
MOTIVATIONAL REPORT: REVISION 1

GEORGE KERRIDGE SOUTH HOUSING

PROJECT

PROPOSED SUBDIVISION, CONSOLIDATION AND REZONING OF ERF 8270 AND FARM 132/4, VREDENBURG

Our reference: VRE/13335/ZN



FEBRUARY 2025

Compiled by:



CK RUMBOLL
& PARTNERS

Land Use Application Sign-off: George Kerridge South Housing Project Revision 1

This application was reviewed and signed off by _____,
from Department of Human Settlements (or PMU) from Saldanha Bay Municipality, as complete and correct based
on the advice from the Consultant. This application may be submitted to the Department of Town Planning of
Saldanha Bay Municipality.

Signature

Date

Signature

Date

Signature

Date

Signature

Date

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1. INTRODUCTION

This office was appointed by WEC Consult Pty Ltd, on behalf of **Saldanha Bay Municipality**, owners of Erf 8270 and Farm 132/4, Vredenburg, to handle all the Town Planning related actions required to obtain the necessary land use rights to establish an Upgrading of Informal Settlements Programme (UISP) (Housing Project) on said properties. The housing project will include the provision of serviced erven and will be an expansion of the existing neighbourhood to the west. The project will hereafter be called the George Kerridge South Housing Project.

2. BACKGROUND

The provision of adequate housing is an international concern. Hence the directives to alleviate poverty, achieve sustainable human settlements and to provide places of residence that form part of the international agenda driving change at national level. To give effect to the Constitution, that states that each citizen have the right to have access to adequate housing (Section 26), the government (provincial and national) has the obligation to provide housing, with the resources at its disposal, thus there need to be provided for these housing opportunities.

In accordance with the Constitution of the Republic of South Africa, municipalities must participate in national and provincial development programs that will allow the national and provincial governments to assign the administration of matters, including housing delivery, to local municipalities.

There is a great need for residential erven within the Saldanha Bay area and more housing opportunities needs to be provided for. In order to address the need for housing opportunities in the various Saldanha Bay towns, Saldanha Bay Municipality took affirmative steps and identified the relevant site to provide in the housing needs of Vredenburg. This area provides the ideal locality in terms of accessibility, proposed services and infrastructure to allow for a sustainable upgrading of informal settlement development to ensure the informal area to the west can be developed in future.

After a topographical survey of the identified area and a site visit was conducted, various layout plans was prepared by CK Rumboll and Partners. After discussions with officials from the Saldanha Bay Municipality and the appointed sub consultants a preferred option was identified.

This serves as an application for the consolidation, subdivision and rezoning of the identified portions of Erf 8270 and Farm 132/4, Vredenburg, in order to allow for the George Kerridge South Housing Project that will be transferred to individuals after the required tender process and according to the existing waiting list.

3. PURPOSE

The purpose of this document is to apply for the following:

- **Rezoning of Erf 8270, Vredenburg, and Portion 4 of Farm 132, Malmesbury RD**, in terms of *Section 15(2)(a) of the Saldanha Bay Municipal Land Use Planning By-Law 2022* from Agriculture Zone to **Subdivisional Area** to establish the following zonings within the development;
 - Residential Zone IV – Dwelling / Shelter
 - Open Space Zone I – Public Open Space
 - Institutional Zone I – Crèche
 - Institutional Zone II – Church
 - Transport Zone II – Road
- **Subdivision of Portion 4 of Farm 132, Malmesbury RD**, in terms of *Section 15(2)(d) of the Saldanha Bay Municipal Land Use Planning By-Law 2022* to establish Portion A and a Remainder;
- **Subdivision of Erf 8270, Vredenburg**, in terms of *Section 15(2)(d) of the Saldanha Bay Municipal Land Use Planning By-Law 2022* to establish Portion 1 and a Remainder;
- **Consolidation of Portion 1 of Erf 8270, Vredenburg, and Portion A of Portion 4 of Farm 132, Malmesbury**, in terms of *Section 15(2)(e) of the Saldanha Bay Municipal Land Use Planning By-Law 2022*;
- **Subdivision of the Consolidated erf** in terms of *Section 15(2)(d) of the Saldanha Bay Municipal Land Use Planning By-Law 2022* to establish the following erven within the development:
 - 324 Residential Zone IV erven (dwelling / shelter)
 - 6 Open Space Zone I erven (public open space)
 - 1 Institutional Zone I (Crèche)
 - 1 Institutional Zone II (Church)
 - 1 Transport Zone II erf (road)
- **Permanent Departure of Open Space parameter**, in terms of *Section 15(2)(b) of the Saldanha Bay Municipal Land Use Planning By-Law 2022*, from 10% to 8%;
- **Naming and numbering of streets** for the development in terms of *98 of the Saldanha Bay Municipal Land Use Planning By-Law 2022*.

A copy of the application form is attached as **Annexure A1**.

4. PROPERTY DESCRIPTION

Erf 8270, Vredenburg	
SIZE:	43.2287 ha
OWNER:	Oorgangraad-Weskus Skiereiland
TITLE DEED:	T94636/1995
SG DIAGRAM No:	6677/1995
LAND USE:	Informal settlement
ZONING:	Agriculture Zone
WARD:	Ward 9
COORDINATES:	32.921215°S 18.031245°E
RESTRICTIVE TITLE CONDITIONS:	None
SERVITUDES:	None

Portion 4 of Farm 8270, Malmesbury	
SIZE:	86.0646ha
OWNER:	Saldanha Bay Municipality
TITLE DEED:	T5854/1923
SG DIAGRAM No:	1116/1950
LAND USE:	Informal settlement
ZONING:	Agriculture Zone
WARD:	Ward 9
COORDINATES:	32.923592°S 18.030215°E
RESTRICTIVE TITLE CONDITIONS:	None
SERVITUDES:	Electrical Servitude and sewer line servitude (this will not affect the development area)

Diagrams, Title Deeds and Conveyancer Certificates are attached as **Annexure B**.

5. LOCALITY

On a Regional level Vredenburg town is located in the Saldanha Bay Local Municipal area in the West Coast District and bounded by Bergrivier Local Municipality to the north and Swartland Local Municipality to the south. On a local level the proposed developable area is located east of the existing build environment of the George Kerridge South neighbourhood in Vredenburg (see Locality plan attached as **Annexure C**). Saldanha Bay Municipality wants to establish a housing development due to the housing backlog an informal

settlement area to the west and the need to provide previously disadvantaged beneficiaries with residential erven opportunities in the area.

It is therefore the intention to consolidate, subdivide and rezone an area of ±8.2ha of said portions of land for the purpose of establishing a housing project. See figure below for locality reference. The proposed developable area gains access from Kootjieskloof Street, to the north, and Filtane Street, to the south. The proposed development area is just outside the existing informal settlement and qualifying beneficiaries will be moved to this project to clear the area to the west to allow formal services where the informal settlement is located.

