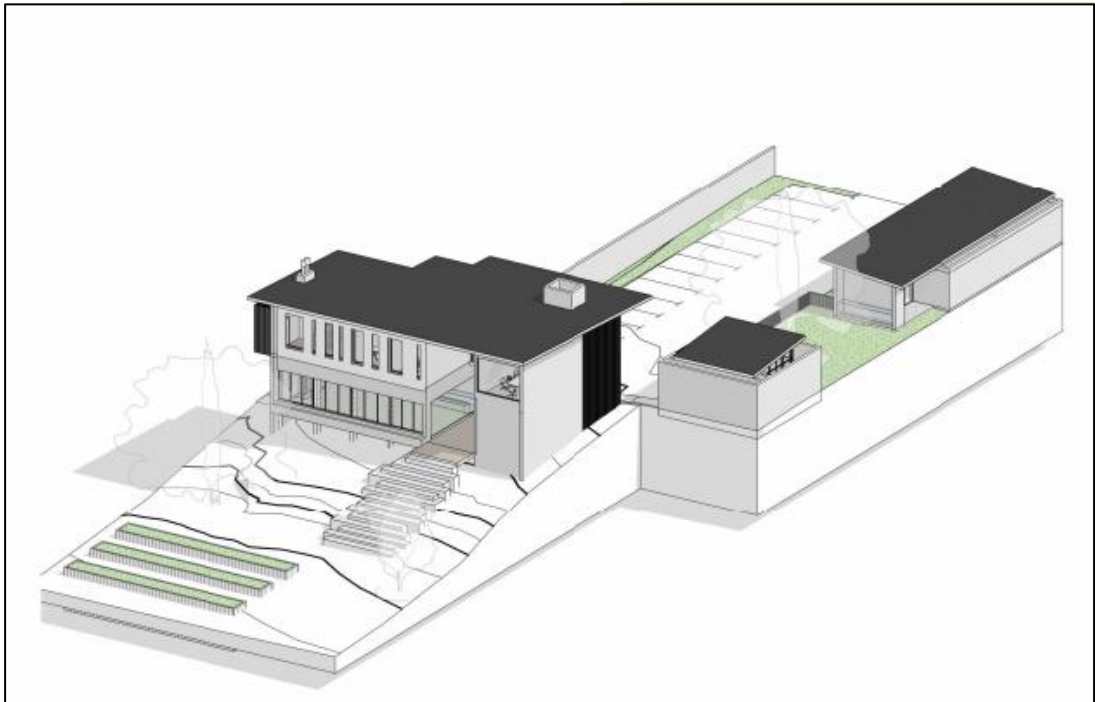


**ERF 1746
SEDGEFIELD**

Rezoning and SDP Approval Applications



Planning  Space
Town and Regional Planners

REV 2

www.planningspace.co.za

7/17/2026

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1. INTRODUCTION

Planning Space has been appointed by Natural Purpose NPC, the registered owner of Erf 1746, Sedgefield, to prepare and submit the following applications to the Knysna Municipality in terms of Section 15 (2) and Chapter IV of the Knysna Spatial Planning and Land Use Management By-Law 2021 (see Power of Attorney and Company Resolution attached as **Annexure A**).

- i. Section 15 (2) (a): Application for the rezoning of the property from “**Business Zone I (restaurant only)**” to “**Business Zone I**” in order to permit a broader mixed-use development on the premises.
- ii. Section 15 (2) (g): Application for the **approval of Site Development Plan No. TP 6** dated 17 July 2026, attached as Diagram 6.

These applications are submitted to facilitate the redevelopment of the site in line with the new owner’s vision for a socially responsive, inclusive, and economically sustainable development.

2. BACKGROUND

Erf 1746, Sedgefield, was created in 1987 when the Remainder of Erf 769 and Erf 777, Sedgefield, were consolidated into one stand. In 2021, the property was rezoned to “Business Zone I” with development rights restricted to a restaurant accommodating a maximum of 40 patrons (refer to Annexure E). The restaurant operated till last year.



Figure 1: Existing restaurant.

The property was recently acquired by a new owner, Natural Purpose NPC, a non-profit organisation dedicated to empowering marginalised members of society, particularly young adults with intellectual disabilities. The organisation focuses on skills development, job creation, and community integration through involvement in social upliftment and environmental conservation initiatives.

Natural Purpose NPC intends to redevelop the property by demolishing the existing structures and constructing new buildings within the approved development footprint. The vision for the site is to create an inclusive, mixed-use development specifically designed to accommodate and support individuals with disabilities.

During a pre-application consultation, the Town Planning Department advised that a rezoning application is required, as the current land use rights that were granted in 2021 restrict the property to a “restaurant only” use (refer to Annexure F: Pre-application Minutes).

