SALDANHA BAAI BAY
MUNISIPALITEIT | MUNICIPALITY | uMASIPALA

REF NO:
Erf 9772, LBN
TP/2026/1188
ENQUIRIES:
Martin Botha
022-701 7107
Martin.Botha@sbm.gov.za

11 NOVEMBER 2026

REGISTERED MAIL

Dear Sir/Madam; *Geagte Meneer/Dame*

NOTICE OF LAND USE APPLICATION / *KENNISGEWING VAN GRONDGEBRUIKSAANSOEK*: ERF 9772, LANGEBAAN, APPLICANT/*APPLIKANT*: CK RUMBOLL & PARTNERS: - CONTACT DETAILS/KONTAK BESONDERHEDE: NJ DE KOCK [022 482 1845/ planning2@rumboll.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) Rezoning, in terms of Section 15(2)(a) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of Erf 9772, Langebaan from Agriculture to a Subdivisional Area to allow for the following uses:

(i)	Business	-	1 erf (Portion A)
(ii)	Agriculture	-	1 erf (Remainder)

b) Subdivision, in terms of Section 15(2)(d) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of Erf 9772, Langebaan (the Subdivisional Area), into the following:

(i)	Business Zone I	-	1 erf [Portion A (±2 757m²)]
(ii)	Agriculture	-	1 erf [Remainder (±2 343m²]

c) Consent Use, in terms of Section 15(2)(o) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, to allow for a place of entertainment on Portion A (sports and recreation centre).

d) Permanent departure, in terms of Section 15(2)(b) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, for the relaxation of the eastern side boundary building line from 3m to ±1.845m to accommodate shops and paddle courts on Portion A.

e) Permanent departure, in terms of Section 15(2)(b) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, for the relaxation of the northern common boundary building line from 30m to ±21.3m to accommodate the existing dwelling house.

f) 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 2 parking bays for the proposed development on Portion A.

g) Registration of a ±5m wide private right of way servitude over Portion A in favour of the Remainder of Erf 9772, Langebaan.

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) *Hersonering, ingevolge Artikel 15(2)(a) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van van Erf 9772, Langebaan, vanaf Landbou na 'n Onderverdelingsgebied, om voorsiening te maak vir die volgende gebruike:*

(i)	*Besigheid*	-	*1 erf (Gedeelte A)*
(ii)	*Landbou*	-	*1 erf (Restant)*

b) *Onderverdeling, ingevolge Artikel 15(2)(d) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van Erf 9772, Langebaan (die Onderverdelingsgebied), in die volgende:*

(i)	*Besigheidsone I*	-	*1 erf [Gedeelte A (±2 757m²)]*
(ii)	*Landbou*	-	*1 erf [Restant (±2 343m²)]*

c) *Vergunningsgebruik, ingevolge Artikel 15(2)(o) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, om voorsiening te maak vir 'n vermaaklikheidsplek op Gedeelte A (sport- en ontspanningsentrum).*

d) *Permanente afwyking, ingevolge Artikel 15(2)(b) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, vir die verslapping van die oostelike kantgrens-boulyn vanaf 3m na ±1,845m, om winkels en padelbane op Gedeelte A te akkommodeer.*

e) *Permanente afwyking, ingevolge Artikel 15(2)(b) van die Saldanhabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, vir die verslapping van die noordelike gemeenskaplike grens-boulyn vanaf 30m na ±21,3m, om die bestaande woonhuis te akkommodeer.*

f) *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 2 parkeerplekke vir die voorgestelde ontwikkeling op Gedeelte A.*

g) *Registrasie van 'n private reg-van-weg serwituut van ±5 m breed oor Gedeelte A, ten gunste van die Restant van Erf 9772, Langebaan.*

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**

Locality of Erf 9772, Langbaan



Legend

- Farm Portions
- Erf

Map Center: Lon: 18°3'17.4"E
Lat: 33°3'2.9"S

Scale: 1:2,257

Date created: 2024/14/05

Western Cape Government
FOR YOU

PLAN OF SUBDIVISION: ERF 9772, LANGEBAAN



LEGEND:

Figure **A B C D E** represents Erf 9772, Langebaan, measuring 5100m². Erf 9772 to be subdivided into a Portion A and Remainder:

1) Figure **A B C b a** represents Portion A, measuring ±2757m²
2) Figure **a b D E** represents Remainder, measuring ±2343m²

Subdivision Line

Right of way servitude (5m wide)

Current Zoning: Agriculture
Proposed Zoning: Subdivisional area for Agriculture and Business Zone I

Drawing by:
NJ de Kock

ALL AREAS AND DISTANCES ARE SUBJECTED TO SURVEYING

C.K. RUMBOLL & VENNOTE
TOWN PLANNERS
PROFESSIONAL SURVEYORS
16 RAINIER STREET, MALMESBURY
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DATE:	AUTHORITY:
MAY 2024	SALDANHA BAY MUNICIPALITY
REF: LANG/13718/NJdK	SCALE: NTS

PLAN OF REZONING: ERF 9772, LANGEBAAN

N

RE/2/1065

Agriculture

705

Before Rezoning

RE/2/1065

Business Zone I

Agriculture

705

After Rezoning

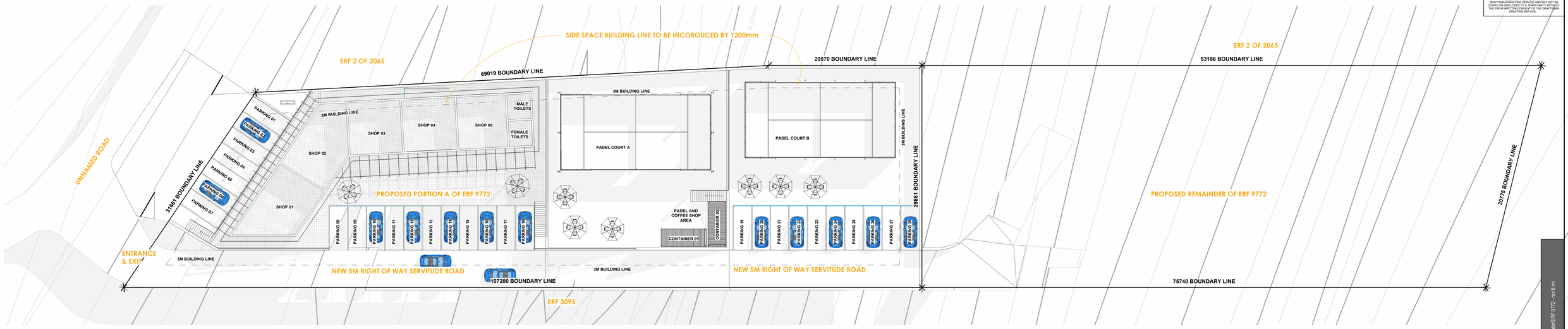
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AREA SCHEDULE

Comments	Department	Name	Area	Percentage of area
SPORT AREA	COVERED AREA	COVERED ROOF	21.60 m²	2.10%
SPORT AREA	COVERED AREA	CONTAINER 1	14.40 m²	1.40%
SPORT AREA	COVERED AREA	CONTAINER 2	14.40 m²	1.40%
SPORT AREA	COVERED AREA	PADEL COURT A	200.00 m²	19.45%
COVERED AREA: 4			250.40 m²	24.35%
SPORT AREA	OPEN AREA	PADEL COURT B	200.00 m²	19.45%
OPEN AREA: 1			200.00 m²	19.45%
SPORT AREA: 5			450.40 m²	43.80%
SHOP AREA	COVERED AREA	SHOP 1	64.86 m²	6.31%
SHOP AREA	COVERED AREA	SHOP 2	65.18 m²	6.34%
SHOP AREA	COVERED AREA	SHOP 3	49.54 m²	4.82%
SHOP AREA	COVERED AREA	SHOP 4	50.25 m²	4.89%
SHOP AREA	COVERED AREA	GENTS TOILET	10.48 m²	1.02%
SHOP AREA	COVERED AREA	SHOP 5	45.82 m²	4.46%
SHOP AREA	COVERED AREA	FEMALE TOILET	10.51 m²	1.02%
COVERED AREA: 7			296.65 m²	28.85%
SHOP AREA	OPEN AREA	SHOPS COURT YARD AREA	281.20 m²	27.35%
OPEN AREA: 1			281.20 m²	27.35%
SHOP AREA: 8			577.85 m²	56.20%
			1028.25 m²	100.00%