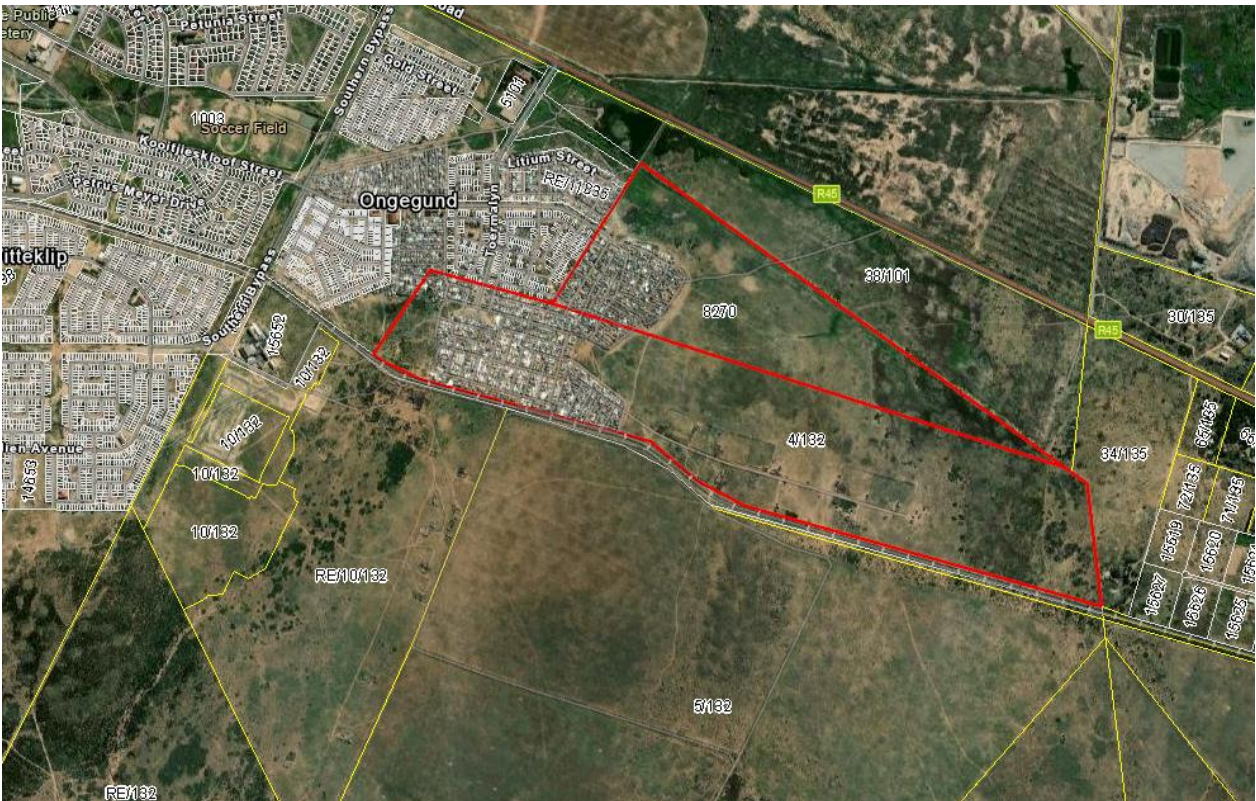


Figure 1: Locality of relevant portions of Erf 8270 and Farm 132/4, Vredenburg

6. ZONING AND SURROUNDING LAND USES

According to the Zoning Certificates, attached as **Annexure D**, the following zonings are applicable to each relevant erf:

Property	Current Zoning
Erf 8270, Vredenburg	Agriculture Zone
Portion 4 of Farm 132, Malmesbury	Agriculture Zone

There are no land claims registered against either of the properties, see confirmation letter attached as **Annexure D**.

The purpose of Agriculture Zone is to use the land for agricultural production and sustainable agricultural units, while conserving suitable agricultural land. The proposed housing development cannot be accommodated under the current zoning, thus a rezoning is proposed for subdivisional area and will be explained in detail further in Section 8.

This development area is located east of the built up area of Vredenburg within the urban edge. Directly west of the site is an informal settlement and the Ongegend residential neighbourhood, which includes residential, small commercial and social services. To the east of the site the land is vacant with a wetland further east and a railway on the southern boundary. Within a 500m radius there are a few church and crèche erven and there are smaller business opportunities located through the neighbourhood, as house shops.

7. SPECIALIST REPORTS

7.1. TOPOGRAPHICAL SURVEY

A topographical survey was done to determine the slope and status quo of the site by Joubert & Brink Surveys. The site slopes from south to north and falls 2 metres every 100m. The layout accommodates these slopes in the road layout to ensure storm water is moved through gravitation over the site and out, as far as possible. The topographical survey can be seen in the figure below and is attached as **Annexure E**.

On site a ground berm was pushed up to the existing informal settlement to prevent the settlement from expanding to the east. The proposed development area is proposed on the open area around the informal settlement to ensure the informal settlement cannot expand and to provide serviced erven as close as possible to the existing built environment. In future, the residents of the informal settlement will either be allocated to a serviced erf or located to a Temporary Relocation Area (TRA) to allow upgrading of the area with formal services, this will be done by a different tender. Within the development area there are a few fences and informal structures that will need to be moved before construction can commence. There are no existing services on site that will affect the development.

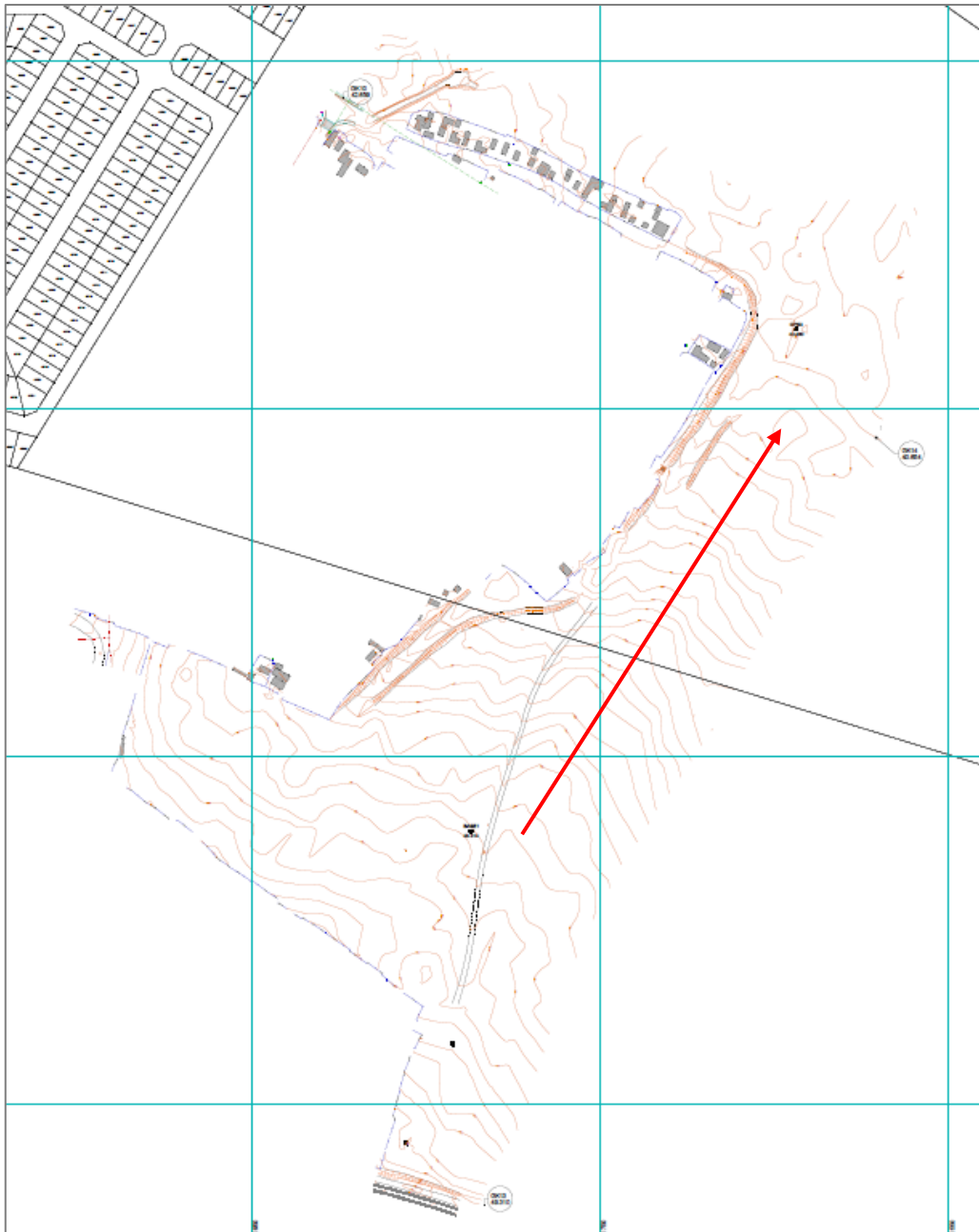


Figure 2: Topographical survey

7.2. GEOTECHNICAL ASSESSMENT

A Phase 1 Geotechnical Investigation was carried out on site by Casper Badenhorst. The Geotechnical Report was revised in January 2025 and is attached as **Annexure J1** and the conclusion and recommendations are summarised below.

