

SEDFIELD ERF 532

APPLICATION FOR REZONING



CLIENT: TIPTOE INVESTMENTS(PTY)LTD
PREPARED BY: MARIKE VREKEN URBAN AND ENVIRONMENTAL PLANNERS



JULY 2015

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SECTION A :**BACKGROUND****1. BACKGROUND**

Sedgefield Erf 532 is currently zoned as “single residential” zone in terms of the Sedgefield Zoning Scheme Regulations (1980). The property is currently not being used for single residential purposes and is used as professional offices for an insurance broker agency. In order to legalise the proposed use, the property has to be rezoned from “Single Residential” zone to “Business” zone in terms of the Sedgefield Zoning Scheme Regulations.

There are currently two structures on the property, both with approved building plans. The existing structures comprise of one main dwelling unit and an outbuilding that is currently vacant and that will also be used for office purposes. The structures on Erf 532 are to be maintained as such as no extension of the existing building footprints are proposed.

Marika Vreken Urban and Environmental Planners have been appointed to apply for the necessary approvals to legalise the land use on Erf 532 Sedgefield.

2. APPLICATION

Marika Vreken Urban and Environmental Planners were appointed by Tiptoe Investments Proprietary limited (refer *ANNEXURE A: Power of Attorney & Company Resolution* and *ANNEXURE B: Application Form*) to prepare and submit the required application documentation for the rezoning on Sedgefield Erf 532.

Application is hereby made on behalf of Tiptoe Investments (Pty) Limited for the following:

- (i) The rezoning of Sedgefield Erf 532 from “Single Residential” zone to “Business zone” for offices, in terms of Section 17(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).

3. PROPERTY DESCRIPTION SIZE AND OWNERSHIP

Copies of the Title Deeds which include all the information outlined below are contained in *ANNEXURE C*. The General Plan (SG 5899/49 Sheet 2) of the subject property is contained in *ANNEXURE D*.

	Sedgefield Erf 532
Title Deed Number	T65946/2013
Title Deed Description:	Erf 532 Sedgefield in the Municipality and Division Knysna, Province of the Western Cape.
Property Owner	Tiptoe Investments (Proprietary) Limited

	Sedgefield Erf 532
Title Deed Restrictions:	Condition C 7 – <i>"No building shall be erected on this lot within 4, 72 metres of any street line which forms the boundary of the lot save where the Transferors shall have in writing permitted otherwise. No building shall be erected within 1, 57 metres of any adjoining lot, provided that this restriction shall not apply to the common boundary of lots held by one Transferee. Not more than two-thirds of any lot sold shall be build upon."</i> Condition C 8 – <i>"not more than one dwelling house, together with the necessary outbuildings and appurtenances may be erected on one plot in the township. No flats or tenement houses may be erected on the lot."</i> Condition C9 – <i>"The Transferee shall not use or suffer to be used the property sold or any portion thereof or any buildings or erections thereon for the purpose of advertising or displaying any advertisement except first having received written permission from the Transferors."</i> Condition 10- <i>"This property shall not without the written consent of the Transferors be used for other than residential and/or agricultural and/or horticultural purposes, and all trading rights thereon shall be and are hereby reserved to the Transferors."</i> Refer to Section 22 of the report for further detail regarding the restrictive conditions.
Bonds:	There is a Bond Registered over the subject property. A bond holder's consent has been applied for and will be provided in due course.
Property Size:	1605m ² (One Thousand Six Hundred and Five) square metres
Servitudes:	There are no servitudes registered over the property that prevents the application. A copy of the General Plan for the property is contained in ANNEXURE D

4.2. Access

The subject property can be accessed off the Main Road Service Road which serves as a linear access route directly north and parallel to the N2 National Road, connecting the east and west of Sedgefield.

No physical alterations are proposed that will increase the existing footprint of the building. Access and egress to the property will be located from a single point off the Main Road Service Road that abuts the southern property boundary. Sufficient parking bays can be provided in the western corner of the application area.

4.3. Parking Provision

According to the Sedgefield Zoning Scheme Regulations (1980) a minimum of one gross parking space (30m^2) needs to be provided for every 60m^2 of area used for business purposes.

Sedgefield Erf 532 will accommodate 228m^2 used for business purposes. Therefore, 4 (four) parking bays are required. The size and the shape of the property has made it possible to provide at least 10 on-site parking bays located in the south west corner of the property.

