



**APPLICATION FOR THE REZONING, SUBDIVISION AND,
COUNCIL APPROVAL, AMENDMENT OF CONDITIONS, ON
UNREGISTERED ERF 12893 A PORTION OF UNREGISTERED ERF
12618, A PORTION OF ERF 12327 CREATED WITH THE
SUBDIVISION OF ERF 10511 LANGEBAAN
(PREVIOUSLY PORTION 2 OF FARM 293, MEEUWKLIP)**

June 2026

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1 Introduction

The property owner of unregistered Erf 12893, Langebaan a portion of unregistered Erf 12618, Langebaan a portion of Unregistered Erf 12327, Langebaan a portion of erf 10511 Langebaan (Previously known as Portion 2 of Farm 293, Meeuwklip Langebaan) (from here-on referred to as the property) Dormell Properties 391 Proprietary limited have duly authorised Urban Eye Planning and Development to submit the necessary applications to allow for the various applications required to act on the overall approval of a group housing development on the property.

The property is a result of an array of land use approvals obtained over a period with the first phase of the development namely Langebaan Manor already been implemented, and services for the overall development (current approved Phase 2 and 3) is currently being installed with several applications currently in process. The approvals granted and development rights granted are based on development patterns and urban environment at the time of submission over 12 years ago. This has necessitated that some aspects of the development as approved be amended to be in line with the present-day requirements and development patterns in the now fast-growing town of Langebaan.

It should also be noted that the application at hand is not to seek any addition land use rights but is required to give effect to such. The approval granted allows for not more than 289 Group housing units, the application at hand is to given effect to the first 83 units.

It is on this bases that there is no reason to believe that the application at hand will have any negative impact on the surrounding residents nor on the town as a whole as it is affectively giving effect to the current land use rights taking into account the array of conditions and limitations imposed as part of the approval.

1.1 Property and Application Details

Table 1: Property information and application details	
Property Description	Unregistered Erf 12893, Langebaan a portion of unregistered Erf 12618, Langebaan a portion of unregistered Erf 12327, Langebaan a portion of Erf 10511, Langebaan
Property Address	Bree Street Langebaan
Registered Owner	Dormell Properties 391 Proprietary Limited
Title Deed	Erf 10511 - T000037926/2024
Title Deed conditions	None, other than a few servitudes for services
Applicant	Urban Eye Planning and Development Pty Ltd
Property Extent	Erf 10511 - 50,58 ha Unregistered Erf 12893 -3.02ha
Current Zoning	Erf 10511 - Subdivisional Area Unregistered Erf 12893 – Residential Zone 2
Overlay Zone	None
Current Land Use	Vacant
Applicable Zoning Scheme	Saldanha Bay Integrated Zoning Scheme
Municipality	Saldanha Bay
Application Details	
Applications	1) Application for rezoning of unregistered Erf 12893 Langebaan from Residential 2 to Subdivisional Area to allow for the subdivision of such in terms of Section 15(2)(a) of the Saldanha Bay Municipal Planning By-Law and, 2) Application for the subdivision of unregistered Erf 12893 Langebaan into 92 portions (83 Res 2 Erven, 5 Open Space 2, 4 Transport 3) in terms of Section 15(2)(d) of the Saldanha Bay Municipal Planning By-Law, and 3) Application for the approval of an SDP, Landscaping plan and unit types in terms of the Integrated Zoning Scheme in terms of Section 15(2)(u) of the Saldanha Bay Municipal Planning By-Law, and 4) Application for council approval to allow for the required open space within the development to be combined open space as provided for in terms of the Integrated Zoning scheme, in terms of Section 15(2)(g) of the Saldanha Bay Municipal Planning By-Law, and

	5) Application for the amendment of condition (ss) of the subdivision approval granted 18 May 2012 to not require a refuse room to be provided for the proposed group housing development in terms of Section 15(2)(h) of the Saldanha Bay Municipal Planning By-Law, and 6) Application for the registration of a services servitude over portions 1, 89, 41, 52, 92 and 77 in terms of Section 15(2)(d) of the Saldanha Bay Municipal Planning By-Law
Applicable Guidelines and Policy	
Subject to NHRA	No
Subject to NEMA	No
Any unauthorised land use or building work	No
Saldanha Bay Spatial Development Framework	Yes, proposal is compliant

2 Development Informants

2.1 Locality

The site is in central Langebaan, a low-density residential area. Surrounding areas include Country Club to the North and Myburgh Park to the South and East and the old town centre to the west.

Langebaan is an area that has an extensive variety of residential unit types, varying between free-standing dwellings with pockets of high-density in between, holiday accommodations as well as various other uses that range from commercial to utility services, building supply shops, some restaurants, take away outlets as well as institutional uses such as schools and medical consulting rooms etc.