The proposed development is discussed in detail in paragraph 4 of this motivating memorandum.

3. PROPERTY INFORMATION

3.1 LOCALITY

The subject property is situated at No.5 Flamingo Avenue in Sedgefield. It is located behind the Spar Shopping Centre, adjacent to Placid Waters Resort (See Locality Plan attached as **Diagram 1**).

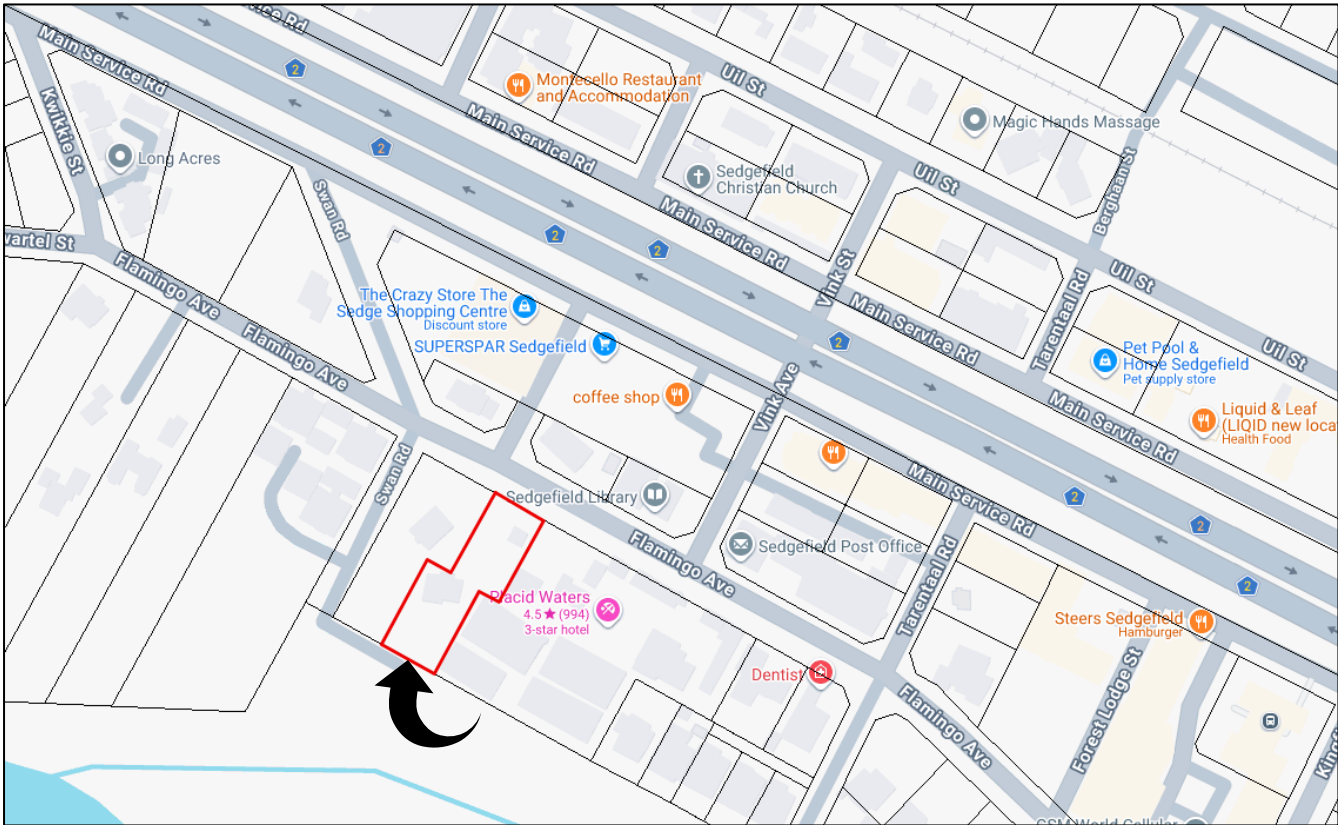


Figure 2: Extract indicating locality of the subject property.

3.2 BIO-PHYSICAL SITE CONDITIONS

3.2.1 Topography

- The property is relatively level in the northern portion, where the proposed development is to be located, with elevations ranging between approximately 5m and 7.75m above mean sea level. Toward the southern boundary, the site slopes down via a natural embankment of approximately 2m, with lower-lying areas ranging between approximately 2.5m and 5m above mean sea level.
- The existing restaurant structure is positioned between 6m and 7m above the High-Water Mark (HWM) and is therefore not considered vulnerable to flooding. Similarly, the proposed ground floor level of the new building will be set at approximately 7m above mean sea level, placing it comfortably above the coastal management line, which broadly corresponds with the 5m contour.
- From a topographical perspective, the site is well-suited to accommodate the proposed development, with no material constraints identified.