1. Classification of soils – 6 CBR tests were done and the results varied reflecting medium to high bearing capacities of approximately 100 to 200 KPa. The materials sampled on site classified as G6 to G9.
2. Excavatability– no refusals encountered at depths shallower than 1500mm. excavation constraints may be expected at depths exceeding 1,5m.

3. Geohydrology – excavations are to be adequately drained should rain water fill trenches during construction or if the water table rise.
4. Construction material – the low expansive materials found on this site are suitable for floor fill purposes. Where encountered, clayey materials should be cut to spoil.
5. Stability of excavations – excavations were all stable and no side walls collapsed.
6. NHBRC engineering geological zoning are S2 (100%).
7. Site Class S2 – reinforced strip foot foundations are recommended as will be decided upon by the Structural Engineer. All trenches have to be inspected by the Structural Engineer before steel is placed (if required) and concrete is poured. Load bearing capacities are on the low side.

7.3. ENVIRONMENTAL

Sillito Environmental Consultants were appointed to obtaining Environmental Authorisation for the proposed development. There are only small patches of indigenous vegetation left on the properties, as they are highly disturbed. The necessary specialist and process will be followed to obtain the Environmental Authorisation.

8. THE DEVELOPMENT

8.1. GENERAL

This UISP housing application is for the establishment of a total of 324 residential serviced erven and supporting uses like open space, crèche and church erven within a ±8.2ha area. The erven will be created and serviced within the vacant portions on Erf 8270 and Farm 132/4, Vredenburg, and will accommodate people from the housing waiting list and who is residing in the informal area. The development will make provision for medium-high density housing opportunities which will include only serviced erven with the possibility of top structure upgrades in the future. The development will integrate with the future layout on the informal settlement to the west.

8.2. REZONING

To allow for the subdivision of the properties, all properties will be rezoned to **Subdivisional Area** as required in Section 20(2) of the *Saldanha Bay Land Use Planning By-Law 2022*. The following rezonings are applied for in terms of *Section 15(2)(a) of the Saldanha Bay Land Use Planning By-Law 2020* and will be allocated per the site development plan:

Property	Current Zoning	Rezoning to Subdivisional area to include:
Erf 8270, Vredenburg	Agriculture Zone	<ul style="list-style-type: none"> • Residential Zone IV – Dwelling / shelter • Open Space Zone I – Public open space
Portion 4 of Farm 132, Malmesbury	Agriculture Zone	<ul style="list-style-type: none"> • Institutional Zone I – crèche • Institutional Zone II – church • Transport Zone II – road • Agriculture Zone (remainder of Erf 8270 and Farm 132/4)

The specific allocation of zoning to erven will be discussed further down in this document.

8.3. SUBDIVISION AND CONSOLIDATION

The following subdivisions are applied for in terms of *Section 15(2)(d) of the Saldanha Bay Land Use Planning By-Law 2022* and the consolidation is applied for in terms of *Section 15(2)(e) of the Saldanha Bay Land Use Planning By-Law 2022*. The subdivision and consolidation map is attached as **Annexure G1**.

The proposed subdivision of Portion 4 of Farm 132, Malmesbury, will create Portion A, which will form part of the development, and a Remainder, which will remain for agricultural purposes. The proposed subdivision of Erf 8270, Vredenburg, will create Portion 1, which will form part of the development, and a Remainder, which will remain for agricultural purposes. The proposed consolidation will be between Portion A of Farm 132/4 and Portion 1 of Erf 8270. The sizes of the subdivisions and consolidation is set out below.

Subdivision Portion 4 of Farm 132/4, Malmesbury RD:

Land Parcel	Size
Portion A of Farm 132/4	±5.8256 ha
Remainder Farm 132/4	±80.2390 ha

Subdivision Erf 8270, Vredenburg:

Land Parcel	Size
Portion 1 of Erf 8270	±2.4319 ha
Remainder Erf 8270	±40.7968 ha

Proposed Consolidation:

Land Parcel	Size
Portion A of Farm 132/4	±5.8256 ha
Portion 1 of Erf 8270	±2.4319 ha
New Consolidated Erf	±8.2575 ha

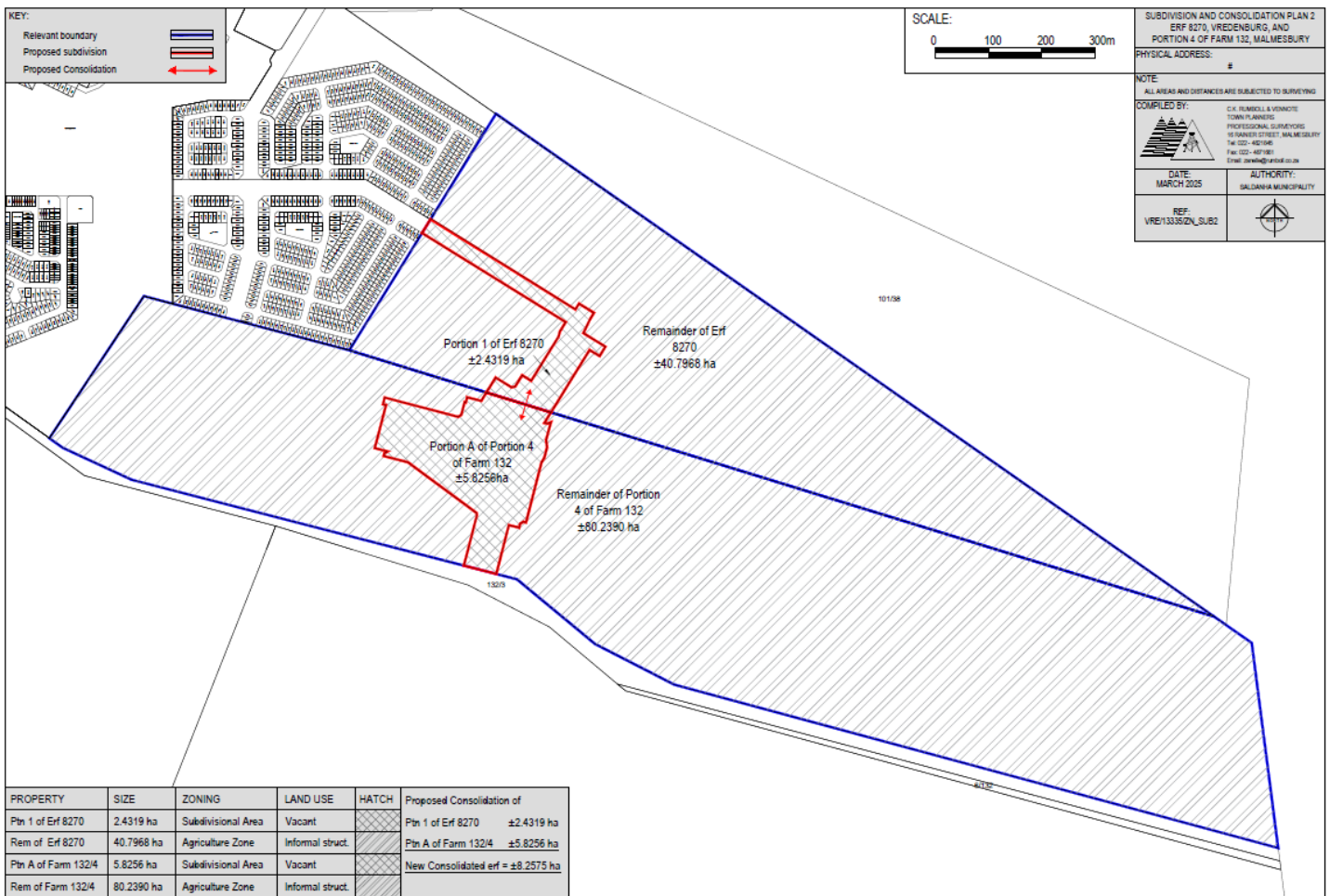


Figure 3: Subdivision and consolidation of Erf 8270 and Farm 132/4, Vredenburg

8.6. GEORGE KERRIDGE SOUTH LAYOUT DESIGN

The consolidated erf is proposed for further subdivision to accommodate the **GEORGE KERRIDGE SOUTH HOUSING PROJECT** on a total area of ±8.2ha and the subdivision will create the following erven (Site Development Plan attached as **Annexure H1**):

