms** comprises the conversion of the **existing and approved 5 guest rooms** inside the old stable building into **5 self-catering guest rooms**. The formal building plan for the 5 guest rooms, reception, storage and covered stoep area was approved on 2 September 2025 (*copy of approved plans attached*). No additions to the existing structure are proposed by this application.

According to the project Architect, the design philosophy can be described as follows:

“The Jacobsbaai architecture and landscape gives a warm feeling to a small town, uninterrupted from the norm of everyday life. The natural landscapes of limestone terrain, indigenous fynbos, ocean horizon and expansive sky views bring a calm feeling to all visitors and residents.

Well thought out architectural design in Jacobsbaai is very important, to keep to the feel that the small town brings. Whitewash walls, thick masonry appearance, chimneys and shutters form part of the charm that Jacobsbaai brings.

With the introduction of a theatre, our aim is to enhance the experience that the slow-moving town brings. Creating a destination of a sociable activity that will bring visitors to the town. The aim is to create growth in an area where natural beauty is the main attraction.

Jacobsbaai’s architectural control exists to preserve a collective identity to avoid visual chaos. By sticking to that idea, we strive to create visually attractive structures that doesn’t overpower any already built structures, but enhances the local area”



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6. APPLICATION

To achieve the objective of this application it is necessary that the existing land use rights pertaining to the subject property be extended to allow for the proposed activities and to correspond to the requirements of the Saldanha Bay Municipality: By-Law on Municipal Land Use Planning and the Saldanha Bay Municipality Integrated Zoning Scheme By-Law, respectively. .

According to the Saldanha Bay Integrated Zoning Scheme By-Law, 2021 the proposed land uses are not listed as a primary land use right in the Agriculture Zone and that a land use application is required.

During a formal pre-application process, it was confirmed that to permit the intended land uses on the subject property, that a formal application for **Consent Use** be submitted. The consent use application will include “**tourist facility**” (**restaurant**) as well as “**special use**” (**function/event venue and self-catering guest rooms**).

In terms of the integrated zoning scheme by-law, **tourist facility** is defined as follows:

Tourist facility means amenities for tourists or visitors and-

- (a) Includes conference facility, lecture rooms, **restaurants**, gift shops, restrooms, 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” (own emphasis)*

This Consent Use for **Tourist Facility** will permit the proposed **restaurant** as a secondary use to the function/event venue.

In terms of the integrated zoning scheme by-law, **special use** is defined as follows:

“Special use means a land use that is such or of which the development rules are such that provision is not made therefor in this Scheme, and which is



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described by means of conditions of approval which include the land use measures which are applicable to the particular premises for the exercising of the use.” (own emphasis)

The proposed Consent Use for **Special Use** will facilitate not only facilitate the proposed **function/event venue** but also the conversion of the existing guest rooms inside the stable building into **self-catering rooms**.

The final approval will be linked to the intended activities as detailed in section 5 of this report and the attached *Site Development Plan*. Any future changes or additions to this development proposal will require an amendment of the Site Development Plan.

To comply with the agreed requirements, formal application is therefore made in terms of **Section 15(2)(o)** of the Saldanha Bay Municipality: By-Law on Municipal Land Use Planning, 2015 for the following **CONSENT USES** on Portion 16 of Farm No. 109 Malmesbury:

- **Tourist Facility** (restaurant)
- **Special Use** (Function/event venue and self-catering guest rooms inside approved stable building)

Please note that on successful conclusion of this application a formal Liquor License application in terms of the Liquor Act for on-consumption purposes will be submitted for approval.



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Portion 16 of Farm No. 109 Malmesbury

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7. SPATIAL PLANNING PRINCIPLES

In terms of National, Provincial and Local spatial planning legislation certain development principles were adopted to apply to spatial planning, land development and land use management.

The development principles on National level are in terms of Section 7 of the **Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)**, while the land use planning principles on Provincial level is in terms of Section 59 of the **Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)**. These development principles were all adopted and included into the subsequent **Land Use Planning By-Laws** promulgated for each Local Municipality.