2.2 Title Deed conditions

The property is registered as remainder of Erf 10511, Langebaan (previously a portion of portion 2 of the Farm 293 Meeuwklip). There are no restrictive title Deed conditions that prohibits the development of the property with limited servitudes that have been considered with the original layout and will not be affected by the current application. (see **Annexure C**).

2.3 Zoning and Development Parameters

As shown on the Zoning Map (see **Figure 2**), the property is a portion of (Unregistered Erf 12327) that is currently zoned agricultural with an underlying subdivisional area (with a variety of zonings as indicated on the endorsed subdivision plan as approved with the land use approval that was acted on with phase 1 of the development. The surrounding properties vary in zoning with predominantly being residential zone 1. The property is therefore situated in an area characterised by mostly residential uses in terms of, scale and intensity that is central to the town.

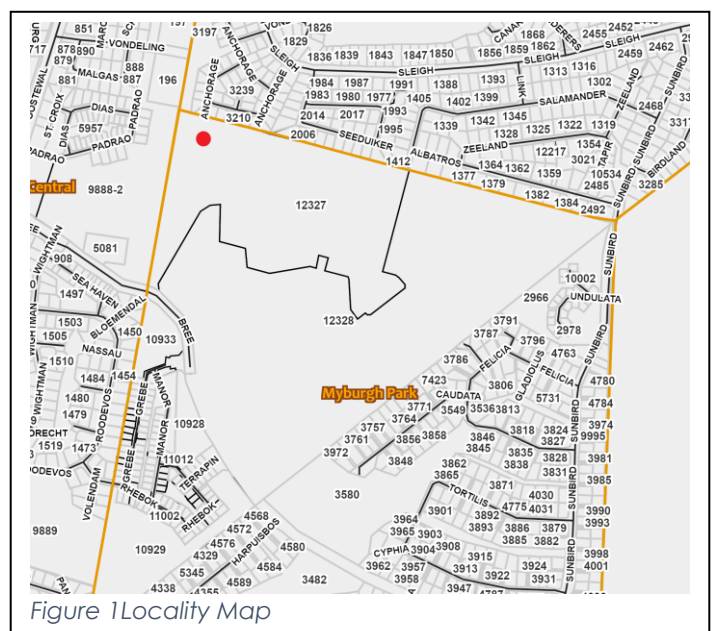


Figure 1 Locality Map

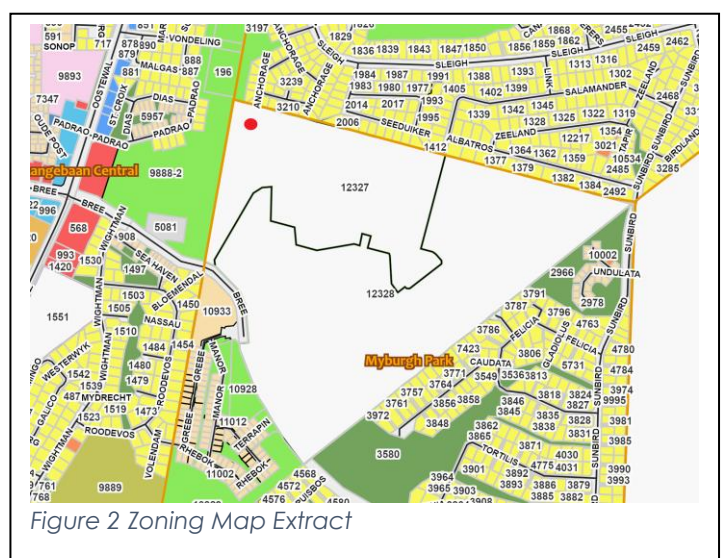


Figure 2 Zoning Map Extract

The current zoning allows for the property to be developed in accordance with the approved subdivision plan, that is Residential Zone 2 that allows for group housing, town housing, dwelling house and semi-detached dwelling as of right with a variety of uses permitted by means of a consent us. The overall development and zoning are being implemented in a phased manner. The application at hand is not to apply for any additional land use rights but to allow for the subdivision of one of the group housing erven within the approved phase 2 to give effect to such land use rights granted by means of own title erven as opposed to sectional title erven.

2.4 [Forward Planning and Legislative informants](#)

2.4.1 [Saldanha Bay Municipal Spatial Development Framework](#)

In terms of the **Saldanha Bay Municipal Spatial Development Framework 2019** (SBMSDF) the property falls within an area that is identified as an existing phased development (See Fig 3 Extract of map 6.4.3 of the SBMSDF May 2019), the proposal is as per the approved layout. The development will not have any impact on the implementation of the SDF as the proposed development is already indicated on the SDF as a phased development and will not have a negative impact on the surrounding property owners.

