SALDANHA BAAI BAY
MUNISIPALITEIT | MUNICIPALITY | uMASIPALA

REF NO:
Erf 15666, VDB
TP/2026/1106
ENQUIRIES:
Martin Botha
022-701 7107
Martin.Botha@sbm.gov.za

13 NOVEMBER 2026

**REGISTERED MAIL**

Dear Sir/Madam; *Geagte Meneer/Dame*

**NOTICE OF LAND USE APPLICATION / *KENNISGEWING VAN GRONDGEBRUIKSAANSOEK*: ERF 15666, VREDENBURG, APPLICANT/*APPLIKANT*: ACTIVE PLANNING SOLUTIONS: - CONTACT DETAILS/KONTAK BESONDERHEDE: PIERRE JORDAAN [079 528 9179/ pierre@activeplanning.co.za ]**

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) Amendment, in terms of Section 15(2)(h) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of condition (y) of the existing approval for Erf 15666, Vredenburg (Ref: 15666/vb dated 8 July 2009), to allow for reduced capital contributions for the proposed development.

b) Amendment, in terms of Section 15(2)(k) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of the approved subdivision / phasing plan (endorsed on 30 September 2019) to allow for further sub-phasing of the proposed development (four phases).

c) Approval, in terms of Section 15(2)(l) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, to allow for the approval of a Site Development Plan.

d) Permission required in terms of the Saldanha Bay Municipality Integrated Zoning Scheme By-law, 2021, in terms of Section 15(2)(g) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, to pay a cash amount to the Municipality, in terms of Clause 46(13) of the Saldanha Bay Municipality Integrated Zoning Scheme By-law, 2021, for the shortfall of 23 parking bays for the proposed development.

e) Subdivision, in terms of Section 15(2)(d) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of Erf 16447, Vredenburg (public road) into four portions to align with the phasing of the proposed development.

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.

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

a) *Wysiging, ingevolge Artikel 15(2)(h) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van voorwaarde (y) van die bestaande goedkeuring vir Erf 15666, Vredenburg (Verw: 15666/vb, gedateer 8 Julie 2009), om voorsiening te maak vir verminderde kapitaalbydraes vir die voorgestelde ontwikkeling.*

b) *Wysiging, ingevolge Artikel 15(2)(k) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van die goedgekeurde onderverdelings- / faseringsplan (goedgekeur op 30 September 2019), om voorsiening te maak vir verdere sub-fasering van die voorgestelde ontwikkeling (vier fases).*

c) *Goedkeuring, ingevolge Artikel 15(2)(l) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, vir die goedkeuring van 'n Terreinontwikkelingsplan.*

d) *Toestemming, ingevolge die Saldanhabaai Munisipaliteit se Geïntegreerde Soneringskema Verordening, 2021, ingevolge Artikel 15(2)(g) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, om 'n kontantbedrag aan die Munisipaliteit te betaal, ingevolge Klousule 46(13) van die Saldanhabaai Munisipaliteit se Geïntegreerde Soneringskema Verordening, 2021, vir die tekort van 23 parkeerplekke vir die voorgestelde ontwikkeling.*

e) *Onderverdeling, ingevolge Artikel 15(2)(d) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van Erf 16447, Vredenburg (openbare pad) in vier gedeeltes, ten einde dit in lyn te bring met die fasering van die voorgestelde ontwikkeling.*

*Nadere besonderhede lê ter insae op die webblad 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**

# PLAN 1

## Locality: Erf 16447, Vredenburg




**Legend**

- Parent Farms
- Erf
- Farm Portions

**Map Center:** Lon: 17°58'55.1"E
Lat: 32°53'55.4"S

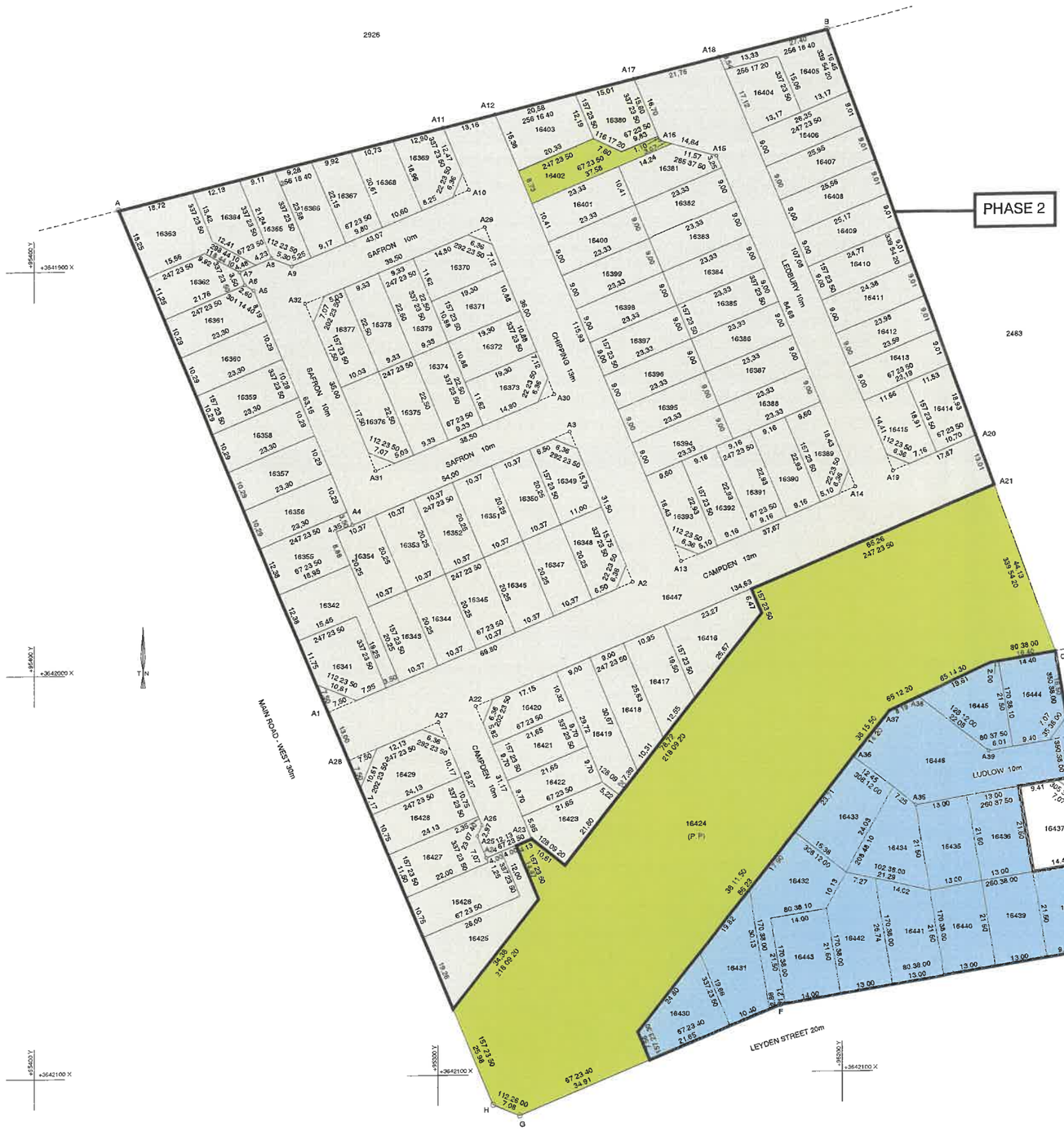
**Scale:** 1:4,692

**Date created:** 2026/11/04

Western Cape Government
FOR YOU

# PLAN 2

## Proposed subdivision and phasing of ERF 15666, Vredenburg




| MAIN FIGURE | | | | | | |
|---|---|---|---|---|---|---|
| | SIDES Metres | | ANGLES OF DIRECTION | | System WG 19° Constants +00,00 +00,00 | |
| | | | | | Y Metres | X |
| AB | 180,70 | | 256 16 40 | A | +95 379,05 | +3 641 884,81 |
| BC | 164,59 | | 339 54 20 | B | +95 203,51 | +3 641 841,95 |
| CD | 89,50 | | 350 38 00 | C | +95 146,96 | +3 641 998,52 |
| DE | 7,07 | | 35 33 20 | D | +95 135,65 | +3 642 065,09 |
| EF | 78,82 | | 80 38 00 | E | +95 139,78 | +3 642 070,84 |
| FG | 89,82 | | 67 23 40 | F | +95 215,36 | +3 642 083,31 |
| GH | 7,08 | | 112 26 00 | G | +95 279,82 | +3 642 110,15 |
| HA | 241,16 | | 157 23 50 | H | +95 286,36 | +3 642 107,45 |

