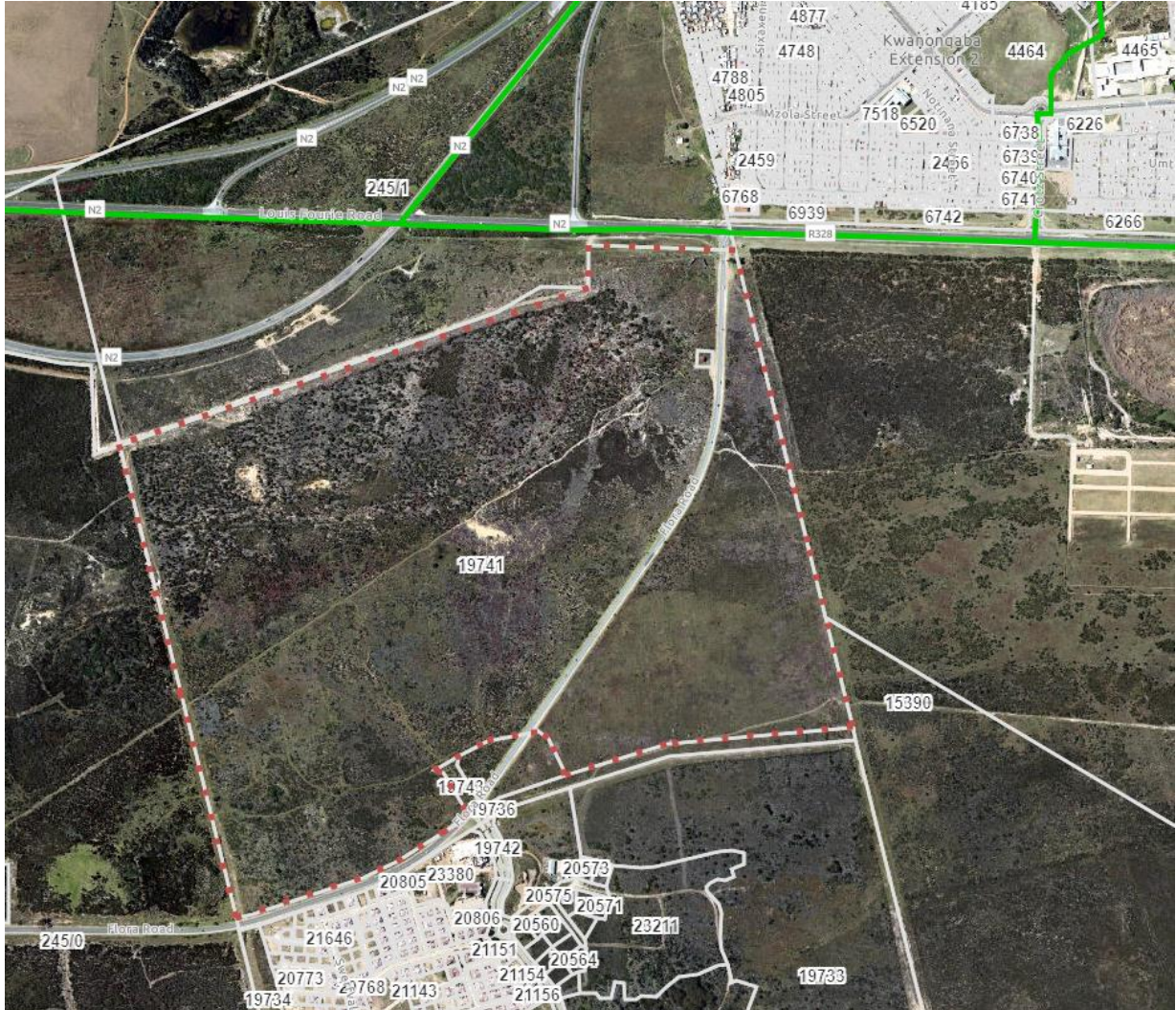


PROPOSED DEVELOPMENT ON ERF 19741, MOSSEL BAY MUNICIPALITY AND DIVISION



FOR: SIMILAN



URBAN & REGIONAL PLANNERS

PLANNING STATEMENT: PROPOSED DEVELOPMENT OF ERF 19741, MOSSSEL BAY MUNICIPALITY AND DIVISION

1. BACKGROUND

Erf 19741, Mossel Bay is located west of Mossel Bay and directly north of Flora Road to Dana Bay. To the south is Paradise Coast and Mossel Bay Lifestyle Estate.