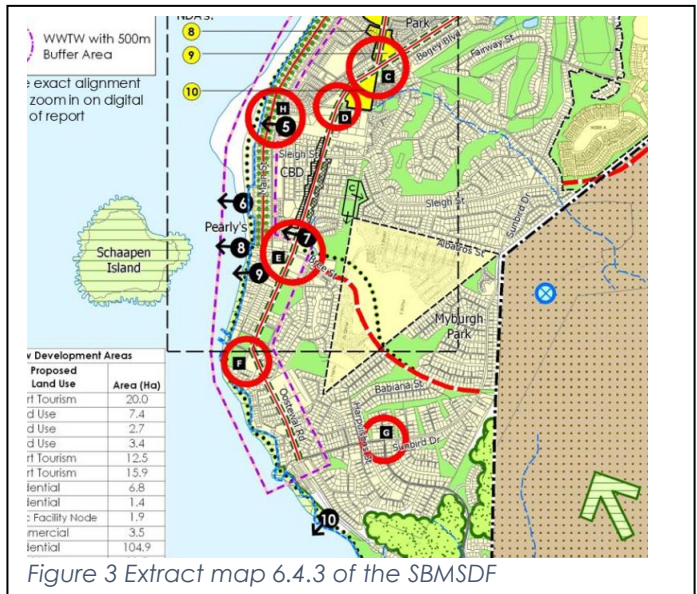


Figure 3 Extract map 6.4.3 of the SBMSDF

2.5 [Previous Approvals](#)

Several previous approvals for the overall development have been granted that need to be taken into account the key aspect of these is as follows:

- The property is subject to a 5m height restriction for the first 30 m from the northern property boundary.
- No buildings are permitted within 5m from the northern common boundary.
- The remaining portion of the property will be subject to a 7.5m height restriction.

2.6 [Local context analysis](#)

The property is in a highly accessible and central area of Langebaan town with easy access via Bree Street and a central part in the overall development of Langebaan. The property falls within the area earmarked for development in a phased manner and approved for such, the application at hand is a direct result of these approvals, guidelines and strategies and will not result in any additional land use rights not already granted with the approval that has vested with the implementation of phase 1. The development of this property is a critical part in the overall development of the town as it requires several upgrades to services that is only possible with the development of the property to the benefit of all the residents of Langebaan.

2.7 [Character of area and built form](#)

The local area can be described as predominantly residential in nature with most of the adjacent erven not having a single architectural appearance as the majority do not have any specific guidelines applicable except the country club that have some guidelines but predominantly around colours etc and not actual design aspect or elements. The envisaged development will be subject to the specific parameters imposed as part of the land use approval and Environmental Authorisation that includes the limitation of height of certain erven in this instance 5m for 30m form the northern boundary and 7.5m

for the remainder of unregistered Erf 12893, Langebaan. The surrounding area contains a mix of buildings types a typical response to the current zoning in the area and development rights applicable to each and has developed accordingly.

2.8 Access and parking

Access to the overall development is currently by means of a connecting road namely Turnstone Avenue to the Bree Street extension with access to the group housing namely unregistered Erf 12893, Langebaan being from a new road to be constructed as part of phase 2 of the overall development namely Oystercatcher Road as shown on the proposed SDP and subdivision plan. Parking on the property is to be provided at a rate of 2 bays per units in terms of the Environmental Authorisation and in terms of the Saldanha Bay Integrated Zoning Scheme 2 bays plus 0.25 visitor bays for each unit.

3 Development Proposal

3.1 Description of proposed development

The proposed development on unregistered Erf 12893 is to develop a group housing development that is unique and context appropriate while and adhering to the various stringent conditions imposed as part of the previous approvals. Given the location of the property and the local context and design guidelines is key factors in assisting to create a layout and urban form that will be in keeping with the area and sensitive towards to surrounding properties.

Thus, to create and appropriate urban form the massing and unity typology is key to ensure that a development in created that will not detract from the natural landscape considering the slope, be sensitive towards such to avoid having a monotonous row of houses. This led the project team to conceptualise a variety of layouts proposal as can be seen in Fig 4.

The final layout that has been decided on is deemed to be a balance between all these critical aspects that inform the overall development and will allow for the development of 83 residential units, 5 private open spaces that includes a large central open space and 4 private road portions. The proposal makes provision for a variety of units types a total of 8 units types that vary between 2 bedroom single garage single storey units to larger 3 bedroom double storey units while adhering to the maximum height restriction applicable on the property that varies between 5m and 7.5m it should be noted that all the units are below the maximum height permitted.

The proposal is supported by a very detailed landscaping plan, to ensure that the urban environment that is created is a harmoniously designed development sensitively placed taking into account the natural environment and overall landscaping requirements to create a sensitive but sensible urban form with active and passive leisure areas while being water wise and low maintenance for the enjoyment of the residents. The extent of the units and open space has purposefully been designed in such a way to provide a good balance between private and common open areas to provide for a variety of owners/tenants in the development.



