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**PLANNING STATEMENT FOR THE PROPOSED DEVELOPMENT OF  
REMAINDER BUFFELSFONTEIN 250/31  
MOSSSEL 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 REMAINDER BUFFELSFONTEIN 250/31 MOSSSEL BAY MUNICIPALITY & DIVISION

### 1. BACKGROUND INFORMATION & LOCALITY

Buffelsfontein 250/31 is a 23.7740ha property zoned Agriculture Zone I in terms of the Mossel Bay Zoning Scheme By-law (2021). The property is part of the coastal town, *Boggomsbaai* which started as a vacation spot with permanent residency now being significant. *Vleesbaai*, also a coastal town is located a few kilometres to the south with the coastal estates of *Springerbaai* and *Nautilus Bay* located to the north.

The southern half of *Boggomsbaai* is characterised by residential erven. The northern half is characterised by *Kleinbos*, an off-grid coastal settlement and the *Sandpiper Leisure Centre*. The western section of the town also has a small golf course.

The *Sandpiper Leisure Centre*, a combined tourist facility, sport and recreation centre, is located on the subject property. This property was initially part of the *Kleinbos*-development. *Kleinbos* was subdivided from Buffelsfontein 250/31 in 2001 now located on Buffelsfontein 250/42 leaving Remainder Buffelsfontein 250/31.

*Boggomsbaai* is reached from the N2-route located more than 10km to the north via Divisional Road 1532 and then Minor Road 4982 leading to Acacia Street.

A portion of Remainder Buffelsfontein 250/31 has now been included in the urban edge of *Boggomsbaai*, forming the subject of this planning statement.

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



## 2. DEVELOPMENT PROPOSAL & ZONING

It is proposed to develop a portion of Remainder Buffelsfontein 250/31 in accordance with the spatial proposals contained in the Mossel Bay Spatial Development Framework (2022). It is proposed to develop single residential opportunities with a small neighbourhood shop focused on local needs and the limited expansion of the *Sandpiper Leisure Centre*. The municipal water reservoir located on the property will also be subdivided and appropriately zoned.

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:

- Subdivision of Remainder Buffelsfontein 250/31 In a Portion A ( $\pm 4.96$ ha) and Remainder ( $\pm 18.813$ ha);
- Rezoning of Portion A to Subdivisional Area;
- Subdivision of the Subdivisional Area in the following:
  - Portions 1 – 13: 13 Single Residential Zone I erven (dwelling house);
  - Portion 14: 1 Business Zone III erf (neighbourhood shop)) with flats above ground floor;
  - Portion 15: 1 General Residential Zone V erf (hotel) (existing *Sandpiper Leisure Centre* with 4 added guest rooms);
  - Portion 16: 1 Open Space Zone II erf (private open space);
  - Portion 17: 1 Utility Zone erf (utility service).

Access over the property is via a servitude. This will be expanded to ensure access to each property. The access roads are proposed to be narrow gravel roads with passing spaces. Services provision will be off grid as far as possible.

### **Agriculture Zone I**

The remainder of Remainder Buffelsfontein 250/31 will still be zoned Agriculture Zone I. It is proposed to develop a primary dwelling and 2 additional dwelling units on this property in accordance with the provisions of the zoning.

### **Single Residential Zone I & Open Space Zone II**

It is proposed to develop 13 single residential properties within a private open space. The 13 erven will be  $\pm 757\text{m}^2$  each to be developed with a single storey dwelling house on each. The position of each property is determined in such a manner that views and privacy remain. The private open space will retain the natural vegetation found here.

### **Business Zone III**

The business component will be small and provide in limited daily needs. This space is also proposed to provide services needed for those living here at *Boggomsbaai* but working from home. The objective for this zoning as included in the Mossel Bay Zoning Scheme By-law (2021), states the following:

*The objective of this zone is to provide for low intensity commercial and mixed-use development that serves local neighbourhood needs for convenience goods and personal services. The development should be limited in scale and nature and capable of integration into the adjacent residential neighbourhood, without adversely affecting the amenity of the residential neighbourhood. While mixed use development is encouraged, care must be taken not to compromise business operations.*

Then the land use description for this zoning states the following:



*“neighbourhood shop” means a property used for the retail sale, principally, of convenience goods to the public and providing service almost exclusively to the inhabitants of a specific neighbourhood and its surrounding area, and includes laundrette, hair salon, medical practitioner, rooftop base telecommunication station, fibre node container; flats above ground floor and clinic.*

The focus will be limited convenience and personal services for residents and visitors to Boggomsbaai. It is also proposed to add a few flats in accordance with the provisions of this zoning. The minimum number of units will be 3.