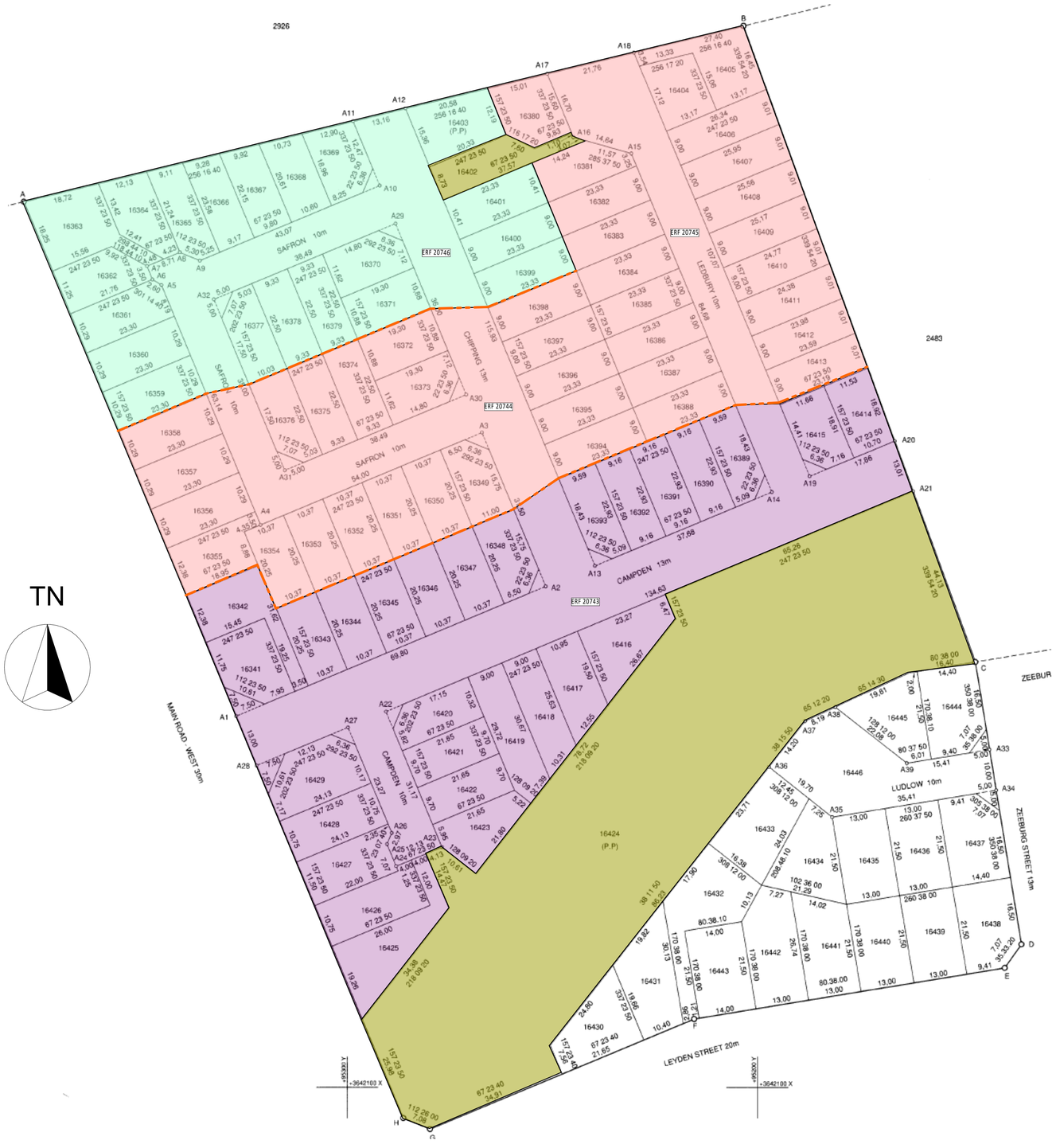
| AREAS | | AREAS | | BLOCK CORNERS | | |
|---|---|---|---|---|---|---|
| Erf Number | Sq. Metres | Erf Number | Sq. Metres | | | |
| 16341 | 289 | | | A1 | +95 327,07 | +3 642 009,67 |
| 16342 | 302 | 16395 | 210 | A2 | +95 251,55 | +3 641 978,23 |
| 16343 | 210 | 16396 | 210 | A3 | +95 267,12 | +3 641 940,84 |
| 16344 | 210 | 16397 | 210 | A4 | +95 321,13 | +3 641 963,33 |
| 16345 | 210 | 16398 | 210 | A5 | +95 345,40 | +3 641 905,02 |
| 16346 | 210 | 16399 | 210 | A6 | +95 347,62 | +3 641 903,68 |
| 16347 | 210 | 16400 | 210 | A7 | +95 348,97 | +3 641 900,45 |
| 16348 | 213 | 16401 | 243 | A8 | +95 340,82 | +3 641 897,10 |
| 16349 | 213 | 16402 P.P | 240 | A9 | +95 336,02 | +3 641 899,12 |
| 16350 | 210 | 16403 | 280 | A10 | +95 292,10 | +3 641 880,83 |
| 16351 | 210 | 16404 | 212 | A11 | +95 298,62 | +3 641 865,17 |
| 16352 | 210 | 16405 | 284 | A12 | +95 285,84 | +3 641 862,05 |
| 16353 | 210 | 16406 | 236 | A13 | +95 239,55 | +3 641 973,23 |
| 16354 | 210 | 16407 | 232 | A14 | +95 196,47 | +3 641 955,30 |
| 16355 | 250 | 16408 | 228 | A15 | +95 230,75 | +3 641 872,97 |
| 16356 | 240 | 16409 | 225 | A16 | +95 244,84 | +3 641 869,02 |
| 16357 | 240 | 16410 | 221 | A17 | +95 251,26 | +3 641 853,61 |
| 16358 | 240 | 16411 | 218 | A18 | +95 230,12 | +3 641 848,45 |
| 16359 | 240 | 16412 | 214 | A19 | +95 187,24 | +3 641 951,46 |
| 16360 | 240 | 16413 | 211 | A20 | +95 156,59 | +3 641 942,86 |
| 16361 | 238 | 16414 | 210 | A21 | +95 182,12 | +3 641 955,08 |
| 16362 | 221 | 16415 | 211 | A22 | +95 290,56 | +3 642 008,55 |
| 16363 | 347 | 16416 | 302 | A23 | +95 276,85 | +3 642 041,48 |
| 16364 | 228 | 16417 | 247 | A24 | +95 288,05 | +3 642 046,14 |
| 16365 | 212 | 16418 | 253 | A25 | +95 290,29 | +3 642 040,77 |
| 16366 | 210 | 16419 | 291 | A26 | +95 289,12 | +3 642 038,03 |
| 16367 | 210 | 16420 | 213 | A27 | +95 299,60 | +3 642 012,40 |
| 16368 | 210 | 16421 | 210 | A28 | +95 322,07 | +3 642 021,67 |
| 16369 | 219 | 16422 | 210 | A29 | +95 288,26 | +3 641 890,07 |
| 16370 | 214 | 16423 | 237 | A30 | +95 270,96 | +3 641 931,61 |
| 16371 | 210 | 16424 P.P | 7645 | A31 | +95 315,28 | +3 641 950,06 |
| 16372 | 210 | 16425 | 374 | A32 | +95 332,57 | +3 641 908,51 |
| 16373 | 214 | 16426 | 285 | A33 | +95 143,45 | +3 642 017,73 |
| 16374 | 210 | 16427 | 260 | A34 | +95 141,83 | +3 642 027,60 |
| 16375 | 210 | 16428 | 259 | A35 | +95 181,70 | +3 642 034,17 |
| 16376 | 213 | 16429 | 316 | A36 | +95 197,18 | +3 642 021,99 |
| 16377 | 313 | 16430 | 295 | A37 | +95 188,38 | +3 642 010,84 |
| 16378 | 210 | 16431 | 323 | A38 | +95 180,95 | +3 642 007,40 |
| 16379 | 210 | 16432 | 402 | A39 | +95 163,60 | +3 642 021,05 |
| 16380 | 234 | 16433 | 342 | | | |
| 16381 | 210 | 16434 | 298 | | | |
| 16382 | 210 | 16435 | 280 | | | |
| 16383 | 210 | 16436 | 280 | TOWN SURVEY MARKS | | |
| 16384 | 210 | 16437 | 297 | System WG 19° Constants +00,00 +00,00 | | |
| 16385 | 210 | 16438 | 297 | Y Metres | X | |
| 16386 | 210 | 16439 | 280 | VB12 | +94 899,66 | +3 642 043,78 |
| 16387 | 210 | 16440 | 280 | VB13 | +95 297,82 | +3 642 118,35 |
| 16388 | 210 | 16441 | 314 | | | |
| 16389 | 210 | 16442 | 349 | | | |
| 16390 | 210 | 16443 | 301 | | | |
| 16391 | 210 | 16444 | 297 | | | |
| 16392 | 210 | 16445 | 279 | | | |
| 16393 | 210 | 16446 (ROAD) | 804 | | | |
| 16394 | 210 | 16447 (ROAD) | 7431 | | | |

Note : P.P represents Public Place

Note: Unless otherwise stated, all splay distance are 5m metres

| PHASING | |
|---|---|
| PHASE 1<br>Phase 1 consists of 15 plots | |
| PHASE 2<br>Phase 2 consists of 87 plots | |
| Public Open Space | |

MUNISIPALITEIT SALDANHABAAI
PRIVAATSAK PRIVATE BAG X12
30 SEP 2019
PHASING PLAN APPROVED
VREDENBURG
SALDANHA BAY MUNICIPALITY




## MAIN FIGURE

| | SIDES Metres | ANGLES OF DIRECTION | System WG 19° Constants +00,00 +00,00 | Y Metres | X |
|---|---|---|---|---|---|
| AB | 180,70 | 256 16 40 | A | + 95 379,05 | + 3 641 884,81 |
| BC | 164,59 | 339 54 20 | B | + 95 203,51 | + 3 641 841,95 |
| CD | 69,50 | 350 38 00 | C | + 95 146,96 | + 3 641 996,52 |
| DE | 7,07 | 35 33 20 | D | + 95 135,65 | + 3 642 065,09 |
| EF | 76,62 | 80 38 00 | E | + 95 139,76 | + 3 642 070,84 |
| FG | 69,82 | 67 23 40 | F | + 95 215,36 | + 3 642 083,31 |
| GH | 7,08 | 112 26 00 | G | + 95 279,82 | + 3 642 110,15 |
| HA | 241,16 | 157 23 50 | H | + 95 286,36 | + 3 642 107,45 |

| AREAS | | AREAS | |
|---|---|---|---|
| Erf Number | Sq. Metres | Erf Number | Sq. Metres |
| 16341 | 269 | 16395 | 210 |
| 16342 | 302 | 16396 | 210 |
| 16343 | 210 | 16397 | 210 |
| 16344 | 210 | 16398 | 210 |
| 16345 | 210 | 16399 | 210 |
| 16346 | 210 | 16400 | 210 |
| 16347 | 210 | 16401 | 243 |
| 16348 | 213 | 16402 P.P | 240 |
| 16349 | 213 | 16403 | 280 |
| 16350 | 210 | 16404 | 212 |
| 16351 | 210 | 16405 | 284 |
| 16352 | 210 | 16406 | 236 |
| 16353 | 210 | 16407 | 232 |
| 16354 | 210 | 16408 | 228 |
| 16355 | 250 | 16409 | 225 |
| 16356 | 240 | 16410 | 221 |
| 16357 | 240 | 16411 | 218 |
| 16358 | 240 | 16412 | 214 |
| 16359 | 240 | 16413 | 211 |
| 16360 | 240 | 16414 | 210 |
| 16361 | 238 | 16415 | 211 |
| 16362 | 221 | 16416 | 302 |
| 16363 | 347 | 16417 | 247 |
| 16364 | 228 | 16418 | 253 |
| 16365 | 212 | 16419 | 291 |
| 16366 | 210 | 16420 | 213 |
| 16367 | 210 | 16421 | 210 |
| 16368 | 210 | 16422 | 210 |
| 16369 | 219 | 16423 | 237 |
| 16370 | 214 | 16424 P.P | 7645 |
| 16371 | 210 | 16425 | 374 |
| 16372 | 210 | 16426 | 285 |
| 16373 | 214 | 16427 | 260 |
| 16374 | 210 | 16428 | 259 |
| 16375 | 210 | 16429 | 316 |
| 16376 | 213 | 16430 | 295 |
| 16377 | 213 | 16431 | 323 |
| 16378 | 210 | 16432 | 402 |
| 16379 | 210 | 16433 | 342 |
| 16380 | 234 | 16434 | 298 |
| 16381 | 210 | 16435 | 280 |
| 16382 | 210 | 16436 | 280 |
| 16383 | 210 | 16437 | 297 |
| 16384 | 210 | 16438 | 297 |
| 16385 | 210 | 16439 | 280 |
| 16386 | 210 | 16440 | 280 |
| 16387 | 210 | 16441 | 314 |
| 16388 | 210 | 16442 | 349 |
| 16389 | 210 | 16443 | 301 |
| 16390 | 210 | 16444 | 297 |
| 16391 | 210 | 16445 | 279 |
| 16392 | 210 | 16446 (ROAD) | 805 |
| 16393 | 210 | 16447 (ROAD) | 7429 |
| 16394 | 210 | | |

