

EVALUERINGSVERSLAG Ingevolge Artikels 56, 65 & 66 van die Langeberg Munisipaliteit: Verordening op Grondgebruikbeplanning (PK 264/2015, 30 Julie 2015)
AANSOEK: VOORGESTELDE ONDERVERDELING, HERSONERING, KONSOLIDASIE EN AFWYKING, ERWE 48 & 49, MCGREGOR

Verwysingsnommer	15/4/6/2,7&9	Aansoekdatum	06/11/2024	Verslagdatum:	19-11-2025
Keerderdatum vir kommentaar / Laaste kommentaar of inligting ontvang					11-11-2025

DEEL A: SKRYWER BESONDERHEDE					
Naam	Jack van Zyl				
Postitel	Senior Stadsbeplanner				
SACPLAN registrasienommerr	A/1170/2000				
DEEL B: BESONDERHEDE VAN EIENDOM					
Eiendomsbeskrywing (volgens Titellakte)	Erwe 48 & 49				
Fisiese adres	H/v Voortrekker en Kerkstraat		Dorp	McGregor	
Huidge sonering	Gemeenskapsone II	Grootte	1,28ha (waarvan 6687m ² ontwikkel word)	Is daar bestaande geboue op die eiendom?	JA NEE
Toepaslike soneringskema	Langeberg Munisipaliteit Geïntegreerde Soneringskema, 2018				
Huidige grondgebruik	Kerk		Titellaktenommer en -datum	T6755/1904 & T891/1905	
Enige beperkende titelvoorwaardes van toepassing?	JA NEE	Indien JA. Iys voorwaarde nommer(s)			

Enige 3de party voorwaardes van toepassing?	JA	NEE	Indien JA, beskryf.	
Enige ongemagtigde grondgebruik / bouwerk?	JA	NEE	Indien JA, verduidelik	

DEEL C: BESKRYWING VAN AANSOEK

Aansoek ingevolge Artikel 15 van die Langeberg Munisipaliteit: Verordening op Grondgebruikbeplanning, 2015 vir:

- Konsolidasie van Erwe 48 en 49. McGregor;
- Onderverdeling van gekonsolideerde erf in ongeregistreerde Erwe 1367 (6161m²) en 1366 (6687m²);
- Hersonerig van ongeregistreerde Erf 1366 vanaf Gemeenskapsone II na Onderverdelingsgebied;
- Onderverdeling van ongeregistreerde Erf 1366 in 11 Enkel Residensiële sone I erwe, 1 Oopruimte sone II erf en 1 Vervoersone III erf
- Permanente afwyking vanaf die 5m boulyn op ongeregistreerde Erf 1367

DEEL D: AGTERGROND & OPSOMMING VAN AANSOEKER SE MOTIVERING

Die doel van die aansoek is om 'n private kompleks met 11 woenerwe op 'n vakante gedeelte van die McGregor NG Kerk te skep. Daarvoor moet die twee erwe (48 en 49) waarop die kerkgebou (oor die erfgrens) staan, gekonsolideer en weer onderverdeel word, sodat die kerkgebou op een erf is en die beplande kompleks op die ander ontwikkel kan word. Die voorgestelde ontwikkeling behels die volgende:

- 11 Enkel residensiële sone I erwe met gemiddelde groottes wat wissel van 427m² tot 590m², teen 'n gemiddelde van 485m².
- Digtheid van 16 wooneenhede per hektaa
- Privaat oopruimte van 789m² (11.7% van perseel)
- 6m breë privaatpad wat 6 van die erwe in die ontwikkeling bedien, met beheerde toegang vanaf Kerkstraat
- 4 erwe kry direkte toegang van Langstraat en 1 erf kry direkte toegang vanaf Kerkstraat. Nog 'n erf grens aan Kerkstraat, maar kry toegang vanaf die interne pad.
- Voorgestelde planne vir tipiese huise is vir enkelverdieping 2 en 3 slaapkamerhuise met vloeroppervlaktes wat wissel tussen 188m² en 230m².

Die afwyking wat gevra word, is om die bestaande ablusieblok by die kerk, wat binne die 5m boulyn van die nuwe kerkperseel sal wees, te akkomodeer.

Die voorgestelde konsolidasie, onderverdeling-, voorlopige terreinontwikkelingsplanne en huisplanne word aangeheg in Bylae 1

Die Raad het reeds in 2007 'n soortgelyke ontwikkeling op dieselfde eiendom goedgekeur, naamlik

- Die konsolidasie van erwe 48 en 49, McGregor.
- Die onderverdeling van die gekonsolideerde erf in twee gedeeltes, A & B, soos aangetoon op plan MCG 2 gedateer 17 September 2002.
- Die hersonerig van gedeelte A na Institusionele sone II.
- Die hersonerig van gedeelte B na Onderverdelingsgebied, met die doel om 'n Residensiële sone II (9 groephuise, straat en gemeenskaplike oop ruimte), Residensiële sone III (7 dorps huise) en 'n Vervoersone II te skep.
- Die onderverdeling van gedeelte B ooreenkomstig Plan MCG 3.a gedateer Julie 2003.

Dié vorige goedkeuring is op 4 Augustus 2014 verleng met 'n verdere 5 jaar, tot 4 Augustus 2019, maar is nooit uitgevoer nie en het dus op laasgenoemde datum verval.

Die aansoeker se motivering word aangeheg in Bylae 2. Dit behels kortliks die volgende:

- Versoenbaar met Langeberg Ruimtelike Ontwikkelingsplan 2025 (SDF) wat lae en mediumdigtheid ontwikkeling in die betrokke deel van die dorp voorstel, met paslike invulling binne die bestaande ruit-ontwikkelingspatroon.
- Ontwikkeling is op vakante deel agter kerk en sal nie impak hê op erfenisgeboue nie.
- Daar is 'n behoefte in McGregor vir die betrokke tipe ontwikkeling.
- Ten spyte van hoër digtheid as die omliggende residensiële omgewing, sal die voorgestelde ontwikkeling versoenbaar wees daarmee, omdat:
 - die voorgestelde erffronte aan Lang en Kerkstrate is vergelykbaar met die bestaande erwe oorkant en in die omgewing;
 - geboue en grensmure sal in 'n tipiese McGregor styl ontwikkel word;
 - 5 van die 11 erwe sal direkte straattoegang tot Kerk- of Langstraat hê.
- Die ontwikkeling kan akkomodeer word binne bestaande dienstekapasiteit, met inagneming van water en elektrisiteitsbesparingsmaatreëls en opgradering van netwerke op koste van die ontwikkelaar soos benodig.
- Die voorstel voldoen aan die ontwikkelingsbeginsels soos gestel in SPLUMA en LUPA
- Buiten vir 2 van die erwe intern tot die ontwikkeling, wat se erffronte effens Kleiner as 75% van die gemiddelde in die omgewing is, voldoen die voorstel aan die Munisipaliteit se Onderverdelingsbeleid.

DEEL E: OPSOMMING VAN OPENBARE DEELNAME

Word openbare deelname ingevolge Artikels 45- 49 van die verordening vereis?				JA	NEE
Waar deelname vereis word, noem manier van advertering,	Pers	Kennisgewings	Wyksraadslede	Ander	

DEEL F: OPSOMMING VAN KOMMENTAAR ONTVANG GEDURENDE OPENBARE DEELNAME (indien van toepassing)

Daar is 1 beswaar teen die aansoek ontvang, van RK Scheiflinger, die eienaar van Erf 1340, McGregor (aangeheg in Bylae 3).



Die beswaar is gegrond op die verwagte negatiewe impakte op:

1. Infrastruktuur en dienste: Bekommerd dat bestaande infrastruktuur nie die hoë digtheid behuising sal kan akkomodeer nie en dat die nodige opgraderings daarvoor nie deur die munisipaliteit gedoen sal kan word nie.
2. Verkeer: Ontwikkeling sal hoër verkeersvolumes tot gevolg hê wat verkeersdruk ("congestion") in reeds besige strate soos Kerkstraat en Langstraat sal veroorsaak en 'n veiligheidsrisiko vir voetgangers, kinders en fietsryers sal wees. Dit sal ook veroorsaak dat paaie vinniger degradeer.
3. Estetika en karakter van die omgewing: Hoë digtheid ontwikkeling sal die estetiese karakter van die buurt verander.
4. Eiendomswaardes: Konsentrasie van hoë digtheid behuising in 'n voorheen lae digtheid area mag die eiendomswaardes in die omgewing daarvan verlaag.
5. Gemeenskapskarakter en lewenskwaliteit: Dit sal die karakter van die woonbuurt fundamenteel verander van 'n rustige, lae-digtheid, voetgangergerigte woonbuurt na 'n meer "congested" "traffic-heavy" buurt, met gevolglike negatiewe impak op die lewenskwaliteit van inwoners.

Die aansoeker se reaksie op die beswaar word aangeheg in Bylae 4. Dit behels die volgende:

- Dienstebeplanning is gedoen om ontwikkeling te kan akkomodeer en sluit in waterbesparingsmaatreëls, opgradering van die waternetwerk en stormwaterbestuur.
- Die byvoeging van 11 ekstra wooneenhede sal 'n minimale impak op verkeer hê. Impak sal ook versag word deurdat die toegange na die individuele erwe opgedeel word tussen Kerkstraat en Langstraat, met 6 van die erwe wat via die interne pad toegang tot Kerkstraat kry, terwyl 4 erwe direk vanaf Langstraat bedien word en 1 erf direk van Kerkstraat af.

- Hoër digtheid ontwikkeling word (in die algemeen) voorgestaan in dorpskerns.
- Die voorgestelde ontwikkeling in die dorpskern ondersteun die voetgangergeëïentende karakter van die dorp.
- Alhoewel die erf groottes kleiner is, is die straatfronte aan Langstraat en Kerkstraat vergelykbaar met die straatfronte van erwe oorkant die straat en sou dit ook voldoen aan die munisipaliteit se Onderverdelingsbeleid vir Enkel residensiële erwe. Die karakter van die nuwe ontwikkeling sal dus nie verskil van die omliggende omgewing nie.
- Die kompleks sal ommuur word met lae mure op die Langstraat en Kerkstraat grense, wat verder sal aanpas by die karakter van die omgewing.
- Die betrokke perseel is tans onontwikkel en onaantreklik, terwyl die vestiging van 'n aantreklike sekuriteitskompleks eerder die eiendomswaardes in die betrokke area sal verbeter.
- Die voorgestelde ontwikkeling sal 'n alternatiewe huisvestingsopsie bied aan diegene wat die karakter van McGregor wil ondersteun, maar nie die las wil hê om groot tuine te onderhou nie.
- Die ontwikkeling soos voorgestel is belangrik vir die volhoubare voortbestaan van die dorp.

DEEL G: OPSOMMING VAN KOMMENTAAR VANAF STAATSINSTELLINGS EN/OF MUNISIPALE DEPARTEMENTE (indien van toepassing)

Elektriese Ingenieursdienste

The Electrical Department have no objection to the above application subject to the following conditions:

1. Normal bulk services and connection costs will be applicable for additional/new electrical capacity required.
2. All alternative electrical installations (UPS, Solar PV, LV Standby generator) to obtain written permission pre-installation.
3. Local and national legislation prohibits electrical supply to be taken across erf boundaries.

Siviele Ingenieursdienste

13 Maart 2025

A civil engineering services report must be provided before final comments can be given.

8 April 2025

1. The McGregor water treatment works is operating at capacity and must be upgraded before this proposed development can develop.
2. A detailed stormwater management plan must be provided before final comments can be provided
3. The internal services of the proposed development will not be taken over by the Municipality
4. A bulk water meter connection will be provided
5. The current water network has to be strengthened/upgraded to accommodate the proposed development.
6. Proposed water conservation methods must be submitted for approval
7. The proposed single conservancy tank cannot be supported. Each individual erf must be provided with a separate conservancy tank with the following minimum specifications:
 - Minimum size = 5000l
 - The tank must be a sealed unit
 - A sewer suction point must be provided that is accessible for the sewer tanker
 - No stormwater or groundwater may enter the tank
8. Development charges are payable for 10 additional opportunities created.