The proposed consent use on Portion 16 of Farm No. 109 Malmesbury, will be evaluated as follows against the five development principles:

(a) Principle of spatial justice

- The spatial justice principle requires that the past spatial and development imbalances should be redressed through improved access to and utilization of land. Access to land for all should be facilitated. We are of the opinion that the **proposed new activities promote this principle by optimizing the use of the property** in accordance with the spatial visions for this area. We are of the opinion that this proposal will result in the **optimising of natural and man-made resources without compromising the rural integrity of the area.**
- The proposed activities provide an opportunity **for a tourist destination for the larger Saldanha Bay region directed at specific and pre-planned events.**



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(b) Principle of spatial sustainability

- The principle of spatial sustainability will be achieved by a development if it is spatially compact, using resources sparingly. The **proposed activities in our view embody this principle with the optimal use of land without compromising the surrounding area.**
- The development proposal will **promote low-intensity intermittent activity** and not a continuous high-impact activity.
- It is worth noting that specific provision is made in the Integrated Zoning Scheme By-Law for **secondary and associated land uses** within the agriculture zone.
- Since the proposed activities will function as secondary uses, the **agricultural and rural character will be retained.**
- Even though the subject property forms part of a larger agricultural area, it is far too small to function as a viable agricultural land unit and the secondary land uses introduced with this application **will not conflict** with the immediate surrounds.
- The proposed activities support **agri-tourism**, which is widely recognised as a sustainable rural development model, especially on unviable agricultural land units such as the subject property.
- The size and absence of irrigation water the subject property **cannot be farmed in a sustainable manner**, and alternative land uses will increase the sustainability thereof.
- The subject property is in a **location that is sustainable from a spatial and environmental point** of view since there is no conservation worthy vegetation or ecological habitats present on the northern portion on which the development is proposed.



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- **New employment** opportunities will be created that will have a significant impact on the local communities in the area.
- Since the proposed activities will be confined to the inside of the new proposed building, **no safety hazards which cannot be mitigated through regulations and management are anticipated** through this application.
- The subject property is situated near Jacobsbaai and **easily accessible** from all directions via the existing road network in the area.
- The use of the subject property for the proposed function/event venue is ideal since there are **no dwellings or other buildings** within a radius of **700m**.
- A much-needed **function/event venue** will be introduced for the benefit of all the residents inside the larger Saldanha Bay municipal area.

(c) Principle of efficiency

- The subject property is located **in the rural hinterland outside the urban edge of Jacobsbaai**.
- The subject property is dissected by OP7647 which serves as the main access road from the R45 towards Jacobsbaai.
- The functions/events are **periodic**, which means that infrastructure and services are not under constant strain.
- The subject property will be used more productively by combining the limited agricultural potential thereof with the **tourist related income generation**.



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(d) Principle of spatial resilience

- The proposed activities will provide an **alternative income stream** to the owner of the small and unviable agricultural land unit.
- Since this proposed function/event venue will be one of a kind in the Saldanha Bay Municipality this proposal supports **tourism diversification** in the broader west Coast region.
- A **combination of agriculture and agri-tourism** increase the long-term viability of the subject property.

(e) Principle of good administration

- A formal pre-application process was conducted with an official from the Saldanha Bay Municipality Planning Department to ensure the correctness of the application and efficient assessment thereof by the municipality.
- The formal application is submitted to the local authority and relevant statutory authorities for approval and will be administered in accordance with the procedures contemplated in the Saldanha Bay Municipality's Land Use Planning By-Law.



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8. LEGISLATIVE FRAMEWORK

8.1 Western Cape Rural Guideline (2019)

The objective of the Western Cape Rural Guideline is inter alia to promote sustainable development in appropriate rural locations throughout the Western Cape. From a tourism perspective this document aims to ensure the inclusive growth of the rural economy and to diversify the Western Cape's rural economic base into the tourism and recreation sectors and developing these sectors on a sustainable basis. The Western Cape Government is committed to facilitate appropriate investment in the tourism sector across the rural landscape by offering a range of appropriate nature, cultural and agri-based rural tourism facilities and recreational opportunities

Tourist and recreational facilities should be accommodated across the rural landscape, but the scale and nature thereof should not impact negatively or compromise the agricultural production on the subject property.

