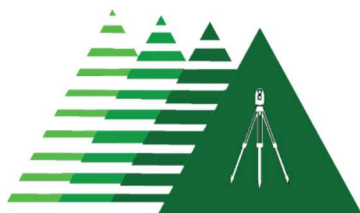


MOTIVATION REPORT

APPLICATION FOR THE REZONING, SUBDIVISION, DEPARTURE, APPROVAL OF A
PHASING PLAN AND EXEMPTION ON ERF 892, JACOBS BAY



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Index:

MOTIVATION REPORT	1
1. INTRODUCTION.....	3
2. REPORT PURPOSE.....	3
3. PROPERTY DESCRIPTION	4
4. SITE DETAILS	4
4.1. LOCALITY.....	4
4.2 ACCESS TO PROPERTY	5
4.3. ZONING AND SURROUNDING USES	6
5. PROPOSED DEVELOPMENT.....	6
5.1 REZONING AND SUBDIVISION	7
5.2 REGISTRATION OF SERVITUDES	11
5.3 DEPARTURE OF SCHEME REGULATIONS (BUILDING LINES).....	11
6. PROVINCIAL AND LOCAL POLICIES	13
7. ENGINEERING SERVICES	19
8. ACCESS AND PARKING	20
9. ASSESSMENT CRITERIA.....	20
10. SUMMARY	21

LIST OF ANNEXURES:

ANNEXURE A: Power of Attorney and resolution forms

ANNEXURE B: Application Form

ANNEXURE C: Title Deeds and Diagrams

ANNEXURE D: Locality Plan

ANNEXURE E: Subdivision Plans and layout plan

ANNEXURE F: Phasing Plan

1. INTRODUCTION

CK Rumboll and Partners was appointed by Mr Pieter Smit, as representative of Matflor Pty Ltd to handle all town planning and land surveying actions to establish a residential development on a Portion of Erf 892, Jacobs Bay. The power of attorney and company resolution are attached as **Annexure A**.

Background:

Erf 892, Jacobs Bay, was previously approved to accommodate a residential development consisting of several phases. Phase one of the development has already been developed, while phase two is currently underway. The amendments to phase three to six have also been approved between 2023 and 2026. Since the development changed from a retirement village to a group housing development in 2019, the need for larger erven arose. The owners now wish to enlarge the erf sizes of the previous approved phase seven and eight to accommodate the group housing development.

Furthermore, this application proposes the registration of the development's large open space and transferring it to the Homeowners Association (HOA), along with a portion of the existing road that gives access to the residential development.

2. REPORT PURPOSE

The purpose of the motivational report is to apply for:

- a) The Rezoning of Erf 892, Jacobs Bay, from Residential Zone II to Subdivisional Area in terms of Section 15(2)(a) of the Saldanha Bay Municipal Land Use Planning By-Law, to establish the following zonings;
 - Transport Zone III
 - Open Space Zone II
 - Residential Zone II
- b) The Subdivision of Erf 892, Jacobs Bay, to establish Portion 1, approximately ± 0.1850 Ha in extent (Phase 15), Portion 2, approximately ± 1.2071 Ha in extent (Phase 7), Portion 3, approximately 1,0152ha in extent (phase 8) and Portion 4, approximately 0.9051ha in extent (phase 7) and a Remainder approximately ± 12.7262 ha in extent, in terms of Section 15(2)(d) of the Saldanha Bay Municipal Land Use Planning By-Law.
- c) The Subdivision of proposed Portion 3 (phase 8) to establish 22 Portions in terms of Section 15(2)(d) of the Saldanha Bay Municipal Land Use Planning By-Law, as follows:
 - Residential Zone II : Proposed portions 1 to 19
 - Open Space Zone II : Proposed portions 20 to 21
 - Transport Zone III : Proposed portion 22

- d) The Subdivision of proposed Portion 4 (phase 7) to establish 16 Portions in terms of Section 15(2)(d) of the Saldanha Bay Municipal Land Use Planning By-Law, as follows:
- Residential Zone II : Proposed portions 1 to 13
 - Open Space Zone II : Proposed portion 14 to 15
 - Transport Zone III : Proposed portion 16
- e) The proposed exemption for the registration of a service servitude in terms of Section 24(1)(f)(i) of the Saldanha Bay Municipal Land Use Planning By-Law.
- f) The proposed departure of development parameters for residential zone II even terms of Section 15(2)(b) of the Saldanha Bay Municipal Land Use Planning By-Law.
- g) The proposed departure of the required open space for Fase 8 in terms of Section 15(2)(b) of the Saldanha Bay Municipal Land Use Planning By-Law.
- h) The approval of Phasing plan applicable to the redevelopment of Erf 892, Jacobs Bay, in terms of Section 65(1)(g)(vi) and 66(2)(q) and 66(2)(u) of the Saldanha Bay Municipal Land Use Planning By-Law

Application form is attached as **Annexure B**.

3. PROPERTY DESCRIPTION

Table 1: Property description

ERF 892, SALDANHA BAY	
EXTENT:	16.9577 ha
OWNER:	Matflor Pty Ltd
TITLE DEED:	T55473/2010
SG DIAGRAM No:	2471/2007
LAND USE:	Vacant
ZONING:	Residential Zone II
COORDINATES:	Lat: -32.965964 Lon: 17.896207
RESTRICTIVE TITLE CONDITIONS:	None

4. SITE DETAILS

4.1. LOCALITY

Erf 892 is located on the eastern side of Jacobs Bay. The Locality Map can be found attached as **Annexure C**.



Figure 1: Locality of 892, Jacobs Bay

4.2 ACCESS TO PROPERTY

Access to the property is obtained from Jacobs Bay Village on the western side of the development. The newly proposed Portions 3 and 4 will receive access through the existing residential development.

