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**PLANNING STATEMENT FOR THE PROPOSED DEVELOPMENT OF
VYF BRAKKE-FONTEINEN 220/209, AALWYNDAL
MOSEL BAY MUNICIPALITY & DIVISION**



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Aerial image:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.MosselBay.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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PLANNING STATEMENT FOR THE PROPOSED DEVELOPMENT OF VYF-BRAKKE FONTEIENE 220/209, AALWYNDAL MOSSSEL BAY MUNICIPALITY & DIVISION

1. BACKGROUND INFORMATION & LOCALITY

Vyf Brakke-Fonteinen 220/209 is a 5.1618ha property zoned Single Residential Zone I in terms of the Mossel Bay Zoning Scheme By-law (2021). The property is located in the Aalwyndal-area characterised by large properties used for residential purposes and limited agricultural activities. The Mossel Bay Airfield is located on the western side of Aalwyndal and obtain access through Aalwyndal.

The former Chief Directorate for Local Government through a notice in the Provincial Gazette of 15 April 1988 earmarked the Aalwyndal are for urban development. The area was zoned for single residential purposes since then and used accordingly with properties varying between 5ha and 15ha.

The Aalwyndal Precinct Plan was compiled as a development framework to establish an integrated, mixed-use and sustainable neighbourhood. This area has an important position within the spatial and growth pattern of Mossel Bay.

The aerial image below shows the location of the subject property within its current environment.



Vyf Brakke-Fonteinen 220/209 is bordered by Klipheuwel Road on its northern and eastern boundary with Skilpad Street along the western boundary. Vyf Brakke-Fonteinen 220/208 is the southern neighbour. The property is vacant and covered in vegetation.

2. DEVELOPMENT PROPOSAL & ZONING

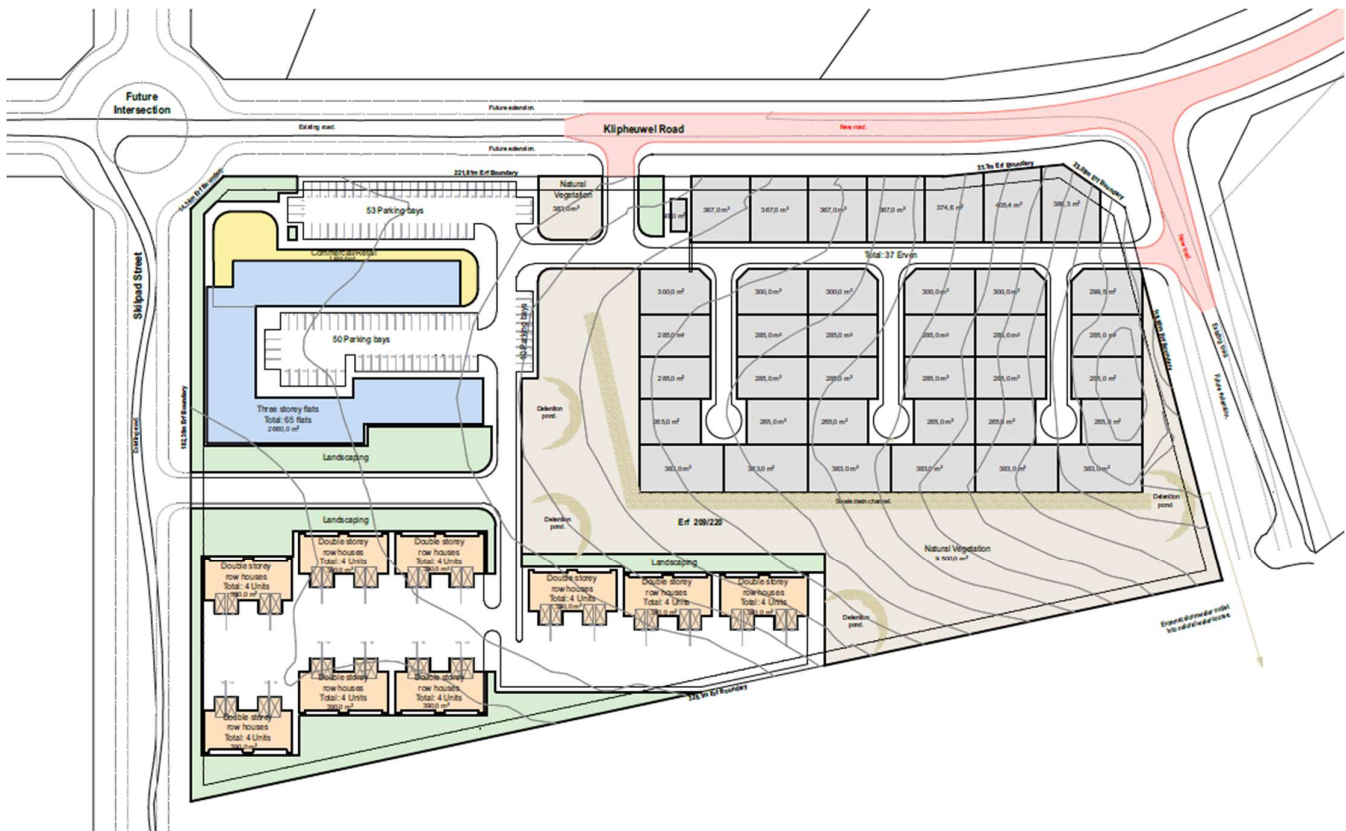
It is proposed to development Vyf Brakke-Fonteinien 220/209 in accordance with the spatial proposals contained in the Aalwyndal Precinct Plan (2018) which is also included in the Mossel Bay Spatial Development Framework (2022). It is proposed to develop various housing typologies on the subject property namely flats, town housing and group housing. A business component is also proposed.