Note : P.P represents Public Place
Road Erf 16447 (7 429 m²) to be subdivided into Erven 20743, 20744, 20745 and 20746.

| BLOCK CORNERS | | |
|---|---|---|
| A1 | +95 327,07 | +3 642 009,67 |
| A2 | +95 251,55 | +3 641 976,23 |
| A3 | +95 267,12 | +3 641 940,84 |
| A4 | +95 321,13 | +3 641 963,33 |
| A5 | +95 345,40 | +3 641 905,02 |
| A6 | +95 347,62 | +3 641 903,68 |
| A7 | +95 348,97 | +3 641 900,45 |
| A8 | +95 340,92 | +3 641 897,10 |
| A9 | +95 336,02 | +3 641 899,12 |
| A10 | +95 292,10 | +3 641 880,83 |
| A11 | +95 298,62 | +3 641 865,17 |
| A12 | +95 285,84 | +3 641 862,05 |
| A13 | +95 239,55 | +3 641 973,23 |
| A14 | +95 196,47 | +3 641 955,30 |
| A15 | +95 230,75 | +3 641 872,97 |
| A16 | +95 244,84 | +3 641 869,02 |
| A17 | +95 251,26 | +3 641 853,61 |
| A18 | +95 230,12 | +3 641 848,45 |
| A19 | +95 187,24 | +3 641 951,46 |
| A20 | +95 166,59 | +3 641 942,86 |
| A21 | +95 162,12 | +3 641 956,08 |
| A22 | +95 290,56 | +3 642 008,55 |
| A23 | +95 276,85 | +3 642 041,48 |
| A24 | +95 288,05 | +3 642 046,14 |
| A25 | +95 290,29 | +3 642 040,77 |
| A26 | +95 289,12 | +3 642 038,03 |
| A27 | +95 299,80 | +3 642 012,40 |
| A28 | +95 322,07 | +3 642 021,67 |
| A29 | +95 288,26 | +3 641 890,07 |
| A30 | +95 270,96 | +3 641 931,61 |
| A31 | +95 315,28 | +3 641 950,06 |
| A32 | +95 332,57 | +3 641 908,51 |
| A33 | +95 143,46 | +3 642 017,73 |
| A34 | +95 141,83 | +3 642 027,60 |
| A35 | +95 181,70 | +3 642 034,17 |
| A36 | +95 197,18 | +3 642 021,99 |
| A37 | +95 188,38 | +3 642 010,84 |
| A38 | +95 180,95 | +3 642 007,40 |
| A39 | +95 163,60 | +3 642 021,05 |

| TOWN SURVEY MARKS | System WG 19° Constants +00,00 +00,00 Y Metres | X |
|---|---|---|
| VB12 | + 94 899,66 | + 3 642 043,78 |
| VB13 | + 95 297,82 | + 3 642 118,35 |

## SDP LAYOUT KEY

| | |
|---|---|
| PHASE 1 | COMPLETED |
| PHASE 2a | 28 UNITS (ERVEN) |
| PHASE 2b | 40 UNITS (ERVEN) |
| PHASE 2c | 19 UNITS(ERVEN) |
| P.P | PUBLIC OPEN SPACE |

**GENERAL NOTES**

ALL WORK TO BE EXECUTED TO ARCHITECTS SPECIFICATIONS AS SHOWN IN THIS COMPLETE SET OF DRAWINGS.

DRAWINGS TO BE STUDIED AS A FULL SET, IF A DRAWING OMIT PLEASE CONTACT THE ARCHITECT.

ANY CONTRACTOR NOT SURE OF THE SPECIFICATIONS CONTAINED HEREIN, TO CONTACT THE ARCHITECT FOR ASSISTANCE.

ENGINEER'S DRAWINGS TO OVERWRITE THOSE OF THE ARCHITECT WHERE APPLICABLE.

ALL STRUCTURAL ELEMENTS TO BE EXECUTED ACCORDING TO ENGINEER'S DETAIL.

IF ANY OF THE ENGINEER'S, SPECIALIST DRAWINGS HAVE AN INFLUENCE ON THE DESIGN OF THE BUILDING, THIS MUST BE BROUGHT UNDER THE IMMEDIATE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION COMMENCE.

THE CONTRACTOR MAY NOT ACCEPT DRAWINGS OTHER THAN THOSE SUPPLIED BY THE APPOINTED PROFESSIONALS.

**REVISIONS**

| NO. | DATE | DESCRIPTION |
|---|---|---|

**DRAWING SCHEDULE**

| NO. | DESCRIPTION | SCALE |
|---|---|---|
| 01 | SDP, MAIN ENTRANCE ELEVATION & FINISHES | AS SHOWN |
| 02 | TYPICAL UNITS, PLANS, ELEVATIONS AND 3D | 1:100 |
| 03 | PHASED PLAN - COLOURED | AS SHOWN |

**ERF15666: ZONING - TABLE**

| | |
|---|---|
| Erf size: | 4,0895 ha |
| Zoning: | Residential Zone II |
| Erven: | 103 |
| Public open spaces: | 2 |
| Public Streets: | 5 |
| Street boundary building line: | 3m |
| Side boundary building line: | 3m |
| Rear boundary building line: | 3m |
| Height: | 8m |
| Density: (As per ROD 8 July 2009) 106 units | 25,9 Units/ha |
| Coverage: | 60% |
| Parking: | 2 bays per unit |
| **UNIT: ZONING TABLE** | |
| Internal Street boundary building line: | 0m |
| Internal Side boundary building line: | 0 - 1m |
| Internal Rear boundary building line: | 2m |
| Height: | 8m |
| Coverage: | 60% |
| Parking: | 2 bays per unit |

**MARCELLE PROPS 425 CC**

**DRAWING STATUS**
SDP SUBMISSION COUNCIL

**PROJECT DESCRIPTION**
PROPOSED DEVELOPMENT OF 87 UNITS ON ERF15666 VREDENBURG

**DRAWING TITLE**
SDP
PHASING OF THE DEVELOPMENT

| | |
|---|---|
| SCALE | AS SHOWN |
| DATE DRAWN | FEBRUARY 2024 |
| ISSUE DATE | 11 NOV 2026 |


ZARZOV
Architect Buro
CAPE TOWN | WEST COAST 140A Paul Kruger Road
OVERBERG | NORTH-WEST Kosmos Hartbeespoort Dam
TSHWANE | JO'BURG Tel: +27 606 2121 88| www.zarzov.co.za

