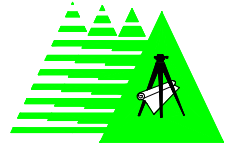


CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STAD- EN STREEKSBEPLANNERS ~ SECTIONAL TITLE CONSULTANTS

DATE: 09 / 02 / 2026

OUR REF: STH/11948/NJdK

BY EMAIL & REGISTERED POST

Attention: Mr Lindsey Gaffley

The Municipal Manager
Saldanha Bay Municipality
Privaatsak X12
VREDENBURG
7380

**PROPOSED SUBDIVISION OF PORTION 5 OF FARM NO 6,
MALMESBURY DISTRICT**

The application includes the following documentation:

1. A copy of the motivation report, which includes the following:

- A: Power of attorney & Resolution form
- B: Application form
- C: Locality Map
- D: Title Deeds and diagrams
- E: Subdivision plans

Please provide us with an invoice for the application and advertisement fees.

.....

NJ de Kock/ Anelia Coetzee

vir CK RUMBOLL EN VENNOTE

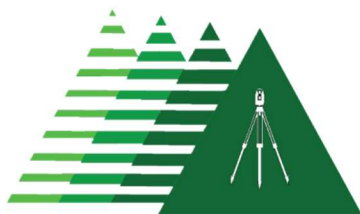
VENNOTE / PARTNERS:

IHJ Rumboll PRL (SA), BSc (Sury), M.I.P.L.S. and AP Steyl PrL (SA), BSc (Sury), M.I.P.L.S.

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MOTIVATION REPORT

Proposed subdivision of Portion 5 of Farm Duyker Eiland no 6,
Malmesbury District.



CK Rumboll & Partners

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LIST OF ANNEXURES:

ANNEXURE A: POWER OF ATTORNEY AND RESOLUTION

ANNEXURE B: APPLICATION FORM

ANNEXURE C: TITLE DEEDS AND DIAGRAMS

ANNEXURE D: LOCALITY PLAN

ANNEXURE E: SUBDIVISION PLAN

1. INTRODUCTION

CK Rumboll and Partners was appointed by Mr Bernado Oosthuizen, as representative of Paddy's Pad 2057 (EDMS) BPK the owners of Portion 5 of Farm No 6, Malmesbury District to handle all town planning and land surveying actions to regarding the development on the subject property. The power of attorney and company resolution are attached as **Annexure A**.

Background:

A land use application was submitted in 2021 for the development of a portion of Portion 5 of Farm No. 6, Malmesbury District, along with Erf 11553, St Helena Bay, to establish a mixed-use residential development. The application was processed, advertised, and objections were addressed. However, before it could be finalized, the owner sought to amend the application to create 10 single residential erven on Erf 11553, St Helena Bay, to generate funds for the larger development. An amendment application was subsequently submitted to exclude a portion on Erf 11553 (the area designated for the 10 erven) from the development area. This application has been withdrawn, and the new proposal only seeks to subdivide Portion 5 into one Portion and a remainder. The proposed Portion 1 is located within the urban edge of town and the owner aims to sell this off to be developed.

2. REPORT PURPOSE

The purpose of the motivational report is to apply for:

- a) The Proposed Subdivision of Portion 5 of Farm Duyker Eiland No 6, Malmesbury RD, to establish a proposed Portion 1, approximately 15.2372 ha in extent and a Remainder approximately 997.4949 ha in extent, in terms of Section 15(2)(d) of the Saldanha Bay Municipal Land Use Planning By-Law.
Application form is attached as **Annexure B**.

3. PROPERTY DESCRIPTION

PORTION 5 OF FARM DUYKER EILAND NO 6, MALMESBURY DISTRICT	
EXTENT:	1012.7321 ha
OWNER:	Paddys Pad 2057 Pty Ltd
TITLE DEED:	T58085/2006
SG DIAGRAM No:	2781/2015, 1111/2015 & 1248/1912
LAND USE:	Rural living purposes
ZONING:	Agriculture
COORDINATES:	Lat: -32.724576 Lon: 17.928206
RESTRICTIVE TITLE CONDITIONS:	Restrictions have been removed.
SERVITUDES:	-22m wide Electric Power Transmission servitude -12m and 3m wide pipeline servitude

4. SITE DETAILS

4.1. LOCALITY

Portion 5 of Farm no 6 is located in a rural part of the Saldanha Bay Municipality, Southwest of Britannia Bay. The Locality Map can be found attached as **Annexure C**.