The land use application proposed in terms of Section 15(2) of the Mossel Bay Municipality: Land Use Planning By-law (2021), includes the following:

- Rezoning to Subdivisional Area;
- Subdivision of the Subdivisional Area in the following:
 - Business Zone I (business premises) with consent use for flats
 - General Residential Zone I (group housing)
 - General Residential Zone II (town housing)
 - Open Space Zone II (private open space)
 - Transport Zone III (private road)
 - Transport Zone II (public street)

At the same time portions for road widening purposes will be subdivided from Vyf Brakke-Fonteinien 220/209. This is to accommodate the requirements of the road masterplan for the Aalwyndal area.

The business component proposed to be included for the subject property is part of a node identified in this area at an intersection to be created at Klipheuwel Road and the proposed extension of Skilpad Street to the north. The development plan for the proposed rezoning and subdivision of Vyf Brakke-Fonteinien 220/209 is shown below and attached to this report as Annexure 1.



For this proposed business component, flats will also be provided above ground floor and as consent use on ground floor as made possible by the proposed zoning namely Business Zone I.

The title deed for Vyf Brakke-Fonteinien 220/209 includes conditions imposed by the former *Nasionale Vervoerkommissie* (now SANRAL). These conditions state that certain activities and uses can only occur with consent from SANRAL. The N2-route located east and south of Aalwyndal was constructed over the original Farm Vyf Brakke-Fonteinien 220. Therefore, original conditions imposed when the N2 was constructed, was carried forward in the title deed of every property created since from this original Farm Vyf Brakke-Fonteinien 220. As direct access is not from the N2-route to this property and the other Aalwyndal-properties, the restrictions are to be removed. If not, every property to be created will still be subjected to these conditions.

This land use application is needed to implement the proposals contained in the Aalwyndal Precinct Plan (2018) and the Mossel Bay Spatial Development Framework (2022).