George Kerridge South Housing Project
○ 324 Residential Zone IV erven
○ 6 Open Space Zone I erven
○ 1 Institutional Zone I erf (Crèche)
○ 1 Institutional Zone II erf (Church)
○ 1 Transport Zone II

Various layout alternatives were considered and assessed against the various infrastructure and site limitations within the development footprint. A look at the need and desirability input indicate popular local support for both the concept, density and place. The proposed layout plan is based on a planning analysis,

topographical survey, infrastructure constraints and other design considerations which were identified as part of the investigation process. The proposed site is considered suitable for the development of a residential development within the Vredenburg Urban Edge.

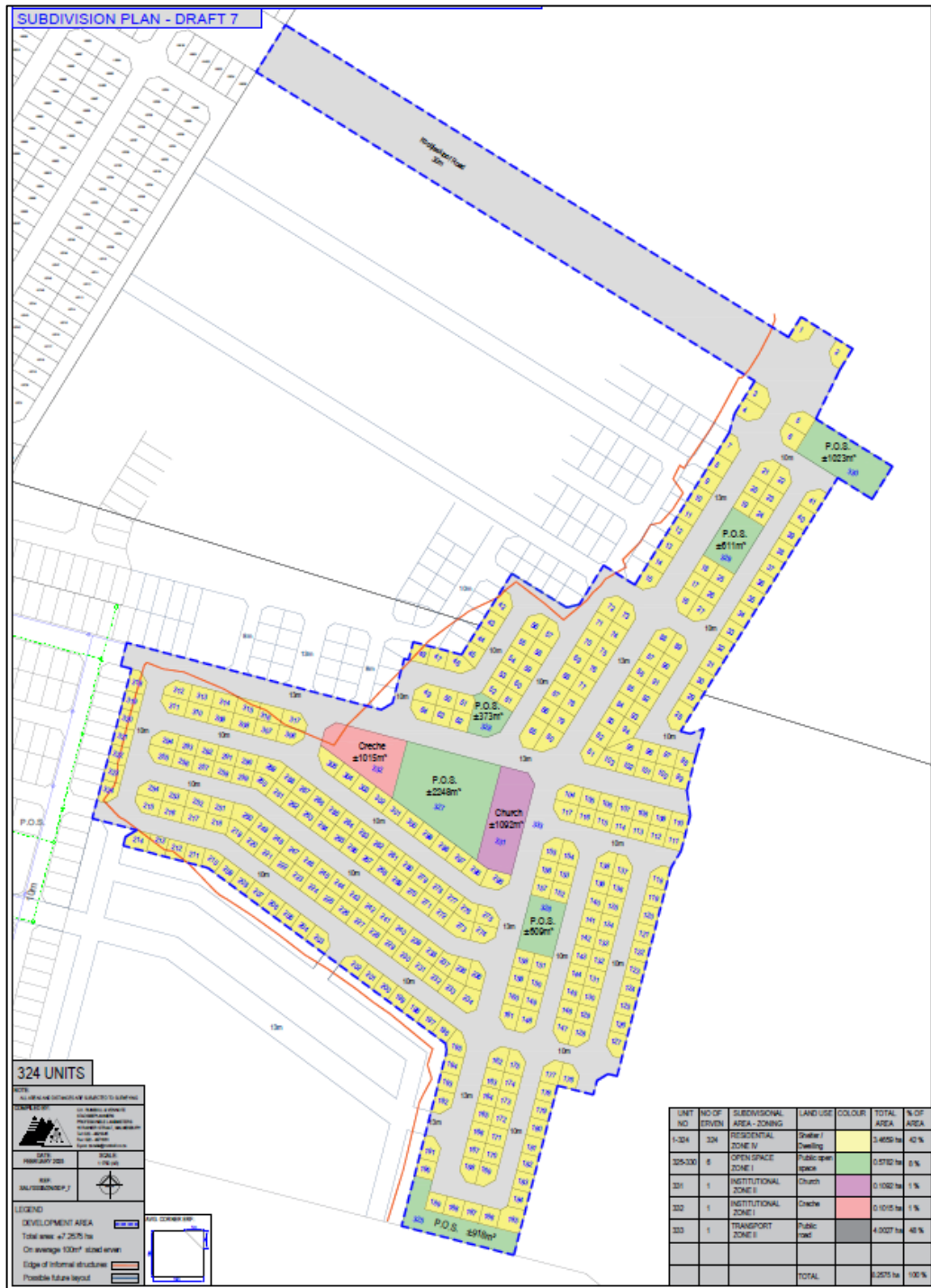


Figure 4: George Kerridge South Site Development Plan

The locality of the site was created to hug the existing informal settlement to prevent any further expansion of the informal settlement and to ensure close as possible connections to the existing infrastructure to the west in the Ongegund neighbourhood. The main access points will be from Kootjieskloof Street in the north

and Filtane Street to the south. These streets will be the only access points to the site until such time when the internal roads can connect to the future layout on the informal settlement. The railway to the south limits the development area and a sufficient buffer was created to ensure safety between the railway line and the residential area.

8.7. RESIDENTIAL ERVEN

The main focus of the layout design was to create an expansion development which respects and integrates with the existing residential area to the far west and the future development on the informal settlement that will effectively accommodate beneficiaries on the waiting list. The purpose was to create a safe living environment with centrally placed open spaces and social facilities. This development will relieve and solve the urgent housing need in the Vredenburg area. The use of medium-high density housing promotes the use of the site to its full potential and will limit backyard dwellers, which usually accompanies larger erven.

The entire development will consist of only serviced erven, with the intention to upgrade the project in future with top structures. The purpose of this type of housing is to provide in the immediate need of formal services to families and creating an area for possible future upgrading. Densification promotes sustainable development by using the existing land within the urban edge to its full potential and leaving the natural and agricultural areas unchanged.

The average size of these erven will be $\pm 100\text{m}^2$ and will be zoned Residential Zone IV for the purpose of incremental housing. The zoning makes provision for shelters and dwelling houses as a primary right, this will assist the initial shelters on the serviced erven and later upgrading to top structures. The erven are large enough to accommodate a standard subsidised house of $\pm 49\text{m}^2$ and a parking bay within the allowed building lines and coverage.

8.8. COMMUNITY FACILITIES

The Western Cape Development Parameters Guideline and community needs were used to determine the need for community facilities within the development. Community services includes Crèche and Church erven to provide in the social and recreational needs of the community.

Early Childhood Development Centres (ECD) (crèche)

The following sets out the number of people / dwelling units that will justify the need for an ECD:

- 2400 people (600 dwelling units) for low income areas.
- 3600 people (900 dwelling units) for high income areas.

The development does not require an ECD centre according to the parameters of the WC Guidelines, but looking at the community and the informal settlement, there are sufficient residents to warrant an ECD centre (crèche). The development provides for 1 Crèche site to be zoned Institutional Zone I.

