

25 JUNE 2026

REGISTERED MAIL

Dear Sir/Madam; *Geagte Meneer/Dame*

NOTICE OF LAND USE APPLICATION / KENNISGEWING VAN GRONDGEBRUIKSAANSOEK: UNREGISTERED ERF 12893, LANGEBAAN, APPLICANT/APPLIKANT: URBAN EYE PLANNING AND DEVELOPMENT (PTY) LTD: - CONTACT DETAILS/KONTAK BESONDERHEDE: JOHN SMIT [063 772 1223/ JOHN@URBANEEYE.CO.ZA]

Property context: *Unregistered Erf 12893 is a portion of unregistered Erf 12618, which is a portion of unregistered Erf 12327; all form part of Erf 10511, Langebaan. Existing rights:* The current zoning of Unregistered Erf 12893, Langebaan (a portion of Erf 10511) is *Residential Zone II (group housing)* in accordance with the approval dated 18 May 2012. **Purpose of the application:** *The rezoning and subdivision application seeks to establish separate cadastral erven and provide for associated land uses, including private roads and private open spaces, as part of the overall development.*

Notice is hereby given in terms of Sections 46 and 47 of the Saldanha Bay Municipal Land Use Planning By-law that Saldanha Bay Municipality is considering the following:

- a) Rezoning, in terms of Section 15(2)(a) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of unregistered Erf 12893, Langebaan from Residential Zone II to a Subdivisional Area, comprising the following:
 - (i) Group Housing - 83 erven
 - (ii) Private Open Space - 5 erven
 - (iii) Private Roads - 4 erven
- b) Subdivision, in terms of Section 15(2)(d) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of unregistered Erf 12893, Langebaan as follows:
 - (i) Residential Zone II - 83 erven
 - (ii) Open Space Zone II - 5 erven
 - (iii) Transport Zone III - 4 erven
- c) Approval, in terms of Section 15(2)(u) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of a Site Development Plan (including a Landscaping Plan) for unregistered Erf 12893, Langebaan.
- d) Permission, in terms of Section 15(2)(g) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, to allow for combined open space requirements of at least 120sqm per dwelling unit, in terms of Section 4.3.12 (c) of the Saldanha Bay Municipality Integrated Zoning Scheme By-law, 2021.
- e) Amendment, in terms of Section 15(2)(h) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, for the amendment of condition (ss) of the subdivision approval dated 18 May 2012 to not require a refuse room to be provided for the proposed group housing development.

- f) Registration of a services servitude, in terms of Section 15(2)(d) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, over Portions 1, 41, 52, 77, 89 and 92.

Details are available for scrutiny on the website of Saldanha Bay Municipality at the following link: <https://sbm.gov.za/notices/>

The above application is available for inspection during weekdays between 08:30 and 16:30 at the Town Planning Department, 17 Main Street, Vredenburg. Any **written comments** may be addressed in accordance with Section 50 of the said legislation to the Municipal Manager, Private Bag X12 / 17 Main Street, Vredenburg, 7380 / amanda.meyer@sbm.gov.za on or **before 30 days from the date of registration of this notice**, quoting your, name, address, contact details, interest in the application and reasons for your comments. Enquiries can be made to Martin Botha at Tel: 022-701-7107 or martin.botha@sbm.gov.za. The Municipality may refuse to accept any comments received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments. Comments/objections will be forwarded to the applicant for his/her response.

Eiendomskonteks: Ongeregistreerde Erf 12893 is 'n gedeelte van ongeregistreerde Erf 12618, wat 'n gedeelte van ongeregistreerde Erf 12327 is; alles vorm deel van Erf 10511, Langebaan. **Bestaande regte:** Die huidige sonering van Ongeregistreerde Erf 12893, Langebaan ('n gedeelte van Erf 10511) is Residensiële Sone II (groepbehuising) in ooreenstemming met die goedkeuring gedateer 18 Mei 2012. **Doel van die aansoek:** Die hersonerings- en onderverdelingsaansoek poog om aparte kadastrale erwe te vestig en voorsiening te maak vir geassosieerde grondgebruik, insluitend privaat paaie en privaat oop ruimtes, as deel van die algehele ontwikkeling.

Kennis word hiermee gegee, ingevolge Artikels 46 en 47 van die Saldanhabaai Munisipale Grondgebruik beplanningsverordening dat Saldanhabaai Munisipaliteit die volgende oorweeg:

- a) Hersonering, ingevolge Artikel 15(2)(a) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van ongeregistreerde Erf 12893, Langebaan van Residensiële Sone II na 'n Onderverdelingsgebied, wat die volgende behels:
- | | | | |
|-------|--------------------|---|---------|
| (i) | Groepsbehuising | - | 83 erwe |
| (ii) | Privaat Oop Ruimte | - | 5 erwe |
| (iii) | Privaat Paaie | - | 4 erwe |
- b) Onderverdeling, ingevolge Artikel 15(2)(d) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van ongeregistreerde Erf 12893, Langebaan soos volg:
- | | | | |
|-------|----------------------|---|---------|
| (i) | Residensiële Sone II | - | 83 erwe |
| (ii) | Oop Ruimte Sone II | - | 5 erwe |
| (iii) | Vervoersone III | - | 4 erwe |
- c) Goedkeuring, ingevolge Artikel 15(2)(u) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van 'n Terreinontwikkelingsplan (insluitend 'n Landskapplan) vir ongeregistreerde Erf 12893, Langebaan.
- d) Toestemming, ingevolge Artikel 15(2)(g) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, om voorsiening te maak vir gekombineerde oopruimtevereistes van ten minste 120vkm per wooneenheid, ingevolge Artikel 4.3.12 (c) van die Saldanhabaai Munisipaliteit se Geïntegreerde Soneringskema Verordening, 2021.

- e) Wysiging, ingevolge Artikel 15(2)(h) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, vir die wysiging van voorwaarde (ss) van die onderverdelingsgoedkeuring gedateer 18 Mei 2012 om nie te vereis dat 'n vulliskamer vir die voorgestelde groepbehuisingsontwikkeling voorsien word nie.
- f) Registrasie van 'n diensteserwituut, ingevolge Artikel 15(2)(d) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, oor Gedeeltes 1, 41, 52, 77, 89 en 92.

Besonderhede is beskikbaar vir insae op die webwerf van Saldanhabaai Munisipaliteit by die volgende skakel:
<https://sbm.gov.za/notices/>

Die bogenoemde aansoek is ter insae beskikbaar gedurende weeksdae tussen 08:30 and 16:30 by die Departement Stadsbeplanning, Hoofstraat 17, Vredenburg. Enige **skriftelike kommentaar** kan ooreenkomstig Artikel 50 van die genoemde wetgewing gerig word aan die Munisipale Bestuurder, Privaatsak x 12 / Hoofstraat 17, Vredenburg / amanda.meyer@sbm.gov.za op of **voor 30 dae vanaf die datum van registrasie van hierdie kennisgewing**, met vermelding van u naam, adres of kontakbesonderhede, belang in die aansoek en redes vir kommentaar. Navrae kan gerig word aan Martin Botha by Tel: 022-701-7107 of martin.botha@sbm.gov.za Die Munisipaliteit mag weier om kommentaar te aanvaar wat na die sluitingsdatum ontvang word. Enige persoon wat nie kan skryf nie, sal deur 'n Munisipale amptenaar bygestaan word deur hul kommentaar oor te skryf. Besware sal aan die applikant gestuur word vir sy/haar repliek.