3. MOSSSEL BAY SPATIAL DEVELOPMENT FRAMEWORK (MBSDF, 2022)

The MBSDF identifies and analyse the following:

- *the changing socio-economic, biophysical and built environment informants to spatial planning in the Mossel Bay Municipal area; and*
- *the development shifts and trends, new information and any other spatial information influencing the future development of the Mossel Bay Municipal area, framed specifically by the MSDF content requirements set out in SPLUMA.*

Seven strategies were formulated that will give spatial expression to the utilisation and management of the Mossel Bay municipal area, namely:

1. *Conserve and manage the natural environment in balance with the demands from urban growth and agricultural use.*
2. *Secure sufficient water and food for future demands.*
3. *Facilitate opportunities for utilization of renewable energy*
4. *Manage urban growth and restructure the urban form to serve the Mossel Bay Community needs.*
5. *Provide a safe and secure environment for all residents and visitors*
6. *Create a local economic base to provide sustainable employment opportunities*
7. *Ensure a municipality that is functioning on a financially sustainable basis*

Each strategy is then supported by policies and policy guidelines. What is regarded as directly relevant to the proposed development of Vyf Brakke-Fonteinien 220/209 is discussed in the paragraphs to follow.

1. ***Conserve and manage the natural environment in balance with the demands from urban growth and agricultural use.***

Policy 1A

Manage and preserve the mountains, natural vegetation, streams and rivers in a manner which protects the natural eco-systems.

It is stated that privately owned land with potential for conservation should be rehabilitated and encouraged to form networks. Through this development proposal ±9500m² of natural vegetation will be retained and protected.

Policy 1B***Manage and protect the coastline, rivers and estuaries***

This policy is not regarded as directly relevant to this development proposal.

Policy 1C***Facilitate public access to the coastline and control land-ward activities.***

This policy is not regarded as directly relevant to this development proposal.

Policy 1D***Protect the visual integrity of the rural environment.***

It is stated that *any development or construction proposal that will impact view corridors, ridgelines, cultural landscape assets and existing vistas must be considered with caution and evaluated in terms of the cumulative impact on the broader environment.*

The development proposed for Vyf Brakke-Fonteinien 220/209 is not on slopes steeper than 1:4. The property has a gentle downward slope from west to east.

The location of the subject property does not have a potential impact on view corridors, ridgelines, cultural landscape assets and existing vistas from a town planning perspective.

2. *Secure sufficient water and food for future demands.*

Policy 2A***Monitor and manage the availability and use of water.***

The provision of water is addressed in the Engineering Services Report prepared by Urban Engineering (copy attached). It includes water demand, reticulation, water storage, etc. The

engineering report also includes water saving measures as expected to be implemented with all urban development.

Policy 2B***Optimize food resources and pursue innovative agricultural and food practices.***

This policy is not regarded as directly relevant to this development proposal.

3. *Facilitate opportunities for utilization of renewable energy*

Policy 3A***Accommodate innovative proposals for alternative energy sources***

The proposed development of Vyf Brakke-Fonteinien 220/209 will link with the municipal electrical distribution network. As stated in the electrical bulk services report by De Villiers & Moore Consulting Engineers Electrical, Mechanical, Energy the internal electrical distribution network will take into account energy saving technologies such as load control, the use of energy efficient lighting, alternative means of water heating as well as photo voltaic panels. What is relevant and cost effective can be implemented.

4. *Manage urban growth and restructure the urban form to serve the Mossel Bay Community needs.*

Policy 4A***Future urban form design is to be based on future scenario planning in the SDF***

The development proposal for Vyf Brakke-Fonteinien 220/209 is in accordance with the spatial proposal for the Aalwyndal area and confirmed with the MBSDF. The development of this greater area has been carefully considered by the Municipality to ensure compliance with the requirements and principles of the Spatial Planning & Land Use Management Act, 2013 (SPLUMA).

Policy 4B***Prioritise efficient urban form***

Vyf Brakke-Fonteinien 220/209 is located within the urban edge of the greater Mossel Bay municipal area. Urban development here therefore protects the urban edge.

Development in Aalwyndal considers the development of the area over time and includes non-residential opportunities such as the business development proposal for a portion of the subject property. It will create opportunity for business development which is in accordance with the mixed-use node identified here in the Aalwyndal Precinct Plan. It is proposed to provide flats above the business development opportunities to be provided here.

Policy 4C***Creation of an Open Space/Conservation network***

The site development plan attached with this planning statement shows the area to be conserved within this proposed development. This follows the physical characteristics of the property as identified by the relevant environmental specialists. Development to follow on abutting properties over time, is expected to follow the lead from an environmental perspective provided in this development proposal for Vyf Brakke-Fonteinien 220/209.