Figure 4 Alternative Access including landscaping

As high to medium density developments can lead to monotonous and hard urban areas, it was critical from the start to ensure that this was not the outcome of the proposed development. It was on this basis that the overall concept is based on the design principle of creating a varied street scape with adequate pedestrian walkways and landscaping to soften such. The placement of the units has been carefully considered to ensure that privacy of units within the development is protected as far as possible as well as the adjacent residential properties to the north while taking care to provide views corridors over the units towards the lagoon.

Key factors that affected the layout is the building line setback of 5m on the northern boundary that effectively becomes unusable development land, the limited location of access and the visual appearance when viewed from Bree Street as the focus point of the overall West Rock Development. The results being a reduction in number of units but a layout that allows for free and ease of movement of vehicles through the development, while still adhering to the informants while striving to create a unique development.

3.1.1 Development Concept

The result is a development that consist of a total of 83 units at a density of 27.5 du/ha that is well below the maximum for group housing of 30 units per hectare. The road layout has also been planned and designed with sufficient width that a standard municipal refuse truck can enter the development and therefore no need to provide for a central refuse room for the development that in this instance is deemed not feasible given the extent of the property from a daily management perspective, and slope of the property.

The erven created vary between erven from 168m² to 406m² with a central open space of 2617m² that is key element in the design of the development as the get together space of the development with appropriate landscaping. The layout also makes provision for 2 smaller parks for more passive leisure and enjoyment and is envisage will be developed with appropriate hard and soft landscaping. These play areas are over and above the private garden areas of each unit

The erven have been carefully placed to create as much privacy for each unit within the development as well as the adjacent erven to the north that also makes provision for the actual services in a 3m services servitude within the 5m setback line to optimally use such setbacks as it cannot be bult upon nor within the 5m setback.

The boundary facing the link road to Bree street namely Turnstone has been purposefully created to not have any back yards of the units facing onto this street so as to allow for a softer interface than a blank wall and to create opportunities for active and passive surveillance over the public realms without giving a negative impact on the enjoyment of the individual units.



3.1.2 Unit types

The development has a total of 8 different unit types that vary between 2-bedroom single storey units with a carport to 3-bedroom units with large double garages with room for a boat. Therefore, providing for an array of end users of varying income level and different lifestyles. This was deemed key given the nature of the Development of Langebaan that varies between permanent residents, holiday makers with different lifestyles needs.

A key aspect of the development is that most of the units fits on all the properties however to ensure that a varied urban form is created to not result in a monotonous urban form 21 units is proposed to be predetermined with the remaining units being able to be selected from the units that is depicted on the SDP, to ensure that the units on the erven with the 5m height restriction is provided for in the restriction zone and that an overall variety is created.

The central units are designed around the central open space that is linked with various footpaths, outdoor seating areas and enclosures for the enjoyment of users of these spaces while providing active and passive surveillance of these areas without affecting privacy. This is achieved with some of the units having ground floor entertainment areas linked with outdoor seating and other units having entertainment areas above ground that overlooks the internal street.

Further to the variety of unit types a pallet of colours is also proposed to add to the creation of a variety in appearance and to soften the visual appearance. The colours proposed are natural earthy colours that will blend in the natural environment given the slope, limited height and natural elements incorporated in the design.

The unit's closets to Turnstone Avenue are double storey units that have been designed that the top floor has various active and passive overlooking features to improve the overall safety of the public realm along this road and to soften the street edge along this boundary.

The boundary treatment of the development also varies between solid built walls for privacy and signage, portions with Clearview or similar fencing to active the boundary wall. The boundary wall also includes planter boxes at key points to soften the solid walls further with appropriate landscaping in the planter boxes.



Figure 7 Variety of unit types



Figure 8 Visual Interface and boundary wall treatment

3.1.3 Parking

The parking for the development is provided at the units to avoid a large parking area while still limiting the amount of parking but sufficient to accommodate the required number of bays and some additional parking is provided within the development for visitors. Each unit has at least 2 parking bays either by means of a double garage or single garage with a parking bay or a carport with a parking bay. Visitor bays are provided throughout the development to ensure that adequate parking is available for occupants and visitors with a surplus of 8 bays being provided.

3.1.4 Refuse

The layout and road design was purposefully designed in such a manner to allow for a refuse truck to be able to enter the development to not require a large refuse area. Effectively the development will function as a residential zone 1 property where each unit will be responsible for their refuse bin storage.

3.1.5 Urban Form and scale

The urban form and scale that will be permitted by the proposed development is compliant with the zoning as well as specific conditions relating to height etc as imposed as condition of approval and will not result in an urban form that is out of character of the area, keeping in mind that the surrounding urban areas do not have any specific architectural elements.