3.2.2 Vegetation

- The property comprises existing building improvements, landscaped gardens, and a few Milkwood trees.
- The proposed development has been carefully designed to ensure the retention and protection of these Milkwood trees, which are environmentally significant.
- Approximately half of the site falls within a designated Critical Biodiversity Area (CBA), as identified in the Western Cape Biodiversity Spatial Plan (2023) (refer to Diagram 4).

To address potential environmental sensitivities:

- The development footprint has been limited to previously disturbed areas, largely corresponding with the existing building footprint.
- This approach minimises ecological disturbance and protects the CBA portions of the site.
- An Environmental Specialist has been appointed to engage with the relevant authorities and to determine whether any environmental authorisations will be required for the proposed mixed-use development. The intention is to apply to the Department of Environmental Affairs and Development Planning to determine an ad hoc development setback line, which will align with the property boundary.

3.3 PROPERTY DETAIL

Title Deed Description	Erf 1746 Sedgefield, in the Municipality & Division of Knysna, Western Cape.
21 Digit code	C03900100000174600000
Title Deed Number	T000054439/2025 (Attached as Annexure B)
SG/GP Diagram No.	SG 8043/76 (attached as Annexure C)
Title Deed Restrictions	None [Restrictive Title Deed condition has been removed (see endorsement on the Title Deed)]
Property Size	1920m ²
Property Owner	Natural Purpose NPC
Bonds	None
Land Use	Restaurant
Zoning	Business Zone I

4. PROPOSAL

4.1 DEVELOPMENT PROPOSAL

Natural Purpose NPC proposes to redevelop Erf 1746, Sedgefield, into an inclusive mixed-use development comprising Business Premises, as contemplated in the Knysna Zoning Scheme By-Law.

The proposal entails the demolition of the existing structures and the construction of new buildings, largely within the existing development footprint. The development will accommodate a range of complementary commercial, educational, recreational, administrative, and community-oriented activities that collectively support the organisation's social upliftment objectives.

The Business Premise is intended to provide flexible, multifunctional spaces capable of accommodating a variety of activities permitted within the definition of Business Premises in the Knysna Zoning Scheme. These include:

- **Restaurant** and associated food preparation facilities as the main activity.
- **Shops** that could include service trades, such as a bakery where young adults can learn the skill of baking and where the bread can be sold to the public and also to restaurants.
- **Places of instruction** and training, which will include artisanal workshops (such as pottery, baking, cooking, organic gardening, yoga, etc).
- **Administrative offices** and meeting spaces as well as ancillary supporting functions such as a staff room.

The internal layout of the buildings is intentionally designed to remain flexible. Individual spaces may accommodate different activities over time depending on operational requirements. For example, a space used for wellness activities may also be utilised for educational workshops, community talks, exhibitions, meetings or similar complementary functions. Such changes would not alter the approved land use, which remains Business Premises.

The development is specifically intended to create employment, skills development, and community integration opportunities for persons with intellectual disabilities within a socially and economically sustainable business environment.

4.2 REZONING

An application is made for the rezoning of Erf 1746, Sedgefield, from **“Business Zone I (restaurant only)”** to **“Business Zone I”**.

The current zoning restricts the use of the property to a 40-seater restaurant, which significantly limits the site’s development potential and its ability to accommodate a broader range of land uses. The proposed rezoning will remove this restriction and enable a more flexible mixed-use development, while remaining within the intent and parameters of the “Business Zone I” zoning.

The rezoning is necessary to:

- Facilitate the proposed mix of compatible land uses;
- Unlock the development potential of the property; and
- Align the land use rights with the intended social objectives of the development.

4.3 SITE DEVELOPMENT PLAN

The proposed development will be largely confined to the existing building footprint, thereby minimising environmental disturbance and maintaining the established spatial pattern on the site.

Vehicular access to the property is obtained from Flamingo Avenue. The proposed development will utilise the existing access point, which is considered satisfactory, and will comply with the requirements of the Knysna Zoning Scheme By-Law.

In terms of parking provision, the applicable requirement is 4 parking bays per 100m² of Gross Leasable Area (GLA). Section 48 (2) of the Zoning Scheme By-Law stipulates that for every 4 motorcycle and 6 bicycle parking spaces provided, a credit of 1 parking bay may be given towards applicable parking requirements.

The proposed development has a GLA of approximately 400.3m², resulting in a requirement of 16 parking bays. A total of 15 parking bays and 4 motorcycle parking bays will be provided on-site, located at the front of the proposed buildings, ensuring convenient and functional access for users.