5 September 2025

Proposals regarding water use reduction as presented by ICON Consulting Engineers in their email of 13 August 2025 are acceptable and can be included in the engineering services report. Further information regarding the installation of water limiting meters is requested. Other outstanding items to be included in the services plan, are 1. Stormwater plan and 2. Strengthening of the water network.

7 November 2025

Comments on ICON Engineers queries about GLS Engineers' report on the capacity analysis of the bulk water and sewer services in McGregor

Question 1: The proposed bulk service upgrades in the GLS report will benefit other areas besides the proposed development. These proposed bulk service costs will in our opinion exceed the DC' amount due for the development. What proposed bulk services from the GLS list would the developer be required to install to balance the DC amounts payable.

Comment: Most of the changes are zonal changes that will be done by the municipality. From the report the main upgrade will be 160mm upgrade in Long St. Should the DC not be enough we can negotiate and possibly work together so that the Municipality can install the balance.

Question 2: The GLS report does not take into account the water reduction measures that we have discussed and agreed on. Are the water reduction measures no longer required if the new bulk services upgrades are installed?

Comment: Please send your calculated revised demand figures to GLS to also include a second scenario. There should not be additional costs involved for this modelling.

Question 3: The GLS report refers to water use at the central garden area, which would not be required as this will be irrigated from the existing borehole or the proposed grey water system. Must we inform GLS of this so that they can reduce the bulk water requirements for the development.

Comment: See above comments

Question 4: The requirement for conservancy tanks does not appear to be an issue as a link to the sewer system is possible. With regard to the GLS report, this will be one of the bulk sewer upgrades that will be required to be offset against the DC's.

Comment: You need to confirm with an on site survey that you can connect to the existing sewer network. The link service cannot be offset against the DC's and will be for the cost of the developer. The small section upgrade of the sewer network (R 131 000) can be offset against the DC's.

11 November 2025

Confirm that the revised engineering report and proposals regarding provision of services is in order, subject to conditions of approval that services must be designed and provided according to the proposed water use reduction measures and as proposed in the engineering report, and that the final engineering designs must be submitted for approval.

Boubeheer

1. Approvals: Building Control has reviewed your proposal and the following applies.
2. Any new structures or changes to existing structures must undergo thorough inspections to ensure compliance with structural integrity and safety requirements.
3. Proposed changes must align with the accessibility requirements outlined in the National Building Regulations, ensuring equitable access for all as necessary.
4. Fire safety measures and systems must meet or exceed the standards set by the National Building Regulations to ensure the safety of occupants.

5. Before any commencement of building work, building plans must be submitted to and approved by Langeberg Municipality's Building Control Department prior to construction as applicable.

Brandweer

No objection from our side.

Fire safety measures and systems must meet or exceed the standards set by the National Building Regulations, SANS codes and any other applicable legislation to ensure the safety of occupants.

Verkeersdienste

The Traffic Department have no objection.

Kaapse Wynland Distriksmunisipaliteit

Nie kommentaar aangevra.

Wysraadslid Wyk 5

I have no objection

Erferis Wes-Kaap

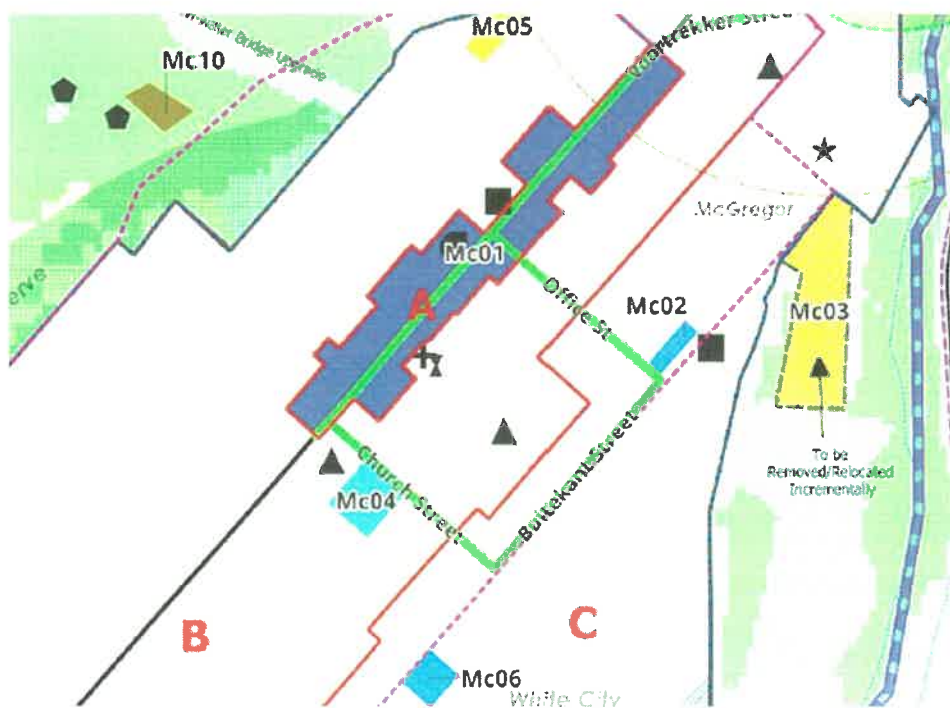
Erferis Wes-Kaap het op 10 September 2025 'n goedkeuring uitgereik ingevolge Artikel 27 van die Nasionale Erferishulpbronnwet, Nr 25 van 1999 vir die konsolidasie, onderverdeling en hersonering van erwe 48 en 49, die verdere onderverdeling van ongeregistreerde erf 1366, sowel as die gepaardgaande terreinontwikkelingsplan en huisontwerpe.

DEEL H: MUNISIPALE BEPLANNINGSEVALUERING (Verwys na Riglyne vir Tersaaklike Oorwegings)

WENSLIKHEID

Versoensbaarheid met ruimtelike planne

Die Langeberg Ruimtelike Ontwikkelingsraamwerk, (LSDF), 2025 stel voor dat die betrokke perseel gebruik word om die ontwikkeling van 'n markterrein vir die dorp aan te moedig (sien uittreksel uit die LSDF hieronder). Die eiendom is in privaatbesit (NG Kerk), wat beoog (en nodig het) om finansiële voordeel te trek uit die verkoop van die grond. Alhoewel die spesifieke voorstel vir die bevordering van 'n markterrein is, sou dit net haalbaar wees indien die kerk in 'n posisie was en gewillig was om die grond daarvoor beskikbaar te stel. Die kerk se perseel oorkant Kerkstraat met die kerksaal op – erf 90 – word wel reeds gebruik vir 'n gemeenskapsmark op Saterdag, wat dus reeds voldoen aan die LSDF-voorstel.



5.5.2 McGregor Spatial Proposals

The table below details various spatial proposals for McGregor, each identified by a unique code corresponding to specific proposals illustrated on the settlement proposal map. The "Goal" column indicates the relevant SDF goals (in section 4.2 of Chapter 4) associated with each proposal.

Development proposals:

Code	Category	Proposal	Goal	Zones
Mc01	Central Business District	Sensitively maintain vibrancy in commercial precinct along Voortrekker Street. Allow mixed-uses.	1	A
Mc02	Business Node	Sensitively maintain vibrancy in secondary business node.	1	C
Mc03	Informal Residential	Promote subsidised and UISP residential development.	1	C
Mc04	Small Business	Promote a market place to celebrate McGregor as a unified and integrated community.	1	B
Mc05	Residential	Promote infill residential development.	1	B
Mc06	Business Node	Promote secondary business node and early childhood development facility ECD alternative Erf 1432. Regular liaison with Department of Education and Social development regarding the need for additional facilities.	1	C
Mc07	Community Facility	Development of as an institutional or community facility e.g. school of skills.	1	C
Mc08	Residential	Promote subsidised residential development.	1	C

Die LSDF baken ook die dorp in 3 sg *Precincts* (Buurte) af, volgens die areas se gemeenskaplike eienskappe en dui dan potensieel gepaste grondgebruik aan wat binne elk van dié buurt toegelaat kan word. Die aansoekende is binne voorgestelde Buurt B geleë, waar die karakter as laag- tot mediumdigtheid beskryf word, met protensiaal vir invul-ontwikkeling. Potensieel paslike gebruike sluit in lae- en mediumdigtheid residensiële gebruike, maar nie hoë digtheid – of informele residensiële gebruike nie. (sien uittreksel uit die betrokke LSDF tabel hieronder).

LAND USE PRECINCT PROPOSALS FOR MCGREGOR

McGregor has been divided into three (3) precincts (areas with common characteristics) and the table below outlines potentially suitable land uses (and descriptions of these use at the end of this chapter) for every precinct.

MCGREGOR LAND USE PRECINCT		Low Density Residential Uses	Medium Density Residential Uses	High Density & Informal Residential Uses	Secondary Educational Uses	Place of instruction	Professional Use	Business Uses	Secondary Business Uses	Place of worship	Institution	Guest houses/self-catering	Authority	Sport/Recreational Facilities	Industries & Service Trade
A	Precinct A is the town's central business district where mostly commercial and other compatible uses are supported to enhance the node. Mixed-use development is promoted. Keep to grid layout.		X	X	X	X	X	X	X	X	X	X	X	X	
B	Precinct B, the historic village, has a low to medium density residential character with opportunities for infill development. This node also includes a secondary business node. Keep to grid layout.	X	X		X	X	X	X ₂	X _{1,2}	X	X	X	X	X	
C	Precinct C, White City, has a high-density residential character. Allow supporting social and neighbourhood orientated commercial services. Keep to grid layout.			X	X	X	X		X _{1,2}	X	X	X	X	X	
(1) Along activity streets (2) At identified nodes		Business Uses e.g. Shop, supermarket and service station. Place of instruction e.g. Schools, Universities, Colleges. Professional Uses e.g. Doctors, dentists, architects. Secondary Business Uses allows for neighbourhood business e.g. Café, house shops, small shop & offices and home occupation. House taverns only to be considered along activity streets in residential areas. Secondary Educational Uses e.g. Crèches/day care.													

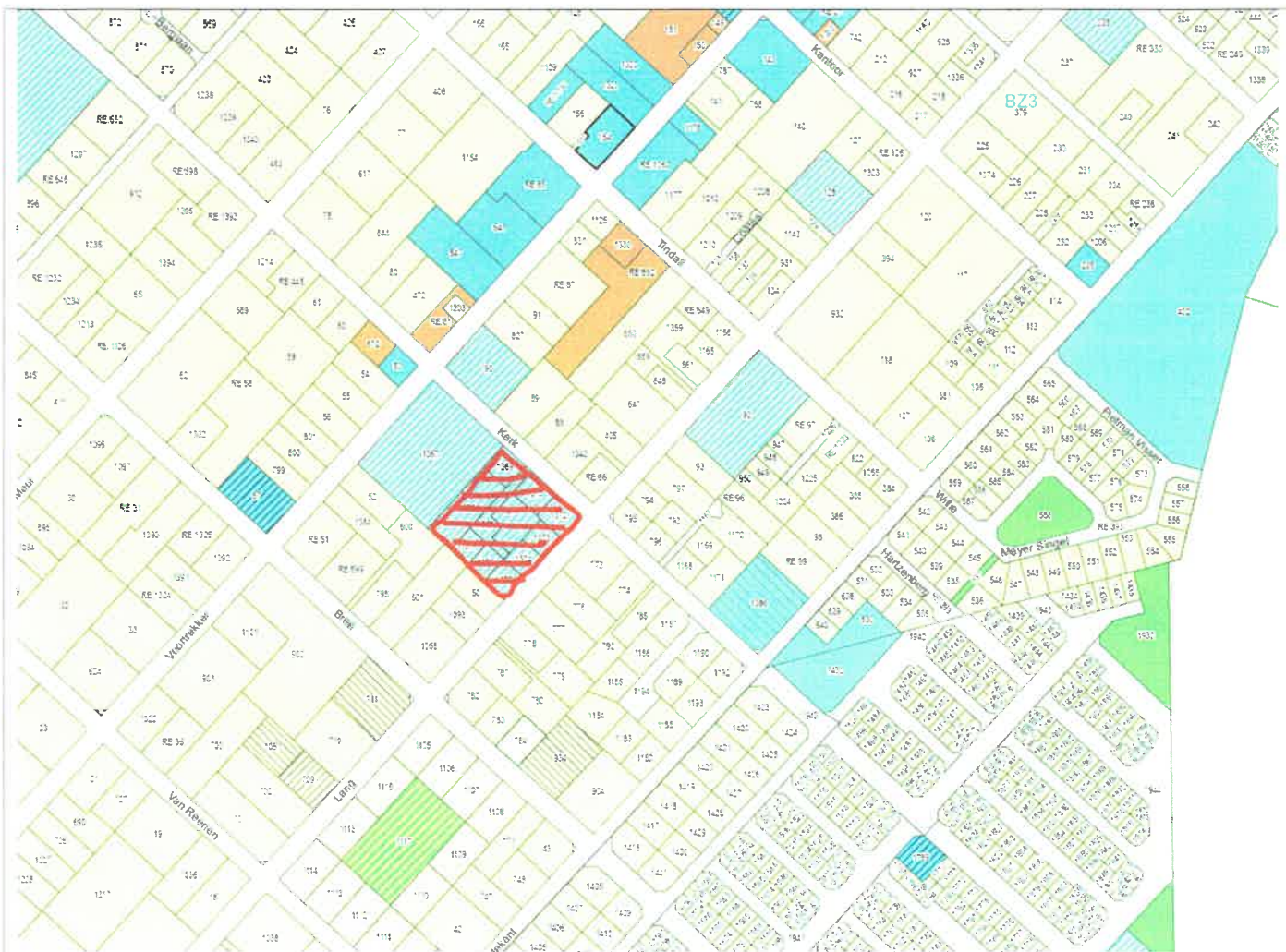
Die algemene grondgebruikvoorstelle in die LSDF staan dus wel die ontwikkeling van mediumdigtheid residensiële ontwikkeling voor, sodat die voorstel as versoenbaar met die LSDF beskou kan word.