SITE DETAILS:
Erf Number: PORTION A OF ERF 9772
Stand Area: +- 2757m²

PROPOSED PROJECT AREA:
Height: 1 Story
Covered Building Area: 561.45m²
Open Building Area: 346m²
Total Project Area: 1087.65m²

COVERAGE:
Allowed Coverage: 60%
Allowed Coverage Area: 1654.20m²
Used Coverage Area: 806.45m²
Coverage Percentage: 29.25%

FAR:
Allowed FAR: 60%
Allowed FAR Area: 1654.20m²
Used FAR Area: 561.45m²
FAR Ratio: 0.20

PARKING: (Total: 28)
Shops: 11 parkings (1/25m²)
Container: 1 parkings (1/25m²)
Paddle courts: 16 parkings
(1/25m² as per place of entertainments parking requirements)

DRAWING GENERATED IN REVIT: AUTODESK
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C:\Users\doug\Dropbox\0 - CURRENT PROJECTS\Cassim Dhaler\ERF 9772 - rev 5.rvt

DRAFTING
+ Contact

DATE: 2024/05/20 13:26:22	CLIENT: MR. CASSIM DHALER	PROJECT LOCATION: ERF 9772, UNNAMED ROAD, LANGEBAAN	DRAWING NAME: SITE DEVELOPMENT PLAN - REV 2	SCALE: 1 : 260	SHEET NO: 101

MOTIVATIONAL REPORT

Proposed subdivision, permission in terms of the zoning scheme, rezoning, consent use, departure and exemption on Erf 9772, Langebaan

Application in terms of the Saldanha Bay Municipal By-Law on Land Use Planning (*PG 8679 of Friday, 11 November 2022*)

Authority:
Saldanha Bay Municipality

Our Reference:
LANG/13718/NJdK

Date:
September 2026

Compiled By:

NJ de Kock for
CK Rumboll & Partners
Town Planners
Professional Surveyors
16 Rainier Street, Malmesbury
Tel: 022-4821845
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Email: planning2@rumboll.co.za

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A: Power of Attorney and Resolution
B: Application Form
C: Title Deed, Diagrams,
D: Locality Map
E: Subdivision Plan
F: Architectural Site Development Plan
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1. SECTION 1 INTRODUCTION

CK Rumboll and Partners have been appointed by Paul James Joseph Rauch, owner of Erf 9772, Langebaan to attend to all town planning and land surveying actions regarding the subdivision, rezoning, consent use, departure and exemption of the mentioned property. The application is made to establish a mixed use commercial development. Copy of the Power of Attorney is attached as **Annexure A.**

1.1 Purpose

It is the purpose of this report to apply in terms of:

a. Section 15 (2) (a) of *Saldanha Bay Municipality: By-law on Municipal Land Use Planning (PG 8679 of Friday, 11 November 2022)* for the **Rezoning** of Erf 9772, Langebaan (5100m² in extent), from Agriculture to Subdivisional Area to allow for the zonings of Business Zone I and Agriculture;

b. Section 15(2)(d) of *Saldanha Bay Municipality: By-law on Municipal Land Use Planning (PG 8679 of Friday, 11 November 2022)* for the **Subdivision** of Erf 9772, Langebaan (5100m² in extent), into a Portion A (±2757m² in extent), and a Remainder (±2343m² in extent).

c. Section 15(2)(o) of *Saldanha Bay Municipality: By-law on Municipal Land Use Planning (PG 8679 of Friday, 11 November 2022)* for a **consent use** on the proposed Portion A, under the proposed Business Zone I zoning to accommodate a place of entertainment (sports and recreation centre).

d. Section 15(2)(b) of *Saldanha Bay Municipality: By-law on Municipal Land Use Planning (PG 8679 of Friday, 11 November 2022)* for the **Permanent Departure** on Erf 9772, Langebaan from the following development parameters:

Building lines

- Portion A - Relaxation of the eastern side building line from 3m to 1.845m to accommodate the shops and padel courts;
- Remainder - Relaxation of the northern building line from 30m to 21.3m to accommodate the existing dwelling house.

e. Section 24 (1) (f) (iv) of the *Saldanha Bay Municipal By-law on Municipal Land Use Planning (PG 8679 of Friday, 11 November 2022)*, for the **Exemption** to register a ±5m wide private right of way servitude over the proposed Portion A in favour of Remainder of Erf 9772, Langebaan.

f. Section 46 (13) of the *Saldanha Bay Municipal By-law on Municipal Land Use Planning (PG 8679 of Friday, 11 November 2022)*, for the owners to purchase the non-provision of parking spaces required for the proposed development.

The completed application form is attached as **Annexure B.**

1.2 Restrictions

From the Title Deed of Erf 9772, Langebaan, it is evident that there are no restrictions that will prohibit the proposed rezoning, subdivision, consent use, departure and exemption of the property. Copies of the Title Deed and Diagrams are attached as **Annexure C.**

1.3 Property Description

Table 1: Property details

	Erf 9772, Langebaan
Extent	5100m²
Registered Owner	Paul James Joseph Rauch
GPS coordinates	33.050532°S 18.054382°E
Local Authority	Saldanha Bay Municipality
Current Zoning	Agriculture
Current Land Use	Dwelling house
Title Deed	T21239/2009

Copies of the Title Deed and Diagrams are attached as **Annexure C.**

2. SECTION 2 CONTEXTUAL ANALYSIS

2.1 Registered Description and Ownership

Erf 9772 is owned by Paul James Joseph Rauch. The Title Deed and Diagrams are attached as **Annexure D.**

Table 2: Ownership

Property no	Title Deed	Extent	Restrictive Conditions
Erf 9772, Langebaan	T21239/2009	5100m²	None

2.2 Locality

Erf 9772, Langebaan,is located within the northern part of Langebaan, within the existing business node. The property gains access from an unnamed road that connects to Mykonos Street on its northern boundary. The Locality Map is attached as **Annexure D.**



Figure 1: Locality of Erf 9772, Langebaan

2.3 Existing Zoning and Surrounding Uses

The zoning of Erf 9772, Langebaan, is Agriculture in terms of the *Saldanha Bay Municipal Integrated Zoning Scheme By-law (2021)*, and currently consists of a dwelling unit with associated outbuildings. Surrounding uses include mostly business uses to the north and west, with some higher density residential developments. The south and east consists of mostly agricultural zoned land and smallholdings.