Regards / Die Uwe



pp MUNICIPAL MANAGER / MUNISIPALE BESTUURDER



Zoning

- Open Space 2
- Residential 2
- Transport 3

Group Housing 1 Site Plan

Area - ERF			
Portion Number	Erf Number	Area (± m²)	Zoning

77	12898	365 m²	Residential 2
78	12899	340 m²	Residential 2
79	12900	340 m²	Residential 2
80	12901	340 m²	Residential 2
81	12902	340 m²	Residential 2
82	12903	340 m²	Residential 2
83	12904	396 m²	Residential 2
76	12905	223 m²	Residential 2
53	12906	244 m²	Residential 2
54	12907	226 m²	Residential 2
55	12908	207 m²	Residential 2
56	12909	206 m²	Residential 2
57	12910	262 m²	Residential 2
58	12911	185 m²	Residential 2
59	12912	185 m²	Residential 2
60	12913	185 m²	Residential 2
61	12914	185 m²	Residential 2
62	12915	314 m²	Residential 2
67	12916	181 m²	Residential 2
68	12917	182 m²	Residential 2
69	12918	182 m²	Residential 2
70	12919	185 m²	Residential 2
71	12920	185 m²	Residential 2
72	12921	185 m²	Residential 2
73	12922	185 m²	Residential 2
74	12923	182 m²	Residential 2
75	12924	182 m²	Residential 2
52	12925	325 m²	Residential 2
41	12926	273 m²	Residential 2
42	12927	168 m²	Residential 2
43	12928	168 m²	Residential 2
44	12929	185 m²	Residential 2
45	12930	185 m²	Residential 2
46	12931	183 m²	Residential 2
47	12932	188 m²	Residential 2
48	12933	201 m²	Residential 2
49	12934	214 m²	Residential 2
50	12935	200 m²	Residential 2
51	12936	200 m²	Residential 2
35	12937	197 m²	Residential 2
34	12938	197 m²	Residential 2
33	12939	197 m²	Residential 2
32	12940	197 m²	Residential 2
31	12941	197 m²	Residential 2
36	12942	185 m²	Residential 2
37	12943	185 m²	Residential 2
38	12944	185 m²	Residential 2
39	12945	185 m²	Residential 2
40	12946	183 m²	Residential 2
1	12947	299 m²	Residential 2
2	12948	184 m²	Residential 2
3	12949	182 m²	Residential 2
63	12950	406 m²	Residential 2
64	12951	371 m²	Residential 2
65	12952	331 m²	Residential 2
66	12953	383 m²	Residential 2
30	12954	252 m²	Residential 2
29	12955	185 m²	Residential 2
28	12956	185 m²	Residential 2
27	12957	185 m²	Residential 2
26	12958	185 m²	Residential 2
25	12959	185 m²	Residential 2
24	12960	185 m²	Residential 2
23	12961	185 m²	Residential 2
22	12962	185 m²	Residential 2
21	12963	185 m²	Residential 2
20	12964	185 m²	Residential 2
13	12965	185 m²	Residential 2
14	12966	185 m²	Residential 2
15	12967	185 m²	Residential 2
16	12968	185 m²	Residential 2
17	12969	185 m²	Residential 2
18	12970	185 m²	Residential 2
19	12971	185 m²	Residential 2
4	12972	183 m²	Residential 2
5	12973	185 m²	Residential 2
6	12974	185 m²	Residential 2
7	12975	202 m²	Residential 2
8	12976	202 m²	Residential 2
9	12977	202 m²	Residential 2
10	12978	185 m²	Residential 2
11	12979	185 m²	Residential 2
12	12980	185 m²	Residential 2
86	12988	491 m²	Open Space 2
84	12989	164 m²	Open Space 2
85	12990	193 m²	Open Space 2
88	12991	2617 m²	Open Space 2
87	12992	153 m²	Open Space 2
92	12993 - Sunspurge Crescent	2826 m²	Transport 3
91	12994 - Belladonna Crescent	2449 m²	Transport 3
90	12995 - Duneberry Street	1791 m²	Transport 3
89	12996 - Geranium Crescent	1345 m²	Transport 3

Total: 92 30220 m²

Zone	Quantity	Area
Open Space 2	5	3617 m²
Residential 2 - Group housing	83	18191 m²
Transport 3	4	8412 m²
Total	92	30220 m²

3m Servitude	-	721 m²
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ORIGINAL DOCUMENT DATE: Issue Date		
DOCUMENT VARIATIONS REGISTER:		
NO	DATE	DESCRIPTION
A	2026-04-12	for information
B	2026-05-08	All information coordinated with latest Land surveyor diagram
C	2026-05-14	Portions 41, 42, 42, 52, 51, 50 resized

DRAWING STATUS CODES:

D: Design • M: Marketing • B: Municipal • T: Tender • C: Construction • R: Record

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO
• CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES
• FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS
• REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF BEN VISSER, AND COPYRIGHT IS RESERVED.

PROJECT DESCRIPTION:

West Rock Development - Meeuwklip,
Sub-division of Erf 12893

PROJECT / CLIENT:

Dormelle Properties

DRAWING DESCRIPTION:

