

Mariska Nicholson

From: Roux, Jaco <jroux@mosselbay.gov.za>
Sent: Tuesday, 28 March 2023 15:10
To: Mariska Nicholson
Cc: Minnie, Rudi
Subject: RE: Kommentaar op Orbaai Village_Portion of Portion 31 Farm Buffelsfontein 250, Boggomsbaai

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Hi

Spatial Comments on the Orbaai Village Application:

The SDF/EMF 2022 state the following:

5.4.9.3.1 General

Vleesbaai and Boggomsbaai are classified as Tourist Nodes and Springerbaai and Nautilus Bay are classified as Resort Holiday Housing Nodes in the nodal structure. The settlements are bordered by various coastal risk lines, coastal setback lines, coastal management lines and critical biodiversity areas. Several coastal access points exist in the area and access to the mentioned must be ensured. (figure 24).

5.4.9.3.1 Urban Edge

The Urban Edge is indicated in red in figure 24 and figure 25. Springerbaai, Nautilus Bay and Gondwana is not included in the Urban Edge since they are Resort Holiday Housing Nodes. Urban Expansion Area 1 is included because it was previously included in the 2018 SDF and approved for development. There is currently a new application which is being processed. Areas 3 and 4 is included to facilitate restricted urban growth since there are almost no available vacant stand in Boggomsbaai.

5.4.9.3.3 Restructuring

Permanent residency in all these areas is increasing as work-from-home has become an acceptable norm. Semi-gration has also impacted the number of permanent residents in the area. The need for social facilities and basic shopping and service industry amenities will therefore only increase in the future. The communities do not want social facilities or new business opportunities in the area.

c) Services

The Mossel Bay Municipality only renders a water and waste removal service in the settlements. The remaining services are rendered privately, by alternative means and by Eskom. The availability of services and the sustainability of service delivery by the Municipality or other service providers must be taken into consideration with any restructuring, densification and urban expansion. Stable electricity supply must be addressed by the relevant service providers. Service provision and contributions in the proposed expansion areas should be used to upgrade service networks and infrastructure to become more stable and sustainable for all service providers. The infrastructure needs and related costs for bulk services infrastructure as it relates to existing master planning and perceived demand is further discussed in section 7 of the SDF/EMF."

The proposed development is located within the SDF/EMF 2022 Urban Edge but located outside the Urban Area.

The development area is described as Urban Expansion area 3 in the SDF/EMF 2022 for the following Uses:

Parcel Number	Development Type	Size (ha)	
1	Mix Medium Density Residential (EA issued/TP submitted)	25	
3	Mix Medium Density Residential Guest Lodge, Density as for Kleinbos	3	

4	Low density Residential	5
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The following is applied for:

Zoning	Area (ha)	%	No.	Erf No.
Single Residential Zone I	0.984	4.14	13	1 - 13
Business Zone III	0.292	1.23	1	14
General Residential Zone V	0.853	3.59	1	15
Open Space Zone II	2.602	10.94	1	16
Utility Zone	0.230	0.97	1	17
Agricultural Zone I	18.813	79.13	1	Remainder
Total	23.774			

The Single Residential Zone I component is in line with the SDF/EMF 2022 proposals.

The Business Zone III is not in line with the SDF/EMF 2022 proposals.

General Residential Zone V is not in line with the SDF/EMF 2022 Proposals. A Guest Lodge General Residential Zone IV is in line with the SDF/EMF 2022 proposals.

The Open Space Zone II is in line with the SDF/EMF 2022 proposals.

The Utility Zone is in line with the SDF /EMF 2022 proposals

The Agriculture Zone I is in line with the SDF/EMF 2022 proposals.

It is recommended that the rights applied for be in line with the SDF/EMF 2022 or that site specific arguments be included in the motivation of the development. During the SDF/EMF 2022 public participation processes it was clear that the Boggomsbaai residents do not want a shop in the area. The scale of the development was also restricted in the SDF/EMF as to minimise impact on the existing Boggomsbaai residents and to accommodate the existing Tourist infrastructure.

It is proposed to replace the Business Zone III area with a more appropriate zoning (Single Residential Zone I etc) and to Scale down the General Residential Zone V to General Residential Zone IV. The Single Residential Zone I erven must have access to roads via street or servitudes. How this development will address shortcomings in infrastructure and services in Boggomsbaai must be addressed in the motivation.

Regards



Jaco Roux

Town Planner (Spatial Planning)

101 Marsh Street, Mossel Bay

Email: jroux@mosselbay.gov.za

Web: <https://www.mosselbay.gov.za>

Tel: +27 44 606-5071



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From: Mariska Nicholson <mariska@cape-eaprac.co.za>
Sent: Thursday, March 23, 2023 12:32 PM
To: Venter, Carel <cventer@mosselbay.gov.za>
Cc: Roux, Jaco <jroux@mosselbay.gov.za>
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Goeie middag Carel,

Ek vertrou alles gaan baie goed.

RE: COMMENT ON DRAFT BASIC ASSESSMENT REPORT OF ORBAAI VILLAGE ON A PORTION OF PORTION 31 FARM BUFFELSFONTEIN 250, BOGGOMSBAAI, MOSSEL BAY MUNICIPAL DISTRICT

Ek verwys graag na bogenoemde projek (sien ook asb. aangehegde epos). Die kommentaar periode het gister die 22ste Maart gesluit en ek wil graag net opvolg of julle asb. vir ons julle kommentaar op bogenoemde projek kan aanstuur.

Vriendelike groete,

Mariska Byleveld

MSc Geology (University of the Free State)

T: 044 874 0365

F: 044 874 0432

17 Progress Street, George

PO Box 2070, George 6530



Cape EAPrac



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Mossel Bay Municipality,
101 Marsh Street,
Mossel Bay,
6506,
South Africa

Tel: +27 44 606 5000

www.mosselbay.gov.za