Ekonomiese impak en kapitale investering

Die ontwikkeling sal uiteraard 'n positiewe ekonomiese impak op die dorp hê as gevolg van die tydelike werkseleenthede tydens die konstruksiefase van infrastruktuur en huise, sowel as die vestiging van meer mense in die dorp, wat bydra tot 'n verhoging in algemene ekonomiese aktiwiteit en ander nuwe-effekte soos werkverskaffing aan huiswerkers, ondersteuning van plaaslike besighede en verbreding van die munisipaliteit se belastingbasis.

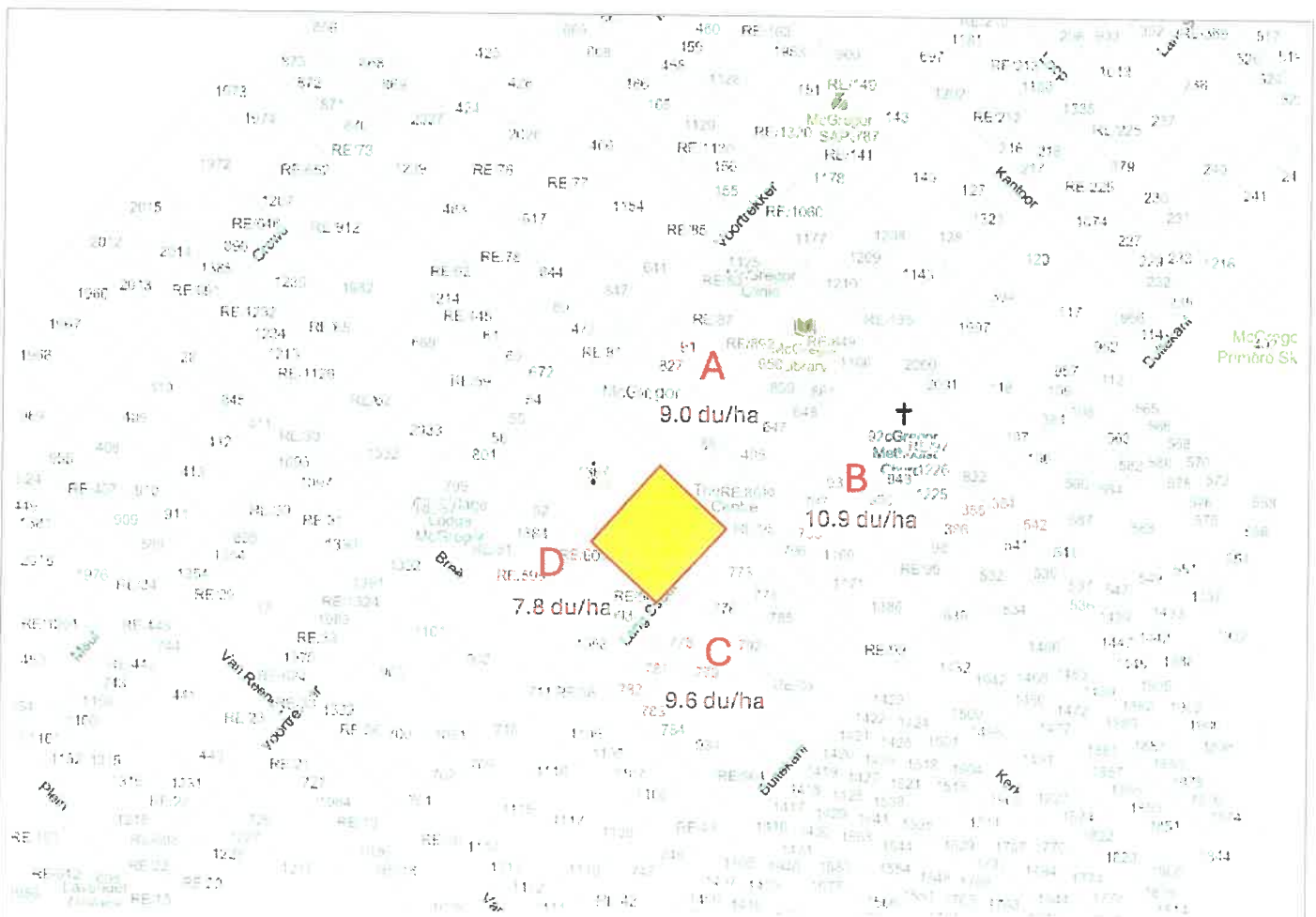
Versoenbaarheid met omliggende gebruike en karakter van omgewing

Die voorgestelde woonkompleks word omring deur enkelresidensiële gebruike (en sonerings) aan die noordooste-, suidooste- en suidwestekant, met die oorblywende kerkperseel aan die noordwestekant. Dit sal dus versoenbaar wees met die omliggende grondgebruike.



Buiten die grondgebruikpatroon, word die karakter van die omliggende omgewing ook bepaal deur die ontwikkelingsdigtheid, erfgróottes, erfuitleg- en -vorm asook plasing en ontwerp van geboue. In hierdie opsig word die voorgestelde groephuiskompleks word beskou as versoenbaar met die karakter van die betrokke omgewing, op die volgende gronde:

- Die ontwikkelingsdigtheid in die omliggende gebied word bereken op sowat 9.5 eenhede per hektaar (1 eenheid = 1 erf) (soos aangedui op onderstaande diagram) terwyl die digtheid van die voorgestelde woonkompleks sowat 16.5 eenhede per hektaar beloop. Die ontwikkelingsdigtheid van die hele aansoekperseel – die kerkperseel ingesluit – sal egter sowat 9.3 eenhede per hektaar wees.
- Sommige van die omliggende erwe het reeds meer as een woning op, terwyl al die omliggende enkelresidensiële erwe volgens die soneringskema die reg en potensiaal het om minstens 'n klein (60m²) tweede woning op te rig. Daarteenoor sal die voorgestelde 11 erwe in die kompleks elk net een huis op kan hê.
- Die straatfronte van die voorgestelde erwe wat front aan Kerkstraat en Langstraat sal wissel tussen 19.64m en 29.36m, met 'n gemiddelde van 22.3m, in vergelyking met 'n gemiddelde straatfrontlengte van 22.4m per huis vir die erwe direk oorkant en langs aan in Kerk- en Langstrate (wissel tussen 19.7m en 27.01m).
- Die erfuitleg volg 'n ruitpatroon volgens die kenmerkende historiese straatuitleg in die betrokke deel van die dorp, met huise wat parallel met die straatgrens geplaas sal word.
- Die voorgestelde huisontwerpe pas aan by die McGregor boustyl en sal finaal beoordeel word op bouplanstadium om aan die McGregor Estetiese Komitee se Bouriglyne vir McGregor te voldoen.



Impak op eksterne ingenieursdienste

Die impak op eksterne dienste is ondersoek in samewerking met die verantwoordelike munisipale departemente. Dit blyk dat die ontwikkeling nie binne die huidige munisipale water en rioolkapasiteit akkomodeer kan word nie, maar dat die nodige opgraderings wel gedoen kan word om dit te akkomodeer. Die ontwikkelaar se verpligte Ontwikkelingsbydraes kan vir dié doel aangewend word.

Impak op erfenis

Die impak op erfenis is deur 'n onafhanklike Erfenispraktisyn ondersoek en goedkeuring vir die hele ontwikkeling is van Erfenis Wes-Kaap ontvang. Daar word dus aanvaar dat die impak op erfenishulpbronne as aanvaarbaar bevind is.

Verkeersimpak, parkering, toegang en ander vervoerverwante oorwegings

Die grootte van die ontwikkeling noodsaak nie 'n verkeersimpak-evaluering nie.

Die ontwikkeling geniet goeie toegang vanaf Kerk- en Langstraat, wat direk met die hoofstraat (Voortrekkerstraat) verbind is. Volgens die South African Trip Data Manual, TMH 17 (Committee of Transport Officials, 2012) kan die ontwikkeling sowat 44 ritte per dag (in- en uit) opwek, met 'n oggendpiek van 11 (25% in en 75% uit) en namiddagpiek van 11 (70% in en 30% uit) deur die week en die helfte daarvan oor naweke. Na verwagting sal die aantal ritte moontlik heelwat minder wees as dié standaardberekening, omdat die ontwikkeling binne maklike loopafstand van die middedorp en besighede is.

Aangesien 5 van die huise direkte toegang vanaf die publieke strate het, sal ritte versprei word oor 'n groter area, wat die impak van die enkele toegangspunt na die kompleks in Kerkstraat aansienlik sal versag. Slegs 6 woning sal van die ingang gebruik maak.

Die nuwe erwe bied ook almal voldoende geleentheid vir op-perseel parking (minstens 2 parkeerplekke per erf, soos vereis in die soneringskema).

Die ingang na- en parking vir die kerk op die restantgedeelte word nie beïnvloed nie.

In die lig van bogenoemde blyk dit dat die voorgestelde ontwikkeling nie 'n negatiewe verkeersimpak behoort te hê nie.

Impak op die lewenskwaliteit van die inwoners in die onmiddellike omgewing

Daar word nie voorsien dat die ontwikkeling 'n negatiewe impak op die lewenskwaliteit van inwoners in die omgewing – en spesifiek ook die beswaarmaker - sal hê nie, aangesien:

- dit sal inpas by die karakter van die omliggende omgewing ten opsigte van grondgebruik, digtheid, erfafmetings en gebou-ontwerp.
- dit nie 'n negatiewe verkeersimpak behoort te hê nie en nie 'n buitengewone toename in verkeer in die betrokke omgewing sal opwek nie.
- die beswaarmaker se woonhuis terugsit is van die straat af en van die ontwikkeling afgeskerm word met 'n soliede geboude straatgrensmuur met houtplanke bo-op (sien fotos hieronder).