Group Housing 1 - Site Plan



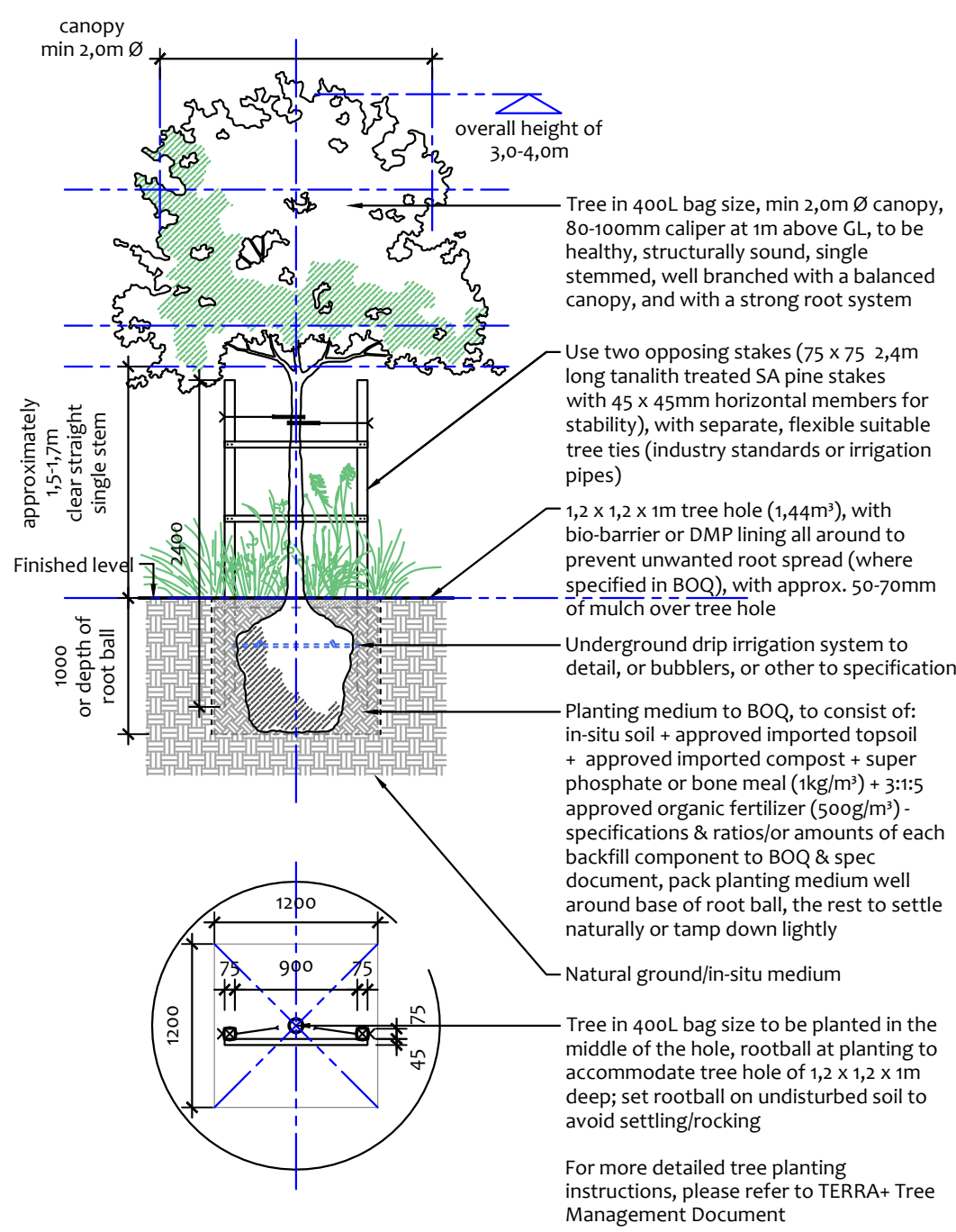
DATE: 2026-05-14
DRAWN: Ben Visser
CHECKED: John Smith
SCALE: As indicated

DRAWING No.: 1050 /B /201

DRAWING STATUS:

MUNICIPAL

REVISION: C



02 TYPICAL TREE STAKING DETAIL
173-3.1 1:50

LEGEND:

- Property boundary.
- 1m contour lines.
- Retention dams.
- Rocky outcrops.
- Footpaths.
- Fynbos buffer planting.

SOFT LANDSCAPING

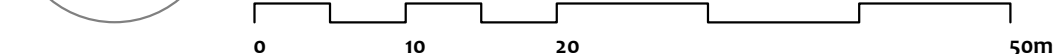
- Proposed street trees.
- Proposed small open space trees.
- Proposed avenue and open space trees.
- Proposed feature trees.

- Planting Mix A - Verge planting.
- Planting Mix B - Tall shrub planting.
- Planting Mix C - Open space planting (low shrubs).
- Planting Mix D - Open space planting (low to tall shrubs).
- Planting Mix E - Swale planting 1.
- Planting Mix F - Swale planting 2.
- Swale rocky bed.
- Lawn area.
- Irrigation sleeves (2 x 110mm).

HARD LANDSCAPING

- Exposed aggregate pavers.
- Clay pavers.
- Footpaths, laterite or crushed shell.
- Bench seating.

01 LANDSCAPE PLAN - GROUP HOUSING
173-3.1 1:500



TREE SPECIES LIST:

Trees	Size
Ekebergia capensis	250L
Euclea natalensis	100L
Euclea racemosa	100L
Olea capensis ssp. capensis	250L
Olea europaea ssp. africana	250L
Olea exasperata	100L
Rapanea melanophloeos	250L

PLANT SPECIES LIST:

Saldanha Granite Strandveld Vegetation

Bulbs	Size	Density
Babiana species	Bulbs	3/m²
Chasmanthe floribunda	Bulbs	2/m²
Hesseea mathewesii	Bulbs	3/m²
Lachenalia aloides	Bulbs	4/m²
Melospheerula ramosa	Bulbs	4/m²
Ornithogalum maculatum	Bulbs	4/m²
Ornithogalum thyrsoides	Bulbs	3/m²
Polyxena paucifolia	Bulbs	4/m²
Strumaria chaplinii	Bulbs	3/m²
Watsonia hysteraantha	Bulbs	2/m²
Zantedeschia aethiopica	2L	3/m²

Succulents and Groundcovers	Size	Density
Antimima limbata	Cuttings	8/m²
Cheiridopsis rostrata	Cuttings	10/m²
Crassula pyramidalis	Cuttings	7/m²
Drosanthemum hispidum	Plugs	7/m²
Euphorbia mauritanica	2L	2/m²
Pelargonium fulgidum	2L	5/m²
Senecio sarcoides	Cuttings	8/m²

Shrubs	Size	Density
Agathosma imbricata	2L	3/m²
Arctotis revoluta	2L	5/m²
Asparagus capensis	2L	3/m²
Aspalathus pinguis ssp. occidentalis	2L	2/m²
Ballota africana	2L	3/m²
Chrysanthemoides incana	4L	3/m²
Euryops thunbergii	4L	3/m²
Melianthus elongatus	4L	2/m²
Oftia africana	2L	3/m²
Othonna coronopifolia	2L	4/m²
Othonna quercifolia	2L	3/m²
Pteronia divaricata	2L	3/m²
Putterlickia pyracantha	4L	1/m²
Salvia africana-lutea	4L	3/m²
Searsia incisa	4L	3/m²
Searsia laevigata	4L	1/m²
Searsia longispina	4L	1/m²
Zygophyllum morskana	2L	2/m²

Reeds	Size	Density
Frankenia repens	2L	6/m²
Juncus kraussii	4L	4/m²
Sarcocornia natalensis	2L	6/m²
Spergularia media	Plugs	8/m²
Sporobolus virginicus	2L	6/m²

Indigenous Vegetation (Suited to West Coast)

Bulbs	Size	Density
Haemanthus pubescens	Bulbs	3/m²

Succulents and Groundcovers	Size	Density
Aloe distans	2L	3/m²
Arctotis species	6pk	6/m²

Robosodendron maritimum	250L
Searsia glauca	100L
Searsia laevigata	100L
Searsia lancea	250L
Olea capensis ssp. capensis	250L
Searsia lucida	250L
Searsia pendulina	100L
Sideroxylon inerme	250L
Tarchonanthes camphoratus	100L

Cuttings	Size	Density
Chrysanthemoides monilifera	4L	3/m²
Coleonema album	2L	3/m²
Freynia visseri	4L	2/m²
Leonotis ocymifolia	2L	3/m²
Leucadendron coniferum	4L	2/m²
Metalasia muricata	2L	3/m²
Nylantia spinosa	4L	2/m²
Salvia africana-caerulea	4L	3/m²
Searsia crenata	4L	1/m²
Sutherlandia frutescens	2L	3/m²

Shrubs	Size	Density
Chrysanthemoides monilifera	4L	3/m²
Coleonema album	2L	3/m²
Freynia visseri	4L	2/m²
Leonotis ocymifolia	2L	3/m²
Leucadendron coniferum	4L	2/m²
Metalasia muricata	2L	3/m²
Nylantia spinosa	4L	2/m²
Salvia africana-caerulea	4L	3/m²
Searsia crenata	4L	1/m²
Sutherlandia frutescens	2L	3/m²