The Site Development Plan also indicates building footprints, circulation patterns, parking layout, and services. The layout has been designed to ensure an efficient, functional, and aesthetically appropriate development.

The Council is respectfully requested to consider Site Development Plan No. TP 6, attached hereto as Diagram 6.

5. FACTORS TO CONSIDER

5.1 DESIRABILITY OF THE PROPOSED UTILISATION OF LAND

Desirability refers to the place, i.e., whether the land is suitable for the type of land-use/activity being proposed, and how it will fit in and impact the surrounding environment.

The rezoning from “Business Zone I (restaurant only)” to “Business Zone I” is considered both reasonable and desirable for the following reasons:

- The concept of a restaurant on the property has already been established and supported through a previous approval (refer to Annexure E). The current proposal builds on this approval by allowing for an expanded restaurant, which will also provide training and employment opportunities for persons with special needs.
- The property is situated in the Sedgefield Central Business District, in a mixed-use area.
- The property is situated adjacent to the Sedgefield lagoon, which provides a beautiful setting for a restaurant.
- The current restriction is overly limiting and does not reflect the site’s potential or the surrounding land use context.
- The broader “Business Zone I” zoning will allow a complementary mix of uses that remain compatible with the surrounding area.
- The proposed uses are low-impact and will not generate significant additional traffic or nuisance.
- The development will enhance the socio-economic value of the property and the surrounding area.
- The proposal aligns with municipal and provincial planning objectives.
- Although the lower-lying section of the property has been earmarked as an aquatic CBA, the site contains an existing building and manicured gardens, and there are no sensitive aquatic features on the site where the development is planned. However, there are a few Milkwood trees that will be kept and remain untouched.

5.2 NEED FOR THE PROPOSED DEVELOPMENT

The proposed development responds to a social and economic need within the Sedgfield area.

South Africa continues to face significant challenges in terms of unemployment and social exclusion, particularly among persons with disabilities. There is a recognised shortage of facilities that provide structured support, skills development, and employment opportunities for this vulnerable group.

The proposed development addresses this need by:

- Creating a dedicated space for skills development and job training;
- Providing opportunities for supported employment;
- Promoting inclusivity and social integration within the local community; and
- Contributing to local economic activity through small-scale commercial components.

Furthermore, the site's existing zoning restriction to a "restaurant only" use limits its ability to contribute meaningfully to broader community development objectives. The proposed rezoning will unlock the site's potential and allow for a more diversified and sustainable land use.

5.3 APPLICABLE PROVISIONS OF THE ZONING SCHEME

	RESTRICTION	COMPLIANCE
Coverage	The maximum coverage for all buildings on a land unit is 100%.	The maximum permissible coverage of 100% is not exceeded by the proposed development.
Height	The highest point of a building may not exceed 12 m.	Building height will remain below the 12m limitation, ensuring compatibility with the surrounding built environment.
Building Lines	The street building line is 0 m.	The development complies with the street building line restriction.
	Side and rear building lines are 0 m, provided that the Municipality may lay down more restrictive building lines in the interest of public health and safety or in order to enforce any other law or right.	Lateral and rear building lines are complied with.
Parking and access	4 bays per 100 m ² Gross Leasable Area	The proposal provides 15 parking bays in addition to 4 motorcycle parking bays.

		In accordance with the By-Law, motorcycle parking may be credited towards the total requirement, thereby supporting compliance.
Single entrance or exit way	Minimum: 2.7m Maximum: 4m	Access arrangements comply with the prescribed dimensional requirements for entrance and exit ways as illustrated in the proposed Site Plan (Diagram 6).
Combined entrance and exit way	Minimum: 5m Maximum: 8m	
Loading bay		Given the scale of the development (below 1000m ²), a loading bay is not required.
Floor area (m²)	Number of loading bays	
0–1 000	0	
1 001–2 500	1	
2 501–5 000	2	
5 001–10 000	3	
Every additional 10 000 or part thereof	1 additional bay	
Refuse Room	A refuse room must be provided on the land unit in accordance with this By-Law.	A refuse area will be provided as shown in the proposed Site Plan.

5.4 ANTICIPATED IMPACTS OF THE PROPOSAL

The subject property is located within a mixed-use area comprising residential, commercial, and community-related land uses. The proposed development will therefore not introduce a land use that is out of character with the surrounding environment.

The development complies with all applicable zoning parameters and does not require any departures. As such, it is not expected to negatively impact the character or amenity of surrounding properties.

A marginal increase in traffic volumes may occur; however, this increase is expected to be minor in the context of existing traffic generated by the nearby shopping centre and broader CBD activities. Flamingo Avenue functions as a collector road and is capable of accommodating the anticipated traffic volumes. The provision of adequate on-site parking will further mitigate any potential congestion or inconvenience. The parking layout has been designed to ensure safe and efficient vehicle movement without reversing into the public road.