The proposed development complies with the recommendations of this guideline document in the following ways: -

- The subject property is too small to function as a viable agricultural land unit.
- The intended function/venue will serve as catalysator to transform the subject property into a viable and sustainable property.
- The new building will be placed on previously disturbed agricultural land and not on any environmentally sensitive areas.
- No natural vegetation or conservation worthy plants will be affected.
- The proposed size and scale of the new building is appropriate for this property.
- The local tourism sector and economy will be enhanced with the new entrepreneurial initiatives and new employment opportunities.



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- The subject property is ideally located to function as a regional tourism destination.
- It is well recorded that function/event venues in the rural area have no negative impact on the agricultural areas.
- The subject property is ideally located in relation to the existing road network to be used for the intended purposes.
- Sufficient provision will be made for the required engineering services and infrastructure.
- The architectural design and height of the new building respect the rural character of the area.

We believe that the intended function/event venue does not conflict with the intentions and objectives of the rural guideline policy.

8.2 Saldanha Bay Municipality By-Law on Land Use Planning

To comply with the provisions of the Spatial Planning Land Use Management Act (SPLUMA), Saldanha Bay Municipality has compiled the Saldanha Bay Municipality: By-Law on Municipal Land Use Planning, which was Gazetted on 13 August 2015.

The Saldanha Bay Planning By-Law provides the legal and administrative frameworks through which land and developments are managed within the municipal area. It gives effect to national and provincial planning legislation and guides how land may be used and/or developed in a sustainable manner.

The primary purpose of this by la is inter alia: -

- Regulate and manage land use development
- Implement spatial planning policies
- Promote sustainable development
- Protect public interest
- Ensure fair and transparent decision making
- To facilitate economic development and investments



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- To coordinate infrastructure and service delivery

We believe that the proposed development will contribute significantly to the local economy while at the same time provide much needed service to the residents of the greater Saldanha Bay municipal area.

8.3 Urban Edge

Saldanha Bay Municipality has, as part of their Spatial Development Framework process, identified the areas in and around existing developments where future development can take place. This alignment is called the “urban edge” and clearly defines the outer perimeter of the existing urban development areas.

Because the subject property is situated approximately 5km outside Jacobsbaai, it falls outside the approved urban edge. Since the intention of this application is to provide a small-scale tourist related land use as a secondary right on agricultural zone property, there is no need for the subject property to be inside the urban edge to be evaluated.

8.4 Saldanha Bay Integrated Zoning Scheme By-Law

The subject property is located within the area of jurisdiction of the Saldanha Bay Municipal area and forms part of the land use related legislation of which the Saldanha Bay Municipality Integrated Zoning Scheme By-Law (2021) is but one. This law manages the land use rights within the larger Saldanha Bay Municipal area and stipulates the land use parameters pertaining to each property and zoning within the municipal area.

Since the subject property is zoned Agriculture Zone and the proposed activities are not listed as primary land use rights in the Agriculture Zone an application is made for a consent use for **“tourist facility”** & **“special use”** respectively.



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8.5 Environmental impact

According to the attached professional opinion from Messrs Guillaume Ne Environmental Consultants dated 11 May 2026, the proposed development does not trigger any environmental regulations, and no environmental application is required. This opinion is because the development is proposed on previously disturbed agricultural land and not environmentally sensitive land. The extent of the proposed development is also less than 1ha and no external services or infrastructure will be constructed that will trigger any listed activities (*copy of opinion attached*).



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9. DESIRABILITY

The concept of “desirability” in a land use planning context and as contemplated in Section 65(1)(c) of the Saldanha Bay Municipal Planning By-Law can be described as the “degree of acceptability” of the specific land use(s) on a said property within an existing natural or manmade environment and the guideline proposals included in the relevant spatial development framework plans and policies in so far as it relates to desirability, or on the basis of its effect on existing rights and the biophysical environment concerned.

The desirability of this application for **consent uses on Portion 16 of Farm No. 109 Malmesbury** will be discussed regarding the following aspects

- Physical characteristics
- Character of the area
- Accessibility
- Spatial Planning
- Provision of services

9.1 Physical Characteristics

The subject property is an existing small agricultural land unit with a distinct slope that runs from north to south across the property towards OP7647, which traverse the property in an east/west direction dissecting the property into two portions. The southern smaller portion comprises a deception 9dam) with natural vegetation. This portion has never been cultivated. The larger northern portion has been extensively cultivated in the past and comprises all the existing buildings positioned in the northeastern corner of this portion. The new building is proposed in the southwestern corner of this portion. There is no conservation worthy vegetation, or ecological habitats present that will be impacted upon.