Figure 1: Locality of Farm 6/5

4.2 ACCESS TO PROPERTY

Access to the property is obtained from Minor Road 7664 that traverses through a portion of Farm 6/5, Malmesbury Registration Division.

4.3. ZONING AND SURROUNDING USES

The property is zoned Agriculture and the site area proposed for development is currently vacant. The land is undeveloped and not serviced. The property is surrounded by a medium density residential development on the north-eastern side and by a low density residential development on the north-western side. On the eastern, southern and western side the properties are surrounded by agricultural land.



Figure 2: Developable are and surrounding uses

4.4. PROPOSED DEVELOPMENT

The purpose of this motivation report is to apply for the subdivision of Portion 5 of Farm Duyker Eiland No. 6, Malmesbury RD, in terms of Section 15(2)(d) of the Saldanha Bay Municipal Land Use Planning By-Law. The application seeks to establish a new Portion 1, approximately 15.2372 ha in extent, and a Remainder of approximately 997.4949 ha. The owners of Portion 5 of Farm No. 6 wish for the subdivision of the portion of the property located within the delineated urban edge of Britannia Bay, as identified in the Saldanha Bay Municipal Spatial Development Framework (2025).

The subdivision aligns with the principles of spatial justice, efficiency, and spatial sustainability as set out in the Spatial Planning and Land Use Management Act, 2013 (SPLUMA), particularly Sections 7(a)–(e), which calls for compact urban form and the promotion of orderly development within designated growth areas. The subject land falls within an area identified for future residential expansion in the MSDF, and the proposal supports the municipality's broader goals of housing delivery, economic development, and efficient land use management.

With the subdivision, the owners intend to sell the newly created Portion 1 to a future developer, thereby enabling the realisation of residential development opportunities in accordance with local and provincial policy directives. Figure 3 below illustrates the proposed subdivision of Portion 5 of Farm No 6, Malmesbury District.