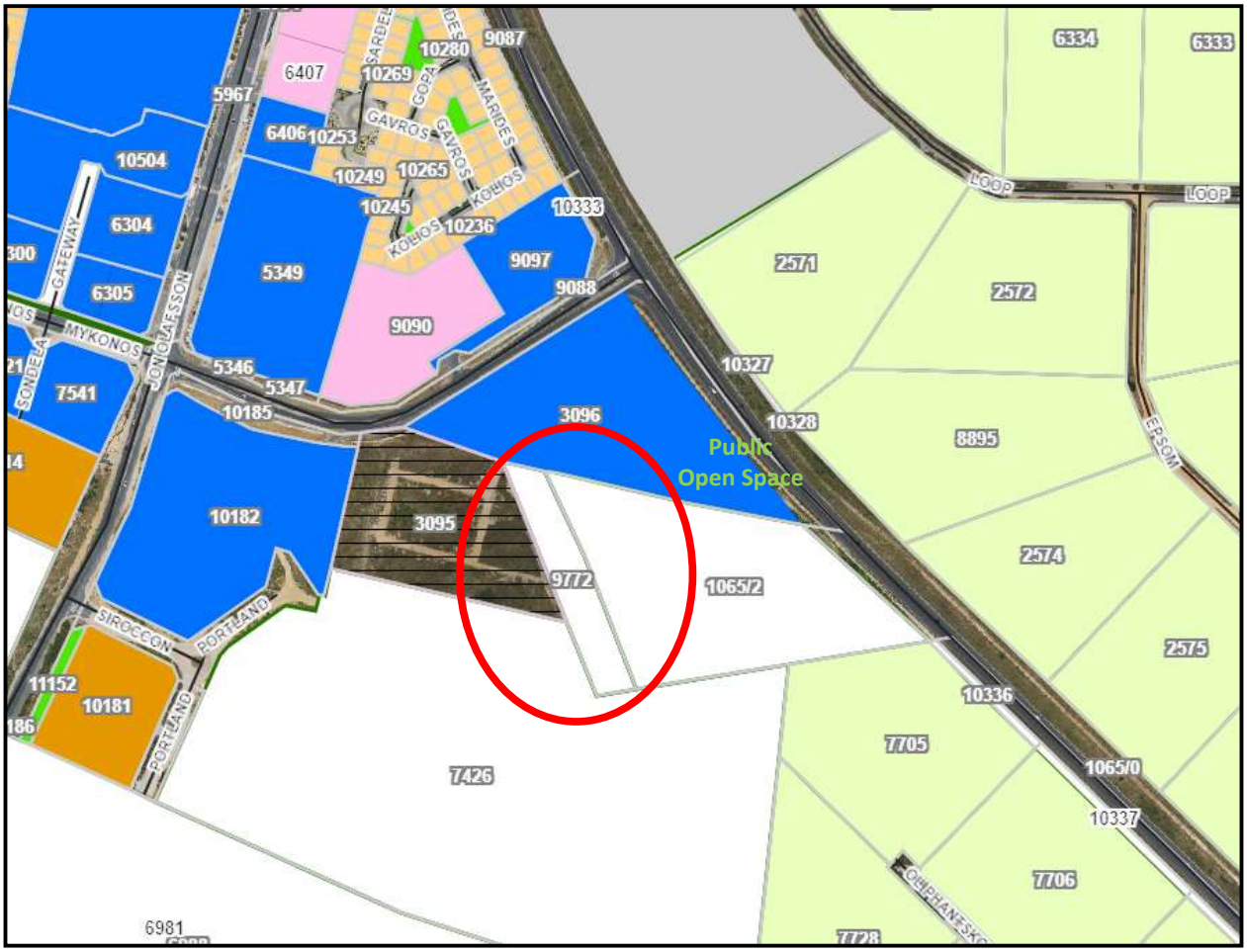


Figure 2: Zoning Map

2.4 Access and Parking

The property gains access from the unnamed road that connects to Mykonos Street on its northern boundary. Parking bays will be provided on site consistent with the *Saldanha Bay Municipality: Integrated Zoning Scheme By-law (2021)*.

2.5 Services

Erf 9772, Langebaan, is situated within an established urban area. Services within the area are existent and the newly proposed property will make use of these service connections.

3. SECTION 3 DEVELOPMENT PROPOSAL

Erf 9772, Langebaan, is currently underutilised as it only contains a dwelling house with several outbuildings. The owner wishes to utilise a portion (2757m² in extent) of the property for commercial purposes to optimise the potential of the property. This section will broadly explain what is being applied for and how it complies with the *Saldanha Bay Municipal Land Use Planning By-law (2022)* and the *Saldanha Bay Municipality: Integrated Zoning Scheme By-law (2021)*.

It should be noted that the site development plan may change in the future if a new developer purchases the property.

3.1 Proposed Rezoning

In order to obtain the necessary land use rights, application is made in terms of:

- Section 15 (2) (a) of *Saldanha Bay Municipality: By-law on Municipal Land Use Planning (PG 8679 of Friday, 11 November 2022)* for the **Rezoning** of Erf 9772, Langebaan (5100m²), from Agriculture to Subdivisional Area to allow for the zonings of Business Zone I and Agriculture;

The table below illustrates the proposed changes to the land.

Table 3: Proposed Rezoning

Property	Current Zoning	Rezoning to Subdivisional Area:
Erf 9772	Agriculture	Agriculture (2343m²) Business Zone I (±2757m²)

The current zoning designation of Erf 9772, Langebaan is classified as Agriculture. Application is made to rezone Erf 9772 from Agriculture to Subdivisional Area to accommodate the zonings of Agriculture and Business Zone I. The proposed development aims to incorporate two padel courts, five retail units (shops), and two containers which will be utilised as a coffee stand / shop within the designated Business Zone I zoning. The proposed rezoning of Erf 9772 will not have an adverse effect on the surrounding erven, mainly due to its locality within the high order commercial node of Langebaan (Development Node A). Only a portion of the property (±2757m²) will be used for commercial purposes while the remainder will still be used for rural living purposes (agriculture). The proposed change of the current land use rights will not lead to land decay since the area is earmarked for commercial uses within the *Saldanha Bay Spatial Development Framework (SDF).*

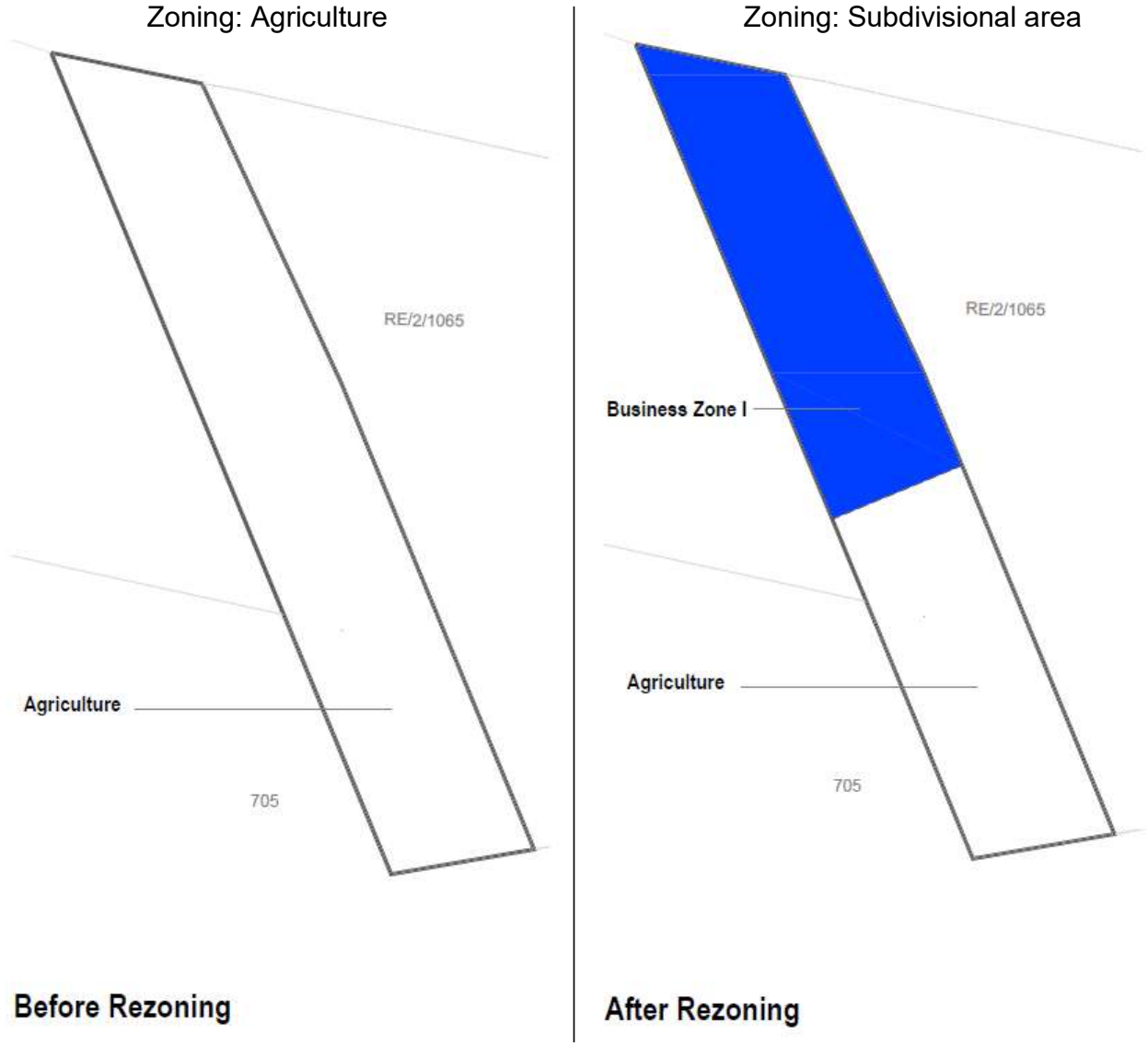


Figure 3: Rezoning Plan

3.2 Proposed Subdivision

It is further the purpose of this report to apply in terms of:

- Section 15(2)(d) of *Saldanha Bay Municipality: By-law on Municipal Land Use Planning (PG 8679 of Friday, 11 November 2022)* for the **Subdivision** of Erf 9772, Langebaan (5100m² in extent), into a Portion A (±2757m² in extent), and a Remainder (±2343m² in extent).