The impact the development could potentially have had already been assessed and based on such the specific conditions on height for specific erven have been specified and is being adhered to that includes the additional setback requirements. The road layout assists further to create an environment that respond to the context and the adjacent erven to incorporate these limitations as part of the overall design principles.



Figure 9 Internal Streets and landscaping concepts

3.2 [Applications required](#)

To allow for the envisaged development of a single title group housing development several applications is required application to allow for such, it must be clearly understood that the applications is not to seek additional development rights but is in essence giving effect to the already permitted development rights of the property.

3.2.1 Rezoning

To allow for the subdivision of the property into the single title residential 2 erven it must be zoned to a zoning that allows for such. Therefore, the application includes an application for the rezoning of the property from Residential Zone 2 to Subdivisional area in terms of Section 15(2)(a) (mechanism to allow for subdivision)

3.2.2 Subdivision

The proposal includes an application for the subdivision of the unregistered erf 12893, Langebaan into 92 portions that include 83 residential zone 2 erven, 5 Open Space 2 Erven and 4 Transport Zone 3 erven as indicated in Fig 10 and Annexure D.

3.2.3 SDP and Landscaping

The proposed development irrespective of sectional title or single title is subject to the submission of an application for the approval of a Site Development Plan (SDP) in terms of Section 15(2)(u) as such is required in terms of section 4.3.11 of the Saldanha Bay Integrated Zoning Scheme. Such SDP is to include unit types and placement of units and is to be submitted prior to any development of a property or use that requires and SDP can be undertaken. The information required for such is guided by section 56 of the Integrated Zoning Scheme.



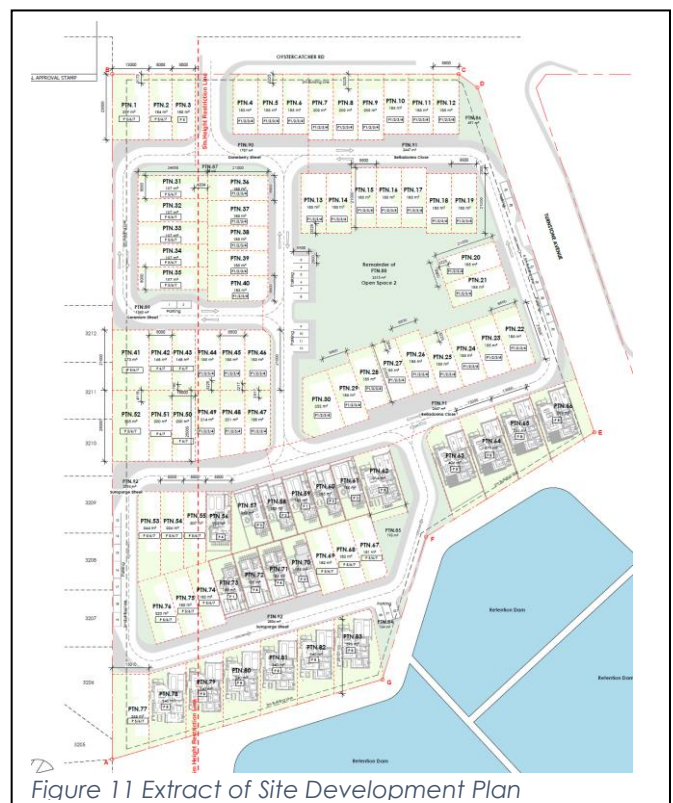
It is for this reason the following is included as part of the SDP application, overall development proposal in terms of layout, open space provision, parking provision, a variety of unit types, that includes material finishes, services reports and access configuration and overall landscaping proposals.

The SDP will ensure that the development is developed in accordance with such and provides for certainty to interested parties on the urban form and typology the development is to be undertaken as well as to ensure that an appropriate urban form is created by the proposal taking into account the development rights and various conditions of approval to ensure compliance with such.

The SDP has been compiled in such a manner as stated previously that a variety of units are provided for however 21 units have already been allocated that cannot be changed to ensure there is variation on the units as all units fits on all the properties and to ensure that the units that are proposed within the 5m height restriction is limited to such height.

The SDP also clearly shows the open space provision, coverage, parking and all the building parameters applicable and either as per the integrated zoning scheme or specific conditions of approval to show compliance.

The SDP includes a detailed landscaping plan that includes various areas of landscaping with soft and hard landscaping as well as seating areas etc to be created to ensure a vibrant and active interface, focused on the street and courtyard with clear pedestrian links to the



surrounding areas by means of walkways etc. The result is an inviting urban environment for users of the urban space especially for pedestrians.

The architecture and finishes of the proposed development are considered appropriate, including the scale and extent as the proposed development considers the architectural design guidelines of the overall development.