DEEL I: ADDISIONELE BEPLANNINGSEVALUERING VIR OPHEFFING VAN BEPERKINGS (Verwys na OVB riglyne)

NVT

DEEL J: AANBEVELING

Dat die volgende aansoek ingevolge Artikel 60 van die Langeberg Munisipaliteit: Verordening op Grondgebruikbeplanning, 2015 goedgekeur word, onderhewig aan die voorwaardes hieronder, opgelê ingevolge Artikel 66 van dieselfde verordening:

- Konsolidasie van Erwe 48 en 49. McGregor;
- Onderverdeling van gekonsolideerde erf in twee dele, naamlik ongeregistreerde Erwe 1367 (6161m²) en 1366 (6687m²);
- Hersonering van ongeregistreerde Erf 1366 vanaf Gemeenskapsone II na Onderverdelingsgebied;
- Onderverdeling van ongeregistreerde Erf 1366 in 11 Enkel Residensiële sone I erwe, 1 Oopruimte sone II erf en 1 Vervoersone III erf
- Permanente afwyking vanaf die 5m boulyn op ongeregistreerde Erf 1367

VOORWAARDES

Grondgebruikbeperkings en boubeheer

1. Die konsolidasie, hersonering, onderverdelings moet geskied ooreenkomstig die onderverdelingsplanne gemerk MCG48&49-LBM-OP1 en MCG1366-LBM-OP.
2. Die terreinontwikkeling van erf 1366 moet wesenlik ooreenstem met die voorstelle op die planne gemerk -TP en MCG1366-LBM-EL 9(a) tot – (e).
3. Die aansoeker is daarvoor verantwoordelik om 'n Huiseienaarsvereniging vir die ontwikkeling van Erf 1366 in te stel ingevolge Artikel 29 van die Langeberg Munisipaliteit : Verordening op Grondgebruikbeplanning, 2015. Die grondwet van die Huiseienaarsvereniging moet deur die Langeberg Munisipaliteit goedgekeur word voordat enige erwe in die ontwikkeling oorgedra mag word. Die grondwet moet minstens die volgende reëlins uitspel:
 - 3.1 Besit van en beheer oor gemeenskaplike grond en dienste
 - 3.2 Verskaffing van en betaling vir munisipale dienste aan en deur individuele erwe.
 - 3.3 Argitektoniese riglyne / Bouhandleiding
4. Voordat daar met enige bouwerke op die terrein begin mag word, moet bouplanne, wat aan die Wet op Nasionale Bouregulasies en Boustandaarde (Wet Nr 103 van 1977) voldoen, by die Langeberg Munisipaliteit ingedien en goedgekeur word.

Voorsiening van ingenieursdienste

5. Die ontwikkelaar is verantwoordelik vir die installering van alle interne siviele en elektriese ingenieursdienste vir die ontwikkeling van Erf 1366 (elektrisiteit, water, riool, paaie en stormwater ingesluit), sowel as vir die voorsiening of betaling van koppeldienste wat daarvoor vereis mag word, asook vir die ontwikkelingsbydraes ten opsigte van grootmaatsdienste. Die volgende spesifieke reëlins en vereistes geld:
 - 5.1 n Ontwikkelingsbydrae ten opsigte van grootmaat siviele dienste - teen die begrote tarief wat geld op die stadium van betaling - is betaalbaar deur die aansoeker/ontwikkelaar, vir elk van die 11 addisionele geleenthede/erwe wat geskep word, voordat so 'n erf registreer mag word.

- 5.2 'n Ontwikkelingsheffing ten opsigte van grootmaat elektriese dienste - teen die begrote tarief wat geld op die stadium van betaling - is betaalbaar deur die aansoeker/ontwikkelaar, soos bepaal moet word deur die Bestuurder Elektriese Ingenieursdienste.
- 5.3 Uitleg- en ontwerpplanne van alle dienste (behalwe elektrisiteit) moet aan die Senior Bestuurder Siviele Ingenieursdienste voorgelê word vir skriftelike goedkeuring voordat daar begin mag word met enige konstruksiewerke.
- 5.4 Uitleg- en ontwerpplanne van alle elektriese installasies moet aan die Bestuurder Elektriese Ingenieursdienste voorgelê word vir skriftelike goedkeuring voordat daar begin mag word met enige konstruksiewerke.
- 5.5 Die ontwikkelaar is verantwoordelik vir die kostes van enige nodige opgradering of verandering aan die munisipale diensnetwerke en installering van koppeldienste wat vereis mag word voordat enige erf in die onderverdeling registreer mag word.
- 5.6 Die ontwikkelaar moet 'n dienste-ooreenkoms met die Langeberg Munisipaliteit aangaan, waarin minstens die volgende uiteengesit word:
 - a. Standaard van interne dienste wat deur ontwikkelaar voorsien moet word.
 - b. Verantwoordelikheid vir lewering van dienste aan die ontwikkeling en individuele erwe daarin.
 - c. Verantwoordelikheid vir koppeldienste wat vir die ontwikkeling benodig word.
 - d. Betaling van ontwikkelingsbydraes en/of verskaffing van grootmaatsdienste in plek van ontwikkelingsbydraes.
- 6 Vullisverwydering sal vanaf Kerkstraat geskied volgens die munisipaliteit se normale verwyderingsdiens in die area en nie vanaf die privaatstraat nie. Vir dié doel, moet die ontwikkelaar 'n doeltreffende vullisarea in die reserwe van die privaatstraat by die ingang voorsien, volgens die vereistes van die Langeberg Munisipaliteit se Bestuurder: Vaste Afvalbestuur. Die vullisarea moet voltooi wees voordat enige erwe in die ontwikkeling registreer mag word.
- 7 Tensy vooraf goedgekeur deur die munisipaliteit aan die hand van 'n gedetailleerde voorstel, mag daar nie enige fisiese vorm van toegangsbeheer tot die privaatstraat toegepas word nie.

Administratiewe reëlings en statutêre vereistes

8. Die aansoeker moet die straatnaam en straatadresse aan die Bestuurder Stadsbeplanning voorlê vir goedkeuring voordat enige erf in die Erf 1366 ontwikkeling oorgedra mag word.
9. Ingevolge Artikel 22(1) van die Langeberg Munisipale Verordening op Grondgebruikbeplanning, 2015 verval beide die onderverdelings – van gekonsolideerde erwe 48 en 49 en van ongeregistreerde erf 1366 – sowel as die hersonering na 5 jaar vanaf datum van goedkeuring indien dit nie bevestig is soos bedoel in Artikel 21 van dieselfde verordening.
10. Ter uitvoering van Artikels 20(5)(c) van die Langeberg Munisipale Verordening op Grondgebruikbeplanning, 2015 moet die aansoeker die konsep LG diagramme en Algemene Plan by die Langeberg Munisipaliteit Stadsbeplanningsafdeling indien vir endossering as goedgekeurde onderverdelingsplanne ingevolge Artikel 60.
11. Daar is geen voorwaardes ten opsigte van die aanvanklike onderverdeling van gekonsolideerde erf 48&49 wat nagekom word voordat 'n sertifikaat ingevolge Artikels 20(6) en 28 van die Langeberg Munisipale Verordening op Grondgebruikbeplanning, 2015 uitgereik word nie. Ten opsigte van die onderverdeling van ongeregistreerde erf 1366, moet **Voorwaardes 3, 5 (met alle onderafdelings), 6 en 8** nagekom word voordat so 'n sertifikaat uitgereik sal word. Hierdie sertifikaat moet saam met die transportdokumente ingedien word alvorens die onderverdeling deur die Aktekantoor getranspoteer sal word.

REDES VIR BESLUIT:

- i. Die voorstel is versoekenbaar met die algemene grondgebruikvoorstelle in die Langeberg Ruimtelike Ontwikkelingsraamwerk, (LSDF), 2025, wat mediumdigtheid residensiële invulling in die betrokke area voorstaan.

- ii. Die voorgestelde ontwikkeling op ongeregistreerde erf 1366 sal versoenbaar wees met die omliggende enkelresidensiële grondgebruike sowel as met die algemene omgewingskarakter soos bepaal deur ontwikkelingsdigtheid, erfgrötte, straatfrontlengtes, erfuitleg- en -vorm asook plasing en ontwerp van geboue.
- iii. Daar word nie voorsien dat die voorgestelde ontwikkeling 'n negatiewe verkeersimpak sal hê nie, gegewe goeie toegang tot bestaande openbare strate, die relatief lae verwagte addisionele ritopwekking en die voldoende voorsiening van toegang na – en parkering op voorgestelde erwe.
- iv. Die ontwikkeling kan binne die munisipale dienste kapasiteit akkomodeer word, met die nodige opgraderings wat met die ontwikkelaar se verpligte Ontwikkelingsbydraes gedoen kan word.
- v. Die ontwikkeling sal nie 'n negatiewe impak op enige erfenishulpbronne hê nie en is is reeds deur Erfenis Wes-Kaap goedgekeur.
- vi. Daar word nie voorsien dat die ontwikkeling 'n negatiewe impak op die lewenskwaliteit van inwoners in die omgewing – en spesifiek ook die beswaarmaker - kan hê nie, op grond van die redes soos uitgespel in bogenoemde redes en die feit dat die beswaarmaker se woonhuis terugesit is van die straat af en van die ontwikkeling afgeskerm word met 'n soliede geboue straatgrensmuur met houtplanke bo-op.

DEEL K: BYLAES

- Bylae 1: Planne
- Bylae 2: Motiveringsverslag
- Bylae 3: Beswaar
- Bylae 4: Aansoeker se reaksie op beswaar