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View across the property towards OP7647

9.2 Climate

The subject property is located on the West Coast of South Africa and forms part of the Mediterranean climate system of the Western Cape. The area is known for its cold and wet winters and dry warm summers. The wind is predominantly north westerly during the winter months and strong south easterly in the summertime. February is the warmest month of the year with an average temperature of 25°C, while July is the coldest month with temperatures averaging 7°C. The placing and orientation of the new building took the existing climatic conditions of the area into account, and no impact is expected on the micro-climate of the area because of this new building.

9.3 Character of the area

The subject property is an existing small agricultural land unit located inside the agricultural hinterland of Jacobsbaai. The subject property is surrounded by mainly larger agricultural land units primarily used for wheat farming. Even though the subject property is zoned agriculture zone, it is far too small to function as a viable agricultural land unit.



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Due to its proximity to OP7647 as well as Jacobsbaai to the west, the subject property is ideally located for tourist related activities, especially since this area is renowned as a highly frequented tourist destination.



Panoramic view of the surrounds



View onto surrounding properties

The principle of tourist related activities in the rural areas is strongly supported by all spheres of government and encouraged in the local Integrated Development Plan and Spatial documents. Due to the size and scale of the proposed development, we firmly believe that the new proposed building and activities will not conflict with the rural character of the area. In fact, we submit that the proposed development will contribute significantly to the rural economy and tourism sector without compromising the agricultural integrity of the area. Since the subject property is too small to function as a viable farm, alternative secondary



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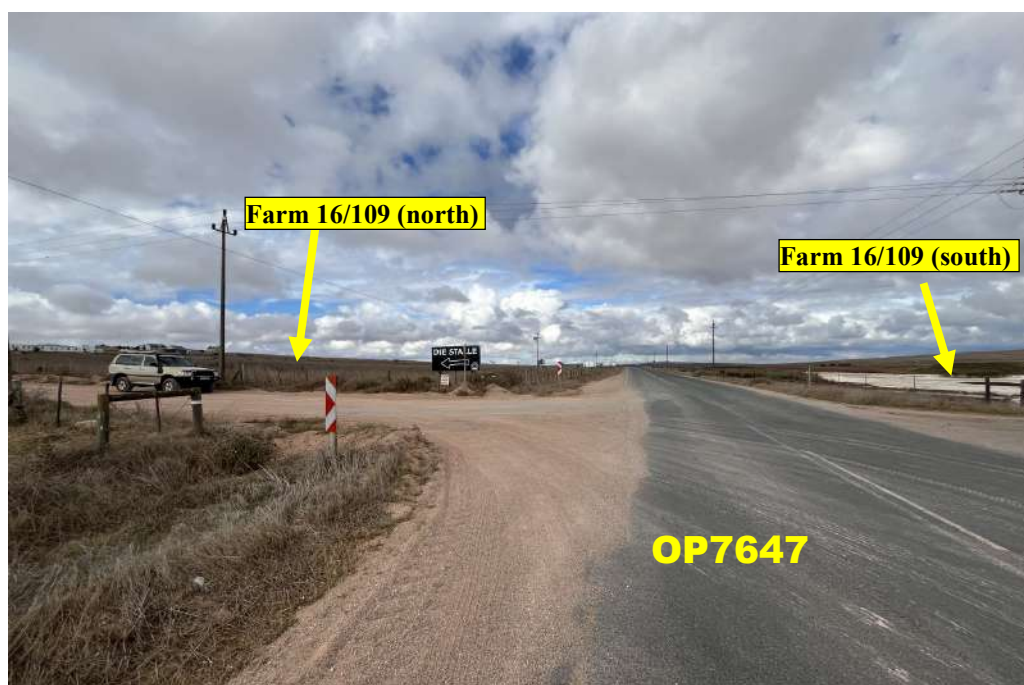
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land uses as proposed by this application are the most logical use of the subject property. It is worth noting that the applicant intends to continue with an agricultural component in the form of chicken coops that can be achieved with the limited size, soil conditions and absence of irrigation water.