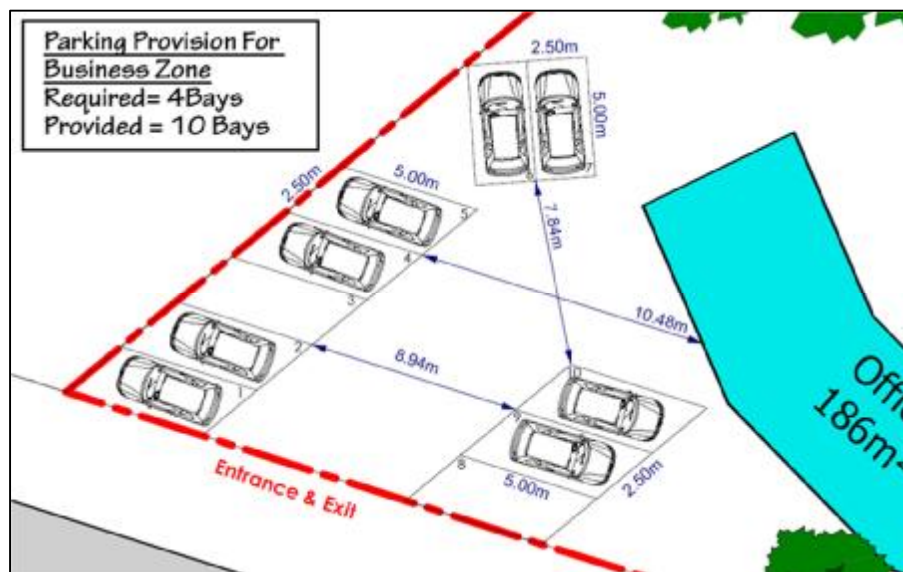


FIGURE 2: PARKING PROVISION FOR BUSINESS USE

5. SEDGEFIELD ZONING SCHEME REGULATIONS (1980)

According to the Sedgefield Zoning Scheme Regulations, Erf 532 is currently zoned as “Single Residential”. The primary use right on a single residential zoned property, is a dwelling unit. In order for the owner to use the property for office purposes, the property has to be rezoned to “Business” Zone.

The Sedgefield Zoning Scheme regulations defines “Business zone” as:

“Means a building used or intended to be used as shops and/or offices and includes banks, professional chambers, doctors’ surgeries, stock or produce

exchanges, restaurants and buildings designed for similar uses, but does not include places of assembly, places of amusement, institutional buildings, public garages, industrial buildings or noxious industrial buildings"

A summary of the prescribed development parameters and a comparison of the proposed development are indicated in the table below:

BUSINESS ZONE		
Parameter	Sedgefield Zoning Scheme	Compliance
Coverage	At most 100%	14% - Comply
Building lines	Street Building Lines 4.5m	4.5m - Comply
	Lateral Building Lines	0m - Comply
Floor Factor	At most 2.0	0.14 - Comply
Height	N/A	Single storey - Comply
Parking	1 bay for every for every 60 m ² total area devoted to Business Use.	228m ² = 4 Parking Bays Required, 10 provided Comply

6. SERVICES INFRASTRUCTURE

6.1. Civil Services

The application area is located within the existing urban infrastructure in Sedgefield. Engineering services will be provided by the Knysna Municipality. Given the fact that no extensions are proposed to the existing structures and the fact that the land use on the property will not intensify, no additional services capacity will be required to accommodate the proposed business use.

It is the considered opinion that the intended use will have an insignificant impact on services infrastructure.

6.2. Electrical Services

The property is currently serviced with 100A 3-phase electricity. This is ample for the property and no additional electrical supply is required to service the proposed use on the property.

SECTION C :**CONTEXTUAL INFORMANTS****7. LOCALITY**

(Plan 1: Locality Plan)

The application area is located at 67 Main Road, to the north of the National Road, between Tiptol and Roaf Streets. The Main Road service road runs parallel with the N2 National Road through Sedgefield.

The site is located less than 1km east of Sedgefield's CBD, between two business nodes. The GPS co-ordinates for the centre of the proposed development are 22°48'47.34"E and 34°1'3.02"S.

8. CURRENT LAND USE AND ZONING**8.1. Land Use**

(Plan 2: Land Use & Character of the Area Plan)

The application area contains a primary residential building being used for office purposes and a garage that has been converted for additional office space.



FIGURE 3: LAND USE ON ERF 532

8.2. Zoning

(Plan 3: Zoning Plan)

The application area is currently zoned as 'Single Residential Zone' in terms of the Sedgefield Zoning Scheme Regulations (1980).



FIGURE 4: ZONING EXTRACT FROM THE SEDGFIELD ZONING MAP

A zoning plan, indicating the zonings of the surrounding area is attached as Plan 3 to this report.

9. CHARACTER OF THE AREA

The area north of the application area is characterised by a mixture of residential and business uses.

The properties to the south of Uil Street are zoned for single residential purposes, whilst the properties along the northern boundary of Uil Street have all been expropriated by SANRAL for the new N2 Bypass. The application area is therefore wedged in between two national roads, which impacts negatively on the amenity of a single residential neighbourhood.

The western abutting property (Erf 2438), similar to the application area, is also used for professional offices.

The linear Main Road north of the N2 connects a mixture of land uses from east to west of Sedgfield. The subject property is located east in close proximity to Sedgfield's CBD.

The linear and bisecting nature of the N2, which runs in an east-west direction adjacent to the subject property, sees medium to high traffic volumes during peak and off-peak hours.

There are also a number of restaurants and business establishments along the Main Road service road and Pelican Lane, the business establishments include, amongst others, the following:

- A veterinary clinic (Erf 501),
- Offices of the Edge Community Newspaper (Erf 1741),
- Sedgfield Arms (Erf 4965),

- GCI Health (Erf 2050)
- Sedgefield Edge Community Newspaper(Erf 1741)
- Anton Jordaan Attorneys (Erf 2438)



FIGURE 5: SEDGEFIELD ARMS(RESTAURANT)



FIGURE 7: LOCAL BUSINESS IN THE NEIGHBOURHOOD



FIGURE 6: SEDGEFIELD EDGE COMMUNITY NEWSPAPER



FIGURE 8: ANTON JORDAAN ATTORNEYS

Other than the residential character in the area, there are numerous 'Bed and Breakfast', 'Lodge' and 'Guest House' establishments in the area, and can be seen in Figure 9 below.