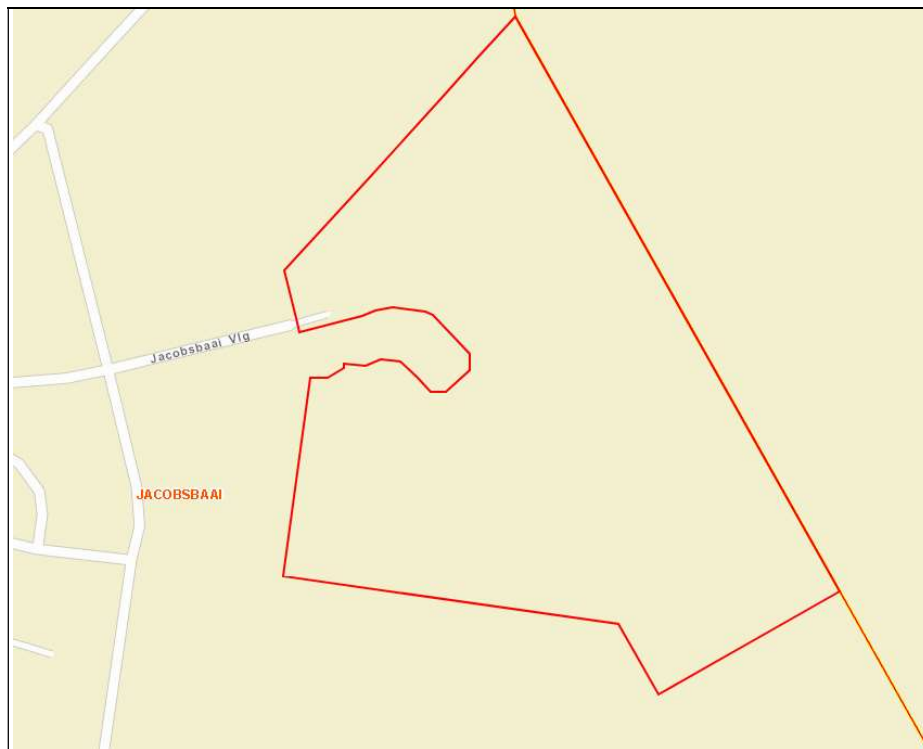


Figure 2: Access from Jacobs Bay Village to Erf 892

4.3. ZONING AND SURROUNDING USES

The property is zoned Residential Zone II and the site areas proposed for development is currently vacant. The land is undeveloped and not serviced. Erf 892 is surrounded by mostly vacant land to the north and east and residential development to the south and west.



Figure 3: Surrounding uses

5. PROPOSED DEVELOPMENT

The community of Jacobs Bay is a well-established tranquil, rural town situated in the south-western part of the Saldanha Bay Municipality. The owners of Erf 892, Jacobs Bay wish to develop a portion of the property included within the urban edge for residential purposes with the aim to provide housing opportunities adjacent to the existing residential (group housing) development. The development will be divided three two phases, similar to what was previously approved, with slightly larger erven to easily accommodate group housing units on the proposed plots.

In order to obtain the necessary land use rights, application is made for the following:

5.1 REZONING AND SUBDIVISION

The objective of this application is to rezone Erf 892 to a subdivisional area to facilitate the formal development of the property. This rezoning will create the necessary regulatory framework to establish erven for Residential Zone II, Open Space Zone II, and Transport Zone III. Once the rezoning is approved, the site will be subdivided into four distinct portions and a remainder, allowing for a structured and efficient development process that meets current planning requirements.

The proposed development is highly compatible with the existing neighbourhood character. The surrounding area already comprises a cohesive mix of residential, open space, and transport-related zonings; therefore, the introduction of these zones on Erf 892 represents a logical extension of the established land-use pattern. By formalizing these zonings, the development ensures visual and functional integration with neighbouring properties, maintaining the area's existing residential aesthetic and ensuring that the project aligns with the prevailing spatial framework.

The subdivision layout is specifically designed to balance residential growth with essential infrastructure and communal amenities. Portion 1 is designated as Transport Zone III to function as a private access road. This designation formalizes the existing access route currently servicing the site, ensuring legal compliance. Portions 3 and 4 are earmarked as residential pockets for new development, strategically positioned to maximize utility and integrate seamlessly with the existing residential fabric. Finally, Portion 2 is set aside as a significant area for Open Space Zone II, which will serve as a central communal amenity for the entire development, enhancing the overall quality of the living environment for future residents.