Policy 4D***Implementation of biodiversity offsets as a tool for an efficient and sustainable urban form.***

The study site is indicated as containing least threatened *North Langeberg Sandstone Fynbos*. The property is excluded from the provisional *Critical Biodiversity Areas* network and is not indicated as part of an *Ecological Support Area* corridor either. Furthermore, the study site does not fall within the environmental framework determined for the greater Aalwyndal Precinct. It has been confirmed through specialist input that the site does not contain any natural wetland habitat/features. As such there is no reasonable motivation for having to consider a Biodiversity Offset on this application.

±9500m² of natural vegetation is to be retained within the development proposed for Vyf Brakke-Fonteinien 220/209.

Policy 4E***Maintain a compact settlement form to facilitate inclusion and integration and improved service delivery.***

The MBSDF states that medium to high-density development is encouraged in areas such as Aalwyndal. A mix of residential typologies is proposed which includes flats, town housing and group housing. The gross density is 25.9 dwelling units per hectare which reflects a medium density development.

Policy 4F***Provide places of residence closer to places of work***

The Aalwyndal-area enjoys good accessibility to Mossel Bay, Hartenbos and the industrial areas. This is the places where many residents find employment. As Aalwyndal development over time, accessibility to the urban areas of Mossel Bay will be improved as new roads are to be constructed – the roads master plan for Aalwyndal will be implemented as development progresses.

Policy 4G***Direct public investment (public facilities, amenities and services), commercial activity and residential densification towards the urban core and priority nodes.***

This policy is not directly relevant to this development proposal.

Policy 4H***Apply densification in existing settlements and neighbourhoods to a more compact urban pattern and to reduce cost of services to households.***

As stated earlier, the development proposal for Vyf Brakke-Fonteinien 220/209 provides a gross density of 25.9 dwelling units per hectare which is significantly higher than traditional residential densities of past decades.

Policy 4I***Apply a housing settlement policy that can supply in the demand for the full spectrum of property typologies and property prices in a manner that supports the spatial vision of the SDF.***

This policy is not completely relevant to this development proposal but as three different housing typologies is proposed, it creates the envisaged housing ladder.

Policy 4J***Provision of balanced subsidised housing***

This policy is not directly relevant to this development proposal.

Policy 4K***The adequate provision of social facilities.***

Social facilities are provided throughout the municipal area of Mossel Bay with opportunities identified through the required process and implemented. Such facilities can also be provided in the Aalwyndal area as the area develops with land available for non-residential land uses in the airfield's noise contour exclusion area.

Policy 4L***Optimum utilization of under-utilised or unutilised Municipal land to the benefit of the community***

This policy is not directly relevant to this development proposal.

Policy 4M***Bulk Municipal service infrastructure (water, sewerage, electricity, roads, stormwater, refuse removal)***

The bulk infrastructure provision for the Aalwyndal development precinct is considered on a master plan basis. The infrastructure requirements for the development of Vyf Brakke-Fonteinien 220/209 is planned within the relevant master plans.

5. *Provide a safe and secure environment for all residents and visitors*

Policy 5A***Requirements for safety and security must be incorporated in all spatial and land use planning***

This policy is in part relevant to this development proposal. A safe environment is to be created with the development proposed for Vyf Brakke-Fonteinien 220/209. It will also be a walkable neighbourhood with a private open space and access to a business premises which will provide in the needs of the residents in the area.

Policy 5B***Identify high risk areas and formulate risk mitigation***

Vyf Brakke-Fonteinien 220/209 is not located in a high-risk area such as areas affected by flood lines, steep slopes and blast zones. The fire risk of natural vegetation is mitigated by not providing development in the natural vegetation but abutting it. The subject property does border onto the 55RDIn noise contour as determined by the Mossel Bay Airfield within which residential living is not desirable.