To the north is the N2 and the N2 intersection with Louis Fourie Road. Towards the north-east is Kwanonqaba and the new cemetery.



Figure 1: Regional locality (Source MBM GIS viewer)

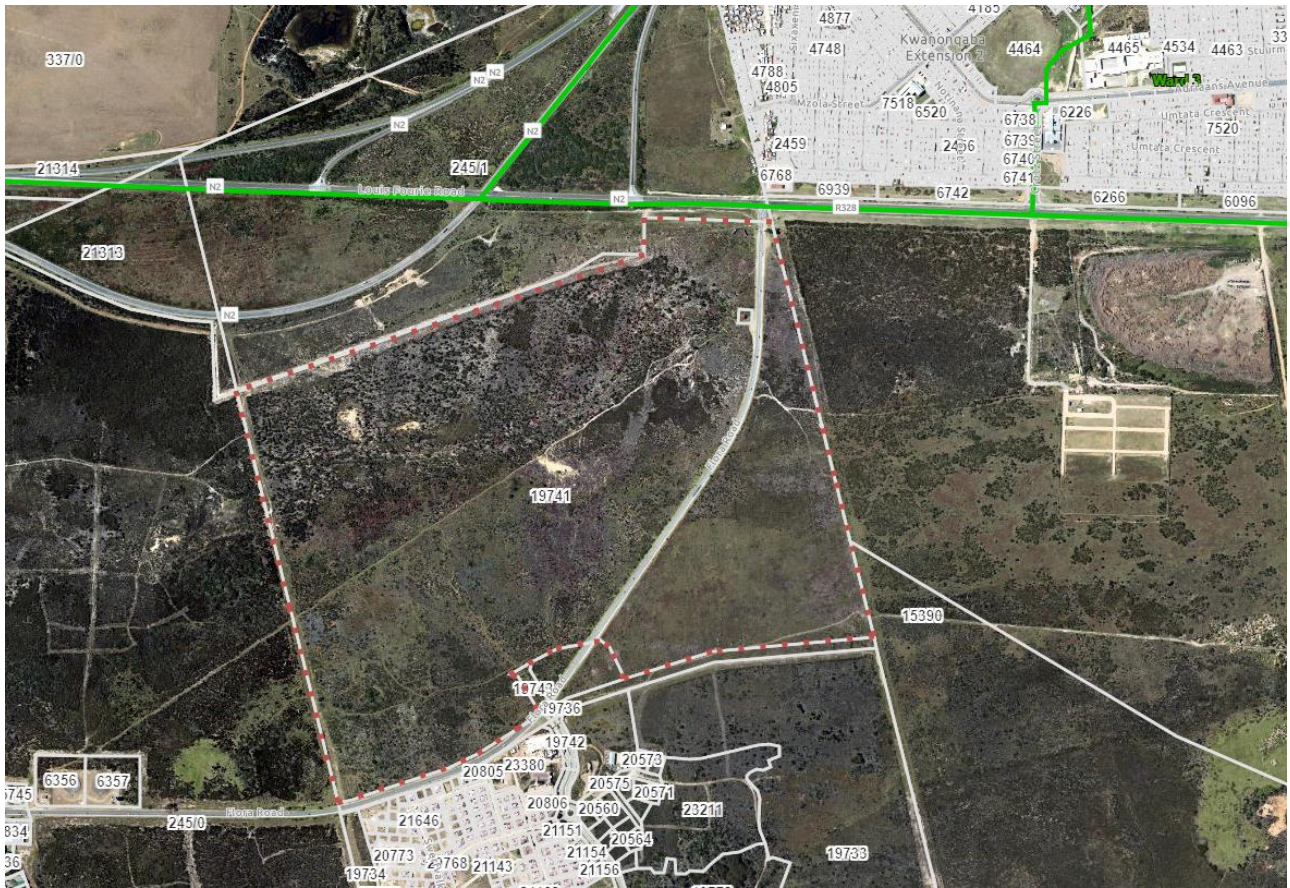


Figure 2: Close up view (Source MBM GIS Viewer)