The table and figure below represent the proposed subdivision of the land. The Subdivision Plan is attached as **Annexure E** and the Architectural Site Development Plan is attached as **Annexure F**. The subdivision will have no negative impact on the area or surrounding properties. The proposed development will contribute positively to the value and functionality of Langebaan. The existing buildings / structures on the proposed Portion A will be demolished to accommodate the new development.

Table 4: Proposed subdivision

Property	Zoning	Subdivision
Portion A	Business Zone I	±2757m²
Remainder	Agriculture	±2343m²
Erf 9772		**5100m²**

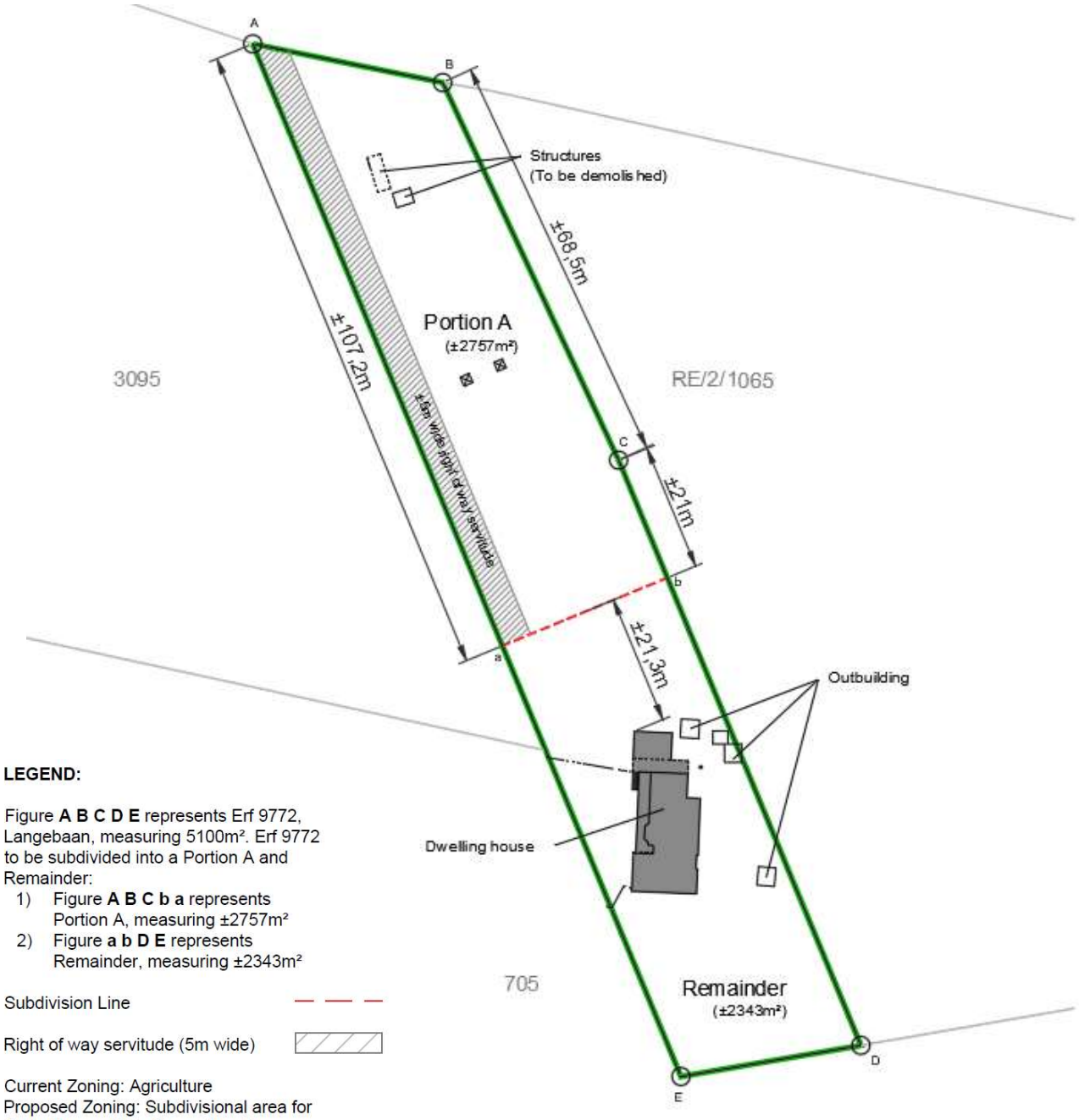


Figure 4: Proposed subdivision of Erf 9772, Langebaan

PROPOSED DEVELOPMENT:



Figure 5: Concept plan

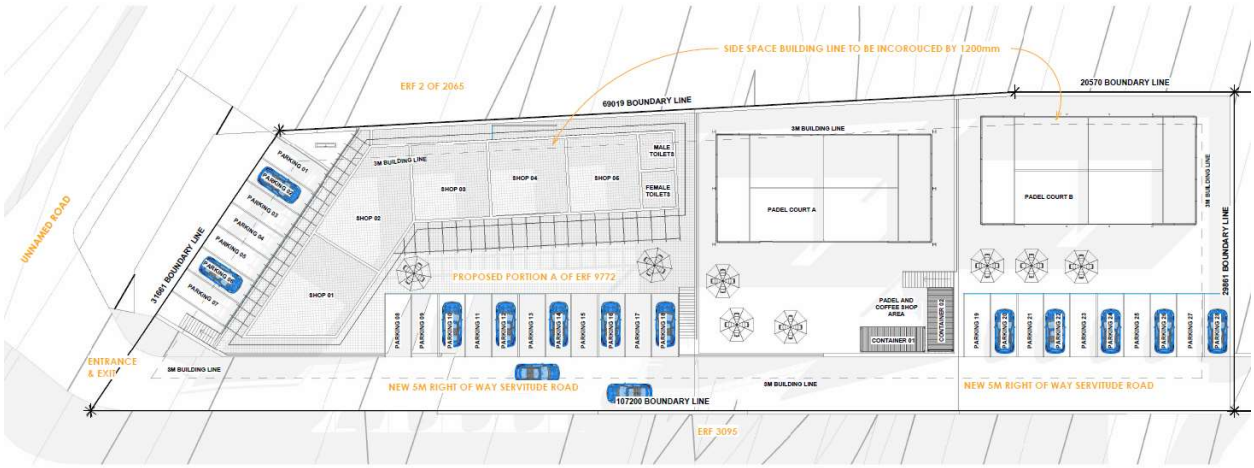


Figure 6: Site development plan

The following will be accommodated under Business Zone I as a primary right:

"Business" *means the use of a land unit for purposes of retail, commercial or professional operations which may, inter alia, include* ***restaurants, shops****, supermarket, showrooms, liquor stores, offices, medical offices that do not form part of an institution, parking garage or lot or any other use which, in the opinion of the Municipality, is reasonably connected to a business, but excludes a place of entertainment, institution, service station, filling station, pornographic / adult entertainment business, place of assembly, service industry, workshop, industry, fishing enterprise and crematorium.*

As mentioned above, application is made to accommodate five shops, each varying between 45m² to 65m² in extent under the proposed Business Zone I. The shop spaces will be leased to local entrepreneurs to sell their products. The shops are all clustered together to provide easy access to customers. Due to the location of the proposed shops, within the high order commercial node of Langebaan, the shops will be easily accessible. Figure 7 below illustrates the proposed shops and parking spaces provided to access this business premises.