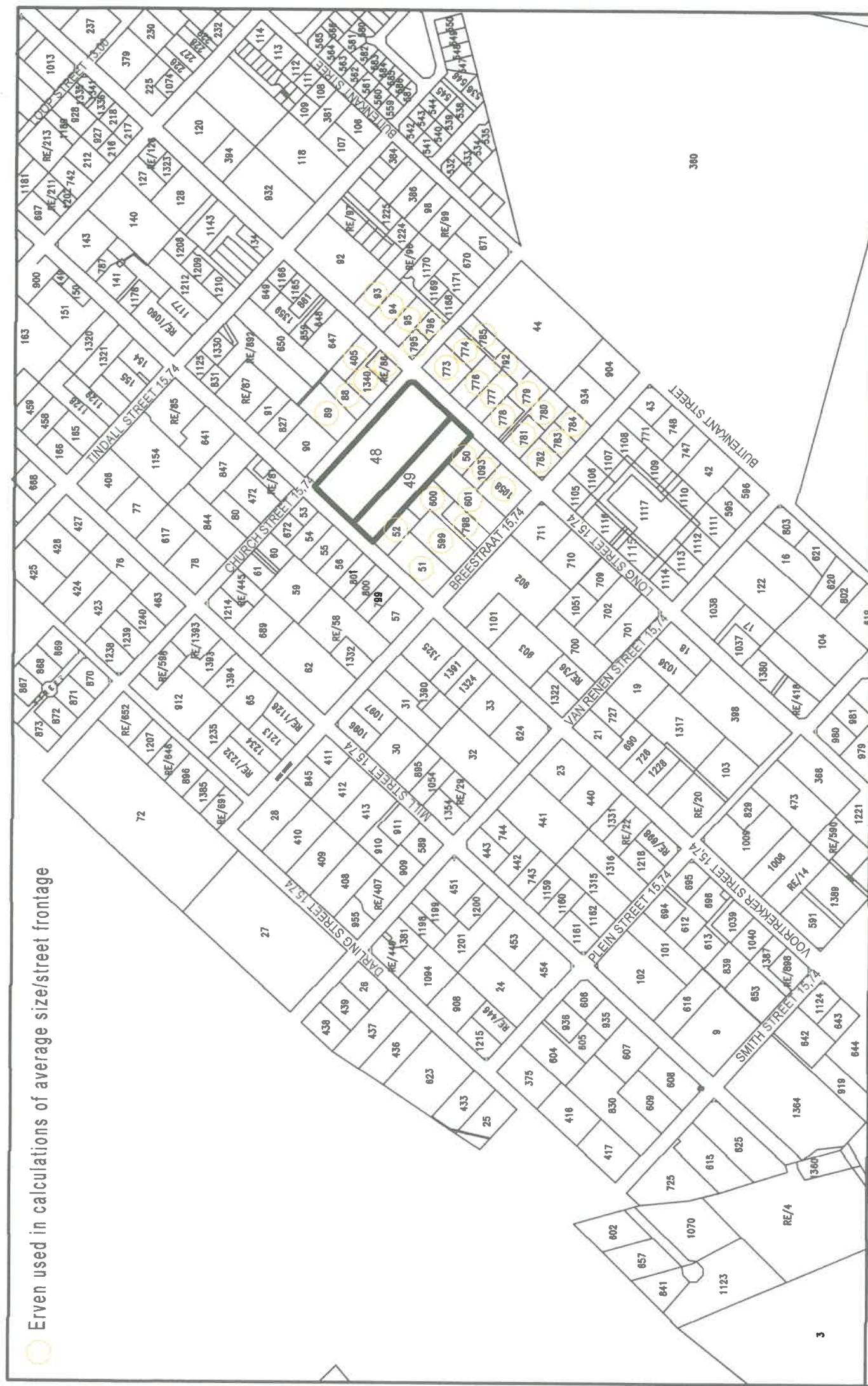
DEEL L: OUTEUR HANDTEKENING

.....
J L E R VAN ZYL
SENIOR STADSBEPLANNER
PROFESSIONELE BEPLANNER – NR. A/1170/2000

.....
DATUM

Planne

Erven used in calculations of average size/street frontage

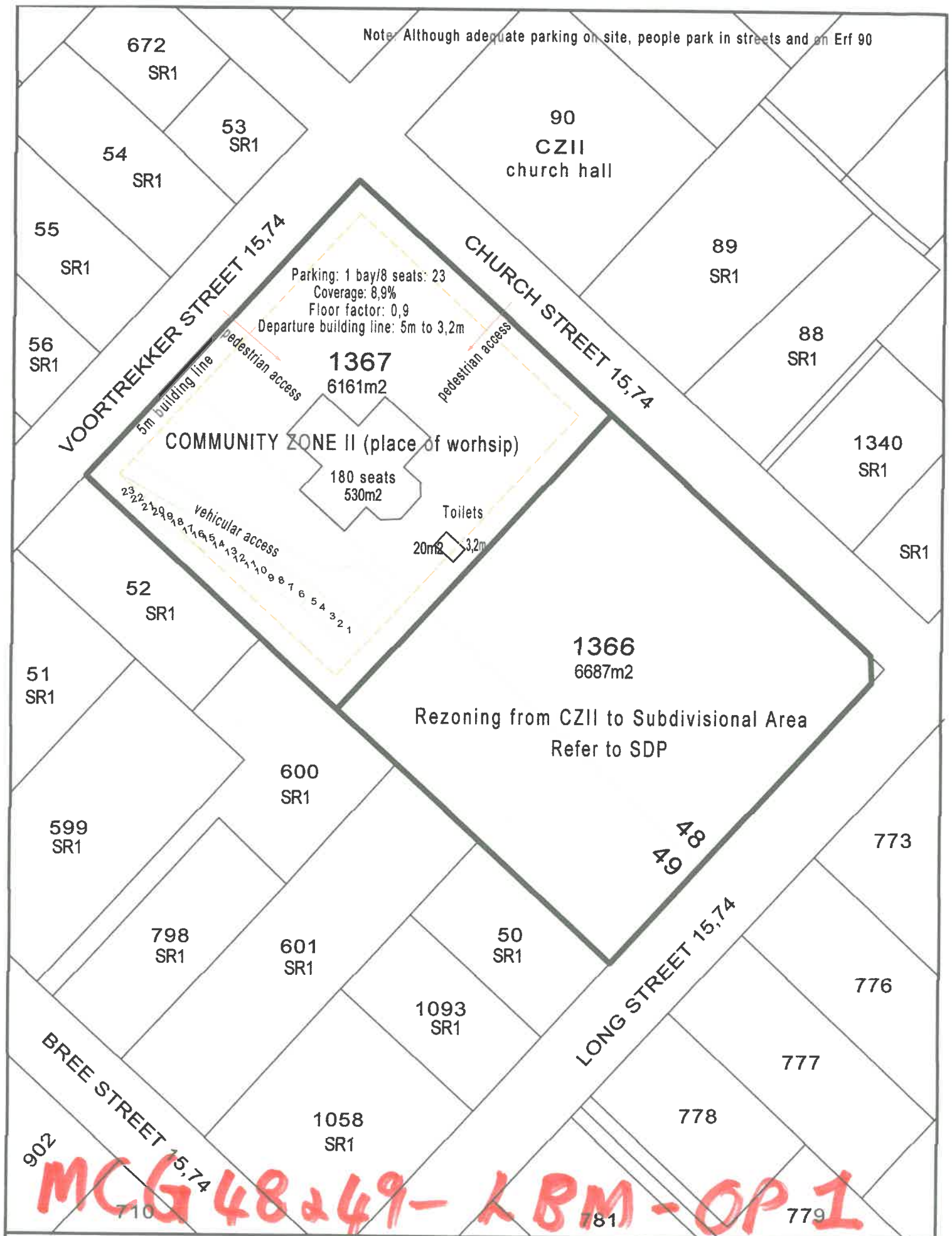


LOCATION PLAN: ERF 48 & 49 MCGREGOR



SCALE 1: 5000

Note: Although adequate parking on site, people park in streets and on Erf 90



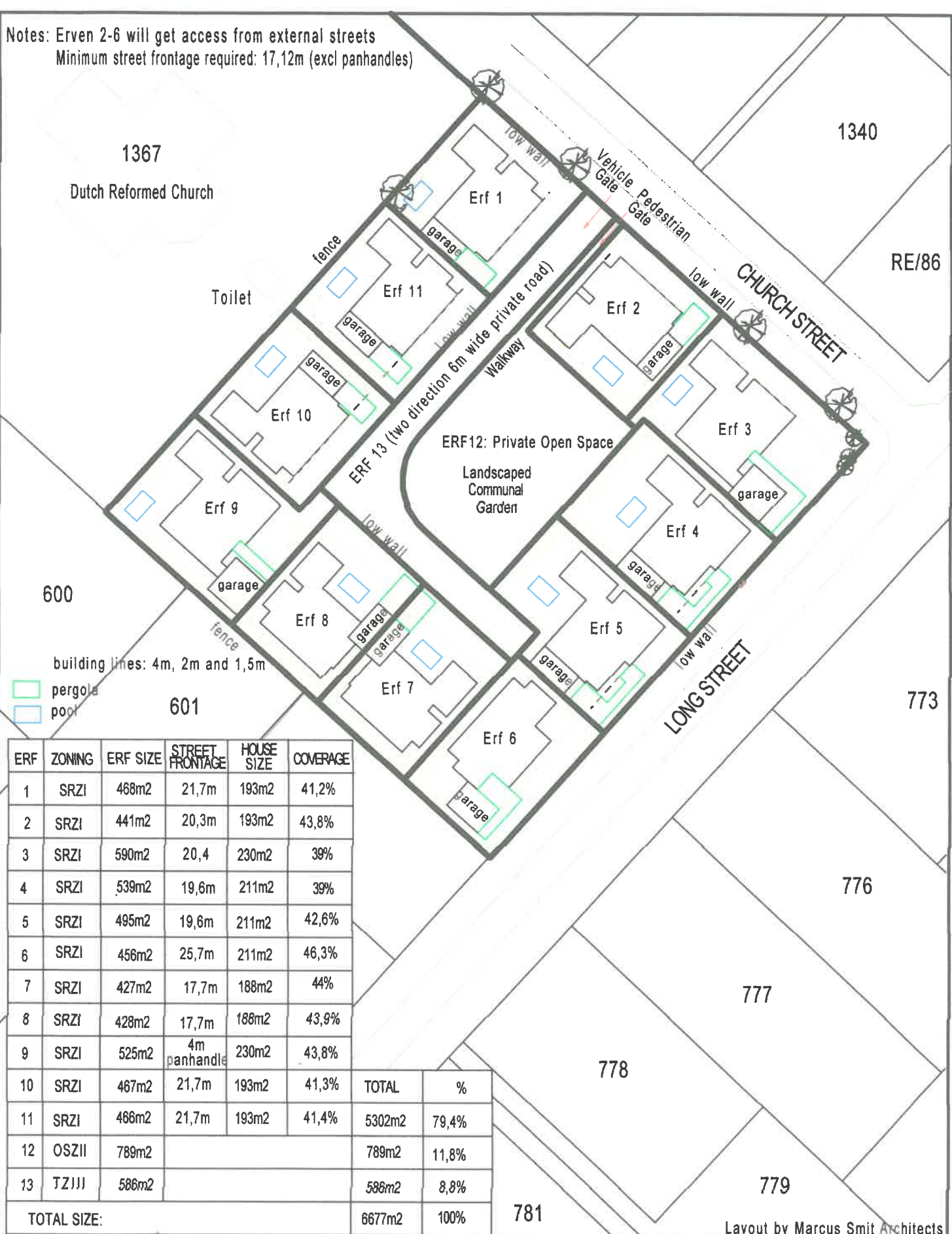
CONSOLIDATION OF ERVEN 48 & 49 McGREGOR and
SUBDIVISION INTO UNREGISTERED ERVEN 1366 & 1367



UMSIZA
Town and Regional Planner

SCALE 1:1000

Notes: Erven 2-6 will get access from external streets
 Minimum street frontage required: 17,12m (excl panhandles)