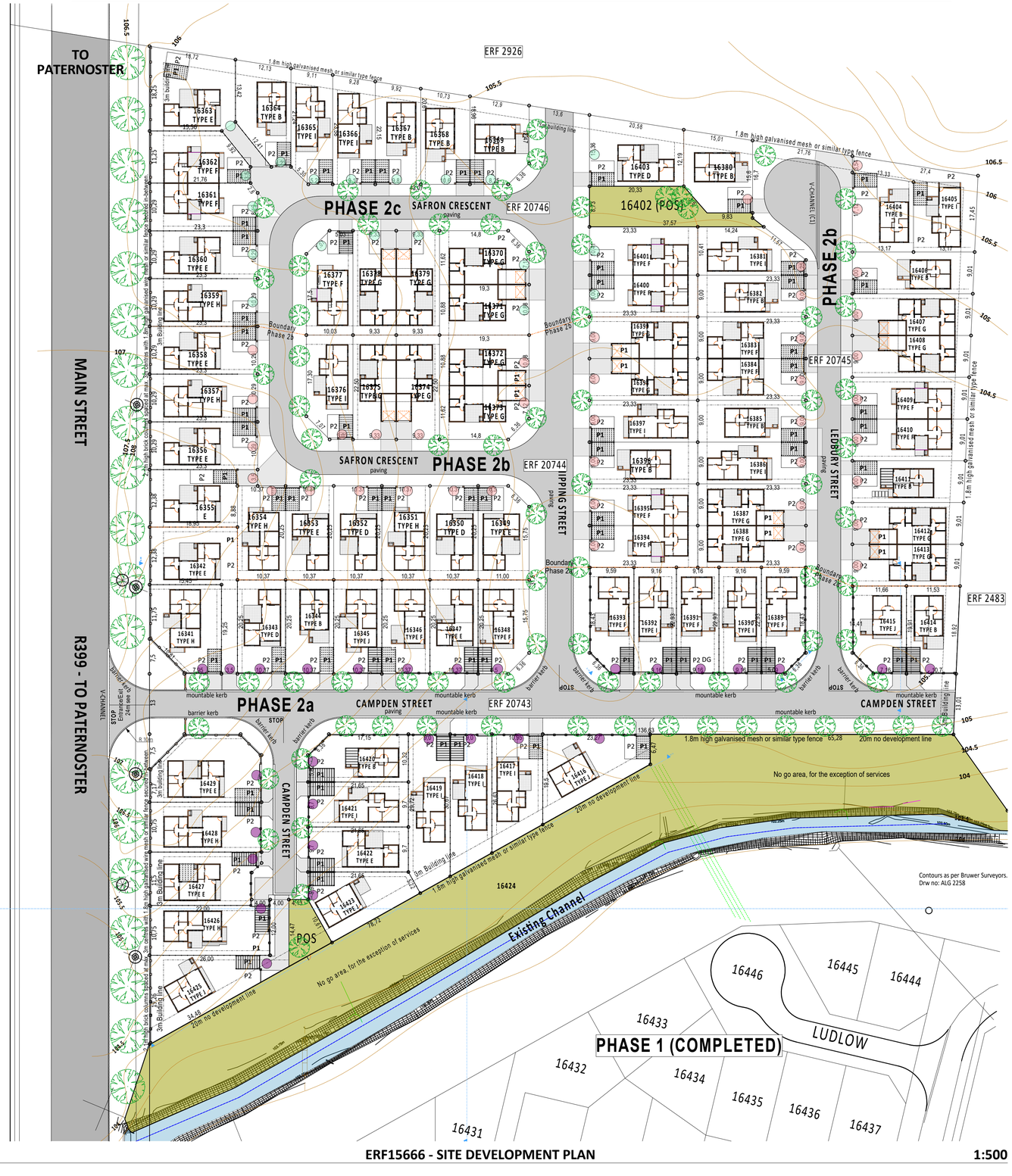

| ARCHITECT | ML VAN DEN BERG. Pr.Arch 6573 |
|---|---|
| Architect | Owner |

| PROJECT NO | DRAWING NO | REV NO |
|---|---|---|
| 26-01 | 03 | 0 |

| | Erf | Phase | Erf m² | Type | House m² | Cover |
|---|---|---|---|---|---|---|
| | 16341 | 2a | 269 | H | 77,90 | 29% |
| | 16342 | 2a | 302 | E | 79,50 | 26% |
| | 16343 | 2a | 210 | D | 68,80 | 33% |
| | 16344 | 2a | 210 | B | 56,10 | 27% |
| | 16345 | 2a | 210 | J | 54,55 | 26% |
| | 16346 | 2a | 210 | F | 73,70 | 35% |
| | 16347 | 2a | 210 | E | 79,50 | 38% |
| | 16348 | 2a | 213 | F | 73,70 | 35% |
| | 16349 | 2b | 213 | E | 79,50 | 37% |
| | 16350 | 2b | 210 | D | 68,80 | 33% |
| | 16351 | 2b | 210 | H | 77,90 | 37% |
| | 16352 | 2b | 210 | D | 68,80 | 33% |
| | 16353 | 2b | 210 | E | 79,50 | 38% |
| | 16354 | 2b | 210 | H | 77,90 | 37% |
| | 16355 | 2b | 250 | E | 79,50 | 32% |
| | 16356 | 2b | 240 | E | 79,50 | 33% |
| | 16357 | 2b | 240 | H | 77,90 | 32% |
| | 16358 | 2b | 240 | E | 79,50 | 33% |
| | 16359 | 2c | 240 | H | 77,90 | 32% |
| | 16360 | 2c | 240 | E | 79,50 | 33% |
| | 16361 | 2c | 238 | F | 73,70 | 31% |
| | 16362 | 2c | 221 | F | 73,70 | 33% |
| | 16363 | 2c | 347 | E | 79,50 | 23% |
| | 16364 | 2c | 228 | B | 56,10 | 25% |
| | 16365 | 2c | 212 | I | 68,60 | 32% |
| | 16366 | 2c | 210 | I | 68,60 | 33% |
| | 16367 | 2c | 210 | B | 56,10 | 27% |
| | 16368 | 2c | 210 | B | 56,10 | 27% |
| | 16369 | 2c | 219 | B | 56,10 | 26% |
| | 16370 | 2c | 214 | G | 98,00 | 46% |
| | 16371 | 2c | 210 | G | 98,00 | 47% |
| | 16372 | 2b | 210 | G | 98,00 | 47% |
| | 16373 | 2b | 214 | G | 98,00 | 46% |
| | 16374 | 2b | 210 | G | 98,00 | 47% |
| | 16375 | 2b | 210 | G | 98,00 | 47% |
| | 16376 | 2b | 213 | I | 68,60 | 32% |
| | 16377 | 2c | 213 | F | 73,70 | 35% |
| | 16378 | 2c | 210 | G | 98,00 | 47% |
| | 16379 | 2c | 210 | G | 98,00 | 47% |
| | 16380 | 2b | 234 | B | 56,10 | 24% |
| | 16381 | 2b | 210 | I | 68,60 | 33% |
| | 16382 | 2b | 210 | B | 56,10 | 27% |
| | 16383 | 2b | 210 | F | 73,70 | 35% |
| | 16384 | 2b | 210 | F | 73,70 | 35% |
| | 16385 | 2b | 210 | B | 56,10 | 27% |
| | 16386 | 2b | 210 | I | 68,60 | 33% |
| | 16387 | 2b | 210 | G | 98,00 | 47% |
| | 16388 | 2b | 210 | G | 98,00 | 47% |
| | 16389 | 2a | 210 | F | 73,70 | 35% |
| | 16390 | 2a | 210 | I | 68,60 | 33% |
| | 16391 | 2a | 210 | F | 73,70 | 35% |
| | 16392 | 2a | 210 | I | 68,60 | 33% |
| | 16393 | 2a | 210 | F | 73,70 | 35% |
| | 16394 | 2b | 210 | F | 73,70 | 35% |
| | 16395 | 2b | 210 | F | 73,70 | 35% |
| | 16396 | 2b | 210 | B | 56,10 | 27% |
| | 16397 | 2b | 210 | I | 68,60 | 33% |
| | 16398 | 2b | 210 | G | 98,00 | 47% |
| | 16399 | 2b | 210 | G | 98,00 | 47% |
| | 16400 | 2c | 210 | F | 73,70 | 35% |
| | 16401 | 2c | 243 | F | 73,70 | 30% |
| | 16403 | 2c | 280 | D | 68,80 | 25% |
| | 16404 | 2b | 212 | B | 56,10 | 26% |
| | 16405 | 2b | 284 | I | 68,60 | 24% |
| | 16406 | 2b | 236 | B | 56,10 | 24% |
| | 16407 | 2b | 232 | G | 98,00 | 42% |
| | 16408 | 2b | 228 | G | 98,00 | 43% |
| | 16409 | 2b | 225 | F | 73,70 | 33% |
| | 16410 | 2b | 221 | F | 73,70 | 33% |
| | 16411 | 2b | 218 | B | 56,10 | 26% |
| | 16412 | 2b | 214 | G | 98,00 | 46% |
| | 16413 | 2b | 211 | G | 98,00 | 46% |
| | 16414 | 2a | 210 | B | 56,10 | 27% |
| | 16415 | 2a | 211 | J | 54,55 | 26% |
| | 16416 | 2a | 302 | J | 54,55 | 18% |
| | 16417 | 2a | 247 | I | 68,60 | 28% |
| | 16418 | 2a | 253 | I | 68,60 | 27% |
| | 16419 | 2a | 291 | I | 68,60 | 24% |
| | 16420 | 2a | 213 | B | 56,10 | 26% |
| | 16421 | 2a | 210 | I | 68,60 | 33% |
| | 16422 | 2a | 210 | E | 79,50 | 38% |
| | 16423 | 2a | 237 | J | 54,55 | 23% |
| | 16425 | 2a | 374 | J | 54,55 | 15% |
| | 16426 | 2a | 285 | H | 77,90 | 27% |
| | 16427 | 2a | 260 | E | 79,50 | 31% |
| | 16428 | 2a | 259 | H | 77,90 | 30% |
| | 16429 | 2a | 316 | E | 79,50 | 25% |
| | TOTAL | 87 | 19 872 | | 6 471,65 | 32,6% |




**DEVELOPMENT ENTRANCE** 1:100




**ERF15666 - SITE DEVELOPMENT PLAN** 1:500

## FINISHING SPECIFICATION

**BOUNDARY FENCE - MAIN ROAD**
2.1m Brick columns finished in plaster and paint spaced at max 3m centres with 1,8m high galvanised wire mesh fence or similar approved panels in between.

**FENCE - ALL OTHER BOUNDARIES**
1,8m high galvanised wire mesh fence or similar approved.

**ROADS:**
80mm interlocking paving bricks on layers as specified by the Civil Engineer.

**CONCRETE KERBS:**
Mountable Concrete kerbs to edge of all roads, Barriers kerbs to all curved areas.

**DEVELOPMENT NAME:**
Vredefontein Stainless steel lettering secured to side wall at Main Entrance.

**LANDSCAPING:**
Indigenous Flora of the West Coast to be planted at Main Entrance on either side of the entrance.
Natural windbreakers to be planted along the Main Road and on side with internal roads

## SDP LAYOUT KEY

| | |
|---|---|
| PHASE 1 | COMPLETED |
| PHASE 2a | 28 UNITS (ERVEN) |
| PHASE 2b | 40 UNITS (ERVEN) |
| PHASE 2c | 19 UNITS(ERVEN) |
| P.P | PUBLIC OPEN SPACE |
| P1 P2 | FUTURE EXTENSIONS (CARPORT/SINGLE GARAGE/DOUBLE GARAGE) |

**GENERAL NOTES**
ALL WORK TO BE EXECUTED TO ARCHITECTS SPECIFICATIONS AS SHOWN IN THIS COMPLETE SET OF DRAWINGS.

DRAWINGS TO BE STUDIED AS A FULL SET, IF A DRAWING OMIT PLEASE CONTACT THE ARCHITECT.

ANY CONTRACTOR NOT SURE OF THE SPECIFICATIONS CONTAINED HEREIN, TO CONTACT THE ARCHITECT FOR ASSISTANCE.

ENGINEER'S DRAWINGS TO OVERWRITE THOSE OF THE ARCHITECT WHERE APPLICABLE.

ALL STRUCTURAL ELEMENTS TO BE EXECUTED ACCORDING TO ENGINEER'S DETAIL

IF ANY OF THE ENGINEER'S, SPECIALIST DRAWINGS HAVE AN INFLUENCE ON THE DESIGN OF THE BUILDING, THIS MUST BE BROUGHT UNDER THE IMMEDIATE ATTENTION OF THE ARCHITECT BEFORE CONSTRUCTION COMMENCE.

THE CONTRACTOR MAY NOT ACCEPT DRAWINGS OTHER THAN THOSE SUPPLIED BY THE APPOINTED PROFESSIONALS.

## REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

## DRAWING SCHEDULE

| NO. | DESCRIPTION | SCALE |
|---|---|---|
| 01 | SDP, MAIN ENTRANCE ELEVATION & FINISHES | AS SHOWN |
| 02 | TYPICAL UNITS, PLANS, ELEVATIONS AND 3D | 1:100 |
| 03 | PHASED PLAN - COLOURED | AS SHOWN |

## ERF15666: ZONING - TABLE

| | |
|---|---|
| Erf size: | 4,0895 ha |
| Zoning: | Residential Zone II |
| Erven: | 103 |
| Public open spaces: | 2 |
| Public Streets: | 5 |
| Street boundary building line: | 3m |
| Side boundary building line: | 3m |
| Rear boundary building line: | 3m |
| Height: | 8m |
| Density: (As per ROD 8 July 2009) 106 units | 25,9 Units/ha |
| Coverage: | 60% |
| Parking: | 2 bays per unit |

**UNIT: ZONING TABLE**

| | |
|---|---|
| Internal Street boundary building line: | 0m |
| Internal Side boundary building line: | 0 - 1m |
| Internal Rear boundary building line: | 2m |
| Height: | 8m |
| Coverage: | 60% |
| Parking: | 2 bays per unit |

**MARCELLE PROPS 425 CC**

**DRAWING STATUS**
SDP SUBMISSION COUNCIL

**PROJECT DESCRIPTION**
PROPOSED DEVELOPMENT OF 87 UNITS ON ERF15666 VREDENBURG

**DRAWING TITLE**
SITE DEVELOPMENT PLAN
MAIN ROAD, ENTRANCE ELEVATION
SCHEDULE OF FINISHES

| | |
|---|---|
| SCALE | AS SHOWN |
| DATE DRAWN | FEBRUARY 2024 |
| ISSUE DATE | 11 NOV 2026 |

ZARZOV
Architect Buro
CAPE TOWN | WEST COAST | OVERBERG | NORTH-WEST | TSHWANE | JO'BURG
140A Paul Kruger Road
Kosmos Hartbeespoort Dam
Tel: +27 606 2121 88| www.zarzov.co.za

| ARCHITECT | ML VAN DEN BERG. Pr.Arch 6573 |
|---|---|
| Architect | Owner |

| PROJECT NO | DRAWING NO | REV NO |
|---|---|---|
| 26-01 | 01 | 0 |

ADDENDUM 2

SALDANHA BAAI BAY

MUNISIPALITEIT · MUNICIPALITY · uMASIPALA

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

☎ (022) 701 7000 🖷 (022) 715 1518
mun@saldanhabay.co.za
www.saldanhabay.co.za

MELD ASB ONS VERW NR:
PLEASE QUOTE OUR REF NO: 15666/vb
NGESICELO BONISA INOMBOLO:

Navrae: LG Gaffley
Enquiries:
iMibuzo:

8 Julie 2009

Creative Profile
Posbus 6590
WELGEMOED
7538

Geagte meneer

**GRONDGEBRUIKBEPLANNING EN BEHEER: AANSOEK OM WYSIGING VAN DIE GOEDGEKEURDE ONDERVERDELINGSPLAN OP ERF 15666, VREDENBURG**

U aansoek soos ontvang op 22 Oktober 2008, in bovermelde verband, het betrekking.