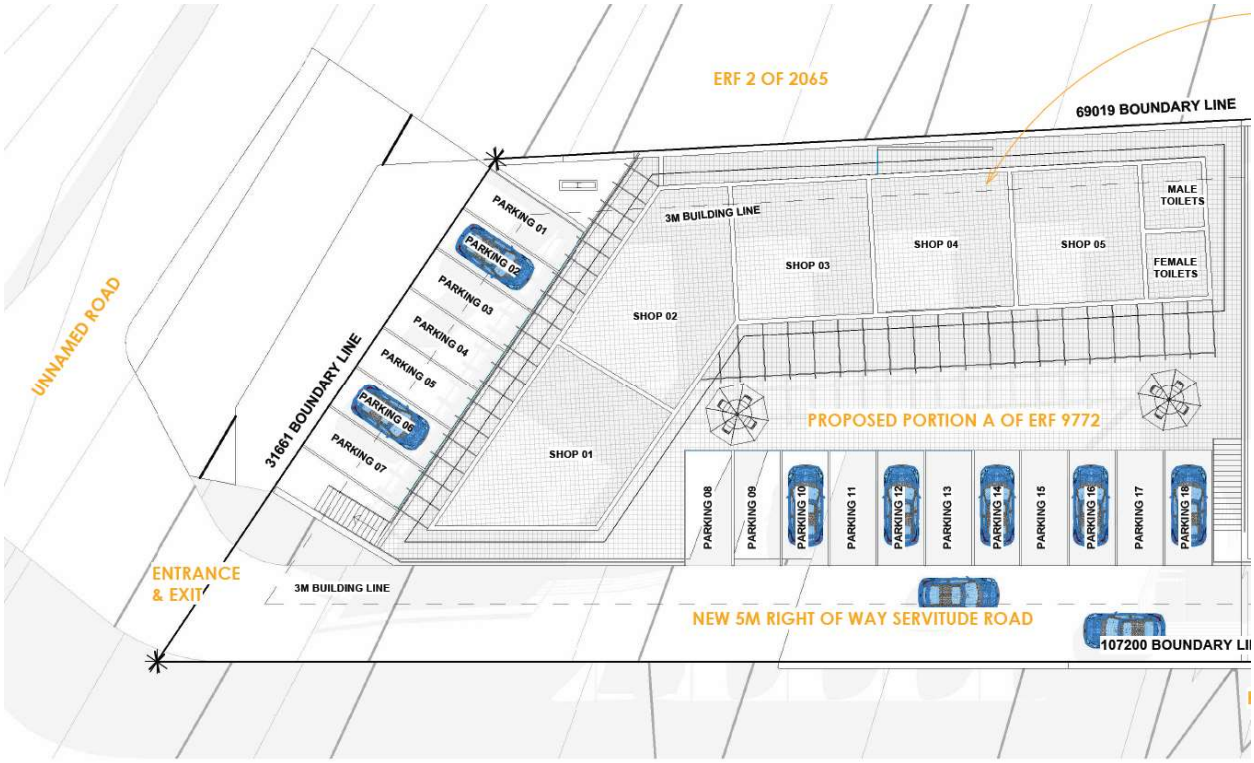


Figure 7: Proposed shops

Additionally, there will be two containers serving as a coffee stand/coffee shop with a delegated seating area on its roof (see figure 5 above). Since the coffee stand/shop is conveniently located near the proposed padel courts, they'll complement each other well and bring in a variety of customers to the area.

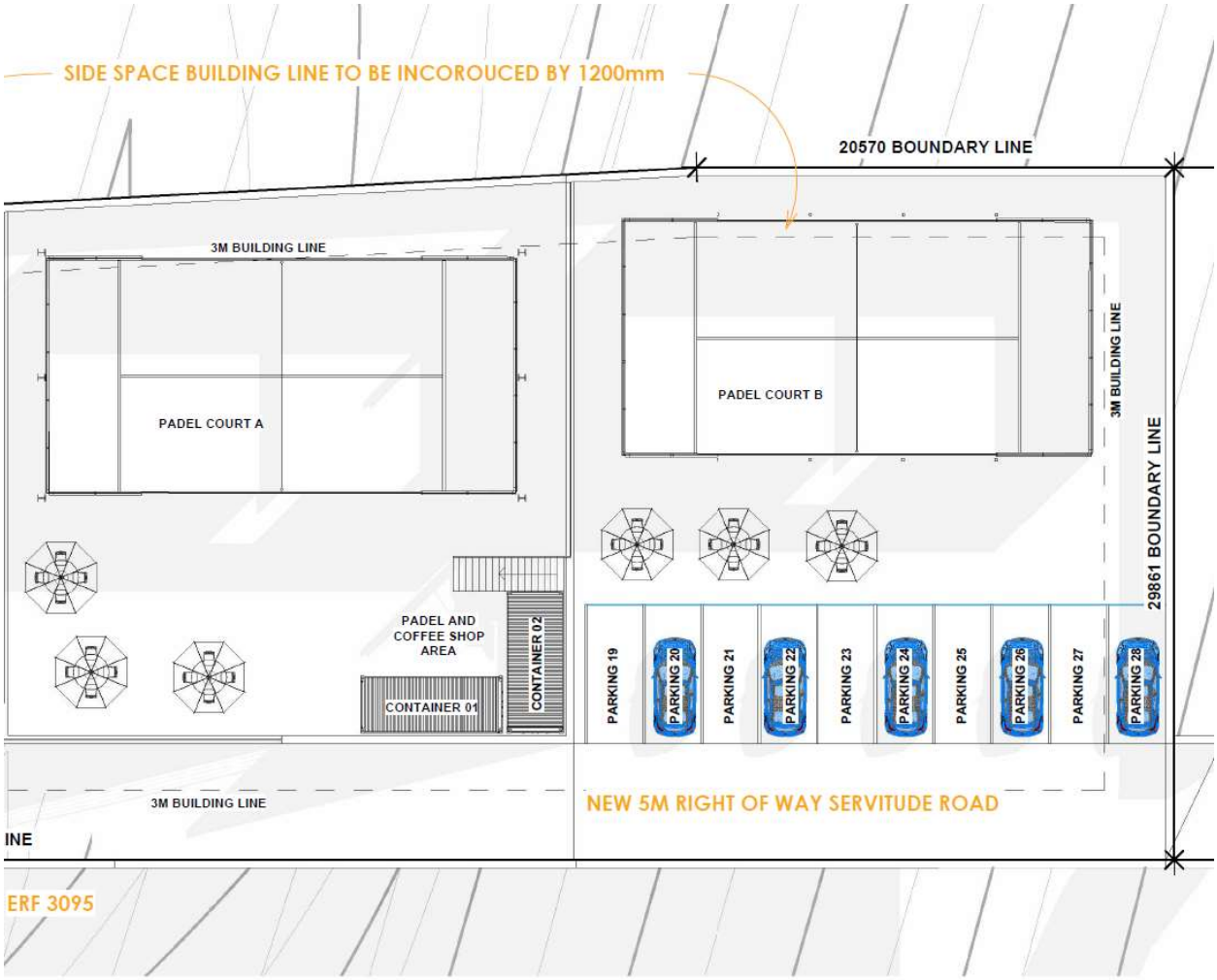


Figure 8: Padel courts, coffee shop/stand

Figure 9 below gives an illustration of how the proposed coffee shop/ stand may look and be implemented. As indicated in figure 5 above, the seating area will be located above the containers to maximize land utilization. The proposed development will also provide general seating areas spread out over the property for guests visiting the commercial node.





Figure 9: Coffee shop/stand

3.3 Proposed Consent use

With the application to rezone and subdivide the property to create a mixed use business premises, application is further made to accommodate a place of entertainment (sports and recreation centre) as a consent use under the proposed Business Zone I zoning.

The following will be accommodated under Business Zone I as a consent use right:

"Place of entertainment" means a place where people participate in leisure activities (including gambling) and/or are entertained by means of shows, live music or through their own participation in activities and may include, combined or separately, a bar, stage or space for live music, dance floor areas, a disc jockey (DJ) facility, and which operate inside and outside of normal business hours and/or generate noise from music or revelry, including–

(a) a nightclub; (b) disco; (c) dance club; (d) club; (e) casino (f) a cinema; (g) theatre; (h) electronic games arcade (i) amusement park/ centre; (j) dance hall; (k) ball room hall; (l) gymnasium; (m) sport centre; (n) skating rink; (o) pool room; (p) pub; (q) tavern, and **(r) a sports and recreation centre.** The Municipality can also classify any other use that in its opinion conforms to the characteristics of a place of entertainment, as such.

The proposed development will accommodate a sport and recreation centre (two padel courts) as a consent use under the proposed Business Zone I zoning.



Figure 10: Proposed padel courts and seating

Padel court is a popular sport, a combine element of tennis and squash. They typically consist of enclosed courts with walls and glass panels, and are smaller than traditional tennis courts. Players use solid rackets and a depressurized ball, allowing for longer rallies and strategic gameplay. The enclosed nature of padel courts reduces the risk of stray balls interfering with adjacent areas, making them suitable for urban environments or spaces with limited room. The proposed area is therefore ideally suitable for this use.

The presence of padel courts can significantly benefit surrounding businesses, particularly those offering refreshments or leisure activities. Coffee shops or cafes nearby can attract players and spectators alike, offering a convenient spot for pre- or post-game refreshments. Additionally, retail outlets selling sports equipment may experience increased foot traffic as players seek gear or accessories. Padel courts can also enhance the overall ambiance of an area, creating a vibrant atmosphere that encourages social interaction and community engagement. The presence of the shops in close proximity will be a great complementary use for the padel courts.