UNREGISTERED ERF 1366 MCGREGOR: REZONING TO
 SUBDIVISIONAL AREA & SUBDIVISION

MEG 1366 - LBM - DP

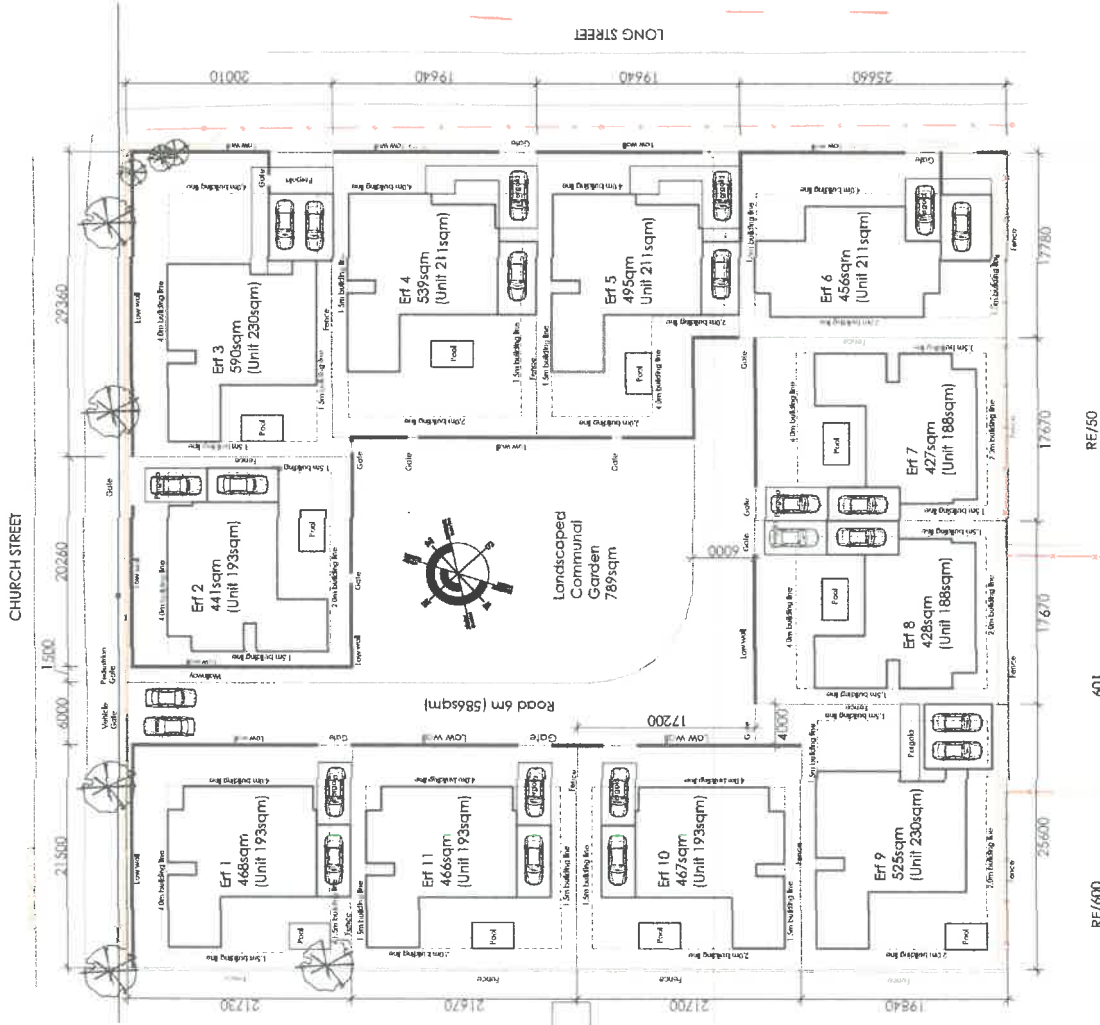


UMSIZA
 PLANNING
 Town and Regional Planner

PLAN: E1366McG_Oct24

SCALE 1:750

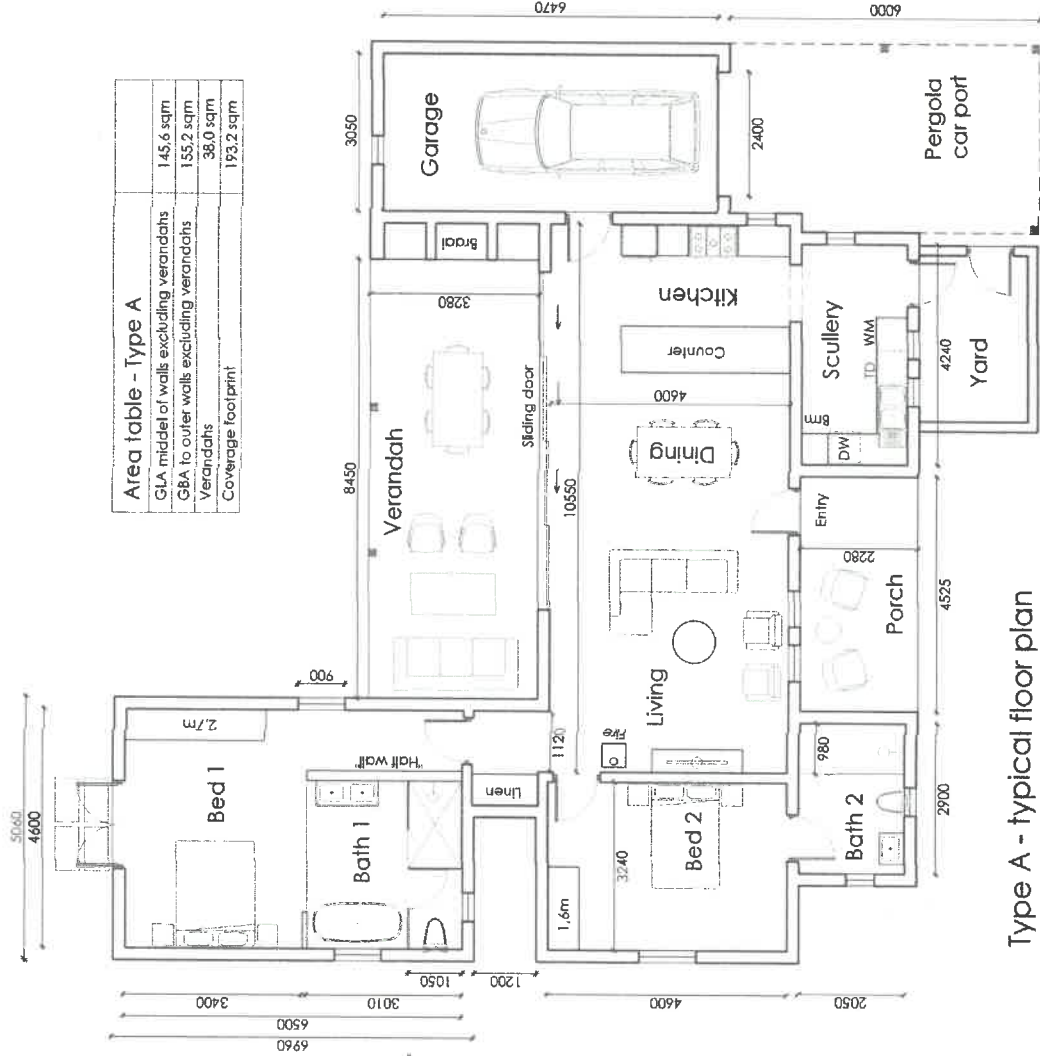
MCG 1366-LBM-TP



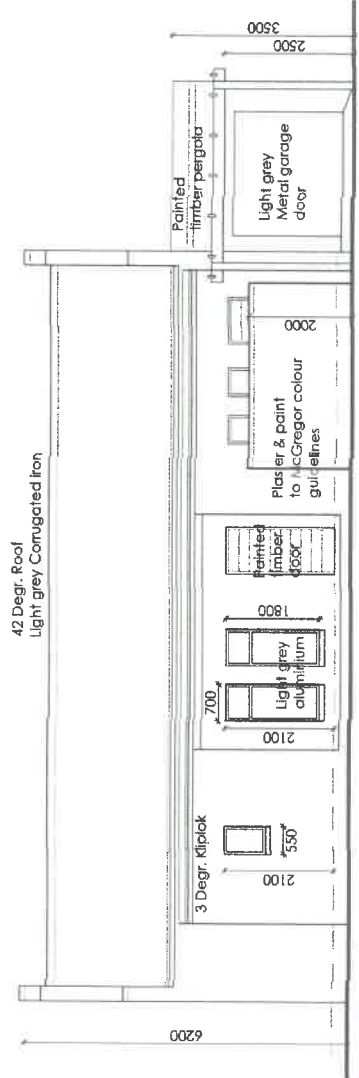
CHURCH STREET, McGregor
ACCLAIM HOMES
Scale 1:500 (A3)
2024-10-16

SITE LAYOUT - Revision G

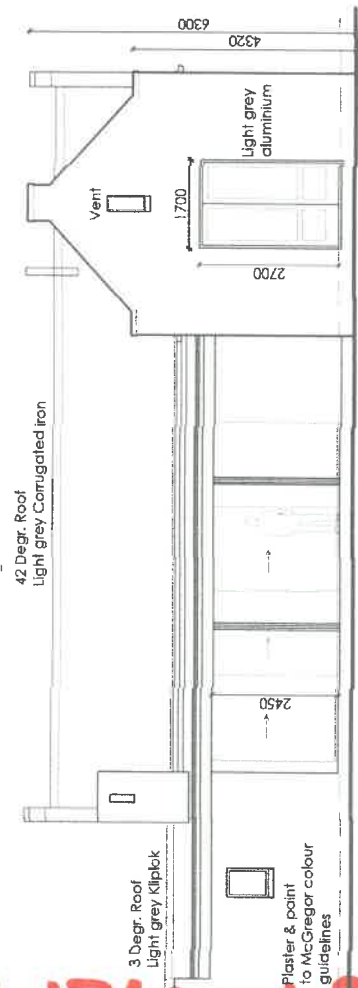
MARCUS SMIT ARCHITECTS
Tel No : (021) 852 1362 • Cel No : (072) 246 4290
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Type A - typical floor plan



Type A - typical street elevation



Type A - Typical Main bedroom & verandah elevation

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HOUSE TYPE A

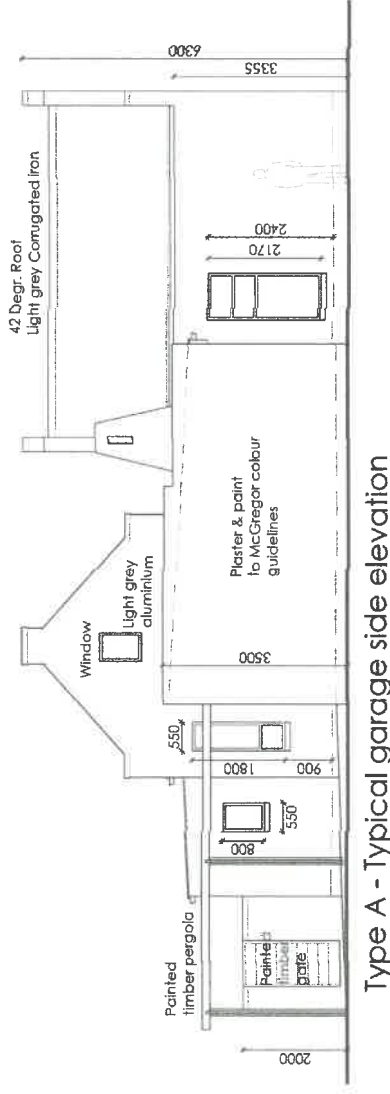
2-Bedroom

CHURCH STREET, McGregor
 ACCCLAIM HOMES
 Scale 1:100 (A3)
 2024-10-16

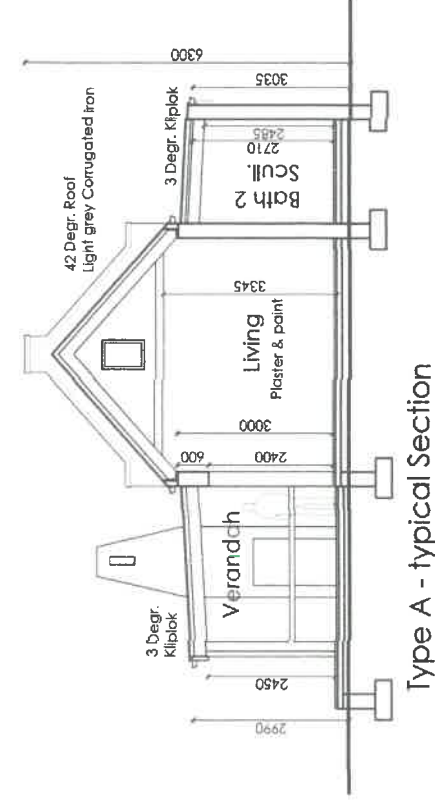
MCG 1366-LBM-EL(a)

21

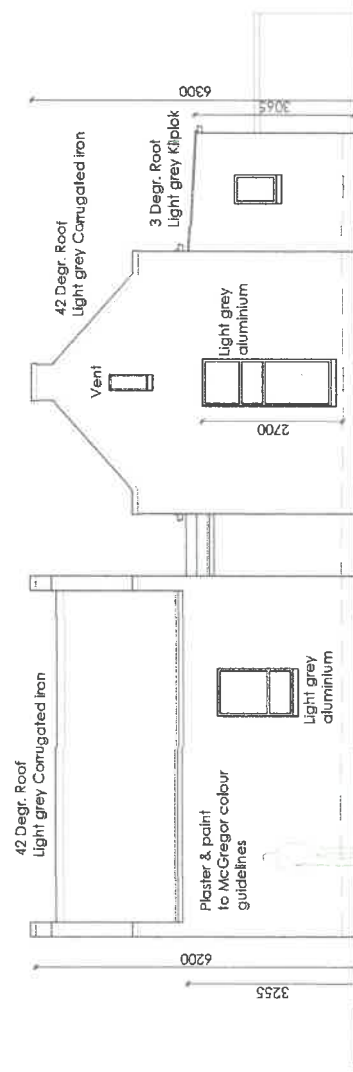
MC61366-LBM-EL(b)