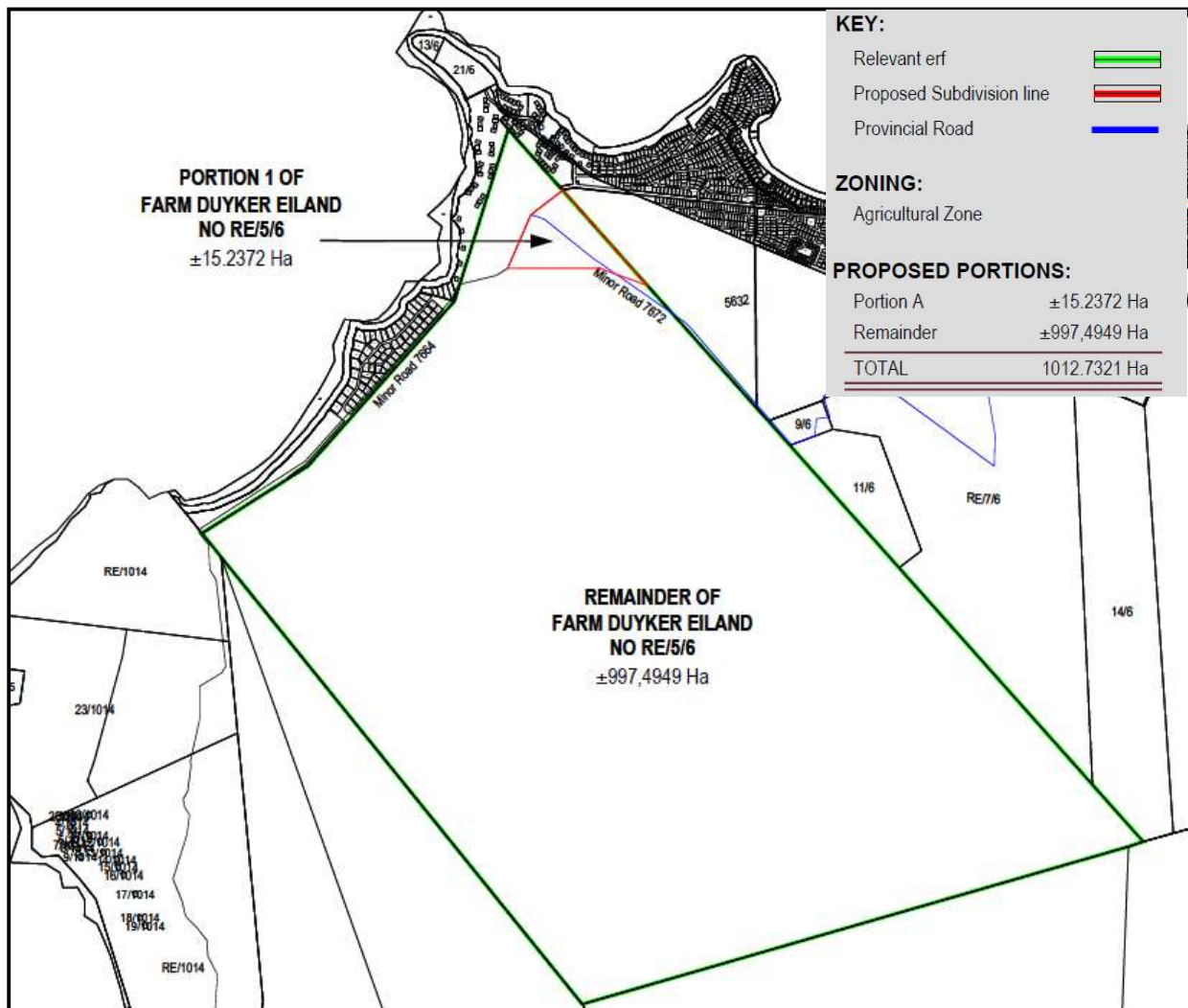


Figure 3: Subdivision of Farm 6/5, Malmesbury

The proposal is supported by the **SDF Goals and Strategic Objectives** as follow:

5. PROVINCIAL AND LOCAL POLICIES

5.1 PROVINCIAL POLICY CONTEXT

The **Western Cape Provincial Spatial Development Framework (PSDF)** was approved and published in March 2014. 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 subdivision of a portion of farmland located within the urban edge aligns with the principles of the OneCape 2040 strategy by unlocking land for future residential development that can contribute to the creation of integrated, sustainable, and liveable communities. Although the current intention is not to develop the land directly, the subdivision enables future developers to plan in a way that promotes mixed densities, efficient land use, and access to existing infrastructure and services. This approach supports integrated neighbourhood development, cost-effective service provision, and the opportunity to design settlements that are resource-conscious and socially inclusive, in line with the vision for healthy, accessible, and multi-opportunity communities.

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

- Develop mixed-use and compact settlements through competitiveness, social inclusion, quality of life, efficient delivery of affordable services and resilience to environmental hazards and human safety;
- 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;

All these key strategies support the further development of land located within the urban edge.

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

- **Policy E3: Revitalise and strengthen urban space-economies as the engine of growth:**
 - Existing economic assets (e.g. CBDs, township centres, modal interchanges, vacant and under-utilised strategically located public land parcels, fishing harbours, public squares and markets, etc) to be targeted to lever the regeneration and revitalisation of urban economies.
 - Incentives should be put in place to attract economic activities close to dormitory residential areas, facilitate brownfields development (e.g. mixed use development and densification in appropriate locations), and private sector involvement in the rental and gap housing markets.
- **Policy S1: Protect, manage and enhance sense of place, cultural and scenic landscapes:**
 - Promote smart growth ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill, intensification and redevelopment within settlements.

- 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 S3: Promote compact, mixed use and integrated settlements:**
 - 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.
 - Delineate Integration Zones within settlements within which there are opportunities for spatially targeting public intervention to promote more inclusive, efficient and sustainable forms of urban development.
 - 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.

The proposed subdivision of Portion 5 of Farm No. 6, Malmesbury District is supported by the Provincial Spatial Development Framework policies promoting urban consolidation, economic efficiency and smart growth. In line with Policy E3, the subdivision enables the release of well-located land within the urban edge for future residential development, thereby strengthening the town's urban space-economy through the efficient use of existing infrastructure, services and economic assets. The proposal facilitates private sector investment in residential development within the established urban area, supporting urban regeneration and growth without extending the settlement footprint beyond the urban edge.