Perennials	Size	Density
Arctotis aspera	6pk	5/m²
Chironia baccifera	2L	4/m²
Didelta carnosus	2L	4/m²
Eriocapulus africanus	2L	3/m²
Felicia amelloides	6pk	5/m²
Orphium frutescens	2L	3/m²
Pelargonium betulinum	2L	4/m²
Scabiosa incisa	6pk	5/m²

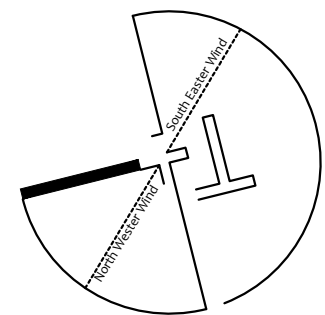
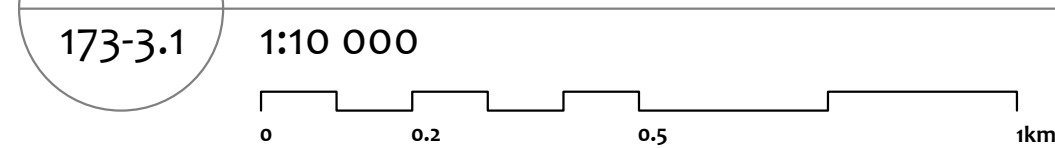
Annuals	Size	Density
Arctotis hirsuta	6pk	12/m²
Felicia dubia	6pk	12/m²
Felicia elongata	6pk	12/m²
Felicia heterophylla	6pk	12/m²
Nemesia strumosa	6pk	16/m²
Senecio elegans	6pk	12/m²
Ursinia calenduliflora	6pk	14/m²

Reeds	Size	Density
Chondropetalum tectorum	4L	3/m²
Schoenoplectus scirpoides	4L	4/m²

Marginal and Wetland Species	Size	Density
Chasmanthe spp.	4L	4/m²
Cliffortia ferruginea	4L	3/m²
Cyperus textilis	4L	3/m²
Cyperus papyrus	4L	3/m²
Elegia juncea	4L	1/m²
Elegia tectorum	4L	1/m²
Ficinia nudensis	4L	3/m²
Ficinia nigrescens	4L	3/m²
Juncus capensis	4L	3/m²
Kniphofia spp. (assorted)	2L	2/m²
Thamnochortus erectus	4L	0.5/m²
Wachendorfia thyrsiflora	4L	0.75/m²
Zantedeschia aethiopica	4L	3/m²



03 LOCALITY PLAN
173-3.1 1:10 000



GENERAL NOTES:

This TERRA+ Landscape Architects' drawing must not be scaled, only written/indicated dimensions and finished levels may be used.

All dimensions, levels and specifications are to be verified on site and checked against the issued drawings for the Landscape Architect and other consultants prior to commencement of any works.

Any discrepancies must be reported to the Landscape Architects prior to ordering materials and commencement of construction.

This Landscape Plan is in accordance with TERRA+ Landscape Architects' Landscape Works Specification Document, (where/if applicable).

Hard and Soft Landscape Design is in accordance with the National Building Regulations SANS 10400 Parts A, B, C, D, F, G, M, O, P, R, S.

Landscape Plan to be read in conjunction with Project Architects' and Project Engineers' and other involved relevant professional consultants' corresponding plans and specifications.

All hard landscape works that require engineer's input (i.e. paving sub-layers, stormwater management, any structural foundations, etc.) are to be in accordance with Projects Engineers' Specifications and Details.

Implementation of the proposed landscape works shall be as per conditions of the approval and within set time frames.

The Landscape Architect to provide Certification of Implementation of the landscaping works as per Plans and Specifications on its successful Practical and Final Completions. Landscape works shall be implemented to the satisfaction of the relevant council department.

REVISION SCHEDULE:

REV.	DATE	DESCRIPTION
00	2026-07-24	Issued for discussion.
01	2026-04-13	Issued for submission.
02	2026-05-19	Erf lines and numbering amended.

PROJECT TITLE

West Rock Estate

Langebaan

CLIENT



APPROVAL BY CLIENT SIGNED

DRAWING TITLE

LANDSCAPE PLAN - GROUP HOUSING

DRAWING NUMBER	REV.	DRAWING PURPOSE
173-3.1	02	SUBMISSION

SCALE	DATE	DRAWN BY
1:500 @ A1	2026-05-19	NVN

CHECKED BY

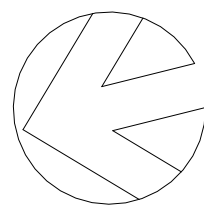
Ankia Bormans
Director & Principal Landscape Architect of TERRA+ Landscape Architect
Prof. Landscape Architect, Reg. No. 20192 (SACLAP)

SIGNED

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Unit 20, Sussex Studios, 23-25 Sussex Street, Woodstock
ankia@terraplus.co.za / 060 99 123 00



1 : 500



+8 Bays Surplus

Drawing No.
927 - MUIN - 100 - A1 - A1



**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



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.

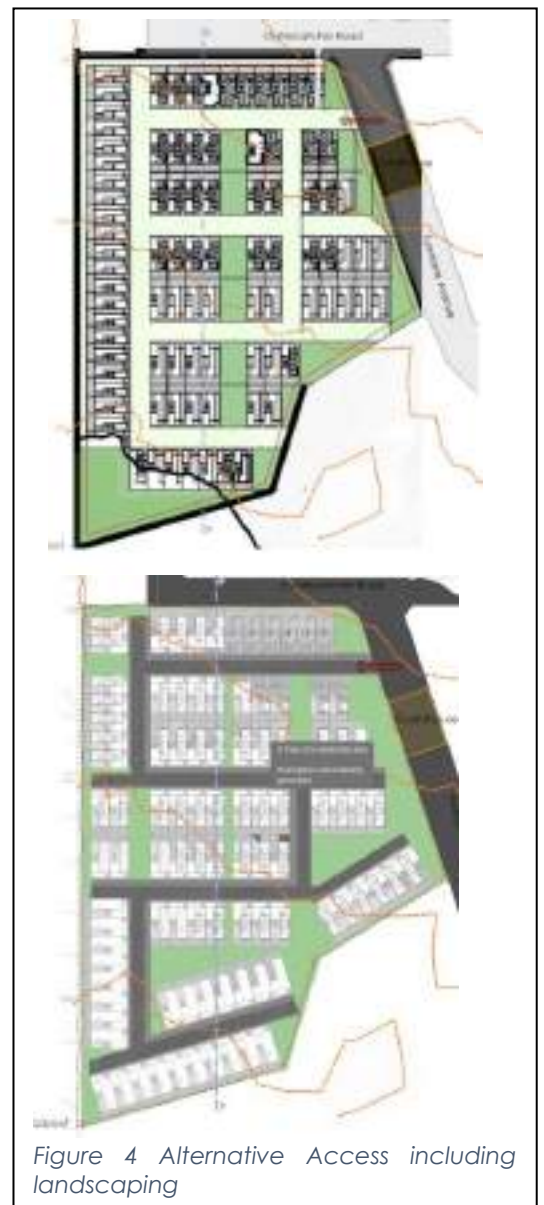


Figure 4 Alternative Access including landscaping

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.