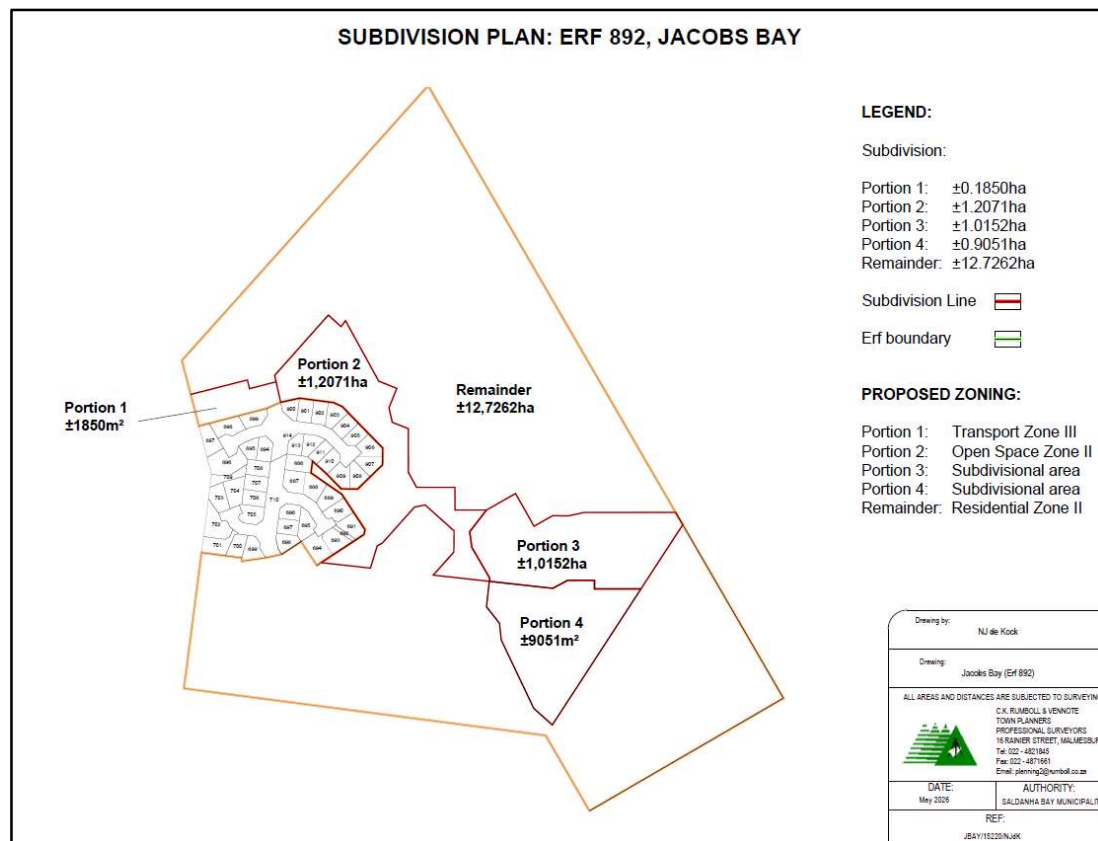


Figure 4: Subdivision of Erf 892

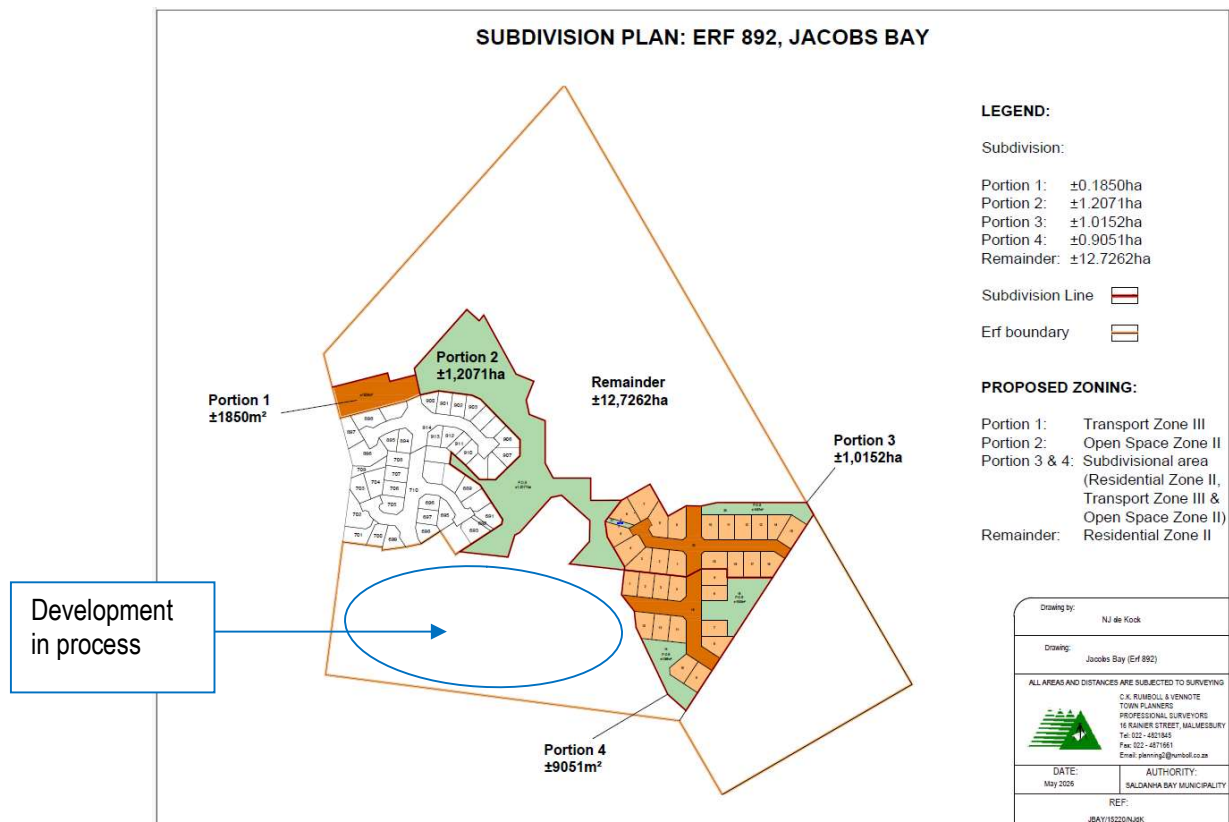


Figure 5: Subdivision of Erf 892

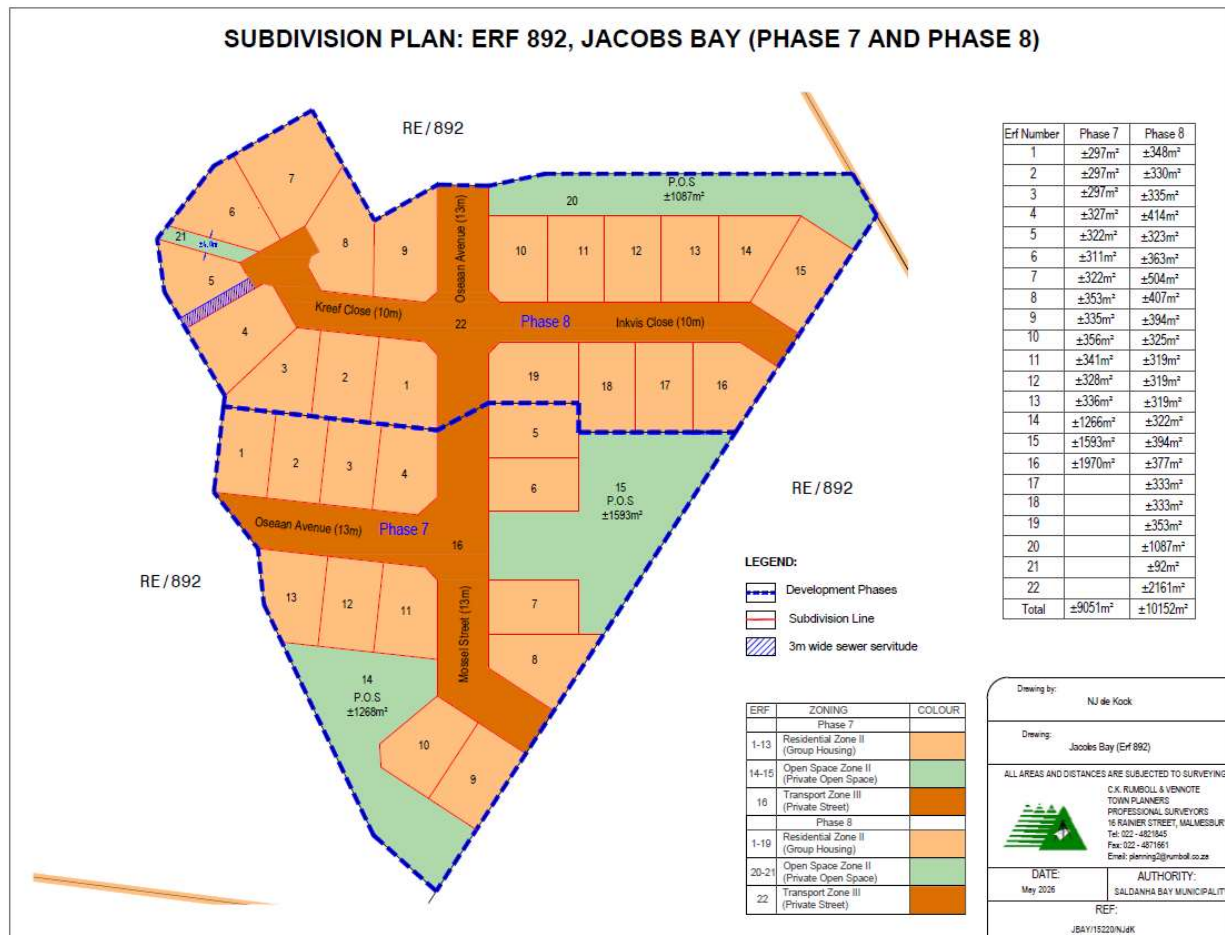


Figure 6: Subdivision of Portions 3 and 4

Ownership of land is one of the economic pillars of the South African economy. In most cases the possession of land represents the largest portion of an individual's estate. The free trading of parcels of land is an acknowledged form of accumulation of wealth. The South African landscape offers investors the opportunity to subdivide and consolidate as the market dictates. Developers look at the marketability of the size of plots they create, and this is dictated by the demands of the market at the time. Individual needs for larger or smaller plots are a normal tendency amongst investors further down the line. The freedom to consolidate or subdivide properties gives access to new entrance into the property market. The proposed development aims to fulfil the need for slightly larger residential properties, than what was previously approved. The application for rezoning and subdivision is also a market driven decision and should be encouraged.

The newly proposed plots will comply with the following:

Residential Zone II (medium density)

The erven will vary between 290m² - 500m² in extent and accommodate a dwelling for a single family. Though smaller in size than the ordinary low density erven, these erven still provides for sufficient outside living areas and floor space for a dwelling unit. Just as in the case of the existing development (phases) to the west and north, the architecture of these erven will also be regulated by the architectural guidelines.

Open Space Zone II (Private Open Space)

The open spaces are created to ensure that there is sufficient open space for possible stormwater runoff and sufficient space for land owners to enjoy the outdoors.

Open space required for phases 1-8								
Parking calculations	Phase 1	Phase 2	Phase 3	Phase 4	Phase 4	Phase 6	Phase 7	Phase 8
40m ² private outdoor space per unit + 80m ² communal open space OR 120m ² communal	40m ² private outdoor space per unit + 0m ² C.O.S	40m ² private outdoor space per unit + 0m ² C.O.S	40m ² private outdoor space per unit + ±583m ² C.O.S	40m ² private outdoor space per unit + 0m ² C.O.S	40m ² private outdoor space per unit + ±771m ² C.O.S	40m ² private outdoor space per unit + ±1154m ² C.O.S	40m ² private outdoor space per unit + ± 1.4932 ha C.O.S	40m ² private outdoor space per unit + ±1087m ² C.O.S