FIGURE 9: EXAMPLE OF SURROUNDING GUEST HOUSES

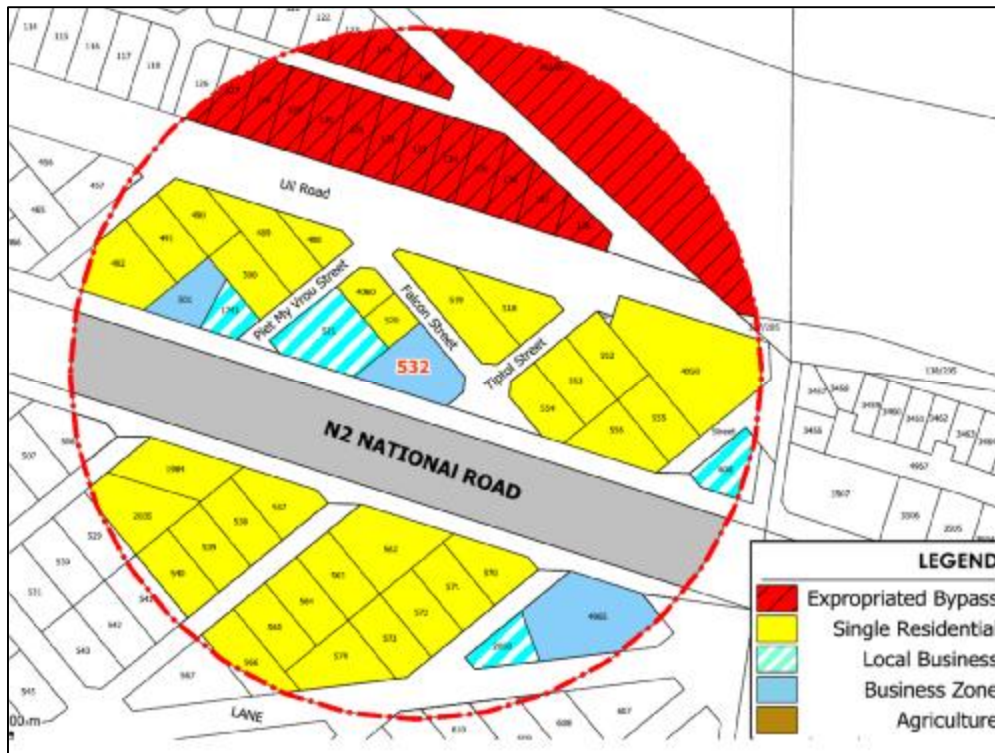


FIGURE 10: LAND USES WITHIN A 200M RADIUS OF THE APPLICATION AREA

There is also an existing cemetery located to the north eastern side of the subject property. The area to the north known as Ruygte Valley further to the north consists mainly of plantations, overgrown thicket and various agricultural activities.

It is therefore clear that the proposed rezoning for offices and a departure for a residential unit on Erf 532 will complement the existing mixed use area where the application area is located. The proposal will not have any negative impacts on the existing character of the area.

10. EXISTING POLICY FRAMEWORKS

10.1. Western Cape Provincial SDF (2013)

The Western Cape Provincial SDF was approved in 2014 by the Western Cape parliament and serves as strategic spatial planning tool that “communicates the provinces spatial planning agenda”.

The recent shift in legislative and policy frameworks have clearly outlined the roles and responsibility of provincial and municipal spatial planning and should be integrated towards the overall spatial structuring plan for the province to create and preserve the resources of the province more effectively through sustainable urban environments for future generations. This shift in spatial planning meant that provincial inputs are in general limited to provincial scale planning. However it is important to note some of the key policies laid down by the PSDF have a bearing on the application.

The proposed development compliments the SDF spatial goals that aim to take the Western Cape on a path towards:

- (i) Greater productivity, competitiveness and opportunities within the spatial economy;
- (ii) More inclusive development in the urban areas;
- (iii) Strengthening resilience and sustainable development.

However it is important to note some of the key policies laid down by the draft PSDF have a bearing on the application.