Type A - Typical garage side elevation

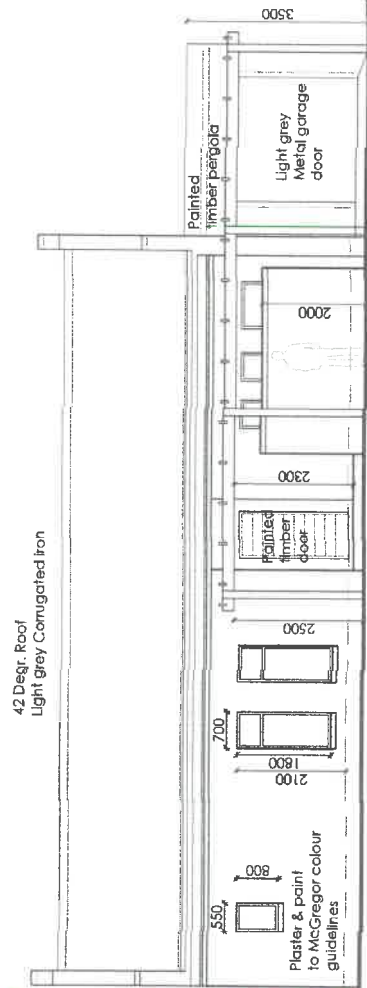


Type A - typical Section

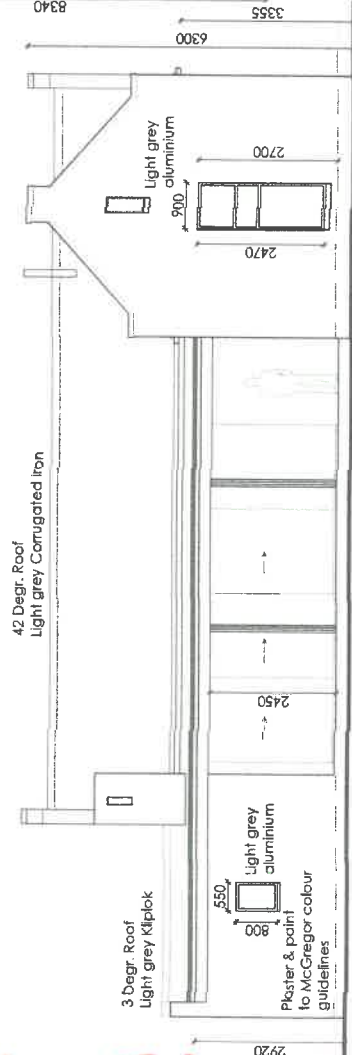


Type A - Typical Side elevation

McG 1366-LBM-EL(C)



Type B - typical street elevation



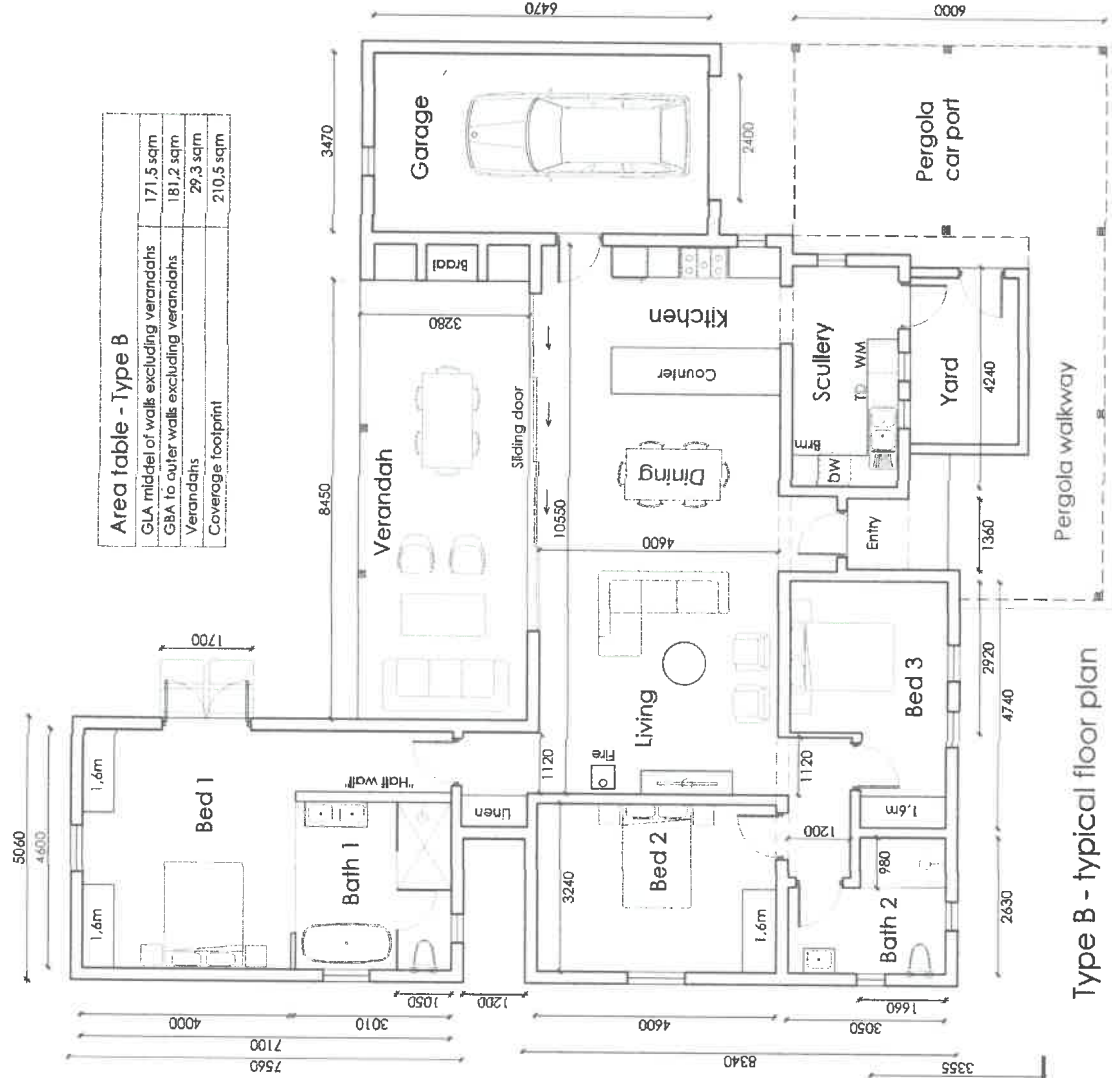
Type B - Typical Main bedroom & verandah elevation

CHURCH STREET, McGregor
ACCLAIM HOMES
Scale 1:100 (A3)
2024-10-16

23

HOUSE TYPE B 3-Bedroom

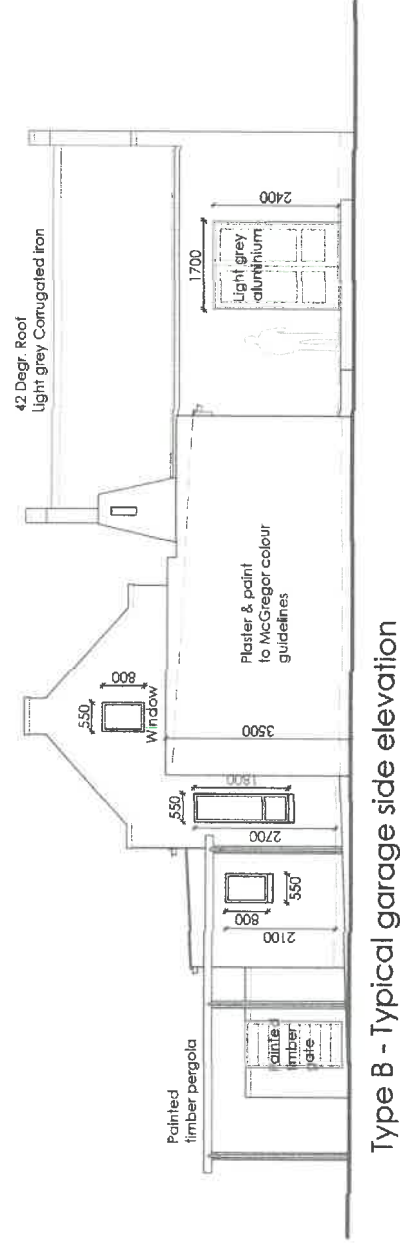
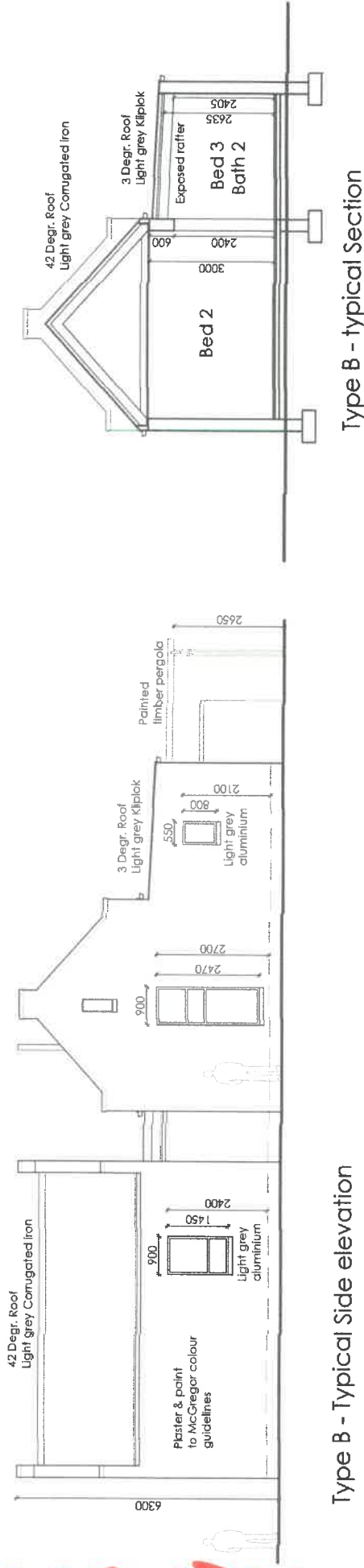
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Type B - typical floor plan

Area table - Type B			
GLA middle of walls excluding verandahs	171.5 sqm		
GBA to outer walls excluding verandahs	181.2 sqm		
Verandahs	29.3 sqm		
Coverage footprint	210.5 sqm		

MCG 1366-LBM-EL(d)



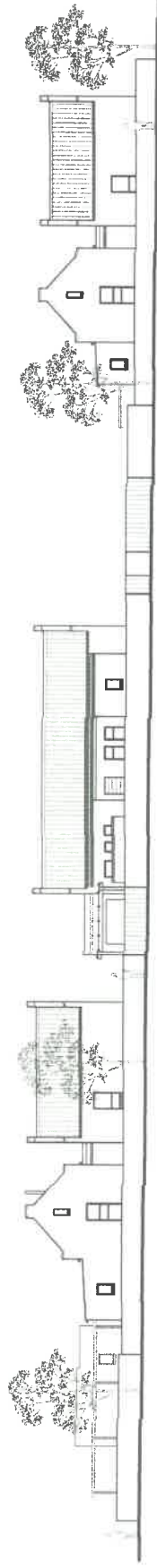
24

CHURCH STREET, McGregor
ACCLAIM HOMES
Scale 1:100 (A3)
2024-10-16

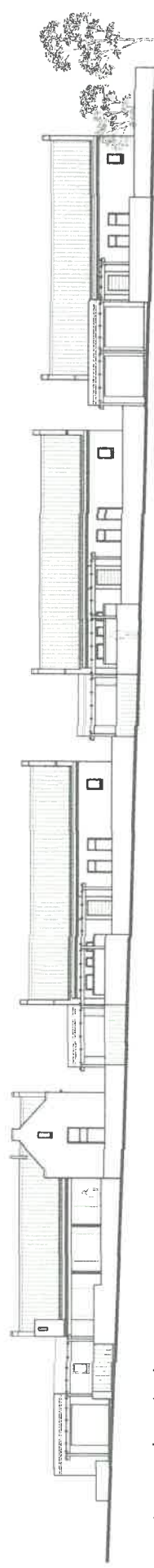
HOUSE TYPE B
3-Bedroom

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MCG 1366 - LBM - EL(e)



Church street elevation



Long street elevation

25 CHURCH STREET, McGregor
ACCLAIM HOMES
Not To Scale (A3)
2024-10-16

STREET ELEVATIONS

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Motiveringsverslag

MOTIVATIONAL REPORT

ERVEN 48 & 49 MCGREGOR: APPLICATION for CONSOLIDATION, SUBDIVISIONS AND REZONING

1. PURPOSE AND BACKGROUND OF APPLICATION

According to Section 15(1) of the Langeberg Municipal Land Use Planning Bylaw of 2015, no person may commence land development without the approval of the Municipality. According to Section 15(2) the owner of land may apply to the Municipality for, *inter alia*, consolidations, subdivisions and rezonings.

The owner of Erven 48 and 49 McGregor, the Dutch Reformed Church – McGregor, wants to sell the large vacant area to the south-east of the church.