Total required	Private outdoor space per unit: 40m² per unit + Communal open space: 155 erven (phases 1-8) x 80m² = ±1.24ha							
Total provided	Private outdoor space per unit: 40m² per unit + Communal open space: (phases 1-8) = ±1.8527ha							

Transport Zone III

The internal road that connects the proposed development to the previous phases (western development) will be ±13m wide. The road then branches out into 10m wide roads that gives access to the properties on both sides of the road.

Since the overall development of Erf 892 was approved several years ago, the proposal to slightly change the layout of these two phases will not have an adverse impact on the character of the area or the environment, but rather contribute to economic growth within Jacobs Bay. The proposed development will enable this portion of land to be developed to its full potential. Residential opportunities within Jacobs Bay are very limited and the proposal to utilise a portion of Erf 892 to provide additional residential properties should be positively considered since the MSDF encourages densification within all towns in the Western Cape. Densification through further subdivision is an important spatial planning tool to minimise urban sprawl, as well as ensure optimal utilisation of existing infrastructure and services.

The proposed rezoning and subdivision are further considered as favourably on the basis of:

- 32 additional residential erven will be created;
- An income opportunity is created for the landowner;

- The proposed development was previously approved in a similar manner;
- The character of the area will not adversely be affected by the proposal;
- Optimal utilisation of infrastructure and services will occur;
- The proposal would allow for the creation of several additional dwelling units on existing residential zoned land, which can generate tax revenue for the municipality.

5.2 REGISTRATION OF SERVITUDES

Additionally, application is made in terms of Section 24(1)(f)(i) of the Saldanha Bay Land Use Planning By-Law for the registration a service servitude over the proposed Erf 5 in Phase 8. The servitude will be used to accommodate a sewer pipeline. The servitude will be 3m wide and will stretch from the proposed street to the open space.