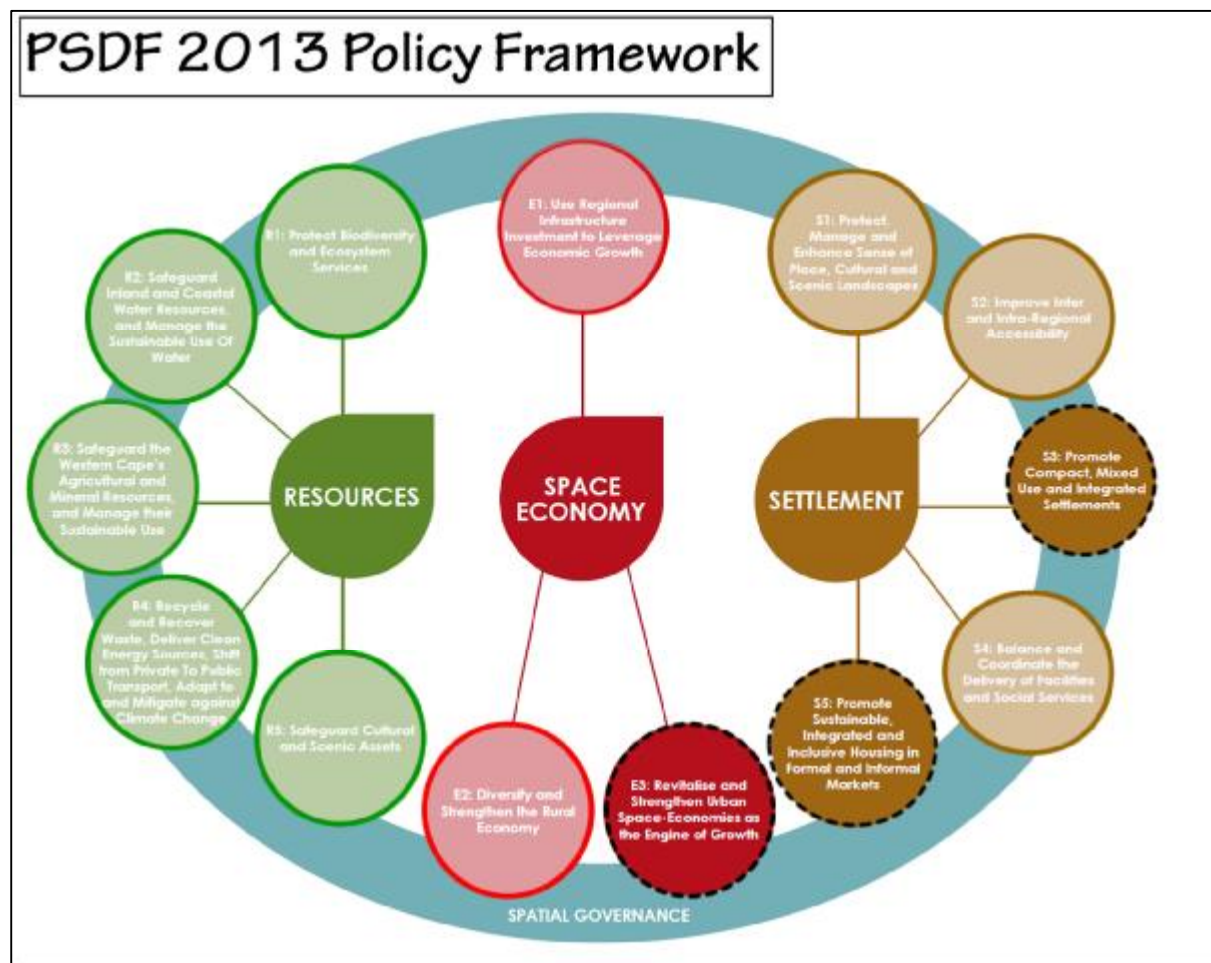


FIGURE 11: POLICIES WHICH ARE APPLICABLE TO PROPOSED DEVELOPMENT

Policy E3: Revitalise and Strengthen Urban Space-Economies as the Engine of Growth

5. Existing economic assets (e.g. CBDs, township centres, modal interchanges, vacant and under-utilised strategically located public land parcels, fishing harbours, public squares and markets, etc.) should be targeted to levers the regeneration and revitalisation of urban economies.

7. Incentives should be put in place to attract economic activities close to dormitory residential areas, facilitate brownfields development.

Policy S3: Ensure Compact, Balanced & Strategically Aligned Activities & Land Uses

This policy reflects the main aim of the policy through targeting economic assists (e.g. Modal Interchanges underutilised strategically located land parcels) should be used as a lever to regenerate and revitalise urban settlements.

Promoting functional integration and mix land use to increase liability of urban areas. Thus the policy specifies the importance to- increase density of settlements and number of units in new housing projects; continue to deliver public investment to meet the needs in settlement developments; integrate packages of land, infrastructure and services as critical to promote densification and efficiency associated with agglomeration.

Policy S5: Ensure Sustainable, Integrated and Inclusive Housing Planning and Implementation

The policy reflects to provide households with the residential environments, mobility and access to opportunities that support productive activities and reduce levels of exclusion from opportunity, increase residential densities of settlements and dwelling units in new projects that provide accommodation, prioritise investment in community facilities, public infrastructure and public space, rather than an exclusive focus on housing or top structures.

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

Acknowledge the social value of land and develop investment and land management tools that evaluate development

Planning Implication:

The Western Cape Spatial Development framework has a strong emphasis on abolishing the apartheid structure of township layouts by creating an urban living environment which is more convenient, efficient and aesthetically pleasing to residents. Density and functional use of space needs to be increased within economic urban centres to promote functional urban integrated spaces between commercial, recreational and residential to promote accessibility and walkability in core economic areas. The proposal complies with strategic objectives as set out by the Western Cape Spatial Development Framework.

10.2. Knysna SDF (2008)

According to the Knysna SDF 2008, the Sedgefield Spatial Development Framework indicates that the application area is situated within the urban edge of Sedgefield. It is also indicated that Sedgefield has obtained strong historical character in its CBD.

The SDF highlights that there is very little room for urban expansion in Sedgefield primarily as a result of sensitive natural features (dunes and wetlands). Hence the document details that development should be limited to urban densification and infill areas, within the urban edge. Figure 12 indicates that the application area falls within an area dedicated and marked as a primary node that can function as service centre.