Flora road cuts through the eastern part of the site, but this road will be closed in future as it will be re-aligned to become an extension of Apiesdoring Road towards the east. It will also connect with a link to Louis Fourie Road at the Crotz Street intersection with Kwanonqaba.

During 2007 the development known as Paradise Coast was approved after a lengthy EIA process was concluded. The development consisted of two estates on both sides of Flora Road that leads to Dana Bay. The southern part became known as Paradise Coast and later the Mossel Bay Lifestyle Estate was developed in this area south of Flora Road. In order to densify the last mentioned a number of the approved erven in the area north of Flora Road were sacrificed. There was also a local business site approved north of Flora Road.

The subject site is part of the subdivisional area and there is currently approval for 226 Single Residential erven with Private Open Space, conservation areas and Private roads. The current layout of the approved development can be seen in Figure 3 below.

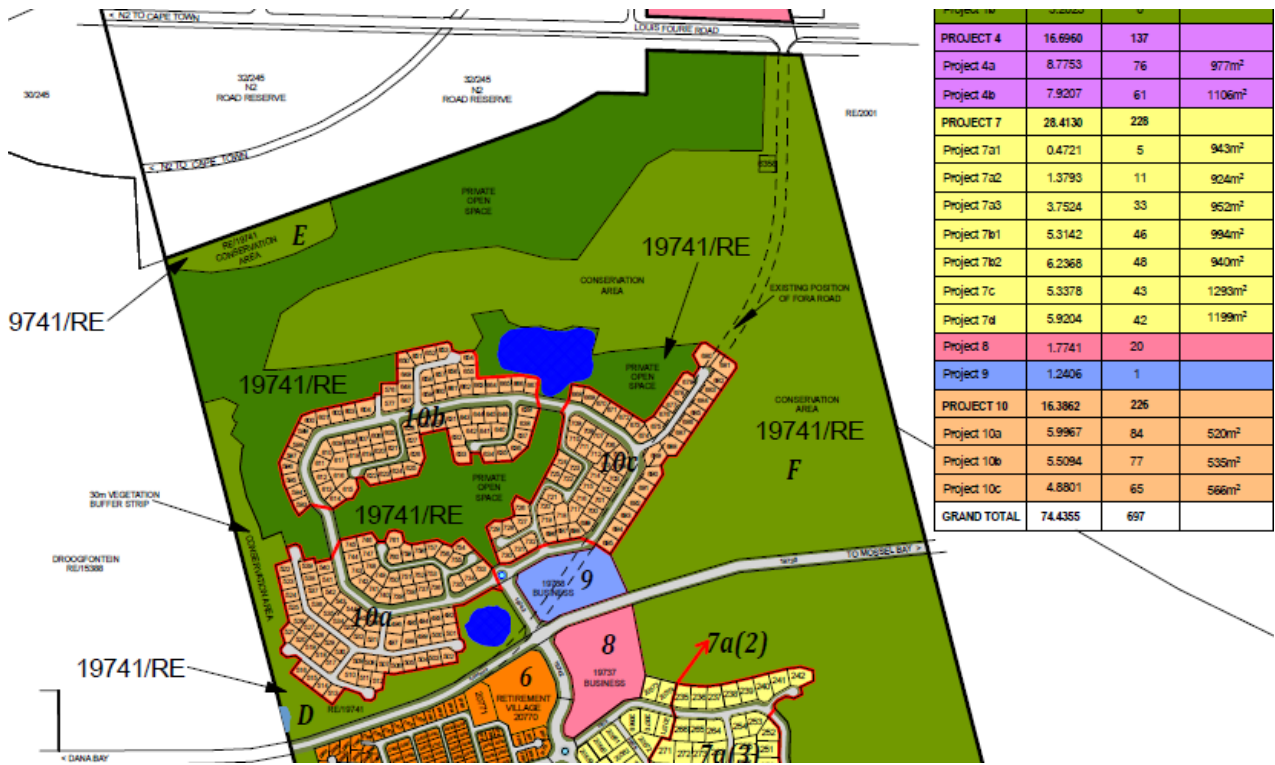


Figure 3: Current layout of the approved area north of Flora Road.

2. DEVELOPMENT PROPOSAL

It is proposed to densify Erf 19741, Mossel Bay within the current developable footprint to 88 Single Residential Zone I erven, 385 General Residential Zone II – Townhouse erven and 288 Flats as General Residential Zone III as a new lifestyle Estate.

A Gatehouse and communal recreational area are also proposed. Furthermore, Flora Road will be re-aligned eastwards and a traffic circle will be constructed at the intersection with Flora Road.

Although it will be a significant densification of the existing developable footprint, there is ample natural and recreational open space as can be seen below in Figure 4.

A formal land use application in terms of the Mossel Bay Land use Planning By-law will be submitted once the Final BAR is submitted to DEA&DP. It will reflect the final and preferred plans after the EIA process has been concluded.



Figure 4: Proposed masterplan

3. PHYSICAL CHARACTERISTICS OF THE PROPERTY

Erf 19741, Mossel Bay slopes mainly towards the north, making it suitable for north facing development. The very steep areas are avoided and mostly fall in the conservation areas. Large areas of the property are already zoned as conservation area and the development would not encroach into these areas except for small areas. There will also be private open space that can be used as recreational spaces like hiking and mountain bike trails and bird hides.