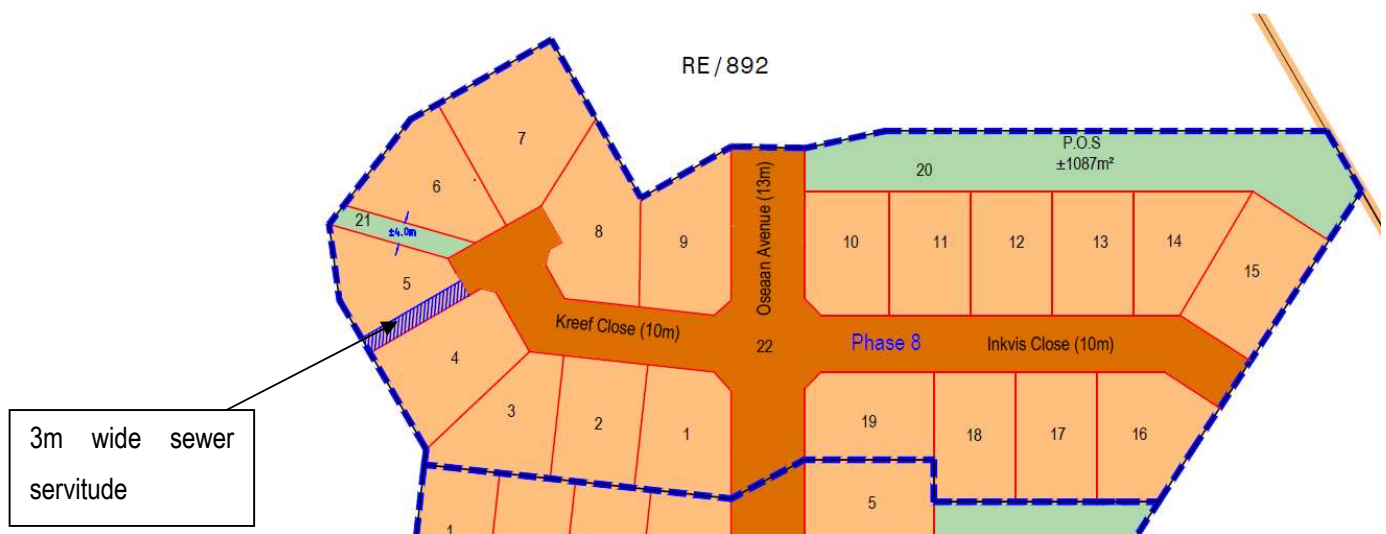


Figure 7: Service servitude

5.3 DEPARTURE OF SCHEME REGULATIONS (BUILDING LINES)

Together with the application for subdivision and rezoning, application is further made for the relaxation of the prescribed building line parameters applicable to all properties situated within the proposed Portion 3 (Phase 8) and Portion 4 (Phase 7). Accordingly, in terms of Section 15(2)(b) of the Saldanha Bay Municipal Land Use Planning By-Law, application is made for the departure of the rear building lines from 3 meter to 1 meter for external boundaries, and from 2 meter to 1 meter for internal boundaries on all erven concerned. The motivation for the proposed departure is set out as follows.

Due to the narrow width and small extent of the proposed properties within Phase 7 and Phase 8 of the development (containing 32 residential properties), building lines must be relaxed to enable sustainable and efficient development. To accommodate this, a relaxation of the prescribed 3m and 2m rear building lines to 1m throughout the site is requested.

Relaxing the building line will facilitate functional dwelling designs by providing adequate space in front of garages for vehicle parking. Without this adjustment, vehicles parked in front of garages would partially obstruct traffic flow, potentially creating safety and accessibility issues.

The proposed reduction in setback is minimal and is not expected to negatively impact the privacy or sunlight of adjacent properties. This relaxation will have minimal visual impact and is unlikely to alter the overall liveability or privacy for either residents or neighbours. Furthermore, the properties which borders the external boundary is located adjacent to a smallholding and a public street. The impact on this property / street will be limited to none. This departure supports a more efficient use of available land within the group housing scheme. By slightly increasing the buildable area, the relaxation will enable larger and more functional units while maintaining sufficient separation for privacy, ventilation, and parking space in front of garages. This contributes to a well-planned, cohesive, and functional residential environment within the community.

Identical 1 m rear building line relaxations have already been granted and successfully implemented in earlier phases of this group housing development. Applying the same standard to Phases 7 and 8 ensures architectural and urban design continuity across the estate and prevents visual or functional disharmony between phases. Uniform treatment reinforces the established character of the development while demonstrating that the 1 m setback performs effectively without adverse neighbour or streetscape impacts.

The development is further designed to achieve a higher residential density in line with Saldanha Bay Municipality's spatial development goals for Jacobs Bay. Maintaining the standard 3 m / 2 m rear building lines would reduce the effective buildable envelope on these narrow erven to below viable thresholds, forcing a reduction in unit sizes or total units. The requested 1 m relaxation ensures the approved 32-unit yield can be delivered without compromising the municipality's strategic densification and housing-delivery objectives. The proposed departure is therefore supported by this office.

5.4 DEPARTURE OF REQUIRED OPEN SPACE

To adhere to the scheme regulations, it is necessary to allocate 80m² of communal open space for each newly proposed erf. As there are 19 residential properties proposed, a communal open space of 1520m² is required. However, phase 8 of the development falls short in providing only around 1087m² of communal open space, resulting in a deviation from the scheme regulations.

The departure can be favourably considered due to the following:

- Since the proposal forms part of a larger development (development of the entire Erf 892), phase 7 of the development incorporates a very large communal open space (±1.2071ha) within the centre of the

development, which contributes to providing additional open spaces to the phase 8. There will therefore be sufficient open space available to accommodate the development.

- Since the majority of the area surrounding Erf 892 is earmarked as critical biodiversity areas (CBA), sufficient land will remain undeveloped for residents to enjoy.
- Since Jacobs Bay has limited water resources and rainfall, the great amount of open space will require a lot of water to maintain. The departure to accommodate a smaller sum of open spaces can be favourably considered.

6. PROVINCIAL AND LOCAL POLICIES

6.1 PROVINCIAL POLICY CONTEXT

The **Western Cape Provincial Spatial Development Framework (PSDF)** was approved and published in March 2014 and amended in 2020. The main guiding principle on which the PSDF is based is spatial justice, sustainability and resilience, spatial efficiency, accessibility, quality and liveability.