From an environmental perspective, the site does not contain wetlands, watercourses, or other highly sensitive features. The existing Milkwood trees will be retained and protected. The lower-lying portion of the site, closer to the

lagoon, will remain undeveloped. Heron Walk Street is situated between the rear boundary of Erf 1746 and the lagoon.

5.5 PUBLIC HEALTH, SAFETY AND ACCESS

The Business Zone I zoning permits business premises as a primary land use right. In terms of the Zoning Scheme By-Law, business premises may have zero-metre street building lines, while side and rear building lines may also be 0m, provided that the Municipality may impose more restrictive building lines where necessary in the interests of public health and safety, or in order to enforce any other applicable law or right.

The proposed Site Development Plan indicates that the two proposed outbuildings, which will accommodate a small pottery studio, a small bakery, public ablution facilities, and a small overnight accommodation room for the manager, are proposed along the eastern lateral boundary on the zero-metre building line. These structures are all single-storey in nature and will contain no doors or windows facing the adjoining property boundary.

It is submitted that the impact of these structures on the adjoining property will be comparable to that of a boundary wall and may, in fact, enhance the privacy of the neighbouring property due to the screening effect created by the buildings. Owing to their single-storey scale and limited height, the structures will not materially impact sunlight access, ventilation, or airflow to adjoining properties.

From a fire management and emergency access perspective, the zero-metre lateral building line will not restrict access to the remainder of the site. The proposed parking and circulation areas will provide adequate vehicular movement and sufficient access for emergency and fire-fighting vehicles throughout the property.

The remainder of the main building will be set back approximately 1.5 metres from the eastern lateral boundary. This setback will provide additional spatial separation between the main structure and the adjoining property, thereby further reducing any potential visual or spatial impact.

Along the western lateral boundary, the majority of the interface will comprise parking and circulation areas. Only a limited section of the kitchen component, measuring approximately 5 metres in length, is proposed on the boundary line. This portion of the building will likewise be single-storey in scale and is not expected to result in any material impact on the neighbouring property to the west.

It is therefore submitted that the proposed zero-metre lateral building lines are consistent with the development parameters applicable to Business Zone I and that there are no public health, safety, fire management, or other legislative considerations that warrant the imposition of more restrictive building lines in this instance.

5.6 ENGINEERING SERVICES

5.6.1 Water and Sewer

A Civil Engineering Services Report prepared by Hofmeyr and Associates Consulting Engineers (Annexure G) confirms the engineering feasibility of the proposed development.

➤ **Water Supply**

The site is serviced by an existing municipal water pipeline located along Flamingo Avenue. It is proposed that the existing connection be upgraded to accommodate the proposed development. The required infrastructure includes a valved offtake from the municipal system, a connecting pipeline to the site boundary, and a bulk water meter, with the option of sub-metering for individual components of the development.

According to the GLS-Element (2014) Water Master Plan, sufficient pressure (6–9 bar) is available in the area to adequately service the planned development.

To enhance water security and promote sustainable resource use, rainwater harvesting systems will be incorporated as a supplementary supply for non-potable uses such as irrigation and cleaning.

➤ **Sewer Services**

The site currently utilises a septic tank system. However, two potential options are identified for future sewer management:

- **Preferred Option:** Construction of a pump station to convey effluent to the nearest municipal gravity sewer, located approximately 100m from the site; or
- **Alternative Option:** Installation of a conservancy tank within the parking area (in the same location as the proposed pump station), should the municipal network lack sufficient capacity to accommodate additional demand.

The proposed pump station, if implemented, will be designed to accommodate peak demand and will include emergency storage capacity to cater for power outages or system failures.

In the event that a conservancy tank is required:

- The tank will be sized based on the anticipated effluent volumes and the frequency of municipal collection.
- Provision will be made for additional emergency storage capacity.
- A dedicated and accessible connection point will be located at the north-western corner of the site to allow for efficient servicing by vacuum tanker (honey sucker) vehicles without disrupting on-site activities.

- It is anticipated that the tank will be emptied by the municipality at least twice per week, subject to operational arrangements.

Regardless of the selected option, a suitably designed and sized grease trap will be installed to service the café and bakery components. The grease trap will intercept fats, oils, and solids before entering the sewer system and will require regular maintenance to ensure effective operation.

Connection to the municipal sewer network remains the preferred long-term solution. Confirmation of available capacity will be obtained from the municipality, and any required bulk service contributions or augmentation fees will be paid by the Developer.