The proposal further aligns with Policies S1 and S3 by containing development within the defined urban edge and retaining the remainder of the farm outside this boundary, thereby limiting urban sprawl and protecting surrounding rural and agricultural land. This approach reinforces the established settlement hierarchy and promotes a compact, integrated and spatially efficient urban form through infill development. The subdivision is consistent with municipal growth management tools, including the urban edge, and supports densification and functional integration in accordance with SPLUMA and PSDF principles.

6.2 LOCAL POLICY CONTEXT

The **Saldanha Bay Spatial Development Framework (SDF) of 2025** guides all future development in the municipal area.

SDF Goals and Strategic Objectives:

The SDF strategic objectives below provide a more detailed direction to achieving the vision as set out in the IDP. The proposed development contributes to Goal 3, 4 and 6.

Goal 3: To provide an environmentally and economically sustainable bulk service infrastructure and road transport network

- To ascertain the overall carrying capacity of existing bulk services related to existing and future growth, where appropriate, consider risk zones;
- To create an efficient, well defined hierarchy of roads;
- To improve and maintain the standard of bulk services with particular reference to bulk water supply, sewerage and solid waste and sewage management;

Goal 4: To address the social needs and expectations of all sections of the community

- To provide all sections of the community access to a full spectrum of social services and facilities;
- To ensure the provision of basic housing and services to all sections of the community;

Goal 6: To ensure that ongoing development pressure and its spatial implications are managed in a sustainable manner that protects the unique character of the existing cultural landscape and the place-specific character and form of the existing settlement pattern

- To promote a spatial development pattern that contains urban sprawl / urban development and promotes compact well-defined settlements;
- To retain and strengthen the unique identity of the municipal area and its districts;
- To determine clear limits to urban development and define the urban edge / limits of existing settlements;
- To improve the aesthetic quality of the built environment.

The proposed subdivision of Portion 5 of Farm 6, located within the urban edge of St Helena Bay, is consistent with the objectives of the Saldanha Bay SDF and supports sustainable, planned growth within the municipality. By preemptively identifying the land for future development within the established urban edge, the proposal allows the municipality to consider the cumulative service demand and infrastructure requirements in a structured manner, promoting efficient investment in bulk water, sanitation, and transport systems.

The subdivision also supports Goal 4 by enabling future development opportunities that can contribute to the delivery of a wider range of housing options and services to various income groups. Once developed, the area

may offer the potential for improved access to social amenities, public facilities, and integrated residential environments, helping address the broader social needs of the community.

In terms of Goal 6, the subdivision is located within the delineated urban edge, directly supporting the SDF's aim of containing urban sprawl and promoting compact, well-defined settlements. This aligns with the broader objective of managing development pressure in a manner that safeguards the unique spatial identity and coastal character of St Helena Bay. The future development potential unlocked by this subdivision can reinforce the existing settlement structure, while allowing for thoughtful, high-quality urban form that contributes positively to the built environment.

Proposed Portion 1 is located within Zone SHA3 of the Saldanha Bay SDF Settlement Zones and Proposals. As illustrated in Figure 4 below, residential development within this zone is encouraged. Accordingly, the proposed subdivision of this portion for future residential development is supported.

Proposals located in Zone A are as follows:

Code	Use	Proposal	Du/ha	Extent
SHA1	Residential	Promote low density residential development.	15	1,42
SHA2	Residential	Promote low to medium residential development.	15	16,39
SHA3	Residential	Promote low to medium density residential development. (Transition between residential and agricultural areas.)	15	15,62