Place of Worship

The following sets out the number of people / dwelling units that will justify the need for a place of worship:

- 2000 people (500 dwelling units)

The development does not warrant a church, but as mentioned there are sufficient residents in the surrounding informal settlement which will support a church. The development makes provision of 1 church erf with the zoning Institutional Zone II.

8.9. PUBLIC OPEN SPACES

The Western Cape Development Parameters Guideline was used as a guide to determine the need for open space erven within the development as well as the Saldanha Bay Integrated Zoning Scheme.

The following sets out the number of people / dwelling units which will justify the need for a small neighbourhood play plot according to the Western Cape Development Parameters Guideline:

- Minimum 400 m² sized play lots for every 1000 people or 250 dwelling units

The development includes a total of 324 residential units, thus a total of 1 play lot 400m² in size needs to be provided for according to the development guide. Due to the profile of the area and prospecting amount of people to move into the area, provision was made for 6 play plots / natural recreational erven. This is a total of ±5795 m² of Open Space zoned Open Space Zone I. The placement of open space areas within the neighbourhood area is to provide for a safe area for recreation activities, relaxation and pedestrian movement within walkable distances.

According to the Saldanha Bay Integrated Zoning Scheme open spaces should be provided at 10% of the area being developed. The Open Space provided in the layout accumulate to 8% of the development area as below:

Total Development area: ±8.2575 ha
Development area without Kootjieskloof Road: ±7.2989 ha
10% of Total development area: 7298 m ²
Open Space area provided: 5795 m ²
Percentage open space provided: 8%

The area for the Kootjieskloof Road was not included in the calculation of the open space requirement, because the road is only for access purposes, no residential erven fronts onto it and the area of the road is significant due to the 30m wide reserve.

Thus application is being made for **Permanent Departure of Open Space parameter**, in terms of *Section 15(2)(b) of the Saldanha Bay Municipal Land Use Planning By-Law 2022*, from 10% to 8%.

Although the open space provided does not comply with the Zoning Scheme parameters, the open spaces provided will be effectively used. It is more feasible and less expensive to upkeep smaller usable open spaces than larger ones, which almost always becomes derelict foul land.

To allow the departure from open space it is necessary to determine if sufficient open space is located in the area. According to the Saldanha Bay SDF 2019 the area to the north of the development is earmarked for open space which will be sufficient for the entire neighbourhood of Ongegund and George Kerridge South, see extract below.



Figure 5: Saldanha Bay SDF extract for Vredenburg

8.10. SOCIO-ECONOMIC ENVIRONMENT

The proposed development will have the following Socio-economic benefits for the town of Vredenburg and the direct area:

- Economic growth and job creation: the project will create local construction jobs during implementation and the upgrading of services will attract business opportunities in the surrounding neighbourhood.
- Improved living standards: the project will provide the residents with a safer and healthier living environment, for example it reduce overcrowding and disposal of waste in the streets.

- Social stability and community development: the provision of serviced erven will in turn reduce poverty and improve stability for low-income families and it will create a sense of community and belonging.
- Social services and amenities: the development creates opportunities for a crèche and church which will further promote the sense of community and promote social well-being.

8.11. PUBLIC FACILITIES AND SERVICES

There will also be no significant cumulative impact on communications, or other public services such as schools, recreational facilities, police, fire protection, or emergency services. This much needed development will make a significant contribution to the local economy and human wellbeing by addressing the basic need for services and thereby improving the lives of the community and providing for economic and social incentive. The development will accommodate people already in the community living in the informal settlements, meaning they are already using most of the existing facilities like schools.

8.12. STREETNAME AND NUMBERING

The Street name and numbering plan will be submitted once the list of street names are approved by Council.

9. OTHER LEGISLATION

National Environmental Management Act (Act 107 of 1998) (NEMA)

Sillito Environmental Consultants were appointed to obtain Environmental Authorisation for the proposed development.

Section 53 of the Land Use Planning Act (Act 3 of 2014) (LUPA)

Application in terms of Section 53 of *LUPA* is not needed, seeing that the development area has not been farmed in the preceding 10 years and is located within the urban edge of Vredenburg.

Section 21 of the National Water Act (Act 36 of 1998)

No water resources will be negatively impacted by the proposed development and a Water Permit will not be needed.

Section 53 of Mineral and Petroleum Resources Development Act (Act 28 of 2002)

Application in terms of Section 53 of the *Mineral and Petroleum Resources Act (Act 28 of 2002)* is not needed, as the proposed residential use is included in an approved town planning scheme.

Section 38 of the National Heritage Resources Act (Act 25 of 1999) (NHRA)

A Notice of Intent to Develop (NID) in terms of Section 38 (8) of the *NHRA (Act 25 of 1999)* and the Western Cape Provincial Gazette 6061, Notice 298 of 2003, will be submitted to Heritage Western Cape.

Subdivision of Agricultural Land Act (Act 70 of 1970)

The *Subdivision of Agricultural Land Act, Act 70 of 1970*, controls the subdivision of agricultural land. Erf 8270 and Farm 132/4 is exempted from the need for approval in terms of this act, due to the locality of the erven within the urban area of Vredenburg.

Civil Aviation Act (Act 13 of 2009)

Application in terms of the *Civil Aviation Act (Act 13 of 2009)* is not needed, as the proposed development is not located within 5km of an airstrip; nor are any objects taller than 8m proposed.

Roads and Ribbon Development Act (Act 21 of 1940)

The development does not border or gain access from a provincial road, thus no further action is required in terms of this act.

National Roads Traffic Act (Act 93 of 1996)

The development is not bordered by a national road, thus no further action is required in terms of this act.

10.SERVICES

A civil services report was drafted by WEC Consult Pty Ltd and is attached as **Annexure F**. The report includes the findings of the GLS bulk capacity study. Civil services are summarised below;

WATER RETICULATION

The average daily water demand for the proposed development is a total of 101.93 AADD and 193.67 kl/day Peak Flow. The development will also be supplied with fire hydrants for moderate risk 2 classification and spaced out to a maximum of 120m radius.

The GLS capacity analysis suggests a water pipe connection between the development and the existing "Louville small PRV1" water network to the west of the development. Further it states that the existing main water supply pipeline between the Louville reservoir and Louville small PRV is at capacity. Additional pipelines will be needed parallel to the existing water pipelines. Two 6Ml reservoirs will also be needed to provide 48 hours of AADD reserve supply. An additional 3rd pump set should be installed at the Louville pump station when the AADD for the supply area exceeds 2.7Ml.

SANITATION RETICULATION

The estimated average and peak day dry weather flows (PDDWF) is calculated at 1.05 l/s peak flow for the development.

The GLS capacity analysis suggests a sewer pipe of approximately 1km be constructed to connect the development to the existing bulk sewer network to the north of the development. The existing bulk sewer network have sufficient capacity to accommodate the proposed and future developments.

STORM WATER RETICULATION

Stormwater drainage will be handled with newly constructed infrastructure. All roads will have a cross fall and will drain into side inlet type stormwater catch pits. The stormwater will be conveyed by spigot and socket type concrete pipes to a detention pond.

ROAD INFRASTRUCTURE

The new roads will connect to the existing gravel roads in the adjacent informal development to the west of the proposed site. All new internal roads will be residential access roads with road reserve widths of 13m and 10m respectively. The road design will comply with minimum design standards for each road classification. The proposed internal road network can connect to the adjacent residential areas at Kootjieskloof Road.

11. TRAFFIC IMPACT ASSESSMENT

A Traffic Impact Assessment (TIA) was done by UDS Development Solutions and attached as **Annexure I**. The TIA is summarised below.

Traffic Impact

The following intersections was analysed to determine trip generation:

- Southern Bypass Street / Kootjieskloof Street
- R45 / Toermalyn Street
- Kootjieskloof Street / Toermalyn Street

It was calculated that 189 additional trips are expected during the AM peak hour with 47 IN / 141 OUT and 181 trips in the PM peak hour with 127 IN / 54 OUT. This calculation took into consideration that it is a low-cost housing project and the size of the crèche was calculated on similar uses in previous developments for reference. The church was exempt from the calculations as it will be the immediate community who will frequent the church and trip generation will be insignificant.