Figure 5 Artist Impression of development Concept



Figure 6 Concept Central open space

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.

John M Smit
Pr A1458/2011
Director: Urban Eye Planning and Development



Municipal Manager
Munisipale Bestuurder
Umphati kaMasipala
Privaatsak / Private Bag x12
VREDENBURG
7380

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☎ (022) 701 7000 📠 (022) 715 1518

mun@saldanhabay.co.za
www.saldanhabay.co.za

MELD ASB ONS VERW NR:
PLEASE QUOTE OUR REF NO:
NGESICELO BONISA INOMBOLO:

PL293/2

Navrae:

Enquiries:

iMibuzo:

L Gaffley

18 May 2012

BCD Beplanners
PO Box 11333
BLOUBERGRANT
7443

Dear Sir

**LAND USE PLANNING AND CONTROL: APPLICATION FOR REZONING
AND SUBDIVISION OF PORTION 2 OF THE FARM MEEUWEKLIP NO. 293,
LANGEBAAN**

Your application for the abovementioned dated 1 November 2004, refers.

You are hereby informed that your application (PFKP07/04-12), in the above-mentioned matter, was discussed at the Planning and Strategic Services Committee meeting held on 12 April 2012 and the following resolution were made:

That the application for the rezoning and subdivision of Portion 2 of the farm Meeuweklip No. 293, Malmesbury, from Agricultural zone to Subdivisional Area in order to accommodate not more than 178 Residential Zone II erven (10.86ha), 64 Residential Zone II erven (2.22ha), 9 Residential Zone III erven (comprising of not more than 289 units), 1 Residential Zone III erf with a consent use for a retirement village comprising no more than 120 units, a Business Zone II premises with a consent use for a restaurant, an institutional premises and 12 Open Space Zone II erven for nature conservation and recreation purposes, be approved in terms of Section 16(1) and 24(1) of the Land Use Planning Ordinance, No 15 of 1985, subject to the following conditions:

- a) that the applicant be held responsible for all costs, that might be required as a result of this application;
- b) that the development be in accordance with the attached standard conditions of the Municipal Engineer: Civil (version 2006-a). Refer to

Annexure "AA" to "DD" to this report and that the items below be added to the standard conditions;

- c) that the following street names have already been used and that alternative names be provided to the satisfaction of the Manager: Spatial Planning and Development prior to the endorsement of the subdivision plan:
 - Tern
 - Fulmar
 - Teal
 - Avocet
- d) that the revised and approved street names be indicated on the subdivision plan for endorsement;
- e) that an updated Landscape Framework Plan inclusive of a detailed landscaping plan be submitted to the satisfaction of the Manager: Spatial Planning and Development and the Municipal Engineer prior to endorsement of the Subdivision Plan;
- f) that pedestrian footpaths (pedestrian linkages) to the surrounding urban areas over or around the open space system be provided on the above-mentioned plan/s to satisfaction of the Manager: Spatial Planning and Development and the Municipal Engineer: Civil;
- g) that capital contributions for the bulk services be payable in accordance with the approved Interim Policy of Council, approved per Council's Resolution R104/4-10 of 28 April 2010 in terms of the Acknowledgement of Debt agreed to by the developer and attached as Annexure FF to the report;
- h) that all services which are not within road reserves be within registered servitudes in the name of the service owner;
- i) that the applicant be responsible for the provision of all bulk services to the proposed development due to there not being sufficient capacity in the existing infrastructure system in the vicinity to accommodate the proposed development;
- j) that all costs in the above-mentioned regard be to cost of the applicant;
- k) that the applicant appoints the firm CES / GLS of 11 Electron Street, Stellenbosch, 7599 to supply a water and sewerage network connection certificate to Council as well as to the applicant / developer. That the applicant be responsible for cost incurred in appointing CES / GLS;
- l) that the applicant appoints the firm CES / GLS of 4 Electron Street, Stellenbosch, 7599 to update the water and sewerage master plans of Saldanha Bay Municipality with the detail of the as-built plans for this

development. That the applicant be responsible for cost incurred in appointing CES / GLS;

- m) that the full detail in this regard be referred to in the attached annexure AA and BB;
- n) that the developer be liable for the construction of all access roads to this development;
- o) that sewage effluent from this development be discharged into the existing municipal system. That if the effluent has a negative effect on the existing foul sewer network the developer be liable to upgrade the existing foul sewer system;
- p) that a study be conducted regarding the matter referred to in o) above and be presented to the Council for approval;
- q) that the developer is required to put a storm water management system (as approved by the Municipal Engineer: Civil Services) into place to deal with the storm water from this development;
- r) That before any application for clearance certificates be considered all of the following already have been completed and/or provided:-
 - r.1) that all conditions as stipulated by statutory bodies as well as by Council have been adhered to and/or been provided;
 - r.2) that the appropriate capital contributions have been paid;
 - r.3) that the correct and applicable water and sewerage network connection certificate have been received from CES / GLS;
 - r.4) that CES / GLS have certified that they have received the correct "As-Built" detail from the developer and CES / GLS have certified that they have added the detail to their system;
 - r.5) that the approved General Plans and/or Erf Diagrams already have been submitted to Council in the required format. That the approved road names be provided on the General Plans and/or erf diagrams before registration;
 - r.6) that all services be within registered servitudes in the name of the service owner;
 - r.7) that all services, including service connections have been certified as being fully complete by a registered professional civil engineer. That this engineer be proficient in designing and inspecting the type of service which he is certifying;
 - r.8) that "As-Built" detail of all services already have been provided to Council in the required formats.
- s) that the applicant apply to Council for any advertisement signage that may be required and the amount of signage is limited as determined by Council's bylaws and all requirements according to SAMOC be adhered to;

- t) that sufficient dust control measures be implemented during construction phase;
- u) that fire hydrants be provided to the satisfaction of the Council;
- v) that the area be made accessible for Council's refuse removal vehicles;
- w) that a loading area be provided at the business premises and situated in such a manner that it is out of view and does not obstruct traffic;
- x) that the extension of Breë Street up to Sunbird Drive form part of the road network design in order for the additional future storm water runoff to be taken into consideration with the storm water runoff plan;
- y) that a plan indicating development phasing needs to be lodged prior to the endorsement of the subdivision plan and to the satisfaction of the Manager: Spatial Planning and Development and the Municipal Engineer: Civil services in order to ensure that the provision of additional services capacity be undertaken timeously;
- z) that the building control manual inclusive of Architectural Design Guidelines be updated in accordance with the requirements set by the Environmental Authorisation (inclusive of the height restrictions as imposed) and to the satisfaction of the Manager: Spatial Planning and Development;
- aa) that detail regarding building material as well as green building principles be incorporated in the Architectural Design Guidelines;
- bb) that all houses need to make use of sun panel geysers and all lighting to be energy conserving systems;
- cc) that all properties need to be fitted with a grey water system to catch runoff water;
- dd) that all acknowledged and best practices regarding green building principles be incorporated into the building control manual in order to ensure that the impact of the development is minimised as far as possible;
- ee) that the Architectural Design Guidelines include measures to address the undesirability of shallow founding conditions as noted in the Geotechnical report by Messrs Kantey and Templer;
- ff) that the Architectural Design Guidelines include measures to address the runoff control in and around exposed cut surfaces as noted in the Geotechnical report by Messrs Kantey and Templer;
- gg) that the guidelines comply to the minimum requirements as stated in the guidelines for compilation of Architectural guidelines. (Refer to the attached Annexure EE);