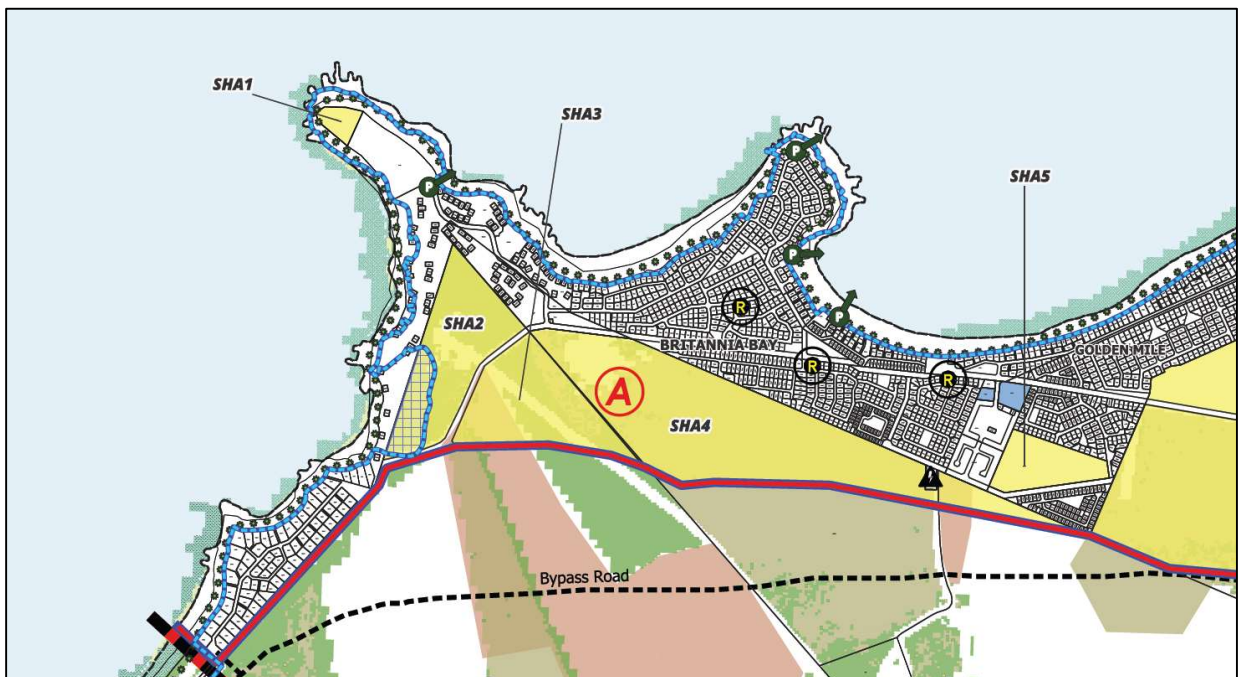


Figure 4: Extract from the SDF 2025

6. ENGINEERING SERVICES

- **Water** - The farm makes use of municipal water and will continue to do so. Portion 1 will also connect to the existing service network, once a developer is interested in the portion of land.
- **Sewage** – All buildings make use of conservancy tanks. Portion 1 will also connect to the existing service network, once a developer is interested in the portion of land.
- **Electricity** -The development will continue to make use of Eskom connections.
- **Refuse Removal** –Refuse are transported to the nearest available landfill site by the owner of the property. Once the proposed Portion 1 is developed, the refuse removal will be collected by Saldanha Bay Municipality.

7. BOTANICAL CONSTRAINTS ANALYSIS

The findings of the botanical study are that most of the site is heavily disturbed due to past and current farming activities and contains very limited representation of the original vegetation type. No intact or even Semi-intact vegetation or threatened species were found on Portion 1 of Farm No 6/5. The site is of Low botanical sensitivity (and thus potentially developable) but it is emphasized that ecological corridors should be considered for animal as well and important avifauna.