Southern Bypass Street / Kootjieskloof Street intersection: SIDRA analyses suggest that converting the intersection control to a two-way stop in favour of Southern Bypass Street will result in improved levels of service, however after discussions with the municipality, it appears the intersection was converted to a four-way stop-controlled intersection due to a number of factors, including speeding and dangerous movements at the intersection. It is therefore not recommended that the intersection be converted back to a priority-controlled intersection. It is suggested that the municipality considers upgrading the intersection to a roundabout in order to address the traffic flow and safety concerns. It should be noted that electrical cables are located on the western side of the intersection and therefore, the size of the roundabout will need to be investigated during conceptual design stages. Alternatively, upgrading the intersection to a signalised intersection will also improve the levels of service.

R45 / Toermalyn Street Intersection: no upgrades are anticipated for the proposed development.

Toermalyn Street / Kootjieskloof Street Intersection: No upgrades are required due to the increase in traffic caused by the development, however after discussions with the municipality, it is recommended the intersection be upgraded to a raised intersection to increase the overall safety.

Geometry

The development will gain access via the R45 / Toermalyn Street intersection and the Southern Bypass Street / Kootjieskloof Street intersection. The internal roads will tie into the existing network with road reserve widths between 10m and 13m wide and a road reserve at Kootjieskloof Road of 30m wide.

The development will have kerbside refuse collection, turning areas for solid waste removal and other vehicles should be provided for in the interim before the further development to the west is implemented.

Non-motorised and Public Transport

Unsurfaced sidewalks are planned along the internal roads. It is recommended that traffic calming be considered, especially along the longer straight routes. The Kootjieskloof Road / Toermalyn Street intersection should be upgraded to a raised intersection to account for the high pedestrian and public transport activity, this will improve overall safety.

An informal taxi rank exists along Kootjieskloof Street within 1.5 kilometres from the furthest point in the development. During a discussion with the municipality, it was stated that two other residential developments will be formalised and serviced in the near future. The informal taxi rank mentioned falls within this area. It is therefore recommended a public transport study be conducted as part of future development investigations in the area.

Parking

According to the Saldanha Zoning Scheme 1 parking bay is required for dwelling houses and zero for shelters.

Parking for the church and crèche have not been determined, however 1 parking bay per 8 seats for the church and 1 parking bay per classroom plus 10 additional parking bays for the crèche will need to be provided on site.

Recommendations

- A roundabout be considered at the Southern Bypass Street / Kootjieskloof Street intersection to address the movement during the PM peak hour. The roundabout will also improve safety and serve as a speed reduction measure. If there are space restrictions, a signalised intersection can be investigated.
- Traffic calming be considered, especially along the longer straight routes.
- The Kootjieskloof Road / Toermalyn Street intersection be upgraded to a raised intersection to improve overall safety for pedestrians.
- Turning areas be provided at cul-de-sacs.
- A public transport investigation be conducted during future development investigations in the area.

12. PLANNING POLICY

PROVINCIAL POLICY CONTEXT

The **Western Cape Provincial Spatial Development Framework (PSDF)** was approved and published in 2014 and Chapter 4 was amended in 2020. The main guiding principle on which the PSDF is based is the need to achieve sustainable development. Development proposals are only seen as being sustainable when they are ecologically justifiable, socially equitable and economically viable, or otherwise referred to as the triple bottom line approach.

The PSDF supports and contributes to the National Development Plan (NDP) of 2012 which strives to eliminate poverty and reduce inequality by creating jobs and livelihoods, transform urban spaces, expand infrastructure, provide capable public services, etc. The proposed housing project will support the NDP initiative by creating a sustainable settlement in a suitable location and improving the infrastructure increasing the availability to more people in the area. 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 focus on the integration of different land uses to create integrated sustainable settlements. The design of the development incorporated the use of the natural fall of the land and service-effective blocks to ensure the sustainable use of service resources.

The proposed housing development further comply with the PSDF's spatial agendas, key transitions, themes and resources as follow:

- 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.
- Public transport orientation and walkable neighbourhoods.
- Integrated, clustered and well located community facilities.
- Connect economic and social opportunities.
- Cluster activities and promote urban settlements rather than suburban settlements.
- Settlements that include sense of place, accessible settlement patterns, mixed land uses and densities, facilities and social services.
- Improving the efficiency and inclusivity of urban space economies, and the quality of their living environments to attract and terrain the skills required by the services orientated urban economy.

The following aims of the PSDF are relevant to this application and the proposed development complies with these policies:

- **Policy R1: Protect Biodiversity and Ecosystem services:**
 - Delineate urban edges in municipal SDFs to divert urban growth pressures away from critical biodiversity areas – *the proposed development is located within the Urban Edge of Vredenburg and will not affect any CBAs.*
- **Policy R3: Safeguard the Western Cape's Agricultural and Mineral resources, and manage their sustainable use:**
 - Reconcile ecosystem requirements with conflicting land development pressures through proactive spatial planning, and application of a land use management system that safeguards biodiversity, protects resources and opens up opportunities for improved

livelihoods and jobs – *the development is located on vacant land and there is minimal loss of natural resources that forms part of an ecological system. The design incorporates efficient use of services and allocated even for community uses that will contribute to job opportunities and healthy lifestyles.*

- **Policy R4: Recycle and recover waste, deliver clean sources of energy to urban consumers, shift from private to public transport, and adapt to mitigate against climate change:**
 - Provide low income areas with access to electricity and/or off grid renewable energy sources, and systematically upgrade informal settlements – *all even within the development will be connected to electricity and this project supports the decreasing of informal settlements by providing housing in this area as part of a UISP project.*
 - Avoid developing new residential areas in proximity to agricultural areas that utilise crop spraying – *the development area is not within spraying distance of any agricultural land.*
 - Protect agricultural land that holds long term food security value from urban encroachment – *the development land has not been cultivated in the last 10 years. This is one of the reasons the town expansion was proposed here, to ensure minimal loss of valuable agricultural land.*
- **Policy R5: Safeguard cultural and scenic assets:**
 - Protect heritage and scenic assets from inappropriate development and land use change – *the landscape does not have high heritage or scenic assets, although a heritage NID will be submitted for approval of said assumption.*
 - The delineation of urban edges have significant implications from a scenic perspective, especially with respect to the protection of natural and cultural landscapes from urban encroachment, defining an appropriate interface between urban development and significant landscapes, and protecting the visual and agricultural setting of historical settlements – *the proposed development area is on fairly even land and not visible from any major scenic routes.*
- **Policy E1: Use regional infrastructure investment to leverage economic growth:**
 - Promote denser settlement patterns to support the transition to public transport, and mixed land use patterns to reduce the need for travel and create walkable neighbourhoods – *sufficient social and economic opportunities are provided to create a walkable neighbourhood for basic needs.*
 - Designing human settlements to accommodate infrastructural smart grids – *the design includes a grid pattern as close as possible with smaller pockets to ensure sense place is not lost.*
 - Invest in public transport and non-motorised transport (NMT) infrastructure – *provision is made for sidewalks next to all roads to support and encourage NMT.*