- hh) that the updated building control manual inclusive of Architectural Design Guidelines be submitted to Council's Aesthetics Committee, the Planning and Strategic Services [Delegated Authority] Portfolio Committee and a public participation process for comment/ recommendations and for approval by the Manager: Spatial Planning and Development prior to any application for clearance certificates being considered;
- ii) that traffic circles be constructed at the intersections of Oostewal and Breë Street, Oostewal and Sleigh Street as well as at the intersection of Salamander and Gull Street and at the intersection of Breë, Avocet and Turnstone Avenue;
- jj) that all the conditions of approval of the revised Environmental Authorisation be complied with, with specific reference to the height restrictions as stipulated in the letter from the Ministry of Local Government, Environmental Affairs and Development Planning dated 05/05/2009;
- kk) that the conditions as stipulated by the Department of Transport and Public Works in their letter dated 30 June 2005, Ref: R/P583/84/4/8), be adhered to:
 - kk.i) that the land use on the property not exceed the following limits: 559 residential units: 135 retirement residential units and 5000m² Gross Leasable Area (GLA) retail (unless otherwise stipulated by the Department of Transport and Public Works);
 - kk.ii) that on-site parking be provided as follows :
2 bays/unit for residential units, 1 bay/unit plus 0.25 bays per unit for visitors, 4 bays per unit for visitors, 4 bays per 100m² GLA for single shops and 6 bays per 100m² GLA for shopping centres. Parking must be provided for all other land uses in accordance with this Branch's Road Access Guidelines dated September 2002 (unless otherwise stipulated by the Department of Transport and Public Works);
 - kk.iii) that the extension of Breë Street, intended to provide access to the property development and to link it with Oostewal Road (Main Road No.233) have a minimum reservation width of 25 meters and extend on a continuous alignment across the access road to the sites of the proposed commercial centre and retirement village;
 - kk.iv) that site development plans for the proposed retirement village and the commercial centre for the approval of access and parking layout be submitted to the Department of Transport and Public Works for approval prior to the commencement of construction;
 - kk.v) that should the intersection of Breë and Sleigh Streets with Oostewal Road require any future upgrades due to traffic

implications, the conceptual geometric layout designs and analyses for both roundabouts and the alternative signal controlled intersections be submitted to the Department of Transport and Public Works: Director of Design for consideration until such time that Oostewal Street is transferred to Saldanha Bay Municipality;

- kk.vi) that any minor deviation from the above must be approved by the Local Authority and must not encroach on natural areas as defined in the approved layout or result in additional environmental impacts. Any significant amendments must be submitted to the Department for approval;
- ll) that the Construction Phase Environmental Management Plan and Operational Phase Environmental Management Plan be submitted to Council for their input and comment prior to final approval by the Department of Environmental Affairs and Development Planning;
- mm) that the developer/owner appoint an adjudicating architect for the recommendation of all building plans prior to any application for clearance certificates being considered;
- nn) that a Home Owner's Association ("HOA") with a Constitution, which incorporates the conditions of the Environmental Authorisation, as well as the building control manual and Architectural Design Guidelines be established, and be responsible for all matters regarding the operational phase of the development;
- oo) that the Constitution of the body corporate/HOA be submitted to Council in terms of Section 29 of the Land Use Planning Ordinance (No15 of 1985), and be finalised to the satisfaction of the Manager: Spatial Planning and Development after Council's legal advisors have made a recommendation (to the cost of the applicant), and that this prior to any application for clearance certificates being considered;
- pp) that compulsory membership to the body corporate/ association be stipulated on each of the individual Title Deeds of the properties;
- qq) that a condition be stipulated in the Constitution of the Home Owners Association which states that the adherence to the Building Control Plan and Architectural Design Guidelines and and/or guidelines which may supersede it, is compulsory;
- rr) that no pre-cast or vibracrete walls be permitted in the development;
- ss) that central refuse areas be provided that is hidden from view and screened behind a solid build wall with a minimum height of 1.8 meters for Residential Zone III and Business zone II premises;
- tt) that the property be revalued and taxed accordingly in terms of Council policy;

- uu) that application for provision of electricity to the proposed development is subject to a copy of the agreement between the developer and Eskom in connection with the provision of electricity being provided to Council prior to clearance being granted;
- vv) that no clearance/occupation be allowed prior to the compliance of all requirements;
- ww) that prior to application for clearance certificates be considered, the right on property be obtained on all public open spaces, streets and servitudes which might result from this subdivision, by registration in Council's name;
- xx) that this approval does not exempt the owner/applicant from complying with any other relevant statutory guidelines, where applicable; and
- yy) that the applicant confirm in writing that the conditions of approval be accepted and if not, that the prescribed procedure be followed in order to appeal against the conditions.

Note that you have the right to appeal to the Council in terms of Section 62 of the Municipal Systems Act, No 32 of 2000 and to the Premier of the Western Cape, in terms of Section 44(i)(a) of the Land Use Planning Ordinance, No 15 of 1985. If an appeal is lodged this decision is suspended until the outcome of the appeal process, first in terms of the Municipal Systems Act No 32 of 2000, and thereafter in terms of the Land Use Planning Ordinance, No 15 of 1985 .

Should you wish to exercise your right of appeal in terms of Section 62 of the Municipal Systems Act, the following procedures should be adhered to, failure to adhere there to may render an appeal invalid:

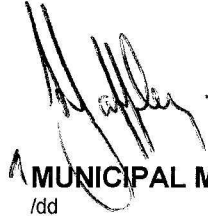
- the appeal must be in writing,
- the appeal in terms of the Municipal Systems Act No 32 of 2000 must be addressed to : The Municipal Manager, Private Bag X12, Vredenburg, 7380, by registered post,
- the appeal must be accompanied by all relevant documentation,
- the appeal must set out the grounds on which it is based,
- the right of appeal must be lodged within 21 days of the date of registration of this letter. Council will regard your acting on the right of appeal to be the date on which your appeal is received by the administrative offices of Council.

Should you wish to appeal in terms Section 44(1)(a) of the Land Use Planning Ordinance, No 15 of 1985 the appeal should be addressed to : the Department of Environmental Affairs and Development Planning, Private Bag X9086, Cape Town, 8000 by registered post, a copy of which must be submitted to this Council at the above mentioned address, within the mentioned period.

- the appeal must be accompanied by all relevant documentation,
- the appeal must set out the grounds on which it is based,
- the right of appeal must be lodged within 21 days of the date of registration of this letter. Council will regard your acting on the right of

appeal to be the date on which your appeal is received by the administrative offices of Council.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. J. Miller', is written over the printed title 'MUNICIPAL MANAGER'.