5.6.2 Solid Waste

Solid waste generated by the development will be managed in accordance with sustainable waste management principles. Waste will be separated at source into recyclable, compostable, and general waste streams to reduce landfill dependency.

A dedicated refuse storage area will be provided on-site, located next to the kitchen area and along the western boundary as indicated on the Site Development Plan. The facility will be appropriately screened and designed to ensure hygienic and efficient waste handling.

Waste collection will be undertaken by the municipality from the existing collection point. A total of 27 wheelie bins will be accommodated at the rear of the parking area, positioned to ensure efficient arrangement on collection days while minimising visual impact.

5.6.3 Stormwater Network

The stormwater system is designed to manage runoff within the site and minimise impacts on surrounding areas, in line with Sustainable Drainage Systems (SuDS) principles by mimicking natural conditions.

Runoff from paved areas will be directed via pipes to the eastern boundary, discharged through energy-dissipating structures, and channelled into grassed swales along the eastern and western boundaries. These swales, supported by highly permeable sandy soils, will allow water to infiltrate safely before reaching the lagoon.

Roof water will be collected in rainwater tanks for reuse (e.g., irrigation), with overflow directed to paving or swales. All concentrated flows will pass through dissipating structures to prevent erosion.

A flood line study is not required due to the absence of watercourses on the site, the site's elevation above sea level, and the lack of upstream catchment inflows.

5.6.4 Electricity

De Villiers & Moore Consulting Engineers have confirmed that the required bulk electricity supply for the proposed development can be adequately accommodated, and the relevant capacity confirmations are attached as Annexure H.

The Knysna Municipality has verified that the local network has sufficient capacity to meet the anticipated demand. The Sedgefield Electrical Supervisor conducted an on-site assessment and installed a logger on the mini-substation serving the property, which confirmed that adequate capacity is available. A formal letter of confirmation will be provided by the Municipality.

The development will be supplied via the existing mini-substation, which has spare capacity, ensuring that there will be no negative impact on the quality or reliability of supply for existing consumers. Additionally, the development will not impose additional costs on the electricity distribution authority, as all internal electrical infrastructure required for the development will be fully supplied and installed by the Developer.

To minimise environmental impact, all services will be routed within existing road reserves, avoiding unnecessary disturbance to vegetation on the property.

The internal electrical design will incorporate energy-efficient and sustainable technologies, which may include:

- Load control and energy management systems.
- Energy-efficient LED lighting throughout the development.
- Alternative water heating solutions, including solar or heat pump systems.
- Inverter-type HVAC equipment to optimise energy use and reduce consumption.

These measures will ensure that the development is both energy-efficient and environmentally responsible, reducing operational costs and supporting sustainable development objectives.

The proposal is therefore not expected to place undue strain on existing municipal infrastructure.

5.7 NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA) EIA REGULATIONS

In terms of the NEMA EIA Regulations, Listed Activity 19A relates to the disturbance of material within a 100m High Water Mark. The proposed development is unlikely to trigger this activity, as planned construction will utilise piling methods and will not involve excavation or infill within a watercourse.

An Environmental Specialist has been appointed to engage with the relevant authorities and to confirm whether any environmental authorisation is required.

5.8 SPATIAL DEVELOPMENT FRAMEWORKS (KNYSNA MUNICIPAL SDF AND SEDGEFIELD LOCAL SDF)

The subject property is located within the urban edge of Sedgefield, Knysna Municipal Area, in an area identified for mixed-use and tourism-related activities in the Knysna Municipal Spatial Development Framework (SDF). The SDF promotes compact, efficient, and integrated urban development, with a strong emphasis on mixed-use activity nodes, local economic development, and social inclusivity.

In addition, the adopted Sedgefield Local Spatial Development Framework (SDF) further refines these principles at a local level, placing increased emphasis on inclusive growth and diversification of the local economy. The property is situated in an identified mixed-use corridor.