Since the new building will only cover $\pm 900\text{m}^2$ in extent, the balance of the property will remain open, which means that it will continue to reflect a typical low density rural character

9.4 Accessibility

The subject property is located 5km east of Jacobsbaai along OP7647 that links Jacobsbaai to the west with Main Road 238 (R399) to the east. R399 is the main road linking Vredenburg to the north with Saldanha to the south. OP7647 traverses the subject property and divides it into two portions (north and south). The existing buildings and new development are proposed on the northern portion that takes access from a servitude road 10m wide that intersects with OP7647. A new access to the new building will be created from the servitude road $\pm 80\text{m}$ from intersection.



View along OP7647 with subject property on the far left.



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Servitude Road 10m wide along western boundary of subject property



Existing entrance from servitude road



Approximate position of new entrance from servitude road (80m from intersection)



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9.5 Spatial Planning

According to the approved Saldanha Bay Spatial Development Framework (May 2019) the subject property is located **outside the approved urban edge of Jacobsbaai**. Even though the subject property is not specifically mentioned in the spatial planning documents, it is earmarked as “**agriculture**”. Since this application is merely to permit tourist related activities as a secondary land use right, no conflict with the spatial planning policies is expected.

One of the objectives of the spatial planning document is to **encourage tourism and local economic development** in the municipal area. The proposed development will achieve both these objectives without compromising the rural character.