MUNICIPAL MANAGER

/dd

SALDANHA BAY MUNICIPALITY
This subdivision has been approved by the Council in terms of Section 25 (1) of Ordinance No. 15 of 1985, read with section 3.2 of the Regulations promulgated under P.N. 334/1986

24-06-16
DATE

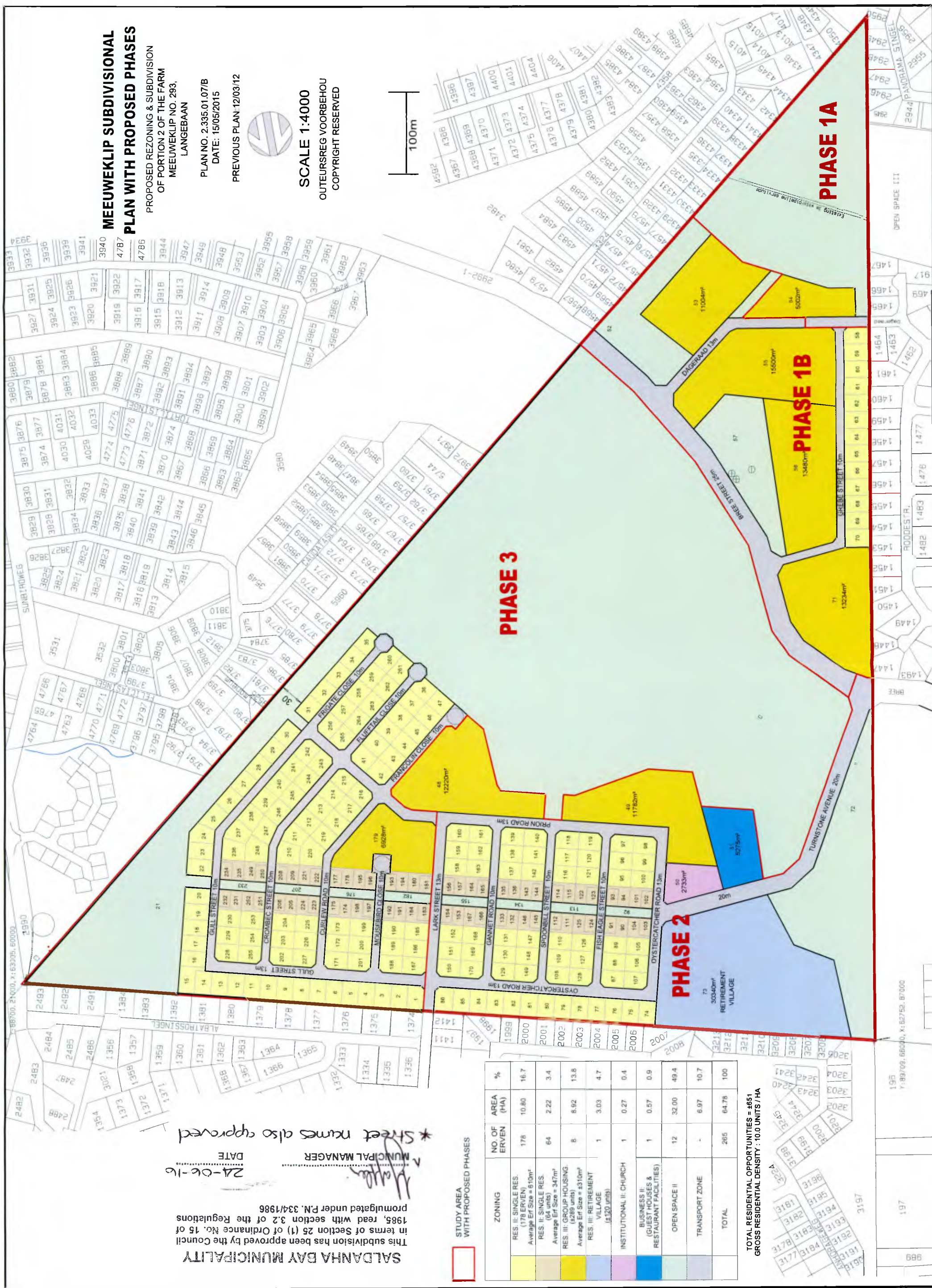
MUNICIPAL MANAGER

* Street names also approved

STUDY AREA WITH PROPOSED PHASES

ZONING	NO. OF ERVEN	%	AREA (HA)
RES. II: SINGLE RES. (178 ERVEN) Average Erf Size = 610m ²	178	16.7	10.80
RES. II: SINGLE RES. (64 units) Average Erf Size = 347m ²	64	3.4	2.22
RES. III: GROUP HOUSING (289 units) Average Erf Size = 5310m ²	8	13.8	8.92
RES. III: RETIREMENT VILLAGE (120 units)	1	4.7	3.03
INSTITUTIONAL II: CHURCH	1	0.27	0.4
BUSINESS II: (GUEST HOUSES & RESTAURANT FACILITIES)	1	0.57	0.9
OPEN SPACE II	12	49.4	32.00
TRANSPORT ZONE	-	6.97	0.97
TOTAL	265	100	64.78

TOTAL RESIDENTIAL OPPORTUNITIES = 4651
GROSS RESIDENTIAL DENSITY: 10.0 UNITS / HA



**MEEUWEKLIP SUBDIVISIONAL
PLAN WITH PROPOSED PHASES**

PROPOSED REZONING & SUBDIVISION
OF PORTION 2 OF THE FARM
MEEUWEKLIP NO. 293,
LANGEBAAN

PLAN NO. 2.335.01.07/B
DATE: 15/05/2015
PREVIOUS PLAN 12/03/12



SCALE 1:4000
OUTEURSREG VOORBEHOU
COPYRIGHT RESERVED

100m

PHASE 1A

PHASE 1B

PHASE 3

PHASE 2



IWAN VAN WYK
BCD TOWN & REGIONAL PLANNERS
P.O. BOX 11333
BLOUBERGRANT
7443

11 FEBRUARY 2020

LAND USE PLANNING AND DEVELOPMENT CONTROL: PROPOSED APPLICATION FOR AMENDMENT OF AN APPROVED SUBDIVISIONAL PLAN IN TERMS OF THE SALDANHA BAY MUNICIPAL LAND USE PLANNING BY-LAW: PORTION 2 OF THE FARM MEEUWEKLIP, NO. 293, LANGEBAAN

The application in the above-mentioned matter refers.

Herewith you are informed that the Senior Manager: Land Use Planning & Development Control resolved, the application 27 January 2020, in terms of delegated powers in terms of Council's resolution R61/6-15, as follows:

1. That the application for the Amendment of an Approved Subdivision Plan, Plan No. 2.335.01.07/B, dated 15 May 2015 (for Phase 1 only consisting of 5 Residential Zone II pockets; 2 Open Space Zone II; 13 Residential Zone II erven and roads), **be approved** in terms of Section 60(a) of the Municipal Land Use Planning By-Law ***and replaced with Plan No. 2.335.01.07/C, dated 13 September 2019 (for Phase 1 only consisting of 1 Residential Zone III (with an approved consent use for retirement village) pocket; 2 Open Space Zone II and Transport Zone)***;
2. That the applicant and affected parties be advised of his right to appeal in terms of Section 79 of the Saldanha Bay Land Use Planning By-Law against the approval and/or conditions of approval.
3. That the approval is subject to the following conditions imposed in terms of Section 60(b) of the Municipal Land Use Planning By-Law:

Senior Manager: Land Use and Development Control

- a) That all previous conditions imposed by the municipality and applicable to Portion 2 of the Farm 293, Meeuweklip, be adhered to at all times;
- b) That a site development plan for Phase 1, and/or its sub-phases be submitted to the satisfaction and for approval by the Senior Manager: Land Use and Development