The PSDF supports and contributes to the National Development Plan (NDP) of 2012 which strives to reduce inequality by creating jobs and livelihoods, transform urban spaces, expand infrastructure and provide capable public services. The PSDF further supports the OneCape 2040 initiative on the following key transition areas of the OneCape vision:

- Integrated neighbourhoods and upgrading the built environment
- Integrated services planning and provision
- Design and produce settlements that addresses resource scarcity
- Healthy, accessible, liveable, multi-opportunity communities

The proposed development at Jacobs Bay focuses on the integration of different densities to create integrated sustainable settlements. The design of the development incorporates the use of the natural fall of the land (towards the ocean) and incorporate service-effective blocks to ensure the sustainable use of service resources.

The following PSDF's key transition strategies are relevant to the proposed development in the Saldanha Bay Region:

- Increase densities in appropriate locations aligned with resources and space economy;
- Integration of complementary land uses;
- Settlements that include sense of place, accessible settlement patterns, mixed land uses and densities, facilities and social services;

The following aims of the PSDF are relevant to the development of the relevant properties in the Saldanha Bay area and comply with these policies:

- **Policy S1: Protect, manage and enhance the sense of place, cultural and scenic landscape:**
 - Conservation strategies, detailed place-specific guidelines and explicit development parameters must supplement urban edges to ensure the effective management of settlement and landscape quality and form.
 - Respond to and enhance an economically, socially and spatially meaningful settlement hierarchy that takes into account the role, character and location of settlements in relation to one another while preserving the structural hierarchy of towns, villages, hamlets and farmsteads in relation to historical settlement patterns.
- **Policy S2: Improve provincial, Inter and Intra-regional accessibility:**
 - Develop human settlement patterns that are compact and accessible so that all can access the opportunities of urban environments.
- **Policy S3: Promote compact, mixed use and integrated settlements:**
 - Municipal SDFs to include growth management tools to achieve SPLUMA's spatial principles. These could include: a densification strategy and targets appropriate to the settlement context; an urban edge to protect agricultural land of high potential and contain settlement footprints; and a set of development incentives to promote integration, higher densities and appropriate development typologies.
 - Promote functional integration and mixed use as a key component of achieving improved levels of settlement liveability and counter apartheid spatial patterns and decentralization through densification and infill development.
- **Policy S5: Promote sustainable, integrated and inclusive housing in formal and informal markets:**
 - Promote more mixed-income, mixed-use, inclusionary forms of development through incorporating various scales of economic opportunities within housing projects.
 - Provide a wide choice of housing typologies and tenure options, based on economic, fiscal, and social affordability. Incremental housing development to be pursued, with phased service provision to accelerate housing provision.
 - Provide households with the residential environments, mobility and access to opportunities that support productive activities and reduce levels of exclusion from opportunity.
 - Increase densities of settlements and dwelling units in new housing projects.

- Achieve a wider range of housing opportunities with regards to diversity of tenure, size, density, height and quality in order to promote a ladder of upward mobility for households to progress as economic circumstances change over time.

The proposed development on Erf 892, Jacobs Bay incorporates the said transition strategies and policies as the site layout plan focuses on higher density neighbourhoods whilst living in a coastal town. The proposal will enhance an economically, socially and spatially meaningful settlement hierarchy that takes into account the role, character and location of settlements in relation to one another while preserving the structural hierarchy of Jacobs Bay. The proposal will enhance the local economy through; infrastructure investment in the area and by enhancing the property tax payable to the local municipality, and by attracting various investors to the area. The character of the area will be enhanced as the proposal will be an extension of the existing residential area. Considering the above, the proposal supports the vision and guidelines of the PSDF as it promotes functional integration and higher density residential development as a key component of achieving improved levels of settlement liveability.

6.2 LOCAL POLICY CONTEXT

The **Saldanha Bay Spatial Development Framework (SDF) of 2025** guides all future development in the municipal area. The SDF encourages and promotes the restructuring of the urban settlements so that they become socially and functionally integrated, attractive places for all to live in, and convenient for most residents to walk to a significant percentage of their destinations. The planning challenges and development potentials identified for Jacobs Bay are outlined below, followed by an analysis of how the proposal directly aligns with and addresses these contextual directives.

Challenges in Jacobs Bay:

- **Environmental Conservation Demands:** Limits land for development.

Potential in Jacobs Bay:

- **Tourism Hub:** The settlement attracts significant numbers of holidaymakers.
- **Preferred Residential Settlement:** This is attributed to the natural landscape and rural and low-density character.

The proposed development directly addresses the critical challenge of limited land availability by strategically optimizing a site already designated and approved for residential use. Rather than encroaching onto surrounding high-value conservation land, this approach champions responsible urban containment and strategic infill planning. By channelling growth into an established developmental footprint, the proposal successfully fulfils local housing demand while actively safeguarding Jacobs Bay's sensitive coastal biodiversity from outward urban sprawl. This ensures that ecologically pristine areas are preserved, demonstrating a precise alignment with the environmental and spatial sustainability mandates of the Saldanha Bay Spatial Development Framework (SDF).

Furthermore, the project effectively capitalizes on the town's potential as a premier coastal destination and investment hub. The introduction of these 32 units expands local accommodation opportunities, attracting both holidaymakers and property investors whose capital injections will stimulate and diversify the local economy. Spatially, the development is designed as a sensitive, natural extension of the existing residential fabric, seamlessly incorporating the indigenous landscape into its layout. By strictly complying with the area's established low to medium density character, the proposal unlocks significant socio-economic value while carefully preserving the distinct, tranquil sense of place that defines Jacobs Bay.

Settlement Zones and Proposals

The urban area for Jacobs Bay is divided into four (4) zones (areas with common features). This section identifies uses allowed in these zones accompanied by spatial proposals located in each zone each identified on the settlement proposal map. Erf 892 is located within in Zone C, which is *"regarded as the historical core in terms of layout design and represents the established character of Jacobs Bay. The zone has a low to medium density character with allocated areas for further residential development. Non-coded proposals for Zone C include:*

- *Encourage the establishment of resort developments which uphold the rural character of Jacobs Bay.*
- *Promote tourist accommodation."*

Alignment with low-to-medium density character

The SDF dictates that Zone C maintain a low-to-medium density character. The proposal for 32 units aligns precisely with this constraint, ensuring that the property is not over-densified. Furthermore, regarding the SDF's reference to allocated areas for further residential development, the subject property already possesses an approved residential layout. Therefore, this application does not seek to initiate new, urban sprawl into unallocated rural lands. Instead, it constitutes a sensitive redevelopment and optimization of an already approved residential footprint, adhering strictly to the established density thresholds of the immediate zone.