This synergy fosters a sense of cohesion within the local community and promotes economic growth by driving business to surrounding establishments. Overall, the integration of the proposed padel courts into the commercial area will create a positive ripple effect, enriching the recreational options available and bolstering the local economy.

3.4 Zoning Parameters

The following table indicates the compliance of the proposed development with the requirements specified for Agriculture and Business Zone I zonings in accordance with the *Saldanha Bay Municipality: Integrated Zoning Scheme By-law (2021)*.

Table 5: Development Parameters of Agriculture and Business Zone I properties

Agriculture		
Land Use Determination	**Proposal**	**Compliance**
Primary use: Agriculture, Agricultural building, **Dwelling house**, Additional dwelling unit, Intensive animal farming, Intensive horticulture, Tourism accommodation.	Dwelling house	✓
Building Lines: Street, side and rear building line: 30 metres	Departure of the 30m building line is required to accommodate the existing dwelling house with the new boundary line.	X
Height: (a) The height of a dwelling house and additional dwelling unit may not exceed 8 metres. (b) The height of an agricultural building and agricultural industry may not exceed 13.5 metres.	No new buildings are applied for. Any new buildings will comply with the height restrictions under the Agriculture zoning	✓

Coverage: The maximum coverage of all buildings must be determined by the Municipality when approving building plans and land use applications.	No new buildings are applied for. The proposed coverage will be: Coverage = Building size ÷ Erf size = ±269m² ÷ ±2343m² = ±11.5%	✓
Business Zone I		
Land Use Determination	**Proposal**	**Compliance**
Primary use: **Business,** Dwelling house, Flats above ground floor, Hotel, Parking garage, Residential building above ground floor; **Consent use**: Authority use, Day care facility, Utility services, Funeral parlour, Nursery, Place of assembly, Place of education, **Place of entertainment**, Place of worship, Pornographic / adult entertainment, Service industry, Service station, Special use, Tourist facility, Telecommunication infrastructure.	**Business** **Place of entertainment**	✓
Building Lines: (a) Street building line: Ground, first, second and third storey: nil Fourth storey and higher: 3 metres. (b) Side building line: Ground, first, second and third storey: nil Fourth storey and higher: 3 metres (c) Rear building line: Ground, first, second and third storey: nil Fourth storey and higher: 3 metres (d) Other restrictions: Filling stations: 3 metres on all boundaries on all storeys (e) Basement storeys: Nil on all boundaries, provided that such storeys are completely below ground level (f) Protection of surrounding properties: Where a land unit with a Business I zoning adjoins any other zone except a business or industrial zone, a 3m side and rear building line will be applicable to each storey on such communal boundary. (g) Public interest: Notwithstanding the provisions of subsections (a) to (f), the Municipality may prescribe more restrictive building lines in the interest of public health or safety or in order to impose any relevant act or right.	Relaxation of the 3m side building lines is required to accommodate the proposed buildings / structures.	X
Height: No buildings may exceed a height of 13.5 metres.	The proposed development will adhere to the height restrictions.	✓

Coverage: The maximum coverage of all buildings is 100% of the area of the land unit	Coverage = Building sizes ÷ Erf size = ±807m^2 ÷ ±2757m² x 100 = ±29.27%	✓
Floor Area: The maximum floor area is equal to 2.5 times the area of the land unit.	Floor area = Building sizes ÷ Erf size = ±561m^2 ÷ ±2757m² x 100 = ±0.203	✓
Parking: **Business:** 1 Parking space per 25 m2 floor area **Business (Restaurant):** 1 Parking space per 10 m2 of the seating area A detailed explanation regarding parking requirements in this Scheme is contained in Table 1 (section 46). Parking requirements for consent uses may be determined by the Municipality by application but the standard parking requirement in Table 1 must be noted. A loading zone may be required in terms of section 39.	**Shops:** (1 Parking space per 25 m2 floor area) = **±276m² / 25m² = 11 parking bays** **Container coffee shop seating area:** (1 Parking space per 10 m2 of the seating area) = **±36m² (container deck) / 10m² = 3 parking bays** **Place of entertainment:** (1 Parking space per 25 m2 floor area) = 400m² / 25 = **16 parking bays** A total of 30 parking bays are required. A total of 28 will be provided.	X

The proposed development is considered favourably as the proposed Portion A can be developed to its full potential to ensure sustainable and viable development. As indicated in the table above, the proposed development complies with the majority of the regulations set out by the *Saldanha Bay integrated Zoning Scheme By-Law*. With the availability of alternative documents with sufficient guidelines, directives and provisions for land use development, the proposed development could be considered favourably. The proposed development will contribute positively to the value and functionality of Erf 9772, Langebaan, as the property is situated within a high commercial zone (Development Node A) of Langebaan.

3.5 Departure of development parameters

With the application for the proposed rezoning, subdivision and consent use to accommodate the proposed mixed-use development, application is further made for the relaxation of the following development parameters:

- **Building lines**

With the proposed development, application is made to deviate from the required building lines for both the Agriculture zoning and Business Zone I zoning. Departure is requested as follows:

i. Remainder

Relaxation of the northern building line from 30m to 21.3m to accommodate the existing dwelling house.

ii. Portion A

Relaxation of the eastern side building line from 3m to 1.845m to accommodate the shops and padel courts;

Departure of building lines is desirable when considering the following:

i. Remainder:

With the subdivision of the property, the new boundary's building line will encroach unto the existing dwelling house situated on the property. Since no new buildings are proposed on the proposed Remainder, the application to relax this building line will therefore not have an adverse impact on the area. The departure can therefore be favourably considered.

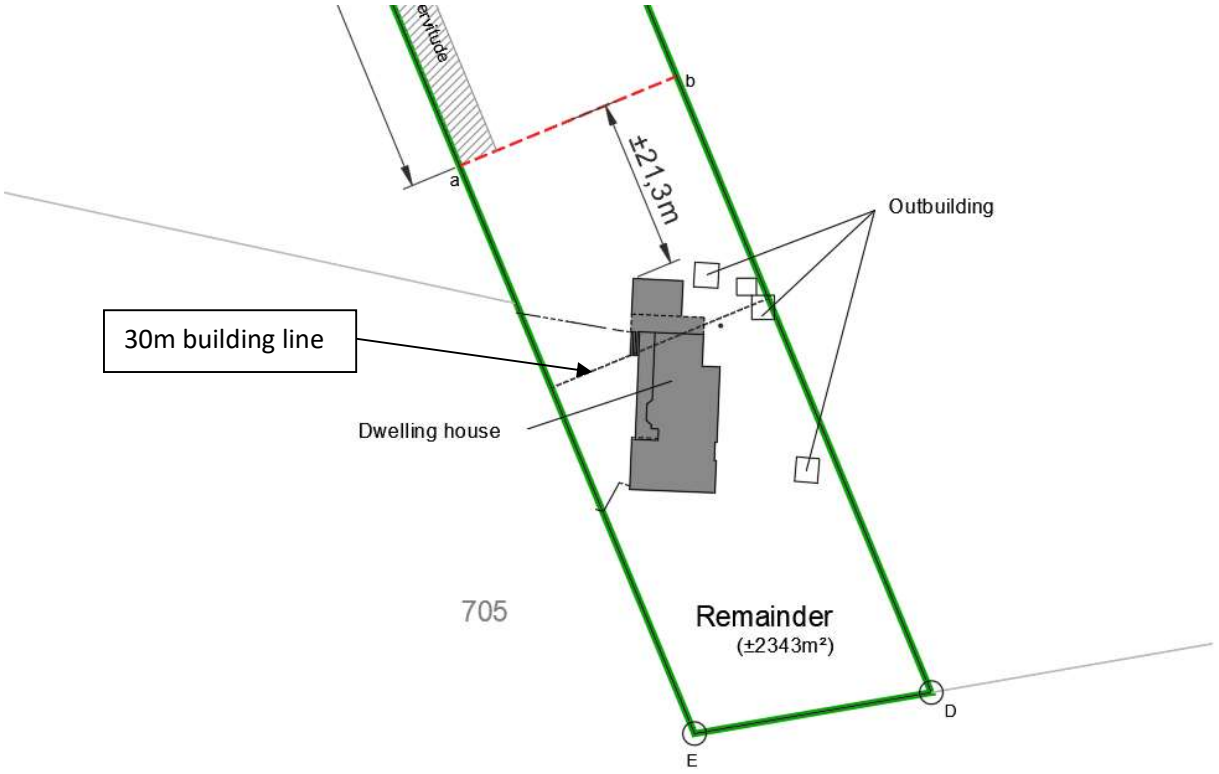


Figure 11: Departure of building lines on Remainder

ii. Portion A:

Upon reviewing Figure 12 below, it is evident that only a minor portion of the proposed shops and padel courts will encroach upon the side building line. There will be a minimum distance of 1.8 meters between the proposed shops and the boundary wall, and at least 2 meters between the padel courts and the boundary wall, ensuring ample space for safe movement. Additionally, the proposed boundary wall between Portion A of Erf 9722 and Portion 2 of Farm 1065 will minimize privacy concerns.