3.2.4 Amendment of condition (ss) relating to refuse room

As the proposed development has been designed in such a manner that a refuse truck can access the property it does not require a refuse room. A refuse room on such a scale given the number of units is not deemed a feasible solution, as some constraints for the location of such that meets the requirement of a refuse embayment for the truck is not possible. It was rather opted to widen the internal streets and turning radius so that a refuse truck can enter the development. However, in terms of condition (ss) of the original subdivision approval a refuse room is required for group housing developments. Thus, to not require a refuse room an application for the amendment of the condition as it relates to unregistered Erf 12893, Langebaan is required, thus the application at hand.



Figure 12 Extract of Landscaping Plan

3.2.5 Council Approval open space provision

Section 4.3.12 of the integrated zoning scheme requires a communal open space of at least 80m² per dwelling unit as well as at least 40m² of private outdoor space. This is to ensure that adequate recreational areas are provided for in these medium density developments and that as functional communal open space is provided.

Therefore, based on such a total of 6640m² communal open space is required and 3320m² of private outdoor space is required. The integrated zoning scheme does make provision that with council permission no distinction between these open spaces is required and can be calculated at a ratio of at least 120m² per unit. The fact that a variety of unit types is provided for with different erf sizes and even it results in some instances that the open space requirement for each unit is not attained and in other large open spaces, however, to ensure that a balance is provided, a combined ratio can be applied.

It is on this basis that the application is submitted to allow for the open space requirements to be determined on a combined ratio. The SDP has been compiled with a worst-case scenario in terms of coverage and large unit types and based on such a total of 10429m² is provided for that is more than the individual or combined ratio of 9960m². This equates to an open space calculation of 34.5% of the total development. Should smaller units be opted for by the prospective buyers the private open space for that unit will increase.

The open space provision is deemed adequate as a large central open space of 2615m² is provided for active leisure and activities with 3 smaller leisure areas with a total of 3616m² communal open space

with the difference of total open space being private space and therefore although the communal; open space provision is less than the 80m² per units the overall open space provision is in excess of the required. It should be noted that the location of the development in relation to the beach and the large private nature area that have access to such areas and not only in the open space in the group housing development, is deemed to be more than adequate and appropriate for the users of these spaces.

3.2.6 Servitudes

Any development requires the installation of services and as it is a requirement of the municipality that such services are to be within registered servitudes to ensure unhindered access to such as well as that it provided a protection mechanism for construction activities with these servitudes. The proposed development of the phase 2 and 3 development of the overall development included the connection of services across the group housing development and therefore to adhere to the requirement of the municipality that such must be a servitude the application includes the registration of a 3m wide services servitude on the northern boundary of unregistered erf 12893, Langebaan as indicated on the subdivision plan.

4 Adjudication of proposal

Section 65 of the Saldanha Bay Municipal Planning By-Law, stipulates that when deciding on an application, the decision maker must consider all relevant considerations including, but not limited to:

- The procedure followed
- The desirability of the proposed land use and any guidelines applicable.
- The impact on engineering services
- Any applicable spatial development framework.
- The matters referred to in section 42 of SPLUMA
- The development principles of the LUPA
- Relevant criteria contemplated in the development management scheme.

Section 4 of the motivation is an assessment of the application in terms of these criteria as required by the Municipal Planning By-Law for consistency and compliance.

4.1 Consideration criteria in terms of Section 7 of SPLUMA and 59 of LUPA

In terms of Section 65(a) & (r) of the Saldanha Bay Municipal Planning By law the municipality must have regard to other national and provincial legislation that includes the development principles as contained in section 7 of the Spatial Planning and Land Use Management Act and Section 59 of Land Use Planning Act when considering whether to approve an application.

Cities and towns are never stagnant and constantly changing that result in a change to the urban landscape as well as means of development and utilisation of properties over time. Land use applications and decisions are guided by policies and guidelines that are constantly changing and reviewed that go through extensive public participation processes to engage with the public, on the development vision for areas as well as what is acceptable as development patterns.

The result being that the built environment and built forms have changed significantly over time including smaller erven with higher densities, a bigger effort to promote public transport and less dependence on private motor vehicles, to create more sustainable urban environments and better utilisation of existing services etc.

It is on this basis that the urban environment is constantly changing as well as development proposal based on such need to consider the development principles of SPLUMA and LUPA and is to be adhered to and applications are evaluated accordingly.

4.1.1 The principle of spatial justice

The proposed development to allow for a single title group housing development on a property already zoned for such to allow for an optimal use of the property in a location that is highly accessible and central to the overall development of Langebaan could aid in creating a more integrated town due to additional road links and upgrade of services that will be undertaken within the existing rights to create a more integrated town.