Support for tourist accommodation and rural character

In a coastal node like Jacobs Bay, secure residential units heavily cater to the holiday-housing market and short-term tourist rentals, thereby expanding the town's tourism capacity. Crucially, because the development is designed as a natural extension of the existing residential fabric, and will be governed by strict architectural controls via the Homeowners Association (HOA), it actively upholds and protects the authentic rural-coastal character prioritized by the SDF.

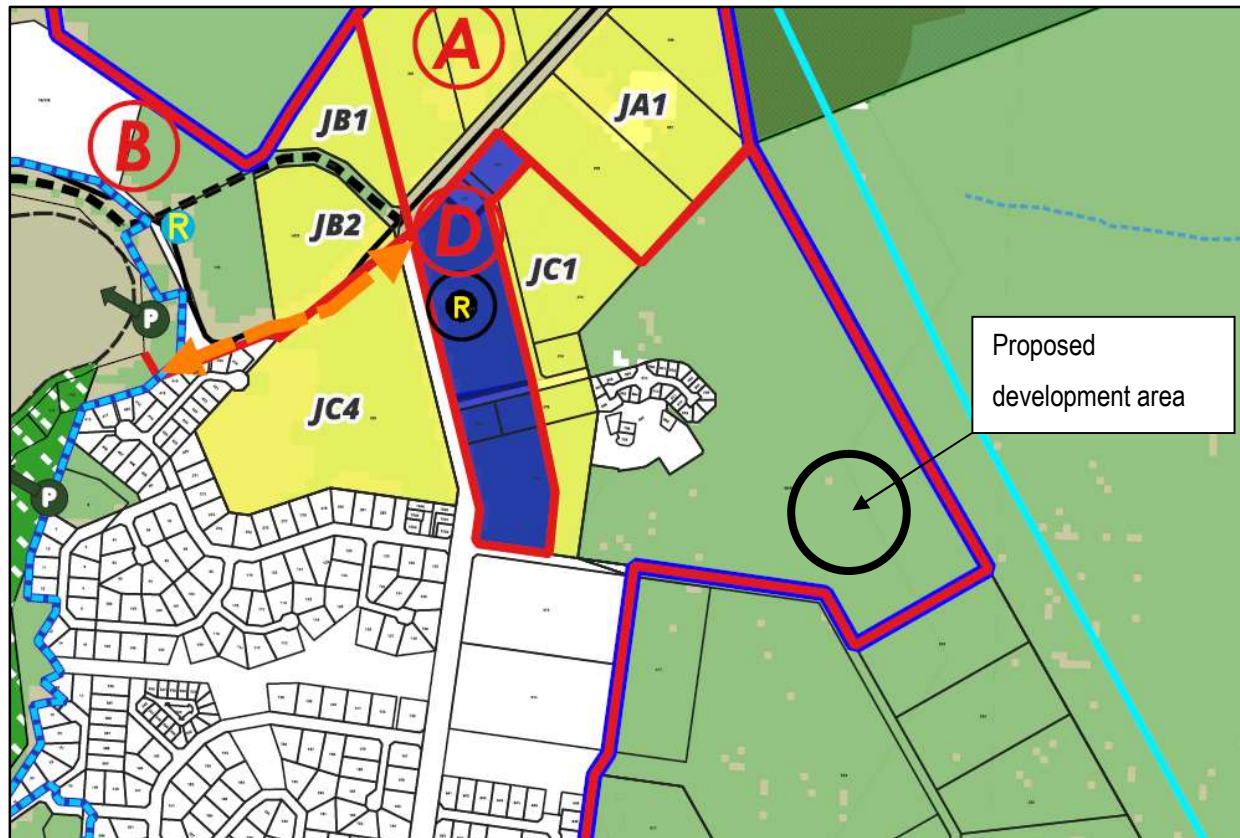


Figure 8: Extract from Saldanha Bay SDF

6.3 SCHEME REGULATIONS

The table below provides an overview of the applicable scheme regulations for the proposed subdivision and rezoning of Erf 892, and how the development is compatible with the development parameters for Residential Zone II erven.

The purpose of this zone is to make provision for:

- 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.

Table 2: Scheme regulations

Erf 892, Elands Bay (Refer to Residential Zone II - Table C4)		
Scheme regulations	Proposed Development	
Residential Zone II		
<u>Primary use:</u> Group housing Town housing Dwelling house Semi-detached dwelling	Group housing	✓
<u>Coverage:</u> 60%	The proposed buildings will comply with the coverage of 60% for Residential Zone II.	✓
<u>Height:</u> 8m	The proposed buildings will comply with the height of 8m for Residential Zone II.	✓
<u>Street building line:</u> External streets: 3m Internal streets: 0m	The proposed dwelling units will comply with the building lines of the newly proposed erven.	✓
<u>Side building line:</u> External boundaries: 3m Internal boundaries: 0 – 1m	The proposed dwelling units will comply with the building lines of the newly proposed erven.	✓
<u>Rear building line:</u> External boundaries: 3m Internal boundaries: 2m	The proposed dwelling units require a departure from the rear building lines to 1m. Relaxation is applied for with this application.	X
<u>Density:</u> 30 u/ha (group)	Density = Number of units ÷ Erf size Portion 3 (Phase 8): $19 \div \pm 1.0152\text{Ha} =$ $\pm 18.72 \text{ u/ha}$ Portion 4 (Phase 7): $13 \div 0.9051\text{Ha} =$ $\pm 14.36\text{u/ha}$	✓
<u>Parking:</u> Group and town housing: 2 parking spaces per dwelling unit (including covered bays/garage) plus 0.25 demarcated parking spaces per dwelling unit for visitors.	The newly proposed erven will comply with the parking requirements.	✓
<u>Extent:</u> No site for group or town housing development may exceed an area of 2ha.	Phase 5 and Phase 6 $\pm 1.0152\text{Ha} + \pm 0.9051\text{Ha}$ $\pm 1,9203\text{ha}$	✓