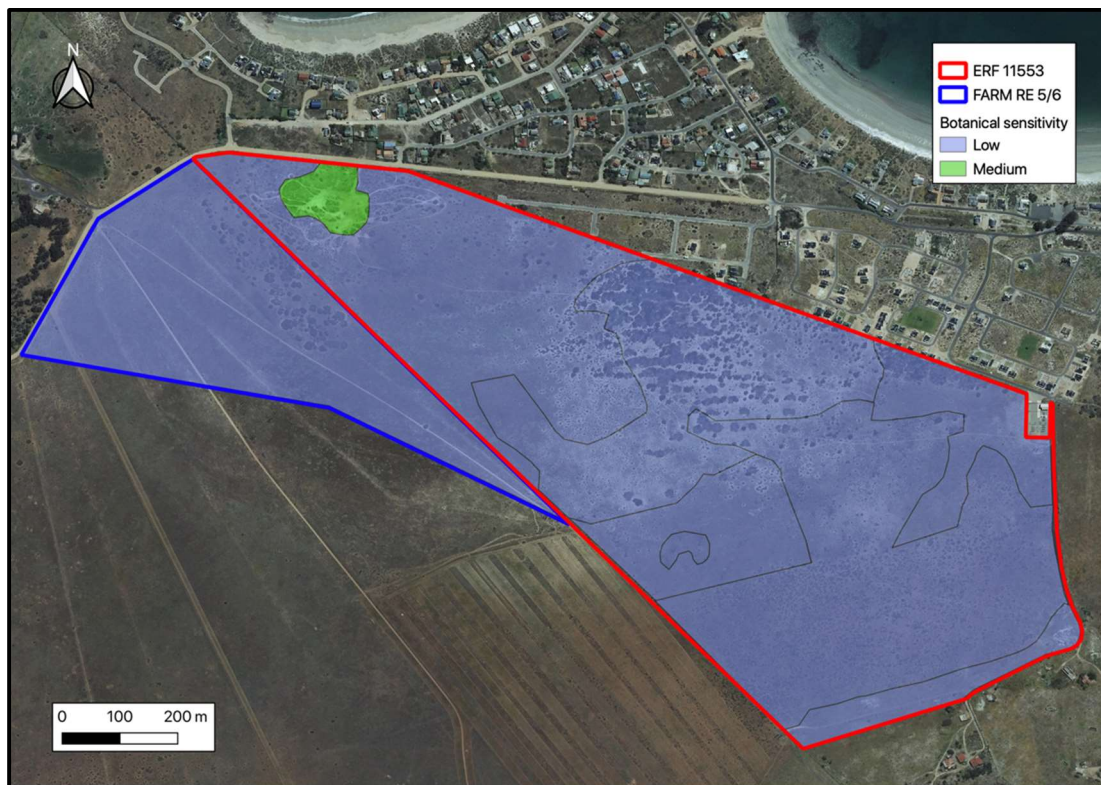


Figure 5: Extract from Botanical Constraints Analysis

8. ACCESS AND PARKING

Both the proposed Portion 1 and the remainder will be accessible via Minor Road (7664), which traverses the property. Each portion provides ample space to accommodate the required number of parking bays.

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 St Helena Bay and according to the Saldanha Bay SDF the area is earmarked as for w to medium density residential development. The proposed subdivision supports the principle of spatial justice by unlocking development potential on a portion of land located within the urban edge, where growth and densification are encouraged. By formally separating the urban-edge portion from the larger agricultural remainder, the proposal facilitates improved access to land for urban-related uses without compromising the rural function of the surrounding area. This ensures a more equitable distribution of land resources in line with municipal spatial planning policies.

- **Spatial Sustainability**

The subdivision ensures that land use aligns with its context and long-term sustainability. The land within the urban edge is suitable for urban development, while the remaining portion of the farm, located outside the urban edge, will continue to serve its agricultural or rural purpose. This spatial delineation promotes the sustainable use of land by directing development pressure to appropriate areas, thereby protecting agricultural and ecological resources in the surrounding rural environment.

- **Efficiency**

By separating the developable portion of the land from the rural remainder, the proposal promotes more efficient land use management. It enables focused investment in infrastructure and services within the urban edge, where these can be optimally utilised. The subdivision simplifies future land use planning and regulatory processes by clearly defining areas intended for urban versus rural use, thus reducing administrative complexity and improving coordination between departments. This will enable the owners to sell of the portion of land located within the urban edge to a future developer, without any delays.

- **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**

This subdivision contributes to spatial resilience by reinforcing a clear urban-rural interface, which is critical for managing long-term change. The distinction allows for adaptive planning responses to urban expansion within defined boundaries, reducing the risk of uncoordinated sprawl. By protecting the rural portion from premature or inappropriate development, the proposal helps to preserve agricultural viability and landscape integrity in the face of future development pressures or environmental challenges.

10.SUMMARY

As can be seen from the above, the impacts generated by the proposed development will be minimal, while enabling the property to be utilised for future housing in Saldanha Bay municipal area. The development is motivated on the basis of the following:

- The character of the area will be maintained, and should a developer buy this Portion 1 and develop it in accordance with the SDF, it will only strengthen the existing residential character;
- The application is consistent with 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 proposed development will create a transition buffer between residential development and the rural areas.
- The subdivision enables the landowner to market or develop the urban-edge portion independently, which may attract investors and support economic growth;
- Allows the land within the urban edge to be developed in the future, contributing to local housing or mixed-use needs.

The proposed subdivision represents a logical and policy-aligned planning intervention that supports sustainable development within the urban edge. Approval of the application will enable appropriate urban expansion while safeguarding the integrity and function of the surrounding rural land.



Compiled by NJ de Kock

for CK Rumboll and Partners