The proposal will therefore have a positive impact on the principles of spatial justice without it resulting in the arbitrary removal of ownership of land. The proposal would allow for a development that could result in the increase in value and some urban renewal in support of the local businesses etc and the overall town given the location of such. The proposal is deemed to be compliant with the SBMSDF and will not undermine the implementation of these plans adheres to the broad vision and objectives contained in such.

4.1.2 The principle of spatial sustainability

The application to allow for a medium density single title group housing development on an already zoned property for such will not have a negative impact on any environmental sensitive areas/programmes or initiatives and will not result in any additional land use rights or a change in the footprint of the development. The development will indirectly protect valuable agricultural land by allowing for the optimal use and intensifying of land within the existing urban footprint as opposed to urban sprawl. That would aid in limiting any negative impact on future generation because of urban sprawl. The result would be a better functioning and sustainable urban area for current and future generations.

The proposal will have no impact on traffic etc as it will not result in additional traffic or land use rights that could lead to additional traffic and is merely an application to give effect to the existing land use rights of the property, nor will it undermine the character of the area or its function.

4.1.3 The principle of efficiency

The proposed development will not result in any addition services or resources not already assessed with the initial land use application and is in keeping with the current development rights and is deemed to be an efficient use of existing resources with no additional upgrades not previously assessed and determined as part of the overall development and therefore is a more efficient utilisation of available services, resources, and land. The result will be the creation of a more sustainable and efficient urban form in an area without having a negative impact on the character of the area given the current land use rights and will be in support of the existing urban form.

4.1.4 The principle of resilience

The proposed development of a single title group housing development could result in a more resilient urban environment as the maintenance of group housing development is shared between the various owners by means of the HOA and allow for a some flexibility as opposed to sectional title schemes that is subject to the Section Title Act and its requirements and management rules. The result could be that the development becomes more resilient to economic shocks and other events that can be responded to within the legal framework of the HOA as opposed to the rules of a Body corporate for sectional title schemes.

4.1.5 The principle of good administration

The application is motivated by assessing for compliance with the various policies, principles and zoning requirements and may be subjected to a formal public participation process, therefore adheres to the development principles of good and fair governance as required by SPLUMA and LUPA.

4.2 Consistency and compliance with Spatial Development Frameworks and Guidelines

In terms of the **Saldanha Bay Municipal Spatial Development Framework** (SBMSDF) the property falls within an area that is identified for future development (See fig 6.4.3 of SBMSDF 2019). The proposal is compliant with such and is in affect to give effect to an existing approval and the application is to allow for a single title group housing development as opposed to a sectional title development that would not have required the rezoning and subdivision application. The application at hand will not have any impact on the SBMSDF as it is still deemed compliant with such for the following reasons:

- Optimal usage of land within the existing urban area and in accordance with an existing zoning allocation as part of the previous approval already granted.
- Development will improve access to economic opportunities for the surrounding properties
- In line with the principle of development in areas where engineering services are adequate without having any impact on services and long-term maintenance.

The **SBMSDF** has several objectives and criteria to be used in the evaluation of an application to achieve its goals. Not all the aims and objectives are applicable to all applications. The objective of the framework is to give guidance on how to create inclusive, sustainable development and the promotion of the natural environment by promoting integrated urban environments and containing urban sprawl. The proposed development of a single title group housing development as opposed to a sectional title aligns with these guidelines and the overall vision of the area as the nature of the development is not changed just the management and ownership of the units and common areas. The development envelope and typology remain the same. The development is seen as a crucial contributor in creating a more sustainable and integrated living environment as it brings new opportunities to the area of employment and living to the central part of Langebaan.

The proposal will not undermine the intention nor the vision of the framework but rather support it, as it fully aligns with it and will assist in protecting the surrounding natural environment and farmland from development pressure by optimally utilisation of land within the existing urban footprint. It is believed that it has been shown in this motivation report that the proposal will not have a negative impact on the character of the area or surrounding property owners' rights, thereby complying with the principles of urban development of contextual appropriate nature given the current land use rights already allocated to the property.

4.3 Compliance with the Integrated Zoning Scheme (IZS)

The Integrated Zoning Scheme (IZS) intends on creating an appropriate urban form based on the zoning, the building form permitted by the integrated zoning scheme. The proposed single title group housing development will not have any impact on the urban form as opposed to a sectional title group housing scheme as it will still adhered to the requirement of the current zoning that remains the same and the stringent conditions of approval in terms of heights etc as these are more prescriptive than the zoning parameters and is adhered to as shown in the site development plan as part of the proposed development and therefore would be compliant with the IZS.