<u>Design principles:</u> The following design principles must guide the planning and development of group and town housing development and/or a retirement village: (a) The development must be designed as an architectural entity consisting of basic unit types; (b) Communal open spaces must form an integral part of the design, and (c) Each unit must have a ground storey	The development complies with the design principles of Residential Zone II properties for Group housing.	
<u>Open Space:</u> Communal: Minimum 80m² per dwelling unit. Private: Minimum 40m² per dwelling unit (adjoining the unit for exclusive use, including recreation, service yards, washing lines, and bin storage). Combined: Minimum 120m² per dwelling unit if the Municipality approves merging communal and private spaces.	A total of 32 residential units will be created in phases 7 and 8. Since 80m² of open space are required per dwelling unit, a total of 2560m² open space is therefore required for the development. A total of ± 1.6019ha open space is provided within these two development phases. Although the overall development will have sufficient communal open space, phase 8 lacks the required open space and departure is therefore needed. Furthermore, a total of at least 40m² of private outdoor space will be provided on each newly created erf.	

7. ENGINEERING SERVICES

Since the original development proposal for 299 residential units on Erf 892, Jacobs Bay, was already approved, the new proposal to reduce the units in phases 1 to 8 (from 165 down to 155) will inherently lessen the impact on local service provision.

The newly proposed erven will be connected to the existing water and electrical network. Each property will also receive its own conservancy tank until the sewerage pipeline is built. Each dwelling will then be connected to the municipal network. Currently, the residents of the development take their refuse to the entrance of the existing development, and the municipality is responsible for its collection. While this practice will continue for the proposed two phases of the development, the developer will establish a more structured and formal disposal site for future phases.

8. ACCESS AND PARKING

Access to the proposed development is situated on the western boundary via Kwaaiibai Road. It is intended that a portion of Erf 892 be subdivided, rezoned to Transport Zone III and then transfer to the HOA, thereby establishing formal legal access to the residential estate. Access to Portions 3 and 4 will be facilitated through the existing approved development, with each newly created erf providing sufficient off-street parking.

9. ASSESSMENT CRITERIA

The criteria as per Chapter VI Section 59 of the Western Cape Land use Planning Act, 2014 (Act 3 of 2014) and Chapter 2 Section 7 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) are addressed as follows:

- **Spatial Justice**

The proposed development is within the urban edge of Jacobs Bay and was previously approved as a residential development, which enables the owner to develop the land according to the use rights. The development will create access to residential opportunities for various income groups. The proposed development will insure improved utilisation of existing residential zoned land. The physical footprint supports an urban type of development, promoting an integrated settlement. Facilities and services are considered in the proposed development as there are sufficient services available to provide connections to the new erven.

- **Spatial Sustainability**

The development of this property aligns directly with the densification strategies designated for urban boundaries across the Western Cape. By optimizing the utilization of existing land within the urban periphery, the project curbs urban sprawl, promotes spatial compactness, and fosters resource-frugal growth while protecting the local environment. True sustainability requires a balance of ecological justification, social equity, and economic viability. To this end, the project will be executed in phases to ensure long-term financial sustainability. It maximizes the potential of the site by integrating into existing municipal infrastructure without imposing a financial burden on the Municipality; instead, it represents a substantial capital injection for both the town and the local government. Furthermore, the development safeguards regional biodiversity and food security, posing zero negative impact on high-potential agricultural land, endangered vegetation, or conservation areas.

- **Efficiency**

The proposed development will optimise the use of existing resources, infrastructure and facilities and promote urban functions remaining within the urban area. Offering residential opportunities ensures contributions to socio-economic environment of Jacobs Bay. The development will promote the

densification of the settlement within the urban edge and providing housing in close proximity to existing residential settlements.

- **Principles of good Administration**

The proposed development will be subject to a public participation process whereby all interested and affected individuals and departments will be approached to comment. The decision making process will be guided by statutory land use planning systems.

- **Spatial resilience**

The principle of spatial resilience allows more flexibility in spatial plans, policies and systems. More flexible development opportunities promote sustainable livelihoods. The proposed development does not limit any future benefits of the properties or surrounding area and have no negative impact on disadvantaged communities. Spatial principles of concentration and intensification will be considered to the extent where the character of town will not be adversely impacted. The proposed development will rather assist in strengthening the ability of the settlement to deal with economic and environmental shocks by providing new housing opportunities that will enhance social-economic integration. The establishment of new housing opportunities will result in the need for more supportive functions thus creating new commercial and social opportunities in town.

From the above it can be concluded that the proposed development complies with the overall guidelines and proposals for future development in Jacobs Bay when taking into consideration the impact and scale of the proposed development. The proposal can be deemed consistent with the applicable planning policies and guidelines as it will result in uses that will still maintain the character of the area whilst supporting densification within the urban edge of town. With the proposed development, the property will be used to its full potential and contribute to limiting urban sprawl.

10.SUMMARY

The development is motivated on the basis of the following:

- The residential character of the area will be consolidated with the existing development through the proposed development. The existing character will not be adversely impacted by the proposal;
- The application is supported by the Saldanha Bay Spatial Development Framework;
- The development is aligned with the Western Cape SDF as it is a compact development within an urban areas;
- The development complies with the Land use Planning Act, 2014 (Act 3 of 2014) and the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013)
- The aim of the proposed development is to utilise the existing properties within the urban edge and develop it to its optimal potential.

- The proposed development will optimally utilise the existing and proposed services in the area;
- The proposal will create much needed residential opportunities within the urban edge of Jacobs Bay.

The proposed development is located adjacent to the existing residential area and within the urban edge of Jacobs Bay and consolidates the settlement neighbourhood as an integrated precinct. The proposed development is fully supported by this office.

A handwritten signature in black ink, appearing to read 'NJ de Kock', is positioned above a horizontal dotted line.

Compiled by NJ de Kock

for CK Rumboll and Partners