Control, prior to a positive recommendation on building plan applications and/or property clearance;

- c) That this approval does not exempt the owner/applicant from complying with any other relevant statutory guidelines;

Manager Water and Sanitation

- a) That the developer must ensure that the water and sewer impact studies are done by GLS consulting engineers and that it is line with the proposed changes to the development;
- b) That the previously submitted GLS study must be updated by the developer;

Manager: Waste Management

- c) That gated developments must provide unrestricted access to refuse collection vehicles. Saldanha Bay Municipality will not be responsible for damages to road infrastructure due to refuse collection vehicles utilising the internal roads;
- d) That when a refuse room will be utilised for storage of bins, collection will be made from the refuse room and adequate off-street area must be available for refuse collection vehicle to park while empty bins without causing any traffic congestion.
- e) That the refuse room must be in accordance and to the satisfaction of the Manager: Waste Management;
- f) That cul-de-sac roads must be kept to a minimum and adequate turning circle must be provided to ensure refuse collection vehicle can turn within the cul-de-sac;
- g) That it shall be the responsibility of the owner of the property to apply for a wheelie bin on receipt of occupation and will be charged for refuse removal from date of occupation
- h) That during construction of houses, contractors must ensure builder's rubble is contained on the erf and removed regularly. Litter which can cause wind-blown litter problems must be kept separate within an enclosure which prevents litter being blown onto adjacent properties

Manager: Support Services (Land Surveying)

- i) That the applicant/developer take note that Sleigh Street must be realigned in future.

Manager: Support Services

- j) That the development be according to the attached Standard Conditions for Civil Engineering (2006-b);
- k) That the developer will be responsible to upgrade any water, sewer, stormwater or road infrastructure that might be required because of this development;
- l) That the developer is responsible for the provision of all internal and external civil services as well as any amendments to any service which may be required because of this development;

- m) That the developer will be responsible for the cost of the movement of any civil infrastructure which may be required because of the development;
- n) That the developer will be responsible for the cost of registering servitudes which may be required because of the development;
- o) That the detail and design of the civil infrastructure be approved by the Director: Engineering and Planning Services before the developer asks for tenders;
- p) That the Director: Engineering and Planning Services be invited to all site meetings;
- q) That capital contributions is payable with VAT which includes. These amounts escalate yearly on 1 July as per the SAFCEC indices using the month of May as base in accordance with the approved Interim Policy of Council, approved per Council's Resolution R81/6-19 of 2019. The contributions will be payable with the lodging of building plans or transfer of property whichever is first;
- r) That the developer must ensure all conditions are met before the occupation or clearance certificates is issued by the municipality

You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79 of the Saldanha Bay Land Use Planning By-law. The attached appeal form must be completed and should be directed to the Municipal Manager, Saldanha Bay Municipality, Private Bag X12, Vredenburg, 7380 and received by the municipality within 21 days of notification of this decision together with the information set out in section 80 of the By-law.

Please note that you must simultaneously serve notice of the appeal on the objector and any other persons as the Municipality may determine (available on request). Proof of serving the notification must be submitted to the Municipality, within 14 days of serving the notification.

The notice must be served in accordance with section 35 of the said legislation and in accordance with the additional requirements as may be determined by the Municipality. The notice must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Yours faithfully



For MUNICIPAL MANAGER
sdb

STUDY AREA
WITH PROPOSED PHASES

PHASE 1: PORTIONS 64-67
PHASE 2: PORTIONS 59-62, 68-167
PHASE 3: PORTIONS 1 - 58, 63, 168-253

ZONING	NO. OF ERVEN	AREA (HA)	%
RES. II: SINGLE RES. (165 ERVEN) Average Erf Size = 610m ²	165	10.05	15.5
RES. II: SINGLE RES. (64 units) Average Erf Size = 347m ²	64	2.22	3.4
RES. III: GROUP HOUSING. (±200 units) Average Erf Size = ±306m ²	4	6.12	9.5
RES. III: RETIREMENT VILLAGE (±100 units)	1	7.46	11.5
INSTITUTIONAL II: CHURCH	1	0.27	0.4
BUSINESS II: (GUEST HOUSES & RESTAURANT FACILITIES)	1	0.53	0.8
OPEN SPACE II	12	31.92	49.3
TRANSPORT ZONE (PUBLIC ROADS)	5	6.21	9.6
TOTAL	253	64.78	100

TOTAL RESIDENTIAL OPPORTUNITIES = ±529
GROSS RESIDENTIAL DENSITY : 8.2 UNITS / HA

AMENDMENTS

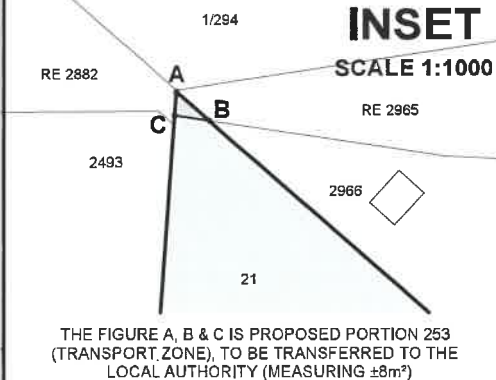
15/04/2019
NEW PLAN:
2.335.01.07/C

13/09/19

REMOVE PORTIONS 53 - 71,
DAGERAAD AND GREBE STREETS
SWOP GROUP HOUSING AND
RETIREMENT VILLAGE PORTIONS
(APPROVED PORTION 73)
RE-NUMBER AND RE-CALCULATE
AREAS AND DENSITIES
ADD PORTION 253 IN PHASE 3

INSET

SCALE 1:1000



THE FIGURE A, B & C IS PROPOSED PORTION 253
(TRANSPORT ZONE), TO BE TRANSFERRED TO THE
LOCAL AUTHORITY (MEASURING ±8m²)

MEEUWEKLIP SUBDIVISIONAL PLAN WITH PHASES

REZONING & SUBDIVISION
OF PORTION 2 OF THE FARM
MEEUWEKLIP NO. 293,
LANGEBAAN

PLAN NO. 2.335.01.07/C
DATE: 13 SEPTEMBER 2019

PREVIOUS PLAN:
PLAN NO. 2.335.01.07/B
DATED 15/05/15
(ENDORSED 24-06-2016)



SCALE 1:4000

OUTEURSREG VOORBEHOUD
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100m

SALDANHA BAY MUNICIPALITY
Subdivision (amendment) of Farm 293/2 is hereby approved in
terms of Section 60 (a) of the Saldanha Bay Municipal Land Use
Planning By-law, in accordance with the approval dated 11
February 2020 (as well as Appeal Outcome).

Municipal Manager: [Signature] Date: 16-09-2020

PHASE 3
34.56HA

PHASE 2
(16.19HA)

PHASE 1C
3.24 HA

PHASE 1B
6.90 HA

PHASE 1
14.03 HA

PHASE 1A
3.89 HA

64
4.96 HA

65
RES. III:
RETIREMENT
VILLAGE
7.46 HA

66
1.01 HA

67

68

69
2.25 HA

62
0.53 HA

61
0.27 HA

60
1.18 HA

59
1.22 HA

176
0.69 HA

21

21

SEE INSET
253