The SDF highlights the need to for Growth and investment in Sedgefield. It puts forward the following key development proposals:

- Deepening of the **tourism chain**;
- Centre for administrative and **public services functions**;
- Job creation and **socio-economic development** , especially for the poorer communities

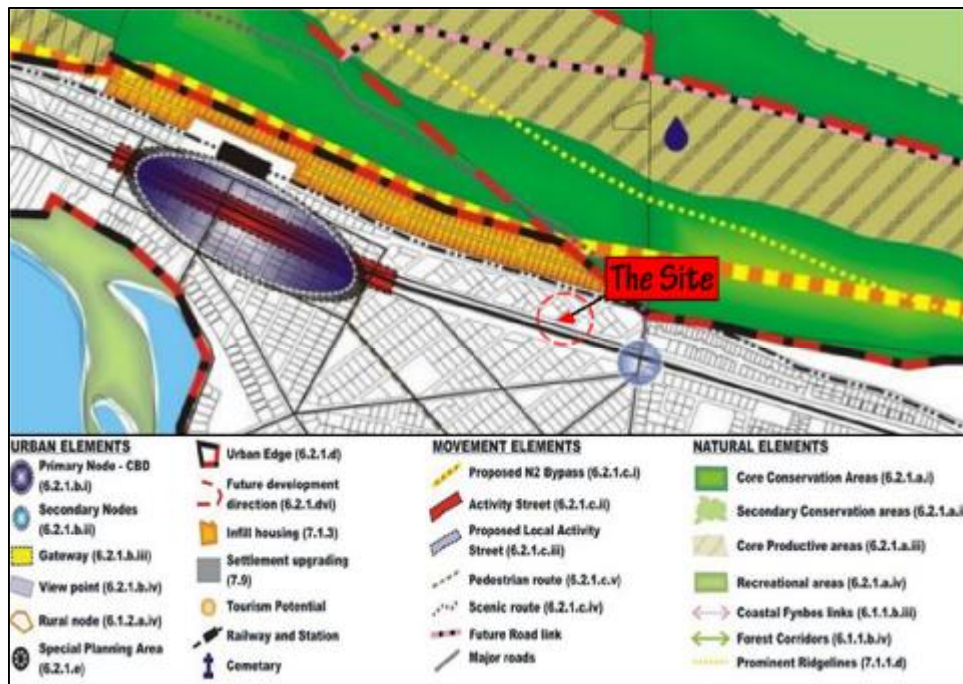


FIGURE 12: EXTRACT FROM THE KNYSNA SDF 2008

Planning Implication:

The proposed development is therefore consistent with the proposals of the Knysna Spatial Development Framework, since the proposed development:

- § is within the urban edge
- § Application area falls within a primary node
- § constitutes infill development within the urban fabric
- § Produces a much needed services and local economic growth within Sedgefield

10.3. Sedgefield CBD Enhancement Study

The Sedgefield CBD Enhancement study was adopted as Council policy during 2009. This policy provides urban design guidelines for the future development of Sedgefield. When the Knysna Municipality adopted the study as a policy document it resolved that the study be used as a “**guideline**” to consider land use applications.

This study identified a local node on the intersections of the N2 National Road, Makou Street, Egret Street; Pelican Street and the Main Road Service Roads. The application area falls one property west to the demarcated business node.

Objectives of Urban Design Guidelines	
Character	Promote character in townscape reinforcing locally distinctive patterns of development
Continuity	Promote continuity of street frontages which clearly defines public and private areas.
Quality of the Public Realm	Promote public spaces and routes that are attractive, safe and uncluttered and work efficiently for all in society.
Ease of Movement	Promote accessibility and local permeability by making places that connect with each other and are easy to move through
Adaptability	Promoted adaptability through development that can respond to changing social and economic conditions
Diversity	To promote diversity and choice through a mix of compatible developments and uses that work together that create viable places.

It should be noted that several business uses exists outside the identified study area, along the main road which is contradicting to the Sedgefield CBD enhancement study. However the proposed development complies an area within Sedgefield CBD that is identified for development:

Guidelines which are consistent with the proposed development include:

- § Sidewalks and squares are the most important part of the public urban environment as it is where people move through and congregate when they are out of their homes, shops or offices.
- § Main streets and business strips are the most exposed to business, passing trade and urban opportunities. As much diversity and intensity of activities should be encouraged.
- § Service road can easily support 2 and 3 storey developments
- § Mix uses should be encouraged in buildings of 2 or more storeys.