Die Uitvoerende Burgemeesterskomitee het tydens die vergadering gehou op 30 Junie 2009, besluit dat u aansoek om **wysiging** van die **goedgekeurde onderverdelingsplan** van toepassing op Erf 15666, Vredenburg, ten einde voorsiening te maak vir ±106 Algemene Woonbuurt persele (Groepbehuising erwe) en 3 Publieke Oop Rruimtes in plaas van die voorheen goedgekeurde 79 Algemene Woonbuurt persele en 3 Publieke Oop Ruimtes, in terme van Artikel 42 (3) (a), van die Ordonnansie op Grondgebruikbeplanning (Nr. 15 van 1985) goedgekeur word en dat die aansoek om **Onderverdeling** van Erf 15666, Vredenburg, ten einde voorsiening vir ± 106 Algemene Residensiële persele (Groepbehuising persele), Publieke Oopruimte en Pad, te skep, ingevolge Artikel 25 (1) van die Ordonnansie op Grondgebruikbeplanning, Nr. 15 van 1985, goedgekeur word.

Bogenoemde besluit vervang die goedkeuring (BM17/11-07) van 30 November 2007. Aangesien beswaar teen die aansoek ontvang is, is hierdie besluit eers van krag na afloop van die appélperiode. Die goedkeuring sal onderhewig wees aan die volgende voorwaardes:

(a) dat die applikant skriftelik bevestig dat al die goedkeuringsvoorwaardes aanvaar word en indien nie, dat daar volgens die

oorgeskrewe prosedure teen sodanige voorwaardes geappelleer word;

(b) dat hierdie goedkeuring nie die eienaar vrywaar om aan enige ander relevante statutêre vereistes te voldoen nie, waar van toepassing;

(c) dat die applikant / ontwikkelaar verantwoordelik is vir alle kostes rakende hierdie aansoek;

(d) dat 'n maksimum van 106 algemene woonbuurt persele toegelaat word met 'n minimum erf grootte van 210m², onderhewig daaraan dat die groottes van die buitenste persele *(aangrensend Hoof-, Lyden- en Zeeburgstraat)* ooreenstem met die groottes soos voorgestel op Plan 3 gedateer 16 Oktober 2008;

(e) dat 'n minimum erf wydte van 9 meter van toepassing sal wees;

(f) dat die aparte oopruimtes gekombineer word om een aanvaarbare en funksionele oopruimte in die noordelike gedeelte van die ontwikkeling te skep tot bevrediging van die Bestuurder: Ruimtelike Beplanning en Ontwikkeling;

(g) dat 'n terreinontwikkelingsplan voorsien word aan die Bestuurder: Ruimtelike Beplanning en Ontwikkeling vir kommentaar en/ of aanbeveling;

dat terreinontwikkelingsplan die beoogde tipe eenhede per perseel aantoon en dat daar nie toegelaat word om vanaf die goedgekeurde terreinplan af te wyk nie, m.a.w. dat daar in die Koopkontrak gestipuleer word watter tipe eenheid op elke afsonderlike erf opgerig mag word;

(h) dat die oopruimtes soos versoek gelandskappeer word alvorens dit aan die Raad oorgedra word.

(i) dat die ontwikkelaar verantwoordelik is vir die oprigting van 'n grensmuur, wat tot bevrediging van die Bestuurder: Ruimtelike Beplanning en Ontwikkeling en die Estetiekkomitee is;

(j) dat die voorgestelde erf uitleg HERSIEN word (waar van toepassing) ten einde die vereistes van die Bestuurder: Ruimtelike Beplanning en Ontwikkeling na te kom asook die Munisipale Ingenieur: Siviele Dienste en ingedien word vir kommentaar en/ of goedkeuring;

(k) dat die ontwikkelaar / eienaar 'n enkele argitek aanstel vir die opstel van bouplanne;

(l) dat die tema (styl, kleur, hoogte ens.) van die voorgestelde tipe wooneenhede deur die Raad se Estetiekkomitee en die Bestuurder: Ruimtelike Beplanning en Ontwikkeling goedgekeur word;

(m) dat die voorgestelde tipe wooneenhede gefinaliseer word tot bevrediging van die Raad se Estetiekkomitee en die Bestuurder: Ruimtelike Beplanning en Ontwikkeling;

(n) dat daar in die Titel Akte van elke afsonderlike eiendomme 'n voorwaarde vervat word wat voldoening aan die goedgekeurde argitektoniese riglyne afdwing;

(o) dat 'n konstitusie van die huiseienaarsvereniging, ingevolge Artikel 29 van die Ordonnansie op Grondgebruikbeplanning (Nr. 15 van 1985), ingedien word en tot bevrediging van die Bestuurder: Ruimtelike Beplanning en Ontwikkeling gefinaliseer word voordat uitklaring kan geskied;

(p) dat verpligte lidmaatskap aan die huiseienaarsvereniging vervat word in die titelakte van elke afsonderlike wooneenheid;

(q) dat die ontwikkelaar 'n bedrag van R1200 per eenheid bewillig wat verhaal sal word met die uitklaring van elke individuele erf/eenheid in die ontwikkeling en dat sodanige bedrae betaal sal word in 'n fonds wat spesifiek geskep is om sosiomaatskaplike investering in die munisipale regsgebied te bevorder;

(r) dat alvorens die fondse verhaal in (k) hierbo spandeer word op 'n spesifieke geïdentifiseerde opheffingsprojek sal die ontwikkelaar dien ooreenkomstig ingelig word ten einde hom die geleentheid te bied om deel te wees van die spesifieke projek;

(s) dat geen voorafvervaardigde betonmure op die straatgrense in die ontwikkeling toegelaat word nie;

(t) dat GEEN toegangsbeheerhek by enige toegang van die ontwikkeling toegelaat word nie;

(u) dat voor finale goedkeuring van die onderverdelingsplan en terreinontwikkelingsplan die Distrik Padingenieur die detail ook goedkeur;

dat 'n afskrif van die ooreenkoms tussen die applikant en die Distrik Padingenieur rakende die Provinsiale voorwaardes van ontwikkeling goedkeuring aan die Raad verskaf word;

(v) dat geen direkte toegang tot individuele erwe vanaf die Provinsiale Hoofpad toegelaat word nie;

dat direkte voertuig toegang tot individuele erwe slegs vanuit die interne pad geskiet;

(w) dat die kommentaar en voorwaardes soos neergelê deur die Departement van Omgewingsake en Ontwikkelingsbeplanning in hulle besluit, aangeheg as Bylae E tot die verslag, nagekom word;

(x) dat die ontwikkeling volgens die aangehegte standaard voorwaardes van die Munisipale Ingenieur: Siviele Dienste is (weergawe 2005-b). Sien BYLAE "J";

(y) dat kapitaal bydraes per erf / eenheid plus BTW vir Water, Riool, Vaste Afval, Paaie en Elektrisiteit betaalbaar is, by die indiening van bouplanne of by aansoek vir uitklaring welke ook al die vroegste is in die geval van Enkelwoon soneerde erwe en in die geval van enige ander sonering sal bykomende kapitaal bydraes betaalbaar wees met indiening van bouplanne. Die tarief vir kapitaal bydraes van toepassing sal wees soos op die datum van uitreiking van uitklaring of goedkeuring van bouplanne;

[dat hierdie kapitaal bydraes word jaarliks herbereken en geëskaleer op 1 Julie ooreenkomstig die veranderlikes in die formules wat vir die berekening van kapitaal bydraes gebruik word. Die huidige tarief vir kapitale bydraes op die datum wanneer uitklaring uitgereik word of wanneer bouplanne goedgekeur word, sal van toepassing wees];

(z) dat toegang vanaf Hoofpad deur die Distrik-padingenieur goedgekeur word, maar die Munisipale Ingenieur ondersteun nie die voorstel nie. Dat alternatiewe toegang tot die ontwikkeling ondersoek word, byvoorbeeld deur middel van 'n brug, ens. Dat 'n afskrif van die ooreenkoms tussen die applikant en die Distrik Padingenieur rakende die Provinsiale voorwaardes van ontwikkeling goedkeuring aan die Raad verskaf word;

(aa) dat die applikant die firma CES / GLS van Electronstraat 11, Stellenbosch, 7599, aanstel om 'n waternetwerk aansluitingsertifikaat aan die Raad en aan die applikant / ontwikkelaar te verskaf. Dat die applikant vir alle kostes rakende die aanstelling van CES / GLS self verantwoordelik sal wees;

sien die volle detail op die standaard BYLAE J tot die verslag;

(bb) dat die applikant vir die verskaffing van alle interne en eksterne dienste wat deur hierdie ontwikkeling benodig word verantwoordelik sal wees;

dat alle erwe van diensaansluitings tot op die erwe voorsien word;

dat waar nodig die ontwikkelaar bestaande dienste op sy koste verskuiwe en/of die ontwikkelaar serwitute vir die dienste registreer. Dat alle serwitute voldoende wydte en spasie het om onder andere die diens te beskerm en om voldoende toegang tot die diens aan te kan bied;

(cc) dat alle dienste volgens die standaarde van die Raad ontwerp word. Dat detail van alle siviele dienste van hierdie ontwikkeling vooraf deur die Munisipale Ingenieur goedgekeur word alvorens tenders gevra word. Dat die Munisipale Ingenieur of sy gevolmagtigde na alle terrein vergaderings genooi word;

dat die padreserwe wydtes aanvaarbaar is en deur die Raad goedgekeur word;

dat daar geen verspringende padaansluitings is nie;