4. SURROUNDING CONTEXT

Existing surrounding land use includes mainly residential areas to the south, west and east. This new proposal was discussed in an official Pre-application consultation with the municipality during October of 2023.

The proposal was supported in general by the officials subject to certain specialist studies being done. It can be seen as mainly an infill development in an already developed area.

5. SPATIAL PLANNING

5.1 Mossel Bay Spatial Development Framework, 2022

The Mossel Bay Spatial Development Framework highlights the following objectives that are compatible with the proposed development:

- Containment of urban sprawl and ensuring compact urban settlements by means of urban densification (infill) while accommodating population growth within the existing urban areas and not permitting development outside the proposed urban edges are the ethos of the Mossel Bay SDF.

The SDF indicates that the property falls in Parcel 5 It is earmarked for medium to high density residential, retirement, business & transport. See below extract.



Figure 5: Extract from MSDF, 2022

5.4.3.3.6 Urban Expansion

The main Urban Expansion is a result of Urban Expansion Areas 5 and 6. Area 5 is already approved, and Area 6 was previously within the urban edge. Most of the other Urban Expansion areas can be seen as infill development. (Area 7 and 8 figure 13).

5.4.3.3.7 Development Areas

Parcel Number	Development Type	Size (ha)	Approximate Yield
5	Residential Estate, Mix Business, Mix Medium Density Residential, Retirement, Hotel, Flats	55	600

Figure 6: Extract from MSDF, 2022

The proposed densification is therefore in line with the latest version of the Mossel bay Spatial Development Framework, 2022.

5.2 Integrated Zoning Scheme By-law for Mossel Bay, 2021

The development will adhere as far as possible to the parameters as set out by the By-law. If needed however, certain departures will be applied for as part of the Estate Architectural Design Guidelines.

These guidelines will become part of the Master Homeowner's Association and Body Corporate rules.

6. Conclusion

The development proposal for Erf 19741, Mossel Bay reflects the principles of all relevant spatial plans. A complete application for the change in land use of the property will be submitted in due course to the local authority.



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MAY 2024