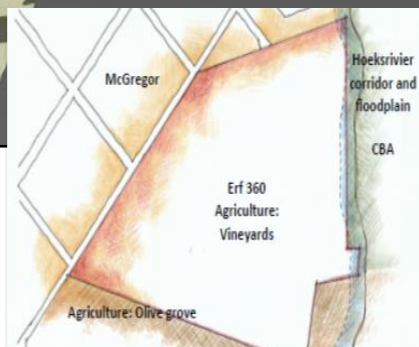


# **LANGEBERG MUNICIPALITY** **ERF 360, MCGREGOR HOUSING DEVELOPMENT**



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## SECTION 1 INTRODUCTION

### 1.1 BACKGROUND

The McGregor housing waiting list, pertaining to the subsidy category, is currently in excess of 520 units. Following the assessment of various alternative locations, Erf 360 was regarded as the most desirable property for housing development in McGregor. The Western Cape Provincial Government acquired Erf 360 and transferred it to the Langeberg Municipality with the sole purpose of alleviating the existing housing need in McGregor.

Residents of informal areas and backyard dwellers located within and around McGregor are the prospective beneficiaries of this proposed housing development.

The primary objective of this housing development is to address the living conditions of these residents. The proposed development will strive to provide sustainable and desirable housing development, with due consideration to the historic and small-town character of McGregor.

### 1.2 BRIEF

Urban Dynamics Western Cape Inc., has been appointed by ASLA Devco (Pty) Ltd, the implementing agent, on behalf of the Langeberg Municipality, to prepare and submit an application to procure the rights for a housing development on the property indicated in the table below (refer **Annexure A**: Power of Attorney).

### 1.3 PROPERTY DESCRIPTION AND OWNERSHIP

The proposed application area is described in the title deed (refer **Annexure B**) as tabulated below:

Property Description (Erf)	Extent (m <sup>2</sup> )	Title Deed	Ownership
Erf 360	17,4109 Ha	T77065/2012	Langeberg Municipality

TABLE 1.1 PROPERTY DESCRIPTION

### 1.4 CONVEYANCER CERTIFICATE

The conveyancer conducted a deed search on the relevant title deed (refer **Annexure C**). There are no restrictive title deed conditions that would limit the proposed development.

### 1.5 THE APPLICATION

Application is hereby made in terms of Section 15, 17, 22 and 24 of the Land Use Planning Ordinance, 1985 (Ordinance No. 15 of 1985), for the following:



- i. The rezoning of Erf 360, McGregor from Agricultural Zone I to Subdivisional Area for residential, business, open space, authority and road purposes in terms of Sections 17(1) and 22(i)(a) of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985);
- ii. The subdivision of Erf 360 in terms of Section 24 of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) to allow for the following:

• Residential Zone I	527 erven
• Business Zone II	One (1) Erf
• Open Space I	One (1) Erf
• Institutional Zone I	One (1) Erf
• Institutional Zone II	One (1) Erf
• Institutional Zone III	One (1) Erf
• Special Zone (Urban Agriculture)	Seven (7) erven
• Transport Zone II (Roads)	One (1) Erf
- iii. Building Line Departures in terms of Section (15)(1)(i) of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) to allow a lateral building line of 0m for the lateral boundaries and a street building line of 2m of the Residential Zone I erven.

The application form is attached as ***Annexure D***.





## SECTION 2

## CONTEXTUAL ANALYSIS

### 2.1 HISTORY OF MCGREGOR

Based on a booklet titled “McGregor Walks” published by the McGregor Heritage Society, it is believed that the San or Bushmen were the first people to move through the McGregor area, following old game trails over the Riviersonderend Mountains to the ocean. It wasn’t until the end of the 18<sup>th</sup> century when farmers moved into this area taking advantage of the ideal Little Karoo climate (low rainfall, plenty of mountain water, hot summers and winter temperatures rarely below freezing).

Farmers started to build dams to contain mountain water run-off and arguments arose over water rights in court, dating back as early as the end of the 18<sup>th</sup> century. The rich soil and sufficient water allowed the farmers to cultivate grape vines (mainly sultanas, table grapes and raisins). A wide variety of fruit and vegetables were also farmed with great success, this coupled with good land/field for sheep grazing made the McGregor district become an agriculturally attractive area.

Missionaries from the Moravian settlement at Genadendal near Greyton crossed the mountains to hold church services in the early part of the 1800’s. The first sub-divisions of farms dated back to 1821. The township register was first opened in 1862 and by the mid-1800s the village was already taking shape.

The village was originally called ‘Lady Grey’ in tribute to British Governor Sir George Grey’s wife. In 1904 members of the then new Dutch Reformed Church in the village decided to name their village after their popular minister Rev Andrew McGregor who had served the community for 40 years. The Postmaster General of the Cape Colony renamed the post office to eliminate confusion with another town called Lady Grey in the Eastern Cape. Consequently, with the full agreement of the residents of the village, the governor decided to rename the village to McGregor on 9<sup>th</sup> of April 1906.

### 2.2 LOCALITY

#### 2.2.1 REGIONAL CONTEXT

At a regional level, McGregor is located within the greater Cape Winelands District. Within the local context the town is situated within the Langeberg Municipal area. McGregor is