(dd) dat die pad reserwe breedte van die toegangspad na die ontwikkeling oor 'n minimum breedte van 10m beskik;

(ee) dat 'n volledige voetganger verkeer impakstudie vir die ontwikkeling gedoen word;

sien die volle detail op die standaard BYLAE J tot die verslag;

(ff) dat erwe en padserwitute by alle hoeke langs paaie voldoende afgestomp word om toe te laat dat die nodige voertuie die pad maklik kan gebruik;

dat die erf afstompings ten minste almal 7,5 x 7,5 meter wees;

dat die erf afstompings van die kleiner interne paaie ten minste almal 4,5 x 4,5 meter wees;

dat as die ontwikkelaar beoog om verkeersirkels binne die ontwikkeling te gebruik groot afstompings voorsien word ten einde voorsiening vir groot verkeersirkels te maak;

(gg) dat die ontwikkelaar verantwoordelik is vir die konstruksie van enige nodige toegangsroetes na die voorgestelde ontwikkeling;

(hh) dat alle riooluitvloei van hierdie ontwikkeling by die munisipale rioolstelsel van die gebied aansluit;

(ii) dat alle stormwater van hierdie ontwikkeling in die bestaande stormwater sisteem vloei. Dat dit eerstens bepaal word as die sisteem die addisionele las kan hanteer;

dat 'n Rivier analise op die natuurlike waterloop (Bok Rivier) wat deur die ontwikkeling loop gedoen word. Dat die onwerp jaar 1:50 jaar storm wees. Dat indien dit bepaal word dat die natuurlike waterloop nie die storm kan hanteer nie, dat die nodige vereistes in plek gestel word ten einde die natuurlike waterloop in staat te stel om die storm te hanteer. Dat hierdie in plek is alvorens die ontwikkeling geskiet;

Dat dit aanbeveel word dat 'n Stormwater spesialis Ingenieur vir die studie aangestel word. Dat alle kostes hieraan verbonde is vir die rekening van die ontwikkelaar;

dat 'n EIA en rekord van besluit vir die stormwaterstelsel benodig is;

(jj) Voor enige uitklaring van erwe kan plaasvind, okkupasie sertifikaat uitgereik kan word moes die volgende al gedoen en voorsien gewees het:

- dat alle voorwaardes wat deur alle statutêre liggame asook deur die raad voorgelê was al nagekom gewees het;
- dat alle kapitale bydraes betaal gewees het;
- dat die korrekte en toepaslike waternetwerk aansluiting sertifikaat vanaf CES / GLS verskaf gewees het;
- dat CES / GLS gesertifiseer het dat hulle die korrekte "Soos Gebou" detail vanaf die ontwikkelaar ontvang het en dat CES / GLS die detail by die stelsel bygevoeg het;
- dat die straat en/of die straat afstompingserwe al aan die raad oorgedra gewees het of bewyse gelewer word dat die oordragte aan die raad in proses is;
- dat die goedgekeurde algemene planne en/of erf diagramme in die verlangde formaat al verskaf gewees het. Dat die goedgekeurde straatname op die algemene planne en/of op die erf diagramme aangebring gewees het voor registrasie;
- dat alle dienste binne registreerde serwitute in die naam van die dienste eienaar wees;
- dat alle dienste, insluitend diensaansluitings al deur 'n professionele siviele ingenieur as volledig voltooid gesertifiseer gewees het. Dat hierdie ingenieur in die ontwerp en inspeksie van die betrokke diens bekwaam sal wees;
- dat "Soos Gebou" detail van alle dienste in raad aanvaarde formaat aan die raad verskaf gewees het;
- dat 'n afskrif van die ooreenkoms tussen die applikant en die Distrik Padingenieur rakende die Provinsiale voorwaardes van ontwikkeling goedkeuring al aan die raad verskaf gewees het;

(kk) dat die nodige brandkrane, verkeerstekens, brandbestrydingstoerusting en padmerke voorsien word;

(ll) dat die applikant verantwoordelik is vir die direkte koste vir die verskaffing van alle interne en eksterne elektriese dienste sowel as enige opgraderings wat benodig word;

(mm) dat waar nodig die applikant bestaande dienste op sy koste verskuif en / of serwitute vir die dienste registreer;

(nn) dat alle elektriese dienste volgens die Raad se standaarde ontwerp word;

(oo) dat detail van alle elektriese dienste wat deur die ontwikkeling benodig word vooraf deur die Bestuurder: Elektrotegniese Dienste goedgekeur word alvorens tenders gevra word;

(pp) dat die Bestuurder: Elektrotegniese Dienste of sy gevolmagtigde na alle terreinvergaderings genooi word;

(qq) dat finale en volledige "Soos Gebou" detail van alle elektriese dienste ook in albei geskikte transparant hardekopieë en die Raad se aanvaarbare digitale formaat verskaf word;

(rr) dat bestaande elektriese dienste nie deur die ontwikkeling negatief beïnvloed word nie;

(ss) dat voordat daar met enige werke, konstruksie werke begin word, die Departement: Elektrotegniese Dienste in kennis gestel word sodat die elektriese dienste uitgewys word;

(tt) dat voldoende stofbeheermaatreëls tydens ontwikkeling van die perseel toegepas word;

(uu) dat na onderverdeling die onderverdeelde erwe asook die restant van die eiendom per aanvullende / algemene waardasie waardeer en volgens raadsbeleid volgens sonering en / of gebruik belas word; en

(vv) dat geen uitklaring / bewoning toegelaat word voordat alle vereistes nagekom is nie; en

(ww) dat eiendomsreg verkry word op alle openbare oopruimtes, strate en serwitute wat mag ontstaan na onderverdeling deur registrasie in die naam van die Raad, voordat enige ander oordragte plaasvind.

Neem kennis dat al is daar besluit om die aansoek goed te keur, die reg tot appèl na die Munisipale Bestuurder van Saldanhabaai Munisipaliteit hiermee gegee word in terme van Artikel 62 van die Munisipale Stelsels Wet, No 32 van 2000.

Indien u of die beswaarmakers sou appelleer sal die besluit van die

Uitvoerende Burgemeesterskomitee ter syde gestel word totdat die appèlproses in terme van die Munisipale Stelsels Wet, No 32 van 2000, voltooi is, waarna die besluit van die plaaslike owerheid finaal is. Op hierdie stadium sal u dan die reg tot appèl gegee word teen die besluit van die plaaslike owerheid na die Premier van die Wes-Kaap in terme van Klousule 44 (1)(a) van die Ordonnansie op Grondgebruikbeplanning, No 15 van 1985 en paragraaf 22 van die Regulasies soos gepubliseer in die Provinsiale Kennisgewing, PN 1050/1988.

Indien u die reg tot appèl wil uitoefen moet u die volgende prosedure volg. Indien hierdie prosedure nie gevolg word nie, mag u reg tot appèl ongeldig word:

- die appèl moet in skrif wees,
- die appèl ingevolge die Munisipale Stelsels Wet, No 32 van 2000, moet geadresseer word aan: **Die Munisipale Bestuurder, Privaatsak X12, Vredenburg, 7380, per geregistreerde pos**,
- indien u u reg tot appèl wil uitoefen in terme van Artikel 44(1) van die Ordonnansie 15 van 1985, moet die appèl ingedien word by **Die Departement Omgewingsake en Ontwikkelingsbeplanning, Privaatsak X9086, Kaapstad, 8000 per geregistreerde pos,** 'n afskrif waarvan aan hierdie Raad binne die gemelde tydperk aan bogenoemde adres voorgelê moet word,
- al die relevante dokumentasie moet die appèl vergesel,
- gronde waarop die appèl gebaseer is, moet aangedui word,
- die reg tot appèl moet geskied binne **21 dae van registrasie** van hierdie skrywe. Die Raad sal aanvaar dat die reg op appèl uitgeoefen word op die datum wat u appèl ontvang word by die Administratiewe Kantore van hierdie Raad.

Die uwe

**WAARNEMENDE MUNISIPALE BESTUURDER**
/dd

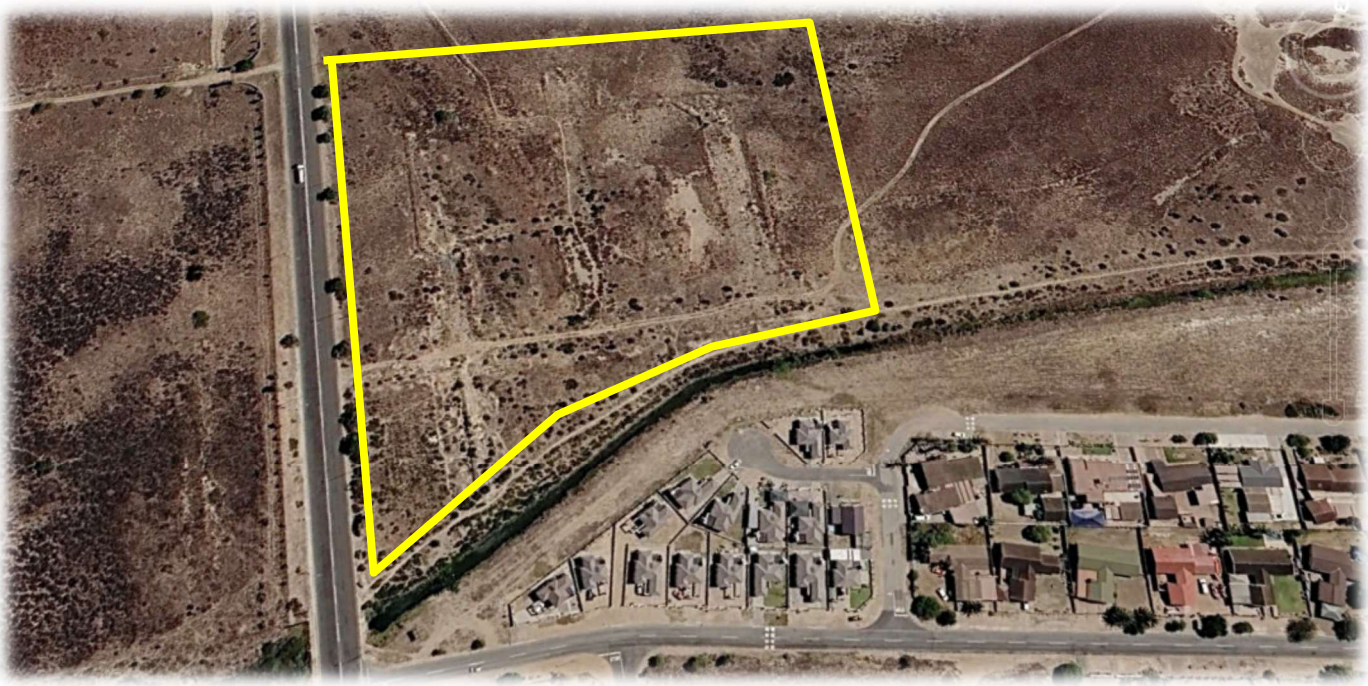
Active Planning Solutions

# ERF 15666, VREDENBURG

## MOTIVATIONAL MEMORANDUM

***Application for;***

- ***Amendment of an approved subdivision plan,***
- ***Amendment of a condition of approval***
- ***Approval of a Site Development Plan***
- ***Subdivision of erf 16447 (Public road)***



**Revision 2: 13/11/2026**

***Date:*** *November 2026*

***Ref:*** *VDB / 15666 / APSv3*

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5. NEW UNIT TYPES
6. NEW DIAGRAMS FOR THE SUBDIVISION OF ERF 16447

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## 1. BACKGROUND

An application for the rezoning and subdivision of erf 15666 was approved in 2007 with reference BM17/11-07. This approval was then amended in 2008 under case reference 15666/vb and subsequently approved in 2009 (see the approval attached as **Addendum 2**). This approval allowed the amendment of the 2007 approved Plan of subdivision to establish 106 Grouphousing units, one public open space and a public road. Preceding this land use approval an Environmental Authorization was also issued in (see attached as **Addendum 3**). The rights vested when the General Plan was approved in 2009 (attached as **Addendum 4**). These approvals gave way to the development of a first phase consisting of 16 portions as per the attached approved Plan of Subdivision (**Plan 2**) approved in two phases on 30 September 2019.