The church has been built on the common boundary of Erven 48 and 49 McGregor (both Community Zone II).

These two erven were previously consolidated and re-subdivided into:

- One large erf to accommodate the existing church (6161m²); and
- Eleven smaller erven served by a private road.

The erven were never registered and the approval for re-subdivision lapsed.

The present status has therefore fallen back to Erven 48 and 49 McGregor, both CZII (Place of Worship).

The potential buyer of the vacant portion of land to the south-east of the church wants to develop the land into an attractive security estate with eleven Single Residential Zone I erven served by a private road and private open space in the center of the development.

2. LOCALITY AND ACCESS TO ERF

Erven 48 and 49 McGregor are located in the center of town and form the north-eastern half of the block of development between Voortrekker Street, Church Street, Long Street and Breede Street.

[The south-western half of the block consists of single residential erven.]

The IZS makes also provision for other zonings such as:

- Subdivisional Area Overlay Zone
This zoning designates land for future subdivision.
- Single Residential Zone I (dwelling house) that means a building containing only one dwelling unit, together with related outbuildings and include inter alia, home occupation and a bed and breakfast establishment.

Development parameters for erven larger than 300m² include the following:

- Max coverage: 65%
 - 4m street building line
 - 2m rear building line
 - 1,5m side building line
 - Parking: 2 bays per dwelling
-
- Open Space Zone II (private open space) that means land that is used primarily as a private site for sport, play, rest or recreation, or as a park, botanical garden, nature conservation area and includes ancillary buildings and infrastructure (excluding shops, restaurants and gymnasiums).
 - Transport Zone III (private road) that means privately owned land designated as a private road that provides vehicle access to a separate cadastral property of properties.

4.2 Draft Langeberg Municipality Spatial Development Framework (SDF), 2023-2028

The application sites are located just outside the Central Business District (CBD) of McGregor.

Except for the area with smaller erven at the entrance of McGregor town and White City, the remainder of McGregor, including the applications sites, is earmarked for low to medium residential development with opportunities for infill development that should support the grid layout.

The combined church site is proclaimed as a Monument in 1975 and is identified as a Grade III Heritage Site, one of the over 60 well-preserved heritage homesteads in McGregor.

The proposed application will not impact on any heritage buildings. The church will be located on its own erf, while the vacant land will be developed.

This will integrate better into the existing streetscape.

In addition, the rezoning of a site over 5000m² triggers Section 38(1)(c)(i) of the NHRA and a Notice of Intention to Develop (NID) application was submitted by Gareth Nolan Heritage Practitioner to Heritage Western Cape (HWC) in January 2025.

The conclusions from the NID were:

- There is no need for further investigative study as the current application is similar than the previous application that was approved by the Municipality and does not pose any negative impacts on existing heritage resources.
- Similar than the second conclusion above.

The approval for the above applications are awaited.

4.5 National Environmental Management Act (NEMA), 1998 (Act 107 of 1998)

This development does not trigger NEMA and does not require an Environmental Impact process.

5. APPLICATION

Application is made for the following in term of the Langeberg Municipal Land Use Planning Bylaw (LUPB), 2015:

- Section 15(2)(e):
 - Consolidation of Erf 48 McGregor (8656m²) and Erf 49 McGregor (4283m²), total area of 12 939m².
- Section 15(2)(d):
 - Subdivision of Consolidated Erf into unregistered Erf 1367 (6161m²) and Erf 1366 (6687m²). [Sizes according to existing SG Plans.]
 - Subdivision of Erf 1366 McGregor into the following (sizes according to Architectural Plan):
 - Erf 1: SRZI: 468m²
 - Erf 2: SRZI: 441m²
 - Erf 3: SRZI: 590m²
 - Erf 4: SRZI: 539m²
 - Erf 5: SRZI: 495m²
 - Erf 6: SRZI: 456m²
 - Erf 7: SRZI: 427m²

Subdivision

The subdivision of the consolidated erf into unregistered Erf 1367 (6161m²) and Erf 1366 (6687m²) will separate the existing church site with the vacant portion to the south-east thereof.

The church has no need for the large vacant south-eastern portion and wishes to sell it to a developer to be developed more or less similarly to the previous approved subdivisions and General Plan.

The subdivision line is drawn on the previous approved SG Plan and physical boundaries of the church site.

Although the church site is large enough to accommodate all required parking on site (refer to Subdivision Plan with SDP of Erf 1367), church members are parking on Erf 90 (church hall) and in the street. Parking in the street is a common phenomenon in McGregor. With services on Sundays when most of the shops are closed and the streets more quiet, parking in the street has no negative impacts on the functioning of the town.

Departure

Unfortunately the toilet is located within 5m from the physical boundary and former subdivision line.

The toilets will, however, not have a negative impact on the adjacent development due to its low use and location in line with the common boundary and between the two garages on proposed Erven 10 and 11.

Rezoning to Subdivisional Area

The rezoning is required to be able to develop the site for residential purposes.

The subdivisional area is subdivided in eleven Single Residential Zone I with an average size of 482m², that is much smaller than the average size of SRI erven in the surrounding area (1115m²).

[Two of the erven as part of the previous approved subdivision were smaller than 400m².]

Although these are smaller than average erven, Erf 12 will be a landscaped communal garden that will provide adequate outdoor space/garden for all the residents of this estate.

- Gas hobs will be provided at each house;
- LED lights will be used exclusively; and.
- Clients can select a solar system to reduce energy demand even further.

Reports from Electrical Engineers have been requested and will be forwarded as soon as received.

6.3 Development Principles

The desirability of the application is also described through the development principles that are being referred to in Section 42 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014+) (LUPA):

- Spatial Justice

The proposed development of unregistered Erf 1366 will provide eleven needed new residential opportunities in the heart of McGregor.

- Spatial Sustainability

The development of Erf 1366 in eleven smaller attractive residential erven around a landscaped communal garden will be cost effective for the developer as well as the new property owners. It will be cost effective for the Municipality as the private road, private open space and services will be managed and maintained by the Home Owners Association.

The proposed in-character development of a large vacant portion of land in the center of McGregor will increase the appearance and value of the town.

- Efficiency

Unregistered Erf 1367 will be optimal used by the church and surrounding gardens without the burden of maintaining the large open area adjacent.

The unused portion of land will be cut off.

The vacant unregistered Erf 1366 will be optimally used by means of a new attractive residential development with adequate service provision and in support of the village character.

- Spatial Resilience

The proposed development on vacant Erf 1366 will increase the attractiveness and value of this area and will not contribute to any environmental degradation as adequate services are available.

No	Erf	Size	Street frontage
1	89	1763	30,3
2	88	1121	21,7
3	1340	1085	27
4	86	694	22
5	405	986	20,4
6	93	1071	21,2
7	94	1076	22,4
8	795	499	19,67
9	796	505	24,8
10	1058	1608	corner
11	599	2002	31,3
12	774	889	21,96
13	52	1068	21,2
14	600	1372	panhandle
15	778	959	24
16	779	1091	panhandle
17	780	1091	panhandle
18	781	960	24
19	601	2039	24
20	783	726	22,7
21	798	1008	19,5
22	50	799	21,26
23	1093	804	21,2
24	776	1271	22,5
25	51	2179	corner
26	777	1271	22,5
27	784	718	22,7
28	785	837	16,6
29	792	836	panhandle
Total		32328	524,89
Average		1114,76	22,82
75%		836,07	17,12

Beswaar

REASONS FOR OBJECTIONS TO PROPOSED ARCHITECTURAL PLANS ERF NO 1366

1. Impact on Infrastructure and Services:

- The current infrastructure in the area may not be able to support the increased demand that high-density housing would create. This includes strain on roads, utilities (water, sewage, electricity), and emergency services. The existing infrastructure may need significant upgrades and there is a concern that the municipality neither has the budget nor the manpower to cope with the upgrade.

2. Traffic and Safety Concerns:

- The increased number of residents in the area will result in higher traffic volumes, which could cause congestion on already busy roads i.e. Church and Long Streets and pose a safety risk for pedestrians, children, and cyclists. The local road network may not be capable of handling the additional traffic load. Higher traffic volumes can cause faster wear and tear on the road surface, leading to potholes, cracks, and further deterioration.

3. Aesthetic and Character of the Area:

- The proposed high-density housing development could alter the aesthetic character of the neighbourhood. The area currently enjoys a certain ambiance, and the introduction of tightly packed housing could negatively affect the overall look and feel of the community, potentially reducing property values and altering the community's character.

4. Impact on Property Values:

- The construction of high-density housing in a previously low-density residential area may reduce the property values of surrounding homes. This could impact homeowners' investments and the overall aesthetic of the neighbourhood.

5. Community Character and Quality of Life:

- The proposed rezoning may fundamentally change the character of the neighbourhood. The area is currently a peaceful, low-density neighbourhood with a focus on walkability. The shift from a quiet, pedestrian-friendly environment to a more congested, traffic-heavy one could really impact the quality of life for residents.

In conclusion, while I acknowledge the need for urban development and the growing demand for housing, I strongly believe that the proposed rezoning and high-density development will have a detrimental effect on the local community, infrastructure, and environment. I urge you to reconsider the architectural plans of Erf 1366 and explore alternative solutions that balance the need for growth with the preservation of the neighbourhood's character and quality of life.

I trust that our concerns will be taken into account.


RK SCHEIFLINGER
083 261 9794

ERF 1340
30 CHURCH STREET
MCGREGOR

MONTAGS MONTAGS MONTAGS

Received Janelle Vermeulen
Vermeulen


MA SCHEIFLINGER
082 531 8285

Aansoeker se reaksie op beswaar

10 September 2025

Municipal Manager
Langeberg Municipality
Private Bag X 2
ASHTON
6715

For attention: Jack van Zyl

**ERVEN 48 & 49 MCGREGOR: APPLICATION FOR CONSOLIDATION, SUBDIVISIONS, REZONING AND DEPARTURE:
REPLY ON OBJECTION**

The objection received from RK Scheifflinger refers.

Reply on the objection has been delayed in light of the services that are being addressed by ICON Consulting Engineers.

This addresses the first objection made. The amended Services Plan will include proposals to limit water use, which is the main concern. The report will also address the strengthening of the water network and storm water management to the satisfaction of the Municipality.

2nd objection: Increased Traffic:

The addition of 11 single residential houses in a block in the center of McGregor will have a minimal impact on traffic.

The traffic impact will be split and mitigated by three different scenarios:

- 1 entrance to 6 erven with direct access from the internal access road;
- 1 erf accessed directly from Church Street; and
- 4 erven directly accessed from Long Street.

3rd, 4th and 5th objections:

Higher density housing is supported in town centers.

McGregor is known for its walking residents, and this development in the centre of town supports this concept.

Although the sizes of the proposed erven are smaller than the requirements of the municipal subdivision policy for single residential erven, the street frontages onto Long Street and Church Street adhere to the policy and can be compared with the width of the street frontages on the opposite side of these streets.

Therefore the character of the new development will not differ from the surrounding/adjacent residential areas.

In addition, the complex will be demarcated/round off with a low wall along Long Street and Church Street that will have a friendly and attractive character.

The internal character of the complex will not impact on the outside of the development.

The character of the new development will therefore be compatible with the surrounding area.

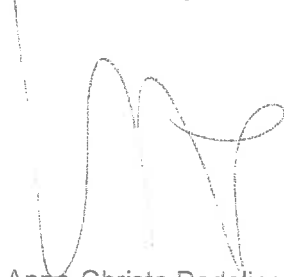
At the moment the area to the south-east of the church is vacant and unattractive and is used by pedestrians to cut the corner of Church and Long Streets.

The establishment of an attractive private security complex will rather increase the value of this specific area to the advantage of McGregor as a whole.

The proposed complex will provide an alternative housing opportunity to another market that wants to enjoy the peacefulness and artistic character of McGregor without the burden of maintaining a large garden at the back.

The provision of attractive and alternative housing in the center of McGregor without impact negatively on the prevailing character of McGregor is especially important for the sustainable and continued existence of a dormitory town.

Yours sincerely,

A handwritten signature in dark ink, appearing to be 'A. Redelinghuys', written in a cursive style.

Anna-Christa Redelinghuys

Pr.Pln A/1076/1998