- **Policy S1: Protect, manage and enhance the sense of place, cultural and scenic landscape:**
 - Prevent settlement encroachment into viable agricultural areas, scenic landscapes and biodiversity areas – *the developable area has not been farmed and is not high potential agricultural land or conservation worthy.*
 - Promote smart growth ensuring the efficient use of land and infrastructure by containing urban sprawl and prioritising infill – *the proposed development is located within the urban edge of Vredenburg, although it is an expansion development. .*
- **Policy S2: Improve provincial, Inter and Intra-regional accessibility:**
 - Built environment projects should focus on compacting and connecting urban development and clustering public facilities along these connections – *the road system is designed for optimal movability and access to the surrounding neighbourhoods. The social uses are also located in close proximity to these main routes.*
 - Develop human settlement patterns that are compact and accessible so that all can access the opportunities of urban environments – *as mentioned the design of the development incorporated effective movement through road network design and NMT with small central nodes of mixed uses. All the erven is within walking distance of social opportunities.*
- **Policy S3: Promote compact, mixed use and integrated settlements:**
 - In order to secure a more sustainable future settlement planning and development should achieve higher densities – compact settlements save people time and money, as travel distances are shorter and cheaper – *the development is focussed on medium-high density development. It also allows for social services within walking distance of each erf.*
- **Policy S4: Balance and coordinate the delivery of facilities and social services:**
 - Use a set of facility provision guidelines and indicators namely the Development Parameters: a quick reference for the provision of facilities within settlements of the Western Cape – *the Development Parameters document was used to determine the social needs for the development.*
 - In order to ensure that current and future developments take place in a holistic, integrated and sustainable manner, equitable and accessible distribution of social services and facilities are required – *the development makes provision for all social uses needed in a sustainable human settlement of this size.*
 - Balance sustainable service delivery and equitable access to education and health services – *the development will be fully serviced and opportunities was created for an ECD.*

- **Policy S5: Promote sustainable, integrated and inclusive housing in formal and informal markets:**
 - Investment in housing must ensure optimal and sustainable use of all resources, including financial, land, social and infrastructure components – *the development is compact and cost effective and will promote the upgrading of informal settlements in Vredenburg.*
 - 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 – *the development will only provide for serviced erven, but the option will be available to upgrade to top structures in the future.*
 - Ensure that all housing delivery projects are founded on principles of sustainability and based on integrated development planning – *the development is mainly focused on integration between uses and the surrounding environment to ensure walkability and sustainability for future generations.*
 - Provide households with the residential environments, mobility and access to opportunities that support productive activities and reduce levels of exclusion from opportunity – *all social opportunities are proposed within this development. Available opportunities is further strengthened by encouraging people to create economic opportunities from home.*
 - 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 development supplies housing that supports growth from UISP to single residential.*

LOCAL POLICY CONTEXT

Saldanha Bay 2nd Review of the 5th Generation Integrated Development Plan (IDP) (2024)

There are currently 13 124 applicants on the waiting list, of which most of the applicants are in Vredenburg and then followed by Vredenburg and St Helena Bay. The waiting list increases by 100 – 150 each month. This project will alleviate this number with 324 new opportunities for serviced erven.

The IDP has identified strategic focus areas with strategic objective and the proposed housing project will support these focus areas as follows:

- Community collaboration; foster community development – the development creates community opportunities to grow the social uses in the area with the proposed crèche and church. The public open spaces will also support community gathering,

- Economic; diversify the economy and creation of sustainable jobs – the proposed development will create temporary jobs during construction and home occupation opportunities will be promoted.
- Safety; implement intervention for a safe community and environmental protection – the proposed development is on an area of less environmental importance which does not link to another biodiversity corridor.
- Services, provide reliable, effective and affordable services – the latest cost effective services will be supplied to the development during construction and the design supports natural flow of storm water and sewage as far as possible.

Housing is not a municipal mandated function, and Human Settlements Department fulfils an implementing role on behalf of the Western Cape. The development of the George Kerridge South housing project, has been specifically identified in the IDP as a Western Cape Government funded project. Due to an escalating housing demand in Vredenburg the Housing Department approached the council to utilise the subject property for housing development as expansion to the Ongegund / George Kerridge South residential neighbourhood.

Saldanha Bay Spatial Development Framework (SDF) 2019

The *Saldanha Bay Spatial Development Framework (SDF)* of May 2019 determines the strategic policy guidelines for future development in Saldanha Bay region and in this case, in Vredenburg town. Vredenburg's location originates from its "central place" position in relation to the surrounding crop farming area as an agricultural centre and service centre to the surrounding coastal settlements. The town has become the administrative and shopping centre for the municipality.

The Saldanha Bay Municipality (SBM) is a caring institution that excels through:

- Accelerated economic growth for community prosperity
- Establishment of high quality and sustainable services
- Commitment to responsive and transparent governance
- The creation of a safe and healthy environment
- Long term financial sustainability

The proposed George Kerridge South Housing project complies with all these municipal aims of service provision to the community.

The SDF list a few principles and tools to be used for future development and the proposed development complies as follows:

- Appropriate walking distance – a desirable walking distance is between 1 and 2kms: *the proposed development is within 2km walking distance from schools, churches, crèches and economic opportunities.*
- Functional integration – 50% of all urban destinations within walking distance: *employment, worship, educational, social, recreational and education opportunities are within 2km walking distance which is more than 50% of the proposed urban destinations.*
- Infill, densification and suburbs – significant infill and densification is required in order to restructure the settlements in the area: *the proposed development is an excellent example of effective and sustainable infill development on underutilised land within the Urban Edge.*

The proposed development further complies with the following Goals and Objectives of the SDF:

- 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 – *the future residents will have access to community facilities in close proximity to their homes.*
 - To ensure the provision of basic housing and services to all sections of the community – *Additional housing opportunities will be made available to all sectors of the community.*
 - Encourage public participation in all issues of public concern – *the application will be taken through public participation by Saldanha Bay Municipality where the public will have the opportunity to comment on the development.*
- 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;
 - Retain and strengthen the unique identity of the municipal area and its districts – *the proposed development will be expansion of the existing community of Ongegend / George Kerridge South, which supports appropriate location of the project.*
 - To improve the aesthetic quality of the built environment – *the proposed development will fit into the character and aesthetics of the surrounding built environment.*

Vredenburg has been identified by the 'Growth Potential of Towns' as a town with a relatively high growth potential in the Western Cape Province. Significant growth is therefore expected within these urban areas. The proposed development will therefore contribute positively to the growth of Vredenburg.

The Saldanha Bay SDF identifies Erf 8270 and Farm 132/4 as a New Development Area (NDA), numbers 22 and 23. NDAs 22 and 23 are identified for Residential Development with a density of 35 units/ha. The development proposal suggests a 38 unit/ha density which is slightly higher than the proposed density. The proposed density of 35 units / ha is identified as medium density and there are no areas identified for higher density development. It is important to use higher densities for housing projects to ensure a compact sustainable development, too large erven creates opportunities for backyard dwellers, creating additional pressure on the municipal systems.

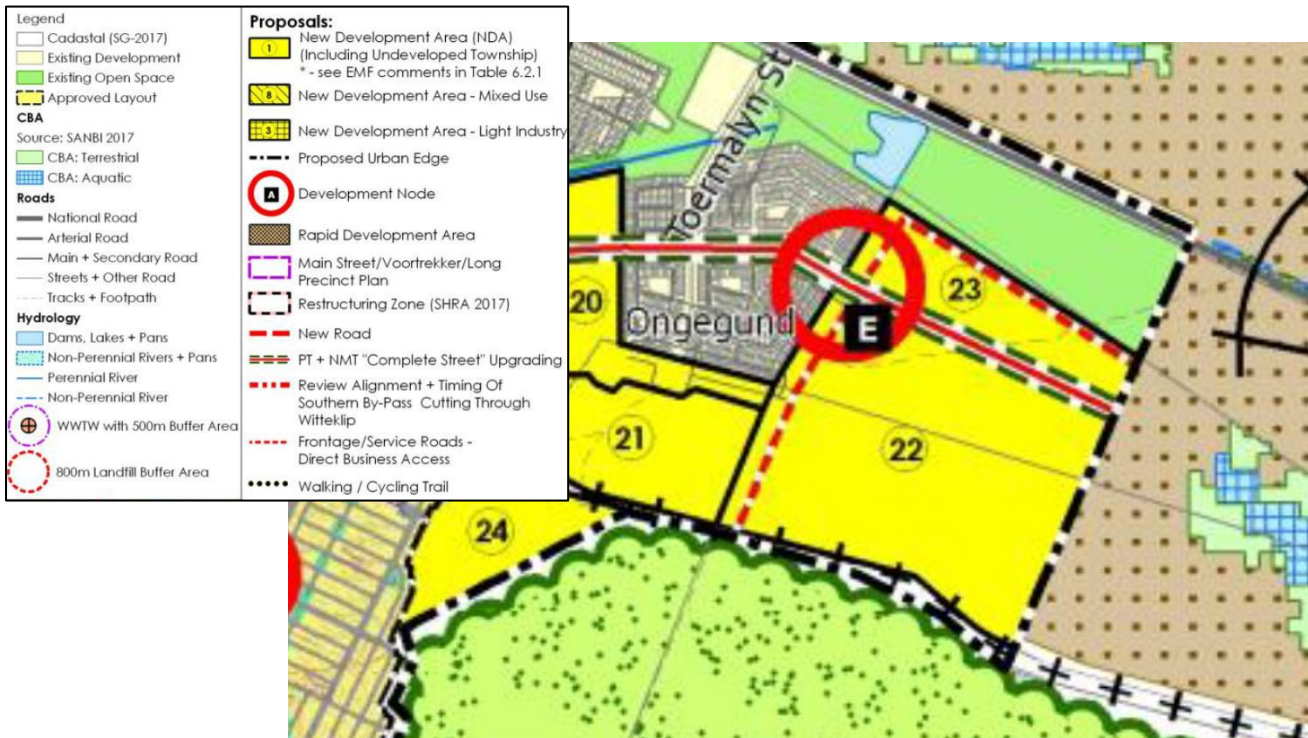


Figure 6: Extract of the land use map in the Saldanha Bay SDF 2019

It is thus the purpose of this application to request a site-specific deviation from the Saldanha Bay SDF 2019 in terms of Section 22(2) of the Spatial Planning and Land Use Management Act, Act 16 of 2013. The following criteria motivates the site specific reasons:

- The proposed deviation from 35 units/ha to 38 units/ha is not excessive, seeing that it is only 3 units more than allowed.
- By densifying the development it creates additional alternative housing opportunities within the Vredenburg town.
- Higher densities flourish in housing projects, as it ensures that the space on the erven are sustainable but does not support space for backyard dwellers.
- The density further supports walkability for a more sustainable neighbourhood by providing smaller street frontages the length of the street to accommodate the units are smaller and more walkable.
- By densifying it ensure that less valuable natural environment is lost and ensure optimal use of land, as land is a scare commodity en land for housing development even more so.

- Although the proposed development does not comply with the density proposal for NDA 22 and 23, it supports the overall SDF initiative of densification and promoting compact settlements which takes the natural environment into consideration.
- The locality of the site is also ideal, as it is located within walking distance of the existing neighbourhoods and supports integration of the proposed development and the existing uses.

Saldanha Bay Human Settlement Plan (HSP) 2022

The Saldanha Bay Municipality IDP has identified land for housing as one of its key capital and operational priority needs. The provision of housing is not enough to ensure a healthy functioning community. The appropriate location and range of housing types play a key role in creating a well-connected and spatially, functionally and socially integrated settlement.

George Kerridge South UISP project was on the list of housing projects from WC Department of Human Settlements Business Plan 2022. The George Kerridge South UISP project is also part of the Municipal Informal Settlement Strategy and it is suggested to re-located informal settlers from Tsisiratsitsi 3 and Bhakela to the project.

The following figures were shown on the Western Cape Housing Demand Database for Vredenburg:

- Military Veterans – 8
- Disabilities – 0
- Housing waiting list – 2779

The proposed development will decrease the waiting list by 324. This project, George Kerridge South UISP, is also a listed project on the current projects of Vredenburg.

The proposed residential development is therefore consistent with the PSDF and the Saldanha Bay SDF, IDP and HSP in terms of the policy goals, strategies and objectives.

13. PRINCIPLES FOR LAND USE PLANNING

The criteria for the assessment of application as per Chapter VI Section 59 of the 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 will create an opportunity to cater for the growing need of informal settlers with the intention of a better living environment. The development also addresses the inclusion of persons and areas that was previously excluded, by creating erven for people in

informal settlements, it will give families a chance to own property and rise above poverty and deprivation. The George Kerridge South housing project focusses on delivering serviced erven which provides land for disadvantaged communities and persons with low restriction to formalize informal settlements. The erven created by this housing project will be distributed by the Saldanha Bay Municipality accordingly taking into account the housing waiting list of the area. A socially just society is based on the principles of equality, solidarity and inclusion, the proposed development targets the marginalised and disadvantaged groups in the society, providing them with opportunities like serviced erven. The past spatial and other imbalances is being redressed by this development and its design by creating access to land for the disadvantaged communities.

- **Spatial Sustainability**

The proposed development promotes spatial compactness and sustainable resource use. More innovative planning methods were also utilised to create a medium density, but safe workable living environment. The UISP development will cater for a total of 324 serviced erven to address the immediate need in the area. The infrastructure that will be provided will be sufficient in the future when erven is fully formalized. The development is designed to ensure that the basic needs of the residents will be met and the development will be viable and sustainable in the future.

The development will not have a negative effect on the environment and viable agricultural land. The housing project provide for quicker solutions to the housing need by providing for serviced erven within the neighbourhood where people from disadvantaged communities can relocate and can be assured of social, economic and environmental benefits on a long-term basis.

- **Efficiency**

The development also supports integrated development with the provision of mixed uses that include residential, business, social and open space erven. The creation of these serviced erven within a centrally located area that is still within close proximity to existing infrastructure and services, will allow people to still live within their neighbourhoods. Employment opportunities within the residential area is promoted under the zoning and residents are motivated to create their own employment opportunities at home by means of day-care centres, house shops, etc. The development will be integrated with the existing residential areas by means of social services and economic opportunities in the area. The compact design of the development supports viable public transport, reduce overall energy use, and lower user costs as travel distances are shorter and cheaper.

- **Principles of good Administration**

The application will be taken through the public participation process and all relevant departments will be informed by the Saldanha Bay Municipality.

- **Spatial resilience**

By creating additional erven for informal dwellers it promotes sustainable livelihoods in the community and long-term resilience for the previously disadvantage communities. The proposed development is a complex, diverse and resilient spatial system that are sustainable in all contexts.

14. CONCLUSION

This application for the implementation of the George Kerridge South housing project on a ±8.2ha area consisting of Erf 8270 and Farm 132/4, Vredenburg, complies with the goals of the Local and Provincial Planning Policy with regards to housing provision as follows:

- It offers an integrated housing solution with a strong emphasis on focusing on the needs of the local community with regards to ownership and the development of a secure and socially cohesive neighbourhood in both form and desirability.
- The implementation of this housing development will effectively integrate with the existing and future residential areas to ensure the sustainability of the proposal and to allow the viability of the town.
- The development supports and is consistent with the Western Cape Provincial Spatial Development Framework, Vredenburg Spatial Development Framework, Saldanha Bay Human Settlement Plan and the Saldanha Bay Integrated Development Plan.
- The development also supports and comply with the criteria for the assessment of an application as per the Land use Planning Act, 2014 (Act 3 of 2014) and the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013).
- The development is accessible and there will be no major negative effects on the surrounding built environment, natural environment or economic environment.
- The development improves access to services, facilities, housing and opportunity to create a sustainable human settlement.
- The development supports a good enrolment that is liveable, legible, diverse, varied and unique.

This office is of the opinion that the proposed application is sustainable and will not have a negative effect on the area. The development poses to be a positive contribution due to the optimal use of the erven and services. The proposed application is thus fully supported by this office.



Zanelle Nortjé

For CK Rumboll and Partners