## 2. PURPOSE

It is the purpose of this memorandum to apply for the following:

- Amendment of approval condition (y) in respect of the existing approval 15666/vb of 2009, to request a reduced development contribution, in terms of Section 15(2)(h) of the Saldanha Bay Municipal Land Use Planning By-law of 2022.
- Amendment of approved Plan of Subdivision in 2 Phases dated 30 September 2019 in terms of Section 15(2)(k) of the Saldanha Bay Municipal Land Use Planning By-law of 2022.
- Approval of a new Site Development Plan as a requirement of the original land use approval under condition (g) in terms of Section 15(2)(l) of the Saldanha Bay Municipal Land Use Planning By-law of 2022.
- Permission to allow for payment of a cash amount to the Municipality equal to the estimated market value per m² of the land plus the construction costs of a parking space , in terms of Section 15(2)(g) of the Saldanha Bay Municipal Land Use Planning By-law of 2022.
- Subdivision of erf 16447 (Public road) to enable sub-phasing of the approved Phase 2 in terms of Section 15(2)(d) of the Saldanha Bay Municipal Land Use Planning By-law of 2022.

## 3. PROPERTY & TITLE DEED DETAILS

**Registered erf 15666, Vredenburg**

| | |
|---|---|
| SIZE: | 4.0895ha |
| OWNER: | Marcelle Props 425 CC |
| TITLE DEED NO: | T 50817/2008 |
| BORDERS:<br>NORTH | <br>ERF 2926 |
| SOUTH | Leyden street & Vredenburg township |
| EAST | Remainder erf 2483 |
| WEST | Main road & erf 7829 |
| T-DEED RESTRICTIONS: | None applicable to this application |
| GENERAL NO: | 4446 / 2009 |
| ZONING: | See **Addendum 6** |

General Plan and Title deed are attached as **Addendum 4** and 5 respectively. There are no bonds registered against this property.

## 4. LOCATION

Erf 15666 is located adjacent the Main road direction Paternoster along the northern edge of the town of Vredenburg (See aerial image location below). Greater context Locality Plan attached as **Plan 1**.




**Figure 1:** Locality

## 5. PHYSICAL FEATURES

As mentioned earlier erf 15666 was approved for the development of a total of 102 grouphousing dwellings. This approval vested when the General Plan was approved and a Phase 1 was developed consisting of 16 grouphousing units. Phase 1 and 2 of the 30 September 2019 approved Plan of Subdivision is divided by a formalized stormwater channel (part of the Bok river) running from east to west. The area to the north of this channel approved as Phase 2 was cleared for development and the roads were hardened to commence the development. The previous developer could not continue with the development due to financial constraints and the development in its current state was sold to my client.




**Figure 2:** Zoomed aerial photo of erf 15666 indicating completed Phase 1 and the vacant Phase 2 development area with partial developed roads

## 6. SURROUNDING LAND USE

Land use in the area consist of mainly vacant land to the north, east and west. These areas fall within the Vredenburg urban edge and will in future also be developed according to the Spatial Development Framework guiding development in the area. The area to the south consist of a largely built up and established residential neighbourhood with erfsizes of generally ranging between 750 and 850m² for these single dwellings. As

mentioned the completed and built Phase 1 consists of architecturally harmonious designed Grouphousing units with no access control and public access from Zeeburg street.



**Figure 3:** View from the R399 to the east and the undeveloped Phase 2 of erf 15666



**Figure 4:** View of the completed group housing units in Phase 1 with Phase 2 in the background

## 7. ZONING

Erf 15666 is zoned in accordance with the zoning certificate attached as **Addendum 6**.

## 8. LEGISLATIVE REQUIREMENTS

No additional input required in terms of the following associated legislation;

- Approval from Heritage Western Cape in terms of Sections 38(1) and / or 34 of the National Heritage Resources Act, Act 25 of 1999

**This is merely an application to exercise existing approved rights with no amendments triggering any Heritage related actions.**

- Approval from the Department of Environmental Affairs and Development Planning was obtained for the development and this application still complies with the conditions of this Record of Decision (see **Addendum 3**).

## 9. RESTRICTIONS

***Legislative restrictions:***

There are no new restrictions in the title deed that will restrict this application to execute the 2009 approval. Note that the amendment of approved Plan of Subdivision is required to facilitate viable phasing. The client instructed this firm to also attempt to reduce the required development contribution amount based on the average increase which will be further elaborated on in this memorandum. The proposed Site Development Plan presented for approval aims to answer the 2009 approval condition (g).

***Physical restrictions:***

There are no physical restrictions currently prohibiting this application due to the vacant nature of the approved Phase 2.

***Built restrictions:***

As noted in the

## 10. REQUIRED CONSULTATION & PUBLIC PARTICIPATION

Proof of pre- submission consultation with Mr Martin Botha and Cliff Carelse in the form of email correspondence is attached as **Addendum 7** accompanying this Land Use Planning application to verify the application types and development contribution amount respectively. A Waiver from the requirement for public participation is requested based on the fact that this application poses no additional impact on the surrounding land owners which has no previously been assessed and effectively only involves the viable execution and implementation of previously approved land use rights.

## 11. THE DEVELOPMENT OF ERF 15666

As mentioned before the purpose of this application is to execute on the 2009 development approval with no additional impact in terms of number of units or additional infrastructure requirements. This firm is also of the opinion that the rights

afforded to the property have vested due to the approved General Plan and the completion of the approved Phase 1 of the 2009 approval. As such the proposal entails the amendment of the approved Plan of Subdivision to allow sub- phasing and the closure of the approved public road to enable subdivision of this road in accordance with the proposed sub- phasing. The amendment of approval condition (y) to allow a reduced development contribution will ensure the viable implementation of the proposed phases while the submission of the Site Development Plan with reference 26-01/01/0 will ensure compliance with approval condition (g).

**a. AMENDMENT OF APPROVAL CONDITION (Y) IN RESPECT OF THE EXISTING APPROVAL 15666/VB OF 2009**

The request to amend this condition is purely based on the increased financial viability associated with the reduction of the development contribution imposition and the annual increase which influences the current contribution amount. As per Mr Cliff Carelse email correspondence attached as **Addendum 7** the current 2026 / 2027 financial year calculation amounts to R4695946.80 (R53976.40 x 87). This request for an amendment to consider a reduction to R3951419.50 (R45418.61 x 87) is based on information obtained in the 2024 / 2025 financial year from Mr Gerrit Smith whereby a 5% annual increase seemed to be the standard. See his calculation below;

Die ge eskaleerde bedrae tot 2023/24 jaar, soos van toepassing op jul ontwikkeling, is:

| Financial year | Water | Sewer | Roads | Electricity | Solid Waste | WCDM | TOTAL |
|---|---|---|---|---|---|---|---|
| 1995/1996 | R6980.64 | R6980.64 | - | - | - | - | R13961.27 |
| 1996/1997 | R7666.36 | R7666.36 | | | | | R15110.62 |
| 1997/1998 | R8151.17 | R8151.17 | | | | | R16302.34 |
| 1998/1999 | R8151.86 | R8151.86 | | | | | R16303.73 |
| 1999/2000 | R8314.84 | R8314.84 | | | | | R16629.68 |
| 2000/2001 | R8582.81 | R8582.81 | | | | | R17165.61 |
| 2001/2002 | R8491.75 | R8491.75 | | | | | R16983.51 |
| 2002/2003 | R8190.00 | R8190.00 | | | | | R16380.00 |
| 2003/2004 | R8397.62 | R8397.62 | R5417.66 | R3097.20 | | | R25310.10 |
| 2004/2005 | R8408.55 | R8408.55 | R5769.70 | R4000.68 | | | R26587.49 |
| 2005/2006 | R7970.20 | R6901.73 | R6150.92 | R3874.56 | | | R24897.41 |
| 2006/2007 | R8148.43 | R7052.60 | R6293.96 | R4495.68 | | | R25990.68 |
| 2007/2008 | R17527.83 | R15645.65 | R15031.32 | R7412.27 | R5045.30 | | R60662.36 |
| 2008/2009 | R16622.76 | R14065.42 | R14925.62 | R7380.93 | R4649.72 | R14036.36 | R71680.80 |
| 2009/2010 | R16916.66 | R16969.66 | R16108.76 | R8482.84 | R4498.19 | R14668.66 | R76644.66 |

Huidige berekeninge is as volg:

| Property size | Water | Sewer | Roads | Electricity | Solid Waste | WCDM | Total |
|---|---|---|---|---|---|---|---|
| 0 – 250 m² | R5074.55 | R4190.97 | R7711.56 | R11473.29 | R7178.93 | R5660.35 | R 41289.65 |
| 250.001-500 m² | R7104.36 | R5867.36 | R7711.56 | R11473.29 | R7178.93 | R7924.49 | R47260.01 |
| 500.001-750 m² | R10149.11 | R8381.94 | R7711.56 | R11473.29 | R7178.93 | R11320.71 | R56215.54 |
| 750.001-1000 m² | R12178.93 | R10058.32 | R7711.56 | R11473.29 | R7178.93 | 13584.85R | R62185.88 |
| >1000 m² | R16238.57 | R13411.10 | R7711.56 | R11473.29 | R7178.93 | R18113.13 | R74126.58 |

The proposed amount of R45418.61 per units is based on a 10% escalation over the past two financial years which is more aligned with the approximate annual increase of 5% compared to the current calculation. This reduced development contribution amount will greatly improve the financial viability of the development and will ensure the finished product is marketable at a price which will at least ensure a positive return on investment for my client. The difference between the current calculated amount and the proposed reduced amount will also ensure proper and sustainable long term infrastructure investment and development which will support future expansion to the north and east.