The positioning of both the shops and padel courts has been designed to ensure adequate on-site parking and sufficient space for spectators to observe the padel games. Given that the structures on Portion 2 of Farm 1065 already encroach upon the building line between the two properties, the minor encroachment

on the proposed Portion A will not adversely affect the surrounding properties. This proposed encroachment will enable the property to be developed to its full potential.

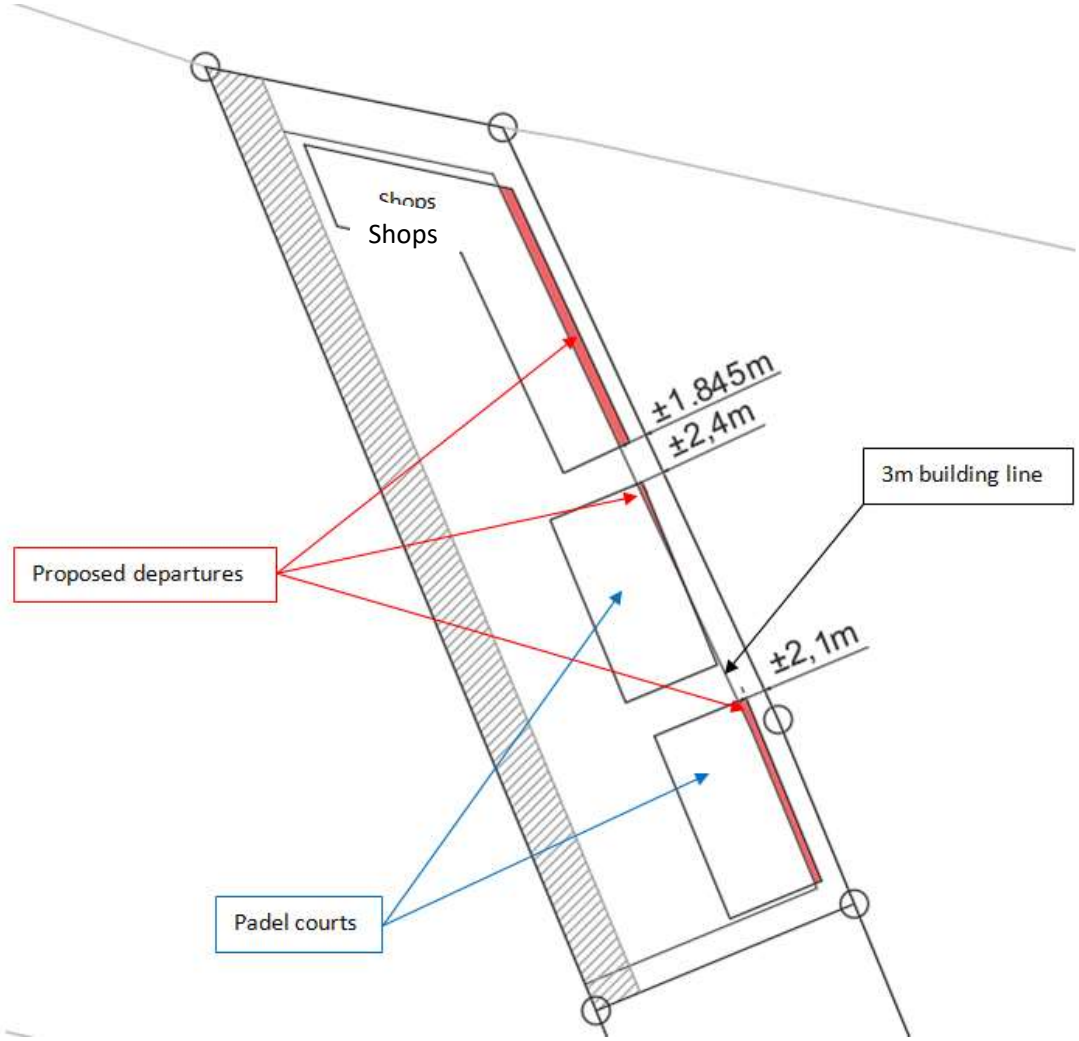


Figure 12: Departure of building lines on Portion A

3.6 Permission in terms of the zoning scheme

The proposed development requires a total amount of 30 on-site parking bays according to the Saldanha Bay Integrated Zoning Scheme By-Law, but can only provide 28 parking bays. In terms of section 46 (13), the owners will pay a cash amount for the shortfall of parking spaces provided. The proposed parking bays will be sufficient on the basis of the following:

- Creating a business hub with sports, dining and shopping encourages people to use multiple facilities. Because visitors are likely to visit more than one facility, the demand for parking space can be reduced.
- Due to the mixed commercial development, families or groups often visit together, meaning fewer parking spaces are needed per group of visitors.

- Different facilities have different peak times. For instance, a coffee stand/ shop might be busiest in the morning, shops in the afternoon, and the padel courts in the evening. This variation allows for more efficient use of parking spaces throughout the day.
- Since the proposed development will be located within the commercial hub of Langebaan, alternative means of public transport may also be utilised by the public, such as taxi's. This may reduce the required parking spaces even more.

3.7 Exemption to register a right of way servitude

The purpose of the private right of way servitude over the proposed Portion A is to provide the proposed Remainder with access. The proposed servitude will be ±5m wide, ±107.2m in length and will be an extent of approximately 528m². Since the dwelling house on the proposed Reminder already receive access over this portion of land, the registration of a right of way servitude will have minimal impact, which justifies applying for the right of way in terms of section 24(1)(f)(iv). The proposed right of way servitude is illustrated in Figure 4 above.

4. SECTION 4 PLANNING POLICY

4.1 Municipal Spatial Development Framework

The *Saldanha Bay Spatial Development Framework (SDF)* of May 2025 determines the strategic policy guidelines for future development in Saldanha Bay region and in this case, in Langebaan. The *Saldanha Bay SDF* states that in the last few decades, Langebaan grew as a coastal resort town for holiday makers and retirees from all over South Africa, as well as weekend and day trippers from Cape Town. The application to accommodate this mixed-use commercial development will contribute greatly to the entertainment of the tourists visiting Langebaan. Furthermore, Erf 9772 is located in Zone C of the land use proposals map for which "*represents the primary business node for the newer part of Langebaan due to its potential to fulfill the function. This Zone provides opportunities for commercial expansion and includes a proposed mixed-use zone and existing medium to high density residential development component. Non-coded proposals for Zone C include:*

− Allow for a combination of higher order business opportunities.

− Support medium to high density residential developments."

The proposed development on Erf 9772, Langebaan, directly aligns with the forward-planning directives set out in the Saldanha Bay Spatial Development Framework (MSDF). The subject property is situated within Zone C of the MSDF's Land Use Proposals Map, which explicitly designates this precinct as the primary business node for the newer part of Langebaan. The MSDF mandates Zone C to provide continuous opportunities for commercial expansion, mixed-use integration, and higher-order business opportunities. Consequently, the application to rezone a portion (±2757m²) of the site to Business Zone I to accommodate five retail units, two padel courts, and a coffee stand is fully consistent with the earmarked spatial role of the area and will not result in land decay.

Furthermore, the proposal advances the spatial sustainability and efficiency principles promoted by the MSDF. As Erf 9772 is currently an underutilised 5100m² property situated within an established urban footprint with existing service connections, the proposed development represents optimal urban infill. By concentrating commercial activities on proposed Portion A (±2757m²) while retaining the Remainder (±2343m²) for rural living/agricultural uses, the proposal fosters compact, resource-frugal development. This approach prevents urban sprawl, optimizes municipal bulk infrastructure, and protects undeveloped agricultural and natural land outside the urban edge.