#### **General Residential Zone V**

The existing *Sandpiper Leisure Centre* is a tourist facility providing services to visitors. It will be expanded by adding 4 guest rooms. This facility is at present a tourist facility as provided for with Agriculture Zone I. The property to be subdivided will receive the appropriate zoning through the application process.

#### **Utility Zone**

This property will create an erf for the municipal water reservoir located on Remainder Buffelsfontein 250/31. This reservoir provides municipal water to Boggomsbaai and surrounds.

### **3. MOSSEL BAY SPATIAL DEVELOPMENT FRAMEWORK (MBSDF, 2022)**

#### **Remainder Buffelsfontein 250/31**

This land use application aims to implement proposals contained in the Mossel Bay Spatial Development Framework (2022). It is stated in the MBSDF that Vleesbaai and Boggomsbaai receive limited municipal services and that it can only be sustainably serviced by the Municipality if the areas are mainly responsible for own services and access.

The proposed Portion A is identified as Area 3 in the MBSDF – see extract below. The inclusion of Area 3 (and Area 4) in the urban edge is due to almost no vacant property available in Boggomsbaai. Urban growth is restricted through this small change to the urban edge.



The MBSDF describes Area 3 as a mixed medium density residential area with a guest lodge and density as for *Kleinbos*. The area of 3ha indicated in the spatial framework is smaller than what is measured correctly.

### **MBSDF Strategies & Policies**

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 Remainder Buffelsfontein 250/31 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. The area will be protected with open space between dwellings to be maintained.

#### **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. It should however be stated that the *Sandpiper Leisure Centre* is an important base for visitors coming to enjoy the beauty of the coastline located here.

#### **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 Remainder Buffelsfontein 250/31 is on a gentle slope from east to west.

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.**

Municipal water is provided and will be supported through the use of water catchment (water tanks.) This matter is addressed further in the attached engineering services report.

**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 Remainder Buffelsfontein 250/31 will link with the municipal electrical distribution network but energy saving technologies such as load control, the use of energy efficient lighting, alternative means of water heating as well as photo voltaic panels is to be explored.

**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 Remainder Buffelsfontein 250/31 is in accordance with the spatial proposals contained in the MBSDP which complies with the Spatial Planning & Land Use Management Act, 2013 (SPLUMA).

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

The proposed Portion A of Remainder Buffelsfontein 250/31 is located within the urban edge of *Boggomsbaai*. As stated in provides restricted opportunity for urban development.

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

The site development plan attached with this planning statement shows the private open space area to be conserved within the residential development proposed proposal. This follows the physical characteristics of the property and provides linkages with surrounding area.

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

The proposed development area is indicated as containing least threatened *Canca Limestone Fynbos* and is not shown as a *Critical Biodiversity Area (CBA)*. It is however indicated as an *Ecological Support Area (ESA)*. No wetlands and / or sensitive areas have been identified with no need for a biodiversity offset.

**Policy 4E**

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

The MBSDF indicates the extent of development here which is supported by this proposal for Portion A.

**Policy 4F**

**Provide places of residence closer to places of work**

This is not regarded as directly relevant to this proposal. As stated earlier, provision is to be made in the needs of residents and visitors to the area. Special consideration is also to be given to those working remotely – that the services needed are available here.

**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 a portion of Remainder Buffelsfontein 250/31 is in accordance with the provisions of the MBSDF.

**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.

**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.**

This policy is not directly relevant to this development proposal.

**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 infrastructure provision for the proposed development of Portion A is addressed through the required engineering services report.

<b>5. Provide a safe and secure environment for all residents and visitors</b>
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**Policy 5A**

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

This policy is not directly relevant to this development proposal.



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

Portion A of Remainder Buffelsfontein 250/31 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 to be mitigated.

**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 proposed is limited and only directed to daily needs.

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

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

**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. This is not regarded as directly relevant but the proposal for Portion A is found to be the best way forward to optimise the potential of the property.

**Concluding**

The land use application proposed for Portion A of Remainder Buffelsfontein 250/31 is therefore consistent with the MBSDF as required in terms of Section 19 of the Western Cape Land Use Planning Act, 2014.

#### **4. 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 Portion A of Remainder Buffelsfontein 250/31. No conflict has been identified.

#### **5. CONCLUDING**

The proposed development of a portion of Remainder Buffelsfontein 250/31 is found to be consistent with Mossel Bay Spatial Development Framework (MBSDF, 2022). Optimizing development opportunities within the urban edge ensures compliance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA).

  
**MARLIZE DE BRUYN Pr. Pln**

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