**b. AMENDMENT OF APPROVED PLAN OF SUBDIVISION WITH PHASING DATED 30 SEPTEMBER 2019**

Application is made for the amendment of the approved Plan of Subdivision in two Phases endorsed in 2019. This amendment is required to further sub phase the approved Phase 2 into three new sub phases as indicated on the amended Plan of Subdivision attached as **Plan 3**. These three new phases can only be achieved with the subdivision of

the public road portion or registered erf 16447 as per the approved General Plan. The purpose of the phasing is to allow the following for my client;

- ❖ to install services and do the road construction incrementally per approved phase.
- ❖ To ease cash flow in terms of the payment of development contributions per phase.
- ❖ To increase the viability in terms of construction where sales from one phase can fund the infrastructure cost and unit construction in the next phase.
- ❖ To support the marketing strategy in terms of pre- sales per phase which will then allow a more programmed development budget.
- ❖ To enable the developer to implement the registration and transfer separately and therefor to acquire clearances individually as Phased.

**c. APPROVAL OF A NEW SITE DEVELOPMENT PLAN AS A REQUIREMENT OF THE ORIGINAL LAND USE APPROVAL UNDER CONDITION (G)**

The approval of the development allowing 106 Grouphousing units, one public open space and one Public road in 2 Phases is then presented for implementation in accordance with a new Site Development Plan which address condition (g) of the 2009 approval.

PHASING:

The Site development proposal will then also allow Phase 2 to be sub- phased into three new sub phases as indicated on **Plan 3**.

Phase 2a will consist of;

- 28 group housing units
- 1 new public road portion

Phase 2b will consist of;

- 40 group housing units
- 2 new public road portions

Phase 2c will consist of;

- 19 group housing units
- 1 new public road portion
- 1 approved public open space

Proposed Site Development Plan (**Plan 4**)

The Saldanhabay Integrated Zoning Scheme defines group housing as:

- *Low to medium density residential development with a uniform group character where ownership can be freehold or sectional title subject to forming part of an approved home owners' association.*
- *The use of land for the purposes of harmonious architectural development with or without communal areas such as streets and open spaces.*
- *Areas identified by the Municipality for densification, including areas near main streets, areas near business concentrations or commercially related developments, and areas which offer a desirable transition between low intensity and higher intensity development.*
- *Housing development of medium scale, medium fabric and limited height where the dwelling units must be on ground level (separate dwelling units above ground floor is not allowed) and the units may be dwelling houses, semi-detached dwellings and/or double dwellings.*

It is then in accordance with the above definition that the proposed Site Development Plan (**Plan 3**) consisting of an Approved Phase 1 and new Sub- phased 2 a, 2b and 2c (87 grouphousing units) were designed and is presented for consideration. It will have the purpose of establishing high quality, medium density, architecturally sound group housing developments catering in the medium income market bracket for which a increasing demand is developing in Vredenburg.

The Site development consist of 87 new single title single storey group housing units. Nine unit types are presented ranging from 68m² two bedroom (smallest) to 112m² (largest) with unit types f and g being semi-detached. These unit types are depicted on **Plan 5**.

The registered erf numbers and sizes are still in accordance with the approved General Plan attached as Addendum **Addendum 4**.

**d. DEVELOPMENT SCHEME PARAMETERS**

The development parameters in the Residential zone 2 are as follows:

(If the development proposal conforms it will be **Yes** or **No**)

| By- Law regulation: | Proposal conform: |
|---|---|
| Density: | **Yes** |
| 30 units / ha | 26 units / ha |
| Coverage: | **Yes** |

| | |
|---|---|
| 60% | 40% max inclusive of future of future extensions (garages / carports) |
| Height | **Yes** |
| 8m | 4.5 to top of roof |
| Building lines: | |
| External street building line | **Yes** |
| 3m | 3m |
| Internal street building line | **Yes** |
| 0m | 1m minimum |
| Garages | 0m street setback |
| Common boundary building line | |
| External boundaries | **Yes** |
| 3m | 3m |
| Internal | **Yes** |
| 0m | 1m minimum & 0m |
| Parking | **No** |
| 2.25 parking spaces per dwelling unit (including Covered bays/garage) plus 0.25 demarcated parking spaces per dwelling unit for visitors | See permission ito Section 15(2)(g) |
| Extent | Not applicable due to the approval issued in terms of the provisions of the Land use Ordinance 15 of 1985. |
| No site for group or town housing development may exceed an area of 2ha. | |
| Open space | Not applicable due to the approval issued in terms of the provisions of the Land use Ordinance 15 of 1985. |

**e. PERMISSION TO ALLOW FOR PAYMENT OF A CASH AMOUNT TO THE MUNICIPALITY EQUAL TO THE ESTIMATED MARKET VALUE PER M² OF THE LAND PLUS THE CONSTRUCTION COSTS OF A PARKING SPACE**

This permission can be qualified in terms of the following;

- The approved subdivision does not allow space for the provision of on site parking at a the required ratio of 0.25 for visitors.
- The development is in fact private based on the management by an HOA and the existence of architectural guidelines and in private developments dedicated areas for visitors parking or on street parking are general practice.
- The medium density nature of the proposal does not warrant additional visitor's parking.
- Section 46(13) states the following;

  *Alternatively, an owner may, with the Municipality's permission, pay a cash amount to the Municipality equal to the estimated market value per m² of the land plus the construction costs of a parking space multiplied by the number of parking spaces which are short.* ***The Municipality is then responsible to obtain the necessary land for such parking purposes and to supply the required public parking.***
- In lieu of the above and the fact that the Municipality is not offering the alternative of a departure the Saldanhabay Municipality is requested to provide the additional 23 parking bays required within or adjacent the approved Phase 2 within a reasonable time not exceeding 6 months after payment of the required cash amount.

**f. SUBDIVISION OF ERF 16447 (PUBLIC ROAD) TO ENABLE SUB-PHASING OF THE APPROVED PHASE 2**

As previous mentioned this application also aims to increase the viability of the implementation by means of sub- phasing the approved Phase 2 into three smaller sub phases I.e. Phase 2a, 2b and 2c in accordance with **Plan 3**. To enable the phasing as proposed the approved and registered public road erf 16447 needs to be subdivided in accordance with the phasing. This effectively means that four new public road portions are created with four individual diagrams (see dummy diagrams attached as **Plan 6**. This approved subdivision will allow the client the opportunity to install services and construct public access roads incrementally per phase and also provide the Saldanhabay Municipality to provide clearances accordingly.

**g. SERVICES**

Services are not impacted by any of the proposed applications. Services plans have been submitted and approved. The phasing and subdivision approval will then allow these services to be installed accordingly with less of a cost burden for the client in terms of the payment of development contributions and services installation. It will also ensure that installed services are protected during construction with less chance of construction vehicles trampling sidewalks and damaging already installed services.

**h. ACCESS**

Access will remain as per the approved Plan of Subdivision and General Plan. Individual access to the 87 new units will be in accordance with the proposed Site Development Plan (**Plan 4**).

**i. VIABILITY**

The proposal is deemed viable due to the following supporting factors:

- It provides a sustainable residential housing opportunity in a growing market where a demand exists in terms of affordability and desirable location.
- It supports the Local Planning strategy with regards to infill and densification.
- It does not impact negatively on the built or natural environment as it aims to execute the implementation of an existing land use approval.
- The proposed phasing and subdivision will increase the viability of the implementation of the Site Development Plan in terms of profitability.
- No new or additional impacts are created which have not previously been assessed as part of the 2009 approval.

**j. SUSTAINABILITY**

The proposal is considered sustainable due to the following supporting factors:

- It will add value to the area by providing a medium density housing development comprising of harmonious design and architecturally sound features.
- It will support the future infill and expansion opportunities on similar large properties located to the north and east within the urban edge.
- It will support the upgrade and expansion of the municipal infrastructure and will support the optimal utilization of this infrastructure.

- It will add to the growth of the local economy in terms of the acquisition of development contributions, additional taxes and service fees.
- It is economically viable if the phasing and subdivision are supported.
- It addresses a demand that is not decreasing but rather growing which will ensure a long term return on investment for both the developer and new home owner.

**k. DESIRABILITY in terms of SECTION 65(1)(c) of the Saldanhabay Municipal Planning By- Law**

The following criteria are deemed as desirability factors to be considered in the motivation of the change of land use:

*(supporting motivation in bolded italics)*

- economic impact;

***The proposal will have a major positive economic impact in terms of the housing market it targets where affordability, security and low maintenance are key consideration factors.***

- social impact;

***It will have a positive social impact as it provides an opportunity for a residential infill development in an area of largely residential character and therefor provides social cohesion through a complimenting approved land use implementation.***

- scale of the capital investment;

***The approval and implementation of the proposal will ensure that the return on investment exceeds the capital input / expenditure and as such it can be deemed a viable and sustainable development proposition.***

- compatibility with surrounding uses;

***As said before the proposed development fits perfectly into the current trend of residential development in the surrounding area. It also provides a viable housing development as an alternative to a vacant property.***

- impact on the external engineering services;

***No impact exists as this application entails the mere execution and implementation of approved land use rights.***

- impact on safety, health and wellbeing of the surrounding community;

***The implementation of the proposal and related applications will in fact increase safety by means of increased activity and surveillance which comes with new ownership and***

***increased investment in an area. The alternative of a vacant piece of land poses a credible risk in terms of safety and wellbeing of the surrounding community.***

- impact on heritage;

***No new impact is created which was not previously assessed.***

- impact on the biophysical environment;

***None due to the proposal entailing the implementation of current vested land use rights.***

- traffic impacts, parking, access and other transport related considerations;

***No new impacts to consider.***

- whether the imposition of conditions can mitigate an adverse impact of the proposed land use.

***The conditions of the approval will be the result of due process and all the necessary requirements in terms of other legislative processes will be adhered to as required by the process. The opinion is that this proposal and accompanying applications will not pose or create any additional impacts on the surrounding land owners which have not been previously assessed and as such the requirement for public participation is questioned.***

## 12. SUPPORTING MOTIVATION

The above mentioned motivational criteria supports the application types applied for, aligns with the approved rights and ensures the implementation of a viable, sustainable and desirable development opportunity. The growing and expanding nature of Vredenburg as sentinel of the West Coast further increases the demand for middle income affordable housing opportunities within the town and in close proximity to the various surrounding tourism attractions and general relaxed way of life. The application and successful outcome will provide in that very specific demand and add to the growth of the local economy based on its attributes.

This application is therefore deemed favourable as it will have no negative impact on the surrounding built or natural environment but will ensure the most viable and sustainable development implementation of an approved land use. The application is therefore encouraged and recommended for approval.