6. *Create a local economic base to provide sustainable employment opportunities***Policy 6A*****Focus on the encouragement and attraction of small businesses to support local entrepreneurs.***

The business component to be provided within this development proposed for Vyf Brakke-Fonteinien 220/209 will provide opportunities for smaller businesses to be established which will provide in possibly more specific needs of the surrounding residential community.

Policy 6B***Economic growth stimulation through catalytic project establishment and promotion***

This policy is not directly relevant to what is proposed for Vyf Brakke-Fonteinien 220/209. However, the subject property does border onto the noise contour around the Mossel Bay Airfield as stated earlier. It is proposed that this airfield will be upgraded in future to create an airport. Expansion will be towards the west, away from the residential areas to be established.

7. *Ensure a municipality that is functioning on a financially sustainable basis***Policy 7A*****Apply basic principles which guides Municipal Financial Sustainability***

It is stated in the guidelines of this policy that existing available land and infrastructure should be optimised. The proposal for Vyf Brakke-Fonteinien 220/209 shown in this planning statement is the result of considering various residential typologies and combinations considering access, vegetation and feasibility. It is the conclusion of the professional team that this proposal is the best way forward to optimise the potential of the property.

Concluding

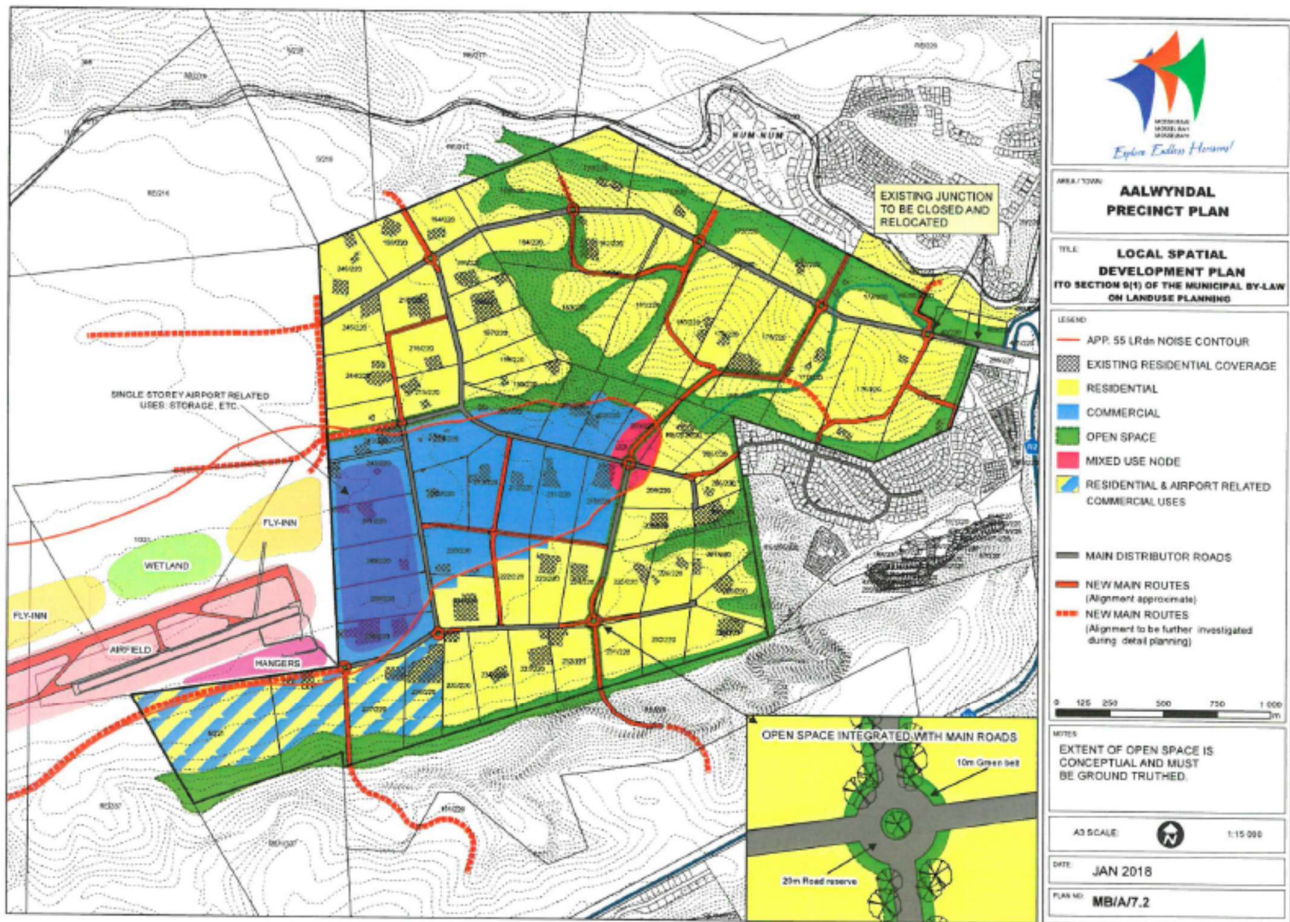
The land use application proposed for Vyf Brakke-Fonteinien 220/209 is therefore consistent with the MBSDF as required in terms of Section 19 of the Western Cape Land Use Planning Act, 2014. Aalwyndal is the main expansion area within the Mossel Bay urban edge