Finally, the development supports the economic diversification and spatial resilience objectives of the MSDF by catering to Langebaan's expanding role as a coastal resort and tourism hub. The incorporation of a sports and recreation centre (padel courts) together with retail and refreshment facilities enhances community amenities and diversifies the local tourism offering. This mixed-use commercial model promotes spatial resilience through economic flexibility and adaptability, ensuring that Erf 9772 is developed to its full functional potential within a designated commercial node.

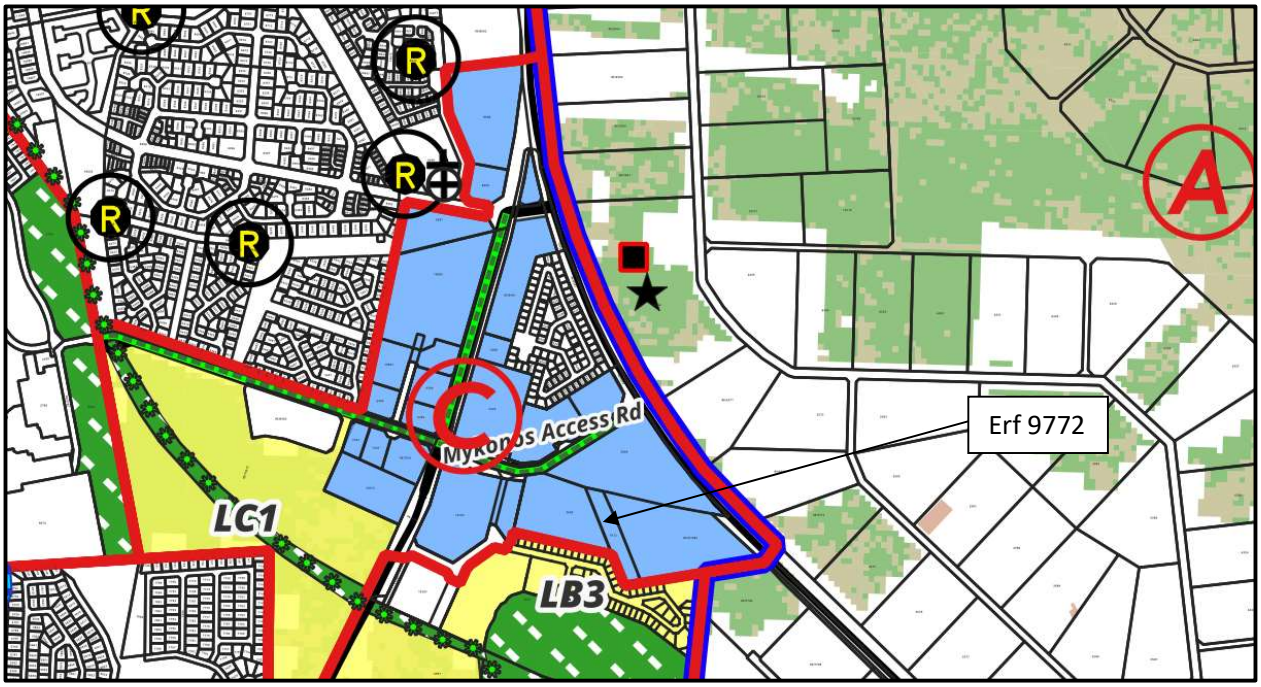


Figure 13: Extract from the Saldanha Bay SDF

4.2 Principles of Land Use Planning

The proposed development supports the principles of *Chapter VI (Article 59) of the Land Use Planning Act (LUPA), Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013*, as follows;

4.2.1 Spatial justice

The application is intended to support an urban type of development within the commercial node of Langebaan. With this application, the developer will create the opportunity for local business enthusiasts to operate within the existing commercial node of Langebaan. The proposed development complies with future spatial development proposals for the area in which the subject property is located, justifying the right of the owners to develop the land for these purposes. The principle of spatial justice is, therefore, realized through the proposal, which ensures access to business opportunities for all members of the community, including previously disadvantaged groups. The proposal does not support further segregation within the community.

Erf 9772 is situated in an established urban area with existing services. Sufficient capacities of services are available to provide connections to the erf for the proposed land uses. The proposal aligns with the Saldanha Bay MSDF, which is a spatial instrument that directs future development at a local municipal level by promoting sustainable economic growth and development. Furthermore, the proposal supports the MSDF's goal of promoting efficient and effective land use and development patterns.

4.2.2 Spatial sustainability

The development proposal promotes the principle of spatial sustainability in several ways. Firstly, the development is located within the existing urban edge, thereby avoiding the expansion of the town into previously undeveloped areas. This approach protects the natural environment by limiting the use of undeveloped land and ensuring that high-potential agricultural land and heritage resources are not negatively impacted. The proposal also aligns with Environmental Management requirements, which further support sustainable land use.

Secondly, the development promotes spatial compactness and resource-frugal development. By optimising the use of existing land within the urban periphery, the proposal limits urban sprawl and promotes the efficient use of resources. This approach promotes the financial viability of the municipality, ensuring that infrastructure and services are used effectively to support present and future generations.

Thirdly, the proposed development promotes an integrated settlement by consisting of a mixed use commercial development on a single property. This approach contributes to a settlement that is integrated both from an economic and land use perspective, as it provides job opportunities for all, including previously disadvantaged communities. The proposed development on Erf 9772 is an example of how spatial sustainability can be achieved through mixed-use and resource-frugal development.

4.2.3 Efficiency

The development proposal is a prime example of infill development, which is a spatial planning tool that promotes sustainable development by making the best use of available opportunities. By incorporating various commercial uses, the proposed development promotes integration of the settlement, including economic and land use integration with adequate retail and entertainment opportunities. This supports urban functions to remain within urban areas, limiting urban sprawl and optimising the utilisation of existing land within the urban periphery.

The development aligns with the Saldanha Bay MSDF and zoning scheme regulations ensuring sufficient regulation of future development. By optimising the efficiency of the land and existing services, the proposed development on Erf 9772 will limit the consumption of resources and promote sustainable development. The development will also benefit from existing infrastructure and services, ensuring the quality of life for present and future generations. Thus, the proposed development promotes spatial sustainability by supporting infill development, limiting urban sprawl, and promoting efficient land use and development patterns.

4.2.4 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 will still be resilient in terms of the multiple uses that are allowed if the correct land use rights are obtained. The proposed development does not limit any future benefits of the properties or the surrounding area and has no negative impact on disadvantaged communities.

The proposed development supports spatial resilience by promoting diversity and adaptability, ensuring that the development can adapt to changing circumstances and needs over time. Additionally, the proposed development is located in an area earmarked by the MSDF as a high commercial zone (Development Node A).

4.2.5 Good administration

The application will be taken through the public process by the Saldanha Bay Municipality and all relevant departments will be approached. Participation of different relevant departments and the public will ensure an informed decision.

From the above, it can be concluded that the proposed development complies with the overall guidelines and proposals for future development in Langebaan 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 support the character of the area. With the proposed development, the property will be used to its full potential.

5. SECTION 5 SUMMARY

The proposed development is considered desirable on the basis of the following;

- The proposed development enhances the principles of ***LUPA and SPLUMA*.**
- The proposal complies with the ***Saldanha Bay Municipal Spatial Development Framework (2025)*** as the main forward planning document for Langebaan and the Saldanha Bay Municipal Area as a whole.
- The proposal complies with the ***Saldanha Bay Land Use Planning By-Law (2022)***.
- The proposal complies with the ***Saldanha Bay Municipality: Integrated Zoning Scheme By-law***

(2021).

- The development also supports the *Western Cape SDF* by promoting **compactness** within the existing urban areas.
- The development proposal will **not adversely affect any natural conservation areas or surrounding agricultural practises.**
- There are **no physical restrictions** on the property that will negatively affect the proposed development.
- The **optimal utilisation of existing services**, as it reduces past expenditure on infrastructure.
- The proposal will **not negatively affect the privacy** of the surrounding properties.
- The proposed development would rather **enhance and advance the surrounding commercial area**.
- The approach of mixed uses and densities is more flexible with regard to **the urban integration and diversification of land uses**.
- It is important to make optimal use of existing plots within the urban edge by compaction to **prevent urban sprawl**.

It is clear that in terms of the above, the application for the rezoning, subdivision, consent use, departure and exemption on Erf 9772, Langebaan, can be adequately supported. It is therefore requested that the application be considered favourably.

NJ de Kock
For CK RUMBOLL AND PARTNERS