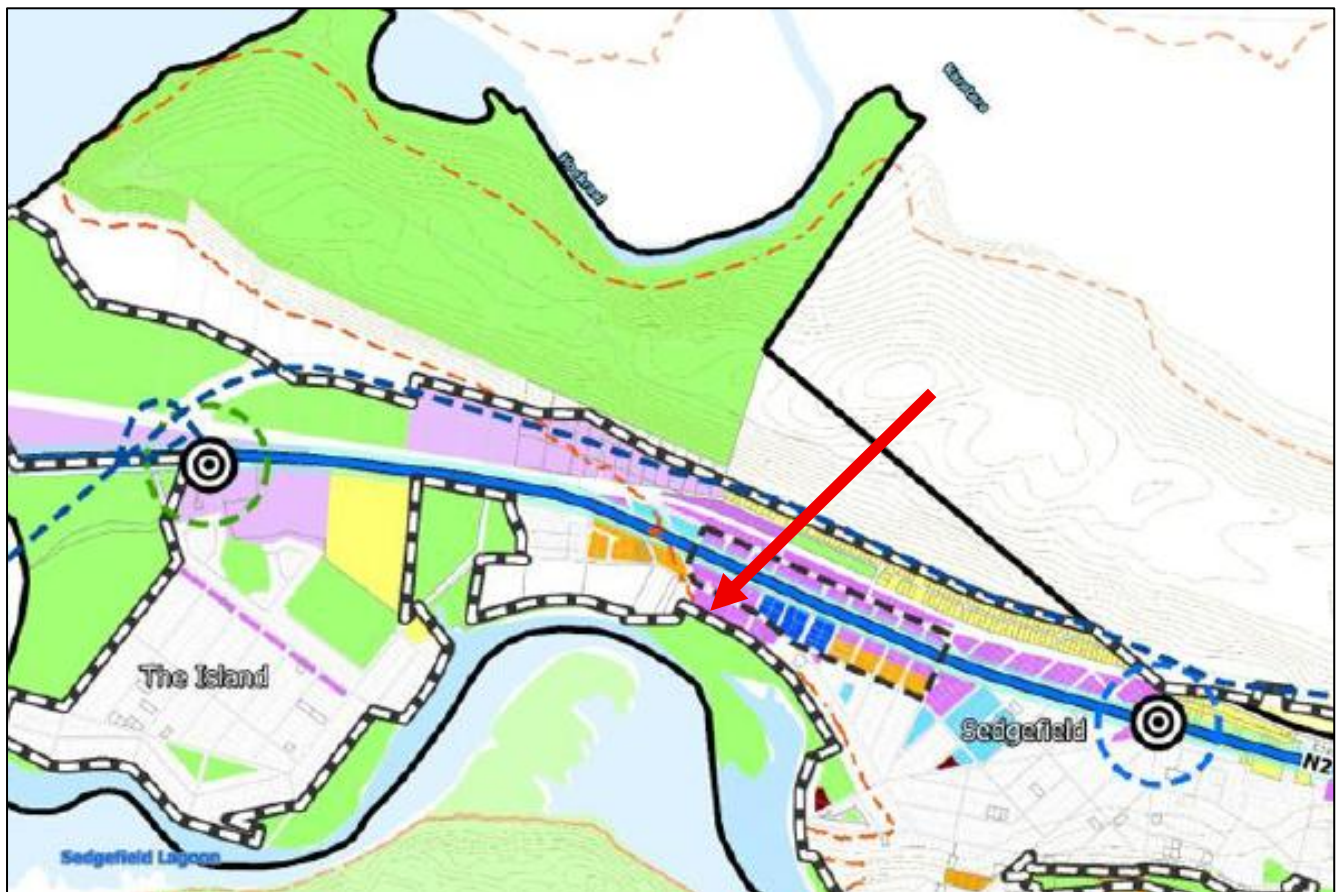


Figure 3: Extract from the Sedgefield Local SDF 2026.

The proposed development aligns strongly with both the adopted municipal SDF and the recently approved Sedgefield Local SDF in the following ways:

- **Promotion of Mixed-Use Development**

Both the Knysna SDF and the Sedgefield Local SDF support the integration of compatible land uses within urban areas to create vibrant, functional spaces. The proposed development introduces a well-balanced mix of commercial, social, and community-oriented uses, reinforcing the mixed-use character of the Sedgefield CBD and the mixed-use corridor.

- **Support for Local Economic Development**

The SDFs prioritise small-scale, locally driven economic initiatives that contribute to job creation and economic resilience. The café, bakery, and edible garden components represent sustainable, community-based enterprises that will generate employment and stimulate local economic activity.

- **Advancement of Inclusive and Social Development**

A key policy thrust of both frameworks is the creation of inclusive environments that cater to diverse community needs. The proposed development directly advances this objective by providing training, employment, and social integration opportunities for persons with intellectual disabilities, an often underrepresented group in the formal economy.

- **Efficient Use of Well-Located Land and Infrastructure**

The property is strategically located within an established, serviced urban area. The redevelopment of this site represents efficient use of existing infrastructure, avoiding urban sprawl and supporting compact urban form as encouraged by both SDFs.

- **Reinforcement of Activity Nodes**

The site's location near the Sedgefield CBD and within an identified mixed-use corridor makes it well-suited for intensification. The proposal strengthens the role of this area as an active corridor, contributing to increased vibrancy and functionality without introducing incompatible land uses.