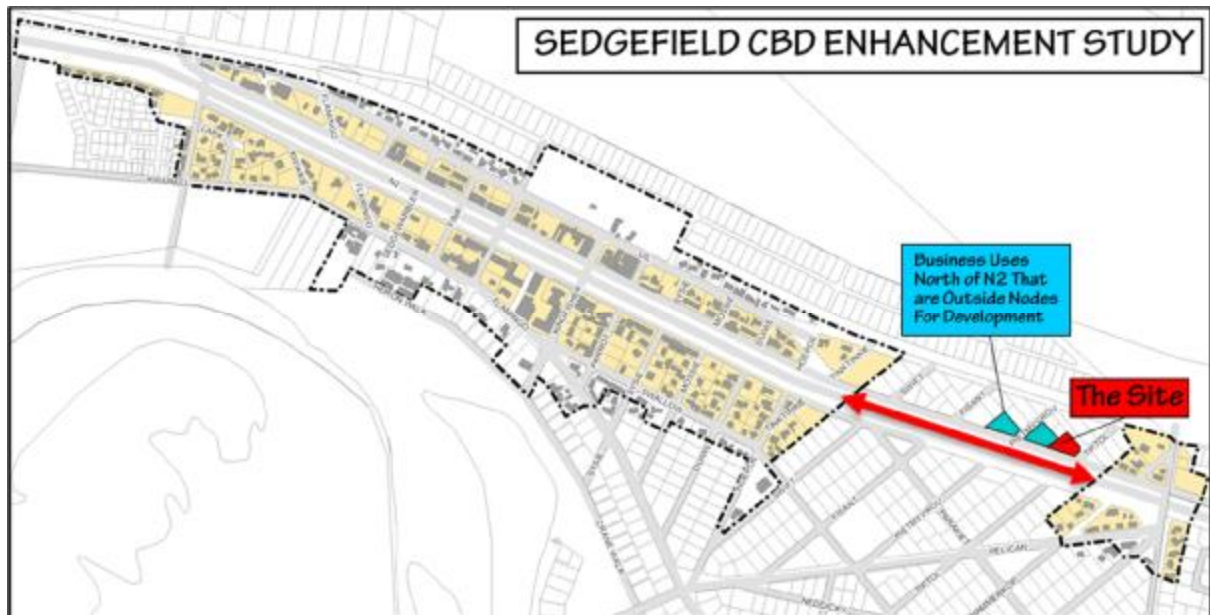


FIGURE 10: FOCUS AREAS AS IDENTIFIED BY THE SEDGEFIELD CBD ENHANCEMENT STUDY

Given the fact that the application area is located in close proximity to the Makou Street interchange, and the fact that the proposal has the potential to integrate with surrounding developments and expand the development focus integrating the western and eastern CBD nodes of Sedgefield. The proposed development will contribute to more diversified business activities along the major service road of Sedgefield. Pedestrian manoeuvrability to surrounding land uses will not be influenced in any way whatsoever. The proposed development will also contribute to mixture of different land uses in close radius to one another. Therefore the proposal can be regarded as being consistent with the guidelines of the Sedgefield CBD Enhancement Study.

SECTION D :

MOTIVATION

The Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) states in Section 36 that the reasons for refusing an application may only be considered on the basis of the “lack of desirability” of the proposed land use. The following points must be taken into account when evaluating the desirability of this application:

- § Consistency with spatial planning policies
- § Character of the area
- § Locality and accessibility
- § Impact on Existing Rights
- § Availability of Services

11. CONSISTENCY WITH SPATIAL PLANNING POLICIES

The proposal is consistent with the relevant spatial planning policies for the following reasons:

- (i) The application area is located along a secondary linear movement corridor within Sedgefield. The proposal is well integrated between a mixture of residential and local business and is well within walking distance from residential shopping and recreation facilities. Therefore, the proposed development is highly consistent with the provincial policy of integrated urban development.
- (ii) The proposal complies with the spatial policies as described in Knysna SDF.
- (iii) The proposed development falls outside the demarcated area for future business development but complies with the overall spatial vision and guidelines proposed in the Sedgefield CBD enhancement study.

12. URBAN INTEGRATION

The integration of working and living environments is a strategic town planning principle that promotes sustainable development. As supported by the policies contained within the Provincial Spatial Development Framework, planning and development should address the separation of work place and residences in urban areas. The office use will promote the integration of living environments and workplaces, and will bring economic activities.

13. CONSISTENCY OF THE DEVELOPMENT WITH THE CHARACTER OF THE SURROUNDING AREA

As described in Paragraph 9 of this report, the area where the application area is located is characterised by a mixture of land uses. Business associated uses are located along the linear corridor directly north of the N2. A president which has grown in stature over time. Therefore, the proposed application would have no negative impact on the current neighbourhood character, seeing that there is plenty of non-residential land-uses in the area.



FIGURE 13: BUSINESS USES DIRECTLY EAST OF SUBJECT PROPERTIES

The proposal will contribute to the development of business uses within Sedgefield and strengthen activity uses especially along Main Road. This will promote a more integrated land use pattern which is can be regarded as consistent with the character along Main Service Road and the character of the surrounding area.



FIGURE 14: BUSINESS ZONE ON ERF 600

14. TRAFFIC IMPACT

The nature of the application is aimed to extend the number of business uses that exist in Sedgefield. Sedgefield is described as a tourist/leisure functioning town that carries a large amount traffic over the holiday period, both foreign and national holidaymakers that travel through and around the town throughout the year. The proposal did not result in significant traffic impact as the professional use is on a small scale and it does not attract a lot of clients such as in the case of a retail enterprise.

It must further be noted that the professional use is usually not in operation during last fortnight of the December holidays resulting in no direct impact on traffic during the peak holiday times.

15. ACTIVITY NODES AND STREETS

Within an urban environment, nodes form the logical points at which to focus economic and social investment. Nodes generally develop at major intersections, consisting of mixed or higher intensity land uses. Activity streets link these nodes and are therefore intended to provide communities with convenient access to economic activities, recreation and basic services.

The figure below illustrates the application area in relation to the activity areas and prominent business areas east of the Sedgefield CBD.

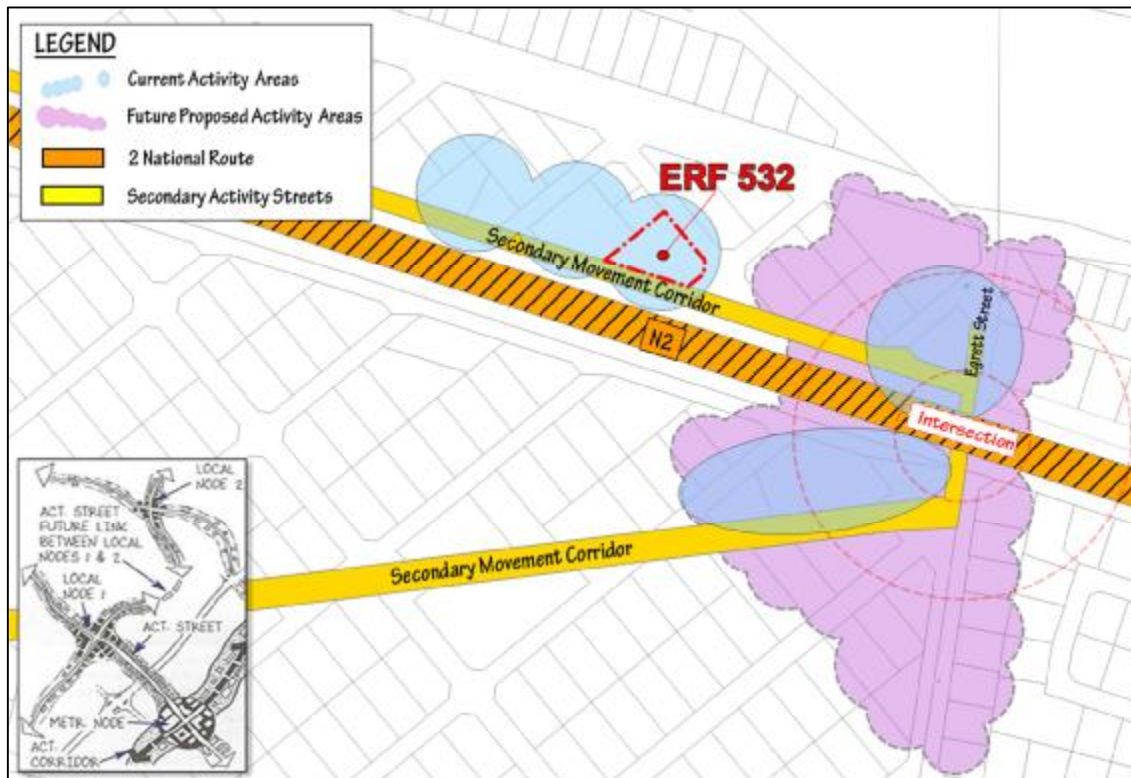


FIGURE 15: ACTIVITY NODES AND STREETS

The primary business node is located in the centre of Sedgefield where most of the town's economic activities take place. The CBD enhancement study has identified the Makou street intersection as a secondary node for economic growth. The application area is located along a secondary movement corridor throughout Sedgefield and is well located in close proximity off the intersections between Berghaan and Egrett Streets off the N2 National Road. This allows for easy access to and from the subject property.

There are several business uses located along the secondary movement corridor allowing for integration to establish a secondary economic node located east of the Sedgefield.

Therefore, the proposed development will contribute to a more integrated movement corridor that will promote walkability and more liveable environment.

16. NO VISUAL & AESTHETIC IMPACT

No additional building work or construction will be done on the application area and therefore the proposal will not result in any negative visual impacts.

17. BROWNFIELD DEVELOPMENT

The application area is within the existing urban fabric of Sedgefield, and the redevelopment of the site would constitute the redevelopment of an existing developed erf – i.e. brownfield development. Brownfield development is considered preferable over Greenfield development as it re-uses urban developed land in a way that is more appropriate to current needs without the

need for the development of virgin land. This can be more economical in terms of provision of services and is a more environmentally sound and efficient use of urban space.

18. POSITIVE ECONOMIC IMPACT

The proposed application will create a positive socio-economic impact on the Sedgefield local economy Sedgefield by providing a specialised service in a financial industry. Furthermore to this, the proposed development, will create new job opportunities for local residents that will positively inject into the town's income and contribute to increased local expenditure ultimately stimulating economic growth with the town of Sedgefield and the Knysna Municipality as whole.

19. AVAILABILITY OF SERVICES

Since no additional service capacity for the required application is required, the proposed rezoning will have no impact whatsoever on the services infrastructure.

20. INCREASED SAFETY & SECURITY

The proposed building will be occupied during the day time and is located within an area that contain a mixture of residential and business associated uses. The proposed use will contribute to increased surveillance and promote safety and security especially during the day time for residential properties within the surrounding area.

The proposed business character of the building means that it will be surrounded by supporting mix of residential and business zones. The area is also home to numerous residential developments allowing for increased surveillance by users external to the property especially during the night time.

The application area is located on an activity street, contributing to increased visibility and surveillance from pedestrians and motorised vehicles especially during the day time. The proposal will therefore improve safety and security for the area surrounding the property.

21. NO IMPACT ON EXISTING RIGHTS

Given the existing mixed land use character of the area and the existing private practise businesses uses within the surrounding area, it is the considered opinion that the proposed rezoning will not impact on the existing land use rights currently enjoyed by property owners in the area.

This application will contribute to increased surveillance and promote safety and security during the day and night time of the residential properties within the surrounding area.

22. TITLE DEED RESTRICTIONS

The Title Deed currently contain restrictive conditions that restrict the use of the property to:

- § Single residential purposes only.
- § Street Building Line of 4.72m
- § No Additional Dwelling Units
- § No advertisement or display of advertisement

It should be noted that these conditions were imposed by Sedgefield Holdings (Pty) Ltd. The applicant is in the process of obtaining the written permission of Sedgefield Holdings (Pty) Ltd in order to waive these conditions.

Once the written permission of Sedgefield Holdings(Pty)Ltd is obtained, there will be no need to lodge a formal application for the Removal of Restrictive Title Deed conditions in terms of the Removal of Restrictions Act, 1967 (Act 84 of 1967).

23. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)

The Spatial Planning and Land Use Management Act (SPLUMA) came into effect on 1 July 2015. For SPLUMA to be implemented on a municipal level, The Western Cape Provincial Government needs to formally repeal the Land Use Planning Ordinance (LUPO).

At present it is still unclear when the Western Cape Provincial Government will formally Repeal LUPO at the Knysna Municipality, therefore this application will be submitted in terms of LUPO. It must be noted that during the transitional period from LUPO to SPLUMA the application must be completed in terms of the legislation which it was submitted. Meaning this application will be completed in terms of the LUPO requirements.

One of the main objectives of SPLUMA is to provide a framework for spatial planning and land use management to address past spatial and regulatory imbalances. This section illustrates how the application is consistent with Section 42 of SPLUMA which has to be taken into consideration when deciding on an application. These are:

- Ø development principles set out in Chapter 2 of SPLUMA
- Ø protect and promote the sustainable use of agricultural land
- Ø national and provincial government policies
- Ø the municipal spatial development framework; and
- Ø take into account—
 - (i) the public interest;
 - (ii) the constitutional transformation imperatives and the related duties of the State;
 - (iii) the facts and circumstances relevant to the application;
 - (iv) the respective rights and obligations of all those affected;
 - (v) the state and impact of engineering services, social infrastructure and open space requirements; and
 - (vi) any factors that may be prescribed, including timeframes for making decisions.

SPLUMA sets out the following 5 main development principles applicable to spatial planning, land use management and land development:

1. Spatial sustainability:
 - Ø past spatial and other development imbalances must be redressed through improved access to and use of land;
 - Ø spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded;
 - Ø spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land;
2. Spatial justice:
 - Ø promote land development that is within the fiscal, institutional and administrative means of the Republic
 - Ø ensure that special consideration is given to the protection of prime and unique agricultural land
 - Ø uphold consistency of land use measures in accordance with environmental management instruments
 - Ø promote and stimulate the effective and equitable functioning of land markets
 - Ø consider all current and future costs to all parties for the provision of infrastructure and social services in land developments
 - Ø promote land development in locations that are sustainable and limit urban sprawl; and
 - Ø result in communities that are viable
3. Efficiency (optimising the use of existing resources and infrastructure)
 - Ø land development optimises the use of existing resources and infrastructure
 - Ø decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and
 - Ø development application procedures are efficient and streamlined and timeframes are adhered to by all parties.
4. Spatial resilience (allow for flexibility in spatial plans)
 - Ø flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.
5. Good administration:
 - Ø all spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act
 - Ø all government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks

- Ø the requirements of any law relating to land development and land use are met timeously
- Ø the preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them
- Ø policies, legislation and procedures must be clearly set in order to inform and empower members of the public

The table below indicates how the proposed development will be consistent with the SPLUMA principles.

Principle	Motivation
Spatial Sustainability:	· Development complies with Western Cape Provincial Spatial development framework (2013) as a spatial tool to guide future development on a provincial Level · Development complies with Knysna Spatial Development Framework (2008) as a spatial tool to guide future development on a Local Municipal Level.
Spatial Justice:	· The development aims to promote land development within the urban fabric of Sedgefield. · The proposed Development does not trigger any environmental listed activities according to the National Environmental Management Act (1998). · The proposed development is located adjacent a major movement corridor between a mixture of business and single residential uses. · The proposed development will contribute to the functional land pattern in the surrounding area. · Proposed development will contribute towards a more integrated urban environment. · The proposed development will contribute to the character of the surrounding area.
Spatial Efficiency:	· Development will make use of existing local resources and contribute to specialised skills development within the municipality. · The proposed development will contribute to urban renewal and an aesthetical appearance which will contribute to the character of the surrounding area promoting sustainable development and to minimise the negative impact on the surrounding area.

Principle	Motivation
Spatial Resilience:	The development complies with the following spatial development frameworks. · Western Cape Provincial Development Framework · Knysna Spatial Development Framework The application complies with parameters of the Sedgefield land use management scheme.
Good Administration:	· This principle has no direct bearing on the application, however, the municipality is obligated to consider the application fairly and within the timeframes provided.

24. CONCLUSION

In light of this motivation, and the information contained within the foregoing report, it is clear that the application for:

- (i) The rezoning of Sedgefield Erf 532 from “Single Residential” zone to “Business zone” for offices, in terms of Section 17(1) of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985).

is desirable and it is therefore recommended that the application for the proposal be supported by the relevant authorities and approved by Council.

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