4.3.1 Parking and Access

The property zoning will ultimately remain and is only rezoned to allow for the subdivision of such into individual erven with the same zoning it currently has, therefore the parking requirements remains unchanged. The conditions of approval in terms of the Environmental Authorisation requires parking to be provided at 2 bays per unit and the integrated zoning scheme requires 2 bays per units plus 0.25 visitor bays. The site development plan clearly shows that such parking is adhered to and that a surplus of 8 bays is provided within the development for visitor bays in appropriate locations. The parking has been sensitively placed to form an integral part of the overall development to avoid large parking areas.

The access to the property is by means of a single access that meets all the requirements for such an access in terms of spacing and will not result in any obstruction or unsafe entrance or egresses from the

group housing development. The layout has also been designed in such a manner that access to the group housing, and internal roads are adequate to accommodate a refuse truck and therefore similar trucks will also be able to be accommodated such as removal trucks, and large vehicles.

4.3.2 Building parameters

The proposed development has been designed in a manner to adhere to all the addition building parameters, and condition such as height and is compliant with such. The proposal further adheres to the require coverage of such and no departures are required for the proposed development. The units have all been carefully placed and orientated to minimise any possible impact on neighbours and to create view corridors within the development.

4.4 Desirability of proposed development

4.4.1 Impact on spatial vision for the area

The proposal will not have a negative impact on the spatial vision as the uses permitted in terms of the approval will not be changed and therefore will not have a detrimental impact on the adjacent property owners as the zoning will be the same. The urban form permitted by the current zonings is deemed appropriate and the permitted height acceptable given the zoning of the surrounding properties and the prescribed height. The application at hand complies with the objectives regarding the creation of a more sustainable and safe living environment in support of the existing infrastructure and services available.

4.4.2 Socio-economic impact

The property falls within a fast-growing development area and provides for an appropriate development in keeping with the current zoning and density permitted that may have a positive impact on the social aspects as it will lead to a more efficient and cost-effective use of municipal resources while creating additional employment near places of residence.

4.4.3 Compatibility with surrounding uses

The locational criteria as well as the role this area plays in the bigger spatial integration of the area, it is favourable to allow for the proposed development to be undertaken given the existing rights of the property and the change from sectional title to single title will not affect any of the adjacent property owners as the built form permitted will remain the same. This property will always be under pressure for development and is now to be developed in accordance with the land use rights already granted. The uses permitted by the current approval including conditions and restrictions will not be changed and the only the change will be a single title group housing development as opposed to a sectional title development that will not change the scale or extent of development and no new land uses not already approved will be permitted.

4.4.4 Impact on the external engineering services

The property is in an already built-up area and as per the conditions of approval the developer is responsible for an array of upgrade of services and the proposed change in the ownership mechanisms of the units does not affect any services or the provision as these will all be new services based on the master planning for the area and detailed engineering plans.

4.4.5 Impact on safety, health and wellbeing of the surrounding community

The proposal will not have a negative impact on the safety and security in the area in as much as it will increase such due to the property being developed with appropriate security measures to be put in place for such development to the benefit of the surrounding properties and the overall town that

would have been the same if it was a sectional title development that in return could have a positive impact on the areas.

4.4.6 Impact on heritage

None, as no structures older than 60 years will be affected and the necessary studies was undertaken with the initial application.

4.4.7 Impact on the biophysical environment

None, as the application is only to allow for a single title group housing development as opposed to a sectional title and the zoning and development rights remain unchanged and will have no impact on the biodiversity as such has already been assessed and the development footprint determined based on such that will not be changed with the application at hand.

4.4.8 Conditions that can mitigate an adverse impact of the proposed land use

None required other than the standard conditions for an application of such nature.

4.4.9 Impact on existing rights (other than the right to be protected against trade competition)

Given the legal planning requirement as stated and the assessment above, the proposal will have no impact on the existing rights of surrounding property owners. It is essential that the proposal be seen in the context of the area, the land use rights granted and the long-term vision of the area. It is therefore considered to have a positive impact on the area and the surrounding property owners.

5 Conclusion

It has been demonstrated in the motivation that the proposal is consistent with the spatial development frameworks and will be in keeping with character of the area and in keeping with the land use rights granted to the property and is in essence giving effect to the previous land use approvals. The following is emphasised in conclusion:

1. The application complies with the requirements of Section 38(1) of the Municipal Planning By-Law for an application of such a nature
2. It has been shown that the proposal is desirable as per the relevant consideration criteria as stated in Section 65 of the Saldanha Bay Planning By-Law
3. The proposal complies with the development principles of LUPA and SPLUMA
4. The proposal complies with the Saldanha Bay Spatial Development Framework.
5. Proposal is compliant with the vision of the area.
6. The proposal is in keeping with the overall character, scale, use of the surrounding properties as well as with the vision of the area and be in line with the land use approvals granted.
7. The proposal will not impact negatively on the rights of the surrounding property owners.

For reasons above, Urban Eye Planning and Development and the project team does not foresee any reason the application should not be supported and approved.


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