- **Environmental Sensitivity and Sustainability**

The proposal is consistent with SDF principles relating to environmental protection. The site does not form part of the identified open space system of the area, and the development is largely confined to previously disturbed areas, with the retention of Milkwood trees and the avoidance of lower-lying areas of the site, ensuring a balanced approach between development and conservation.

5.9 POLICIES, PRINCIPLES, AND PLANNING AND DEVELOPMENT NORMS AND CRITERIA SET BY THE NATIONAL AND PROVINCIAL GOVERNMENT

In considering the application, the decision maker needs to be guided by the DEVELOPMENT PRINCIPLES contained in Chapter II of the Spatial Planning and Land Use Management Act 2013 (Act no 16 of 2013) SPLUMA and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA).

The Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA) is a national Act that was passed by Parliament in 2013. SPLUMA aims to develop a new framework to govern planning permissions and approvals, set parameters for new developments, and provide for different lawful land uses in South Africa. SPLUMA is a framework law, which means that the law provides broad principles for a set of provincial laws that will regulate planning.

Section 7 of the Act describes a set of development principles that need to be considered when evaluating any development application. These principles include the following:

5.9.1 Spatial Justice

Spatial justice refers to the equitable distribution of resources, opportunities, and services across society, particularly for marginalised groups. The proposed development promotes inclusivity by providing training, employment, and skills development opportunities for individuals with intellectual disabilities, who have historically been underserved in both urban and economic planning. By addressing this need, the development actively contributes to social equity and the redress of historical spatial inequalities.

5.9.2 Spatial Sustainability

Spatial sustainability requires that development make efficient use of land and resources while avoiding environmental degradation. The proposal achieves this by redeveloping an already disturbed site, limiting construction mainly to the existing building footprint, retaining ecologically significant Milkwood trees, and preserving the land undeveloped along the rear boundary that is close to the lagoon. These measures minimise ecological impact while ensuring that the land continues to provide long-term social and economic value.

5.9.3 Spatial Efficiency

Spatial efficiency refers to the optimal use of infrastructure, land, and services. The site is well-located within an established urban area, with access to existing infrastructure and services. The development utilises these existing services without necessitating large-scale extensions, ensuring cost-effective and resource-efficient urban growth.

5.9.4 Spatial Resilience

Spatial resilience is achieved by creating developments that are adaptable and capable of supporting diverse functions over time. By introducing a mixed-use facility integrating commercial, social, and community functions, the proposal strengthens the economic and social fabric of the area. The development is flexible, allowing for potential expansion of skills development programs or commercial activities in the future, thereby supporting long-term community and economic resilience.

5.9.5 Good Administration

The principle of good administration ensures that planning processes are transparent, lawful, and procedurally correct. This application has been prepared in accordance with all statutory requirements, supported by technical

reports and pre-application consultation with municipal Officials. The process ensures due diligence, compliance, and proper engagement with relevant stakeholders.

6. SUMMARY OF APPLICATION

Council is humbly requested to consider the proposed rezoning and approval of a Site Development Plan in order to permit a broader mixed-use development on the premises.

The reasons for approving the development are summarised as follows:

- **Alignment with Planning Principles**

The proposed development is fully consistent with the development principles set out in SPLUMA. The development promotes equitable opportunities for marginalised individuals, optimises the use of an already developed site, and contributes to a sustainable, adaptable, and well-managed urban environment.

- **Desirability and Contextual Compatibility**

The mixed-use proposal is highly desirable for the site and the surrounding area. It is contextually appropriate within the Sedgefield Central Business District, a mixed-use urban environment, and will not compromise the health, safety, or well-being of neighbouring properties. The development complements existing land uses and will not introduce incompatible activities or undue traffic congestion.

- **Socio-Economic and Community Benefits**

The proposed development directly addresses local social and economic needs by providing structured opportunities for skills development, employment, and social integration, particularly for people with intellectual disabilities. It will also contribute to local economic activity through small-scale commercial operations such as the café, bakery, and edible garden, supporting entrepreneurship and inclusive economic growth in Sedgefield.

- **Efficient Use of Land and Infrastructure**

By redeveloping an existing property within its current building footprint, the proposal makes efficient use of valuable urban land and existing municipal infrastructure. The development minimises environmental impacts, preserves ecologically significant trees, and maintains undeveloped space along the rear boundary, ensuring an environmentally responsible and sustainable outcome.

- **Policy Alignment**

The application aligns with planning policies. The development supports municipal objectives for mixed-use urban nodes, community-oriented facilities, and inclusive, resilient local economies.

- **Long-Term Viability and Flexibility**

The proposed mixed-use facility is designed to be socially and economically sustainable over the long term. Its integrated mix of uses provides flexibility to adapt to evolving community and market needs, ensuring ongoing relevance and contribution to the urban environment.