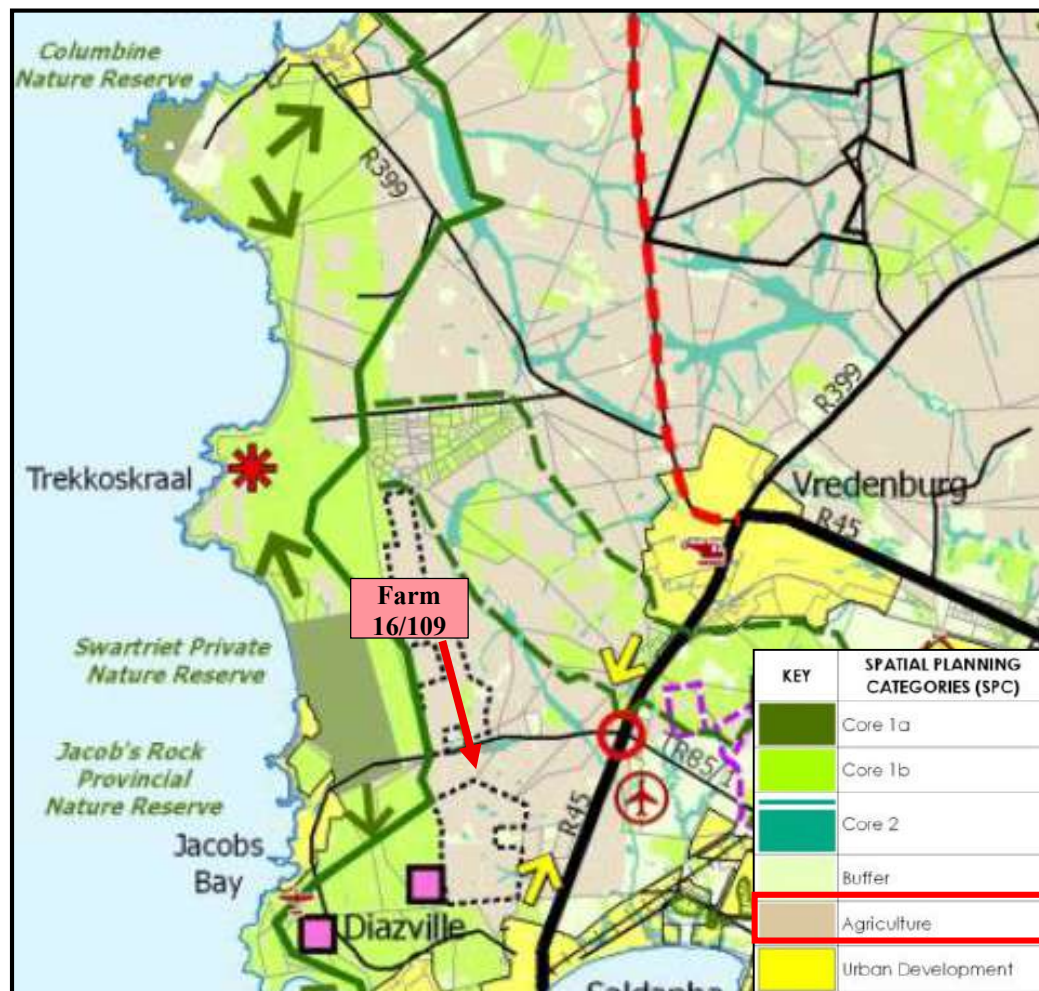


Fig. 7: Extract from Fig. 6.1 of SDF (May 2019) with subject property annotated



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9.6 Provision of services

Messrs Nortje & de Villiers Consulting Engineers has been appointed as Civil Engineering Consultants to compile a report on the provision of civil engineering services for the proposed development. The **Services Report on the Provision of Engineering Services dated 12 May 2026** is attached to this application and is the result of in-depth discussions with the relevant officials at the Saldanha Bay Municipality. This report includes all aspects of engineering services, current and proposed. All new infrastructure and services that will be required, will be done in accordance with the requirements of the Saldanha Bay Municipality Engineering Department.



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10 SUMMARY AND CONCLUSION

From the previous it is evident that the proposed **Consent Use** on Portion 16 of Farm No. 109 Malmesbury to facilitate a new function/event venue building with restaurant component inside as well as to convert the existing 5 guest rooms into self-catering guest rooms, is in line with Section 65 of the Saldanha Bay Municipality By-Law on Municipal Land Use Planning in particular Section 65(1)(c) thereof. The motivation for the proposed land use can be summarized as follows:

- The subject property is a small agricultural land unit located 5km east of Jacobsbaai
- The subject property is too small and without any irrigation water to function as a viable agricultural land unit.
- The subject property is dissected in two portions by OP7647 linking Jacobsbaai to the west with R33 to the east.
- Access to the subject property is taken from the existing 10m wide servitude road along the western boundary of the property.
- All the existing buildings are located on the northern portion of the subject property, while the southern portion comprises a dam and natural veld.
- The proposed development comprises a new building to be used on occasion for functions/events with a small restaurant component inside.
- The new building will be positioned in the southwestern corner of the property with easy access from OP7647 and the servitude road.
- The application also includes the conversion of the existing 5 guest rooms inside the stables building into self-catering guest rooms.
- A new access to the function/event venue building will be created from the servitude road approximately 80m from the intersection with OP7647.
- The proposed tourist related facility will serve a regional function to the larger Saldanha Bay municipal area and will be one of a kind.



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- The objective is to attract celebrities and entertainers to the venue for the benefit of the residents of Saldanha Bay municipality.
- New employment opportunities (temporary during construction phase as well as permanent as staff and security) will be created, which will contribute to the upliftment of the communities in the area.
- From an economic point of view the proposed land use will optimize the existing property with the secondary agri-tourism use.
- The size and scale of the new building do not conflict with the rural character, especially with its barn-style architecture.
- The new building is also in terms of height consistent with what is normally associated in the rural areas.
- The subject property is easily accessible from all directions and makes it ideally located in a renowned tourist area (West Coast).
- Even though the subject property is not a viable agricultural land unit, the applicant intends to introduce chicken coops as an agricultural operation.
- Sufficient onsite parking is provided.
- From a land use planning point of view, we are of the considered opinion that the proposed development will not have a detrimental impact on the area and that the strategic location supports the intended use.

From the aforementioned, it is submitted that the proposed **Consent Use for Tourist facility (restaurant) and Special Use (function/event venue and self-catering rooms)** as depicted on the attached ***Site Development Plan: Plan No. 1000 dated 10 May 2026 and Floor Plan***, is regarded desirable and that the application can be favourably considered and approved.

PIERRE-JEAN LE ROUX

Pr. Pln. A./803/1995



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