The more detailed development proposals for Aalwyndal are discussed in the 2018-precinct plan. Various studies have emanated from this plan confirming the need & desirability for urban development here. The Aalwyndal-area is therefore discussed as an intensification area in the MBSDF.

4. AALWYNDAL PRECINCT PLAN (2018)

Mossel Bay Municipality investigated the future management and functioning of the Mossel Bay Airfield located just west of Aalwyndal and found that it has a major impact on the economic development of the urban area of Mossel Bay. An important aspect is the noise contours formed by the airfield which determines how Aalwyndal can develop – residential and non-residential development.

The development of Aalwyndal as an intensified neighbourhood of Mossel Bay is formed by the open space system to be created throughout the area as determined by the natural and physical characteristics of the area. A business node is to be established at an important intersection of the road network proposed and a mixed use/business/commercial area is to be established in the area formed by the noise contour of the airfield. The remainder of the area is then to be developed for residential purposes.



Significant upgrading of municipal infrastructure will be needed and rolled out as the area develops. The necessary master planning is being done.

The Aalwyndal area is then of course also included in the urban edge of Mossel Bay.

An environmental status quo report was also compiled as part of the Aalwyndal Precinct Plan. Terrestrial and aquatic critical biodiversity areas are found in the area with wetlands. For each development proposal the required process as required in terms of the National Environmental Management Act, 1998 (NEMA) and associated legislation will be followed as needed.

5. SPATIAL PLANNING & LAND USE MANAGEMENT ACT (SPLUMA, 2013)

The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA) introduced legislative and procedural changes to the management of land use planning in South Africa. It includes five development principles which applies to spatial planning, land development and land use management. These five development principles, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration applies in a varying degree to the proposed development of Vyf Brakke-Fonteinien 220/209.

During December 2019 a paper was published by Mossel Bay Municipality investigating the complexities of applying the Spatial Planning & Land Use Management Act, 2013 (SPLUMA) to the development area proposed by the Aalwyndal Precinct Plan. Four possible development scenarios were considered with the no-go scenario not evaluated as with will not create housing or the protection of environmentally sensitive areas through the legislative processes to be followed with development applications.

Scenario 1 is development as per the Aalwyndal Precinct Plan, Scenario 2 according to the Biodiversity Protection Option and Scenario 3 is an open space option. The options were evaluated with criteria such as development densities, legislative principles and spatial planning documents, risks and biodiversity value, services and maintenance costs, etc.

It was concluded that the objectives of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA) can only be achieved if Scenario 1 is followed. The high-density development of Aalwyndal will ensure an optimized urban form to serve the community of Mossel Bay.

6. CONCLUDING

The proposed development of Vyf Brakke-Fonteinien 220/209 is found to be consistent with Mossel Bay Spatial Development Framework (MBSDF, 2022) and the Aalwyndal Precinct Plan. It therefore complies with the principles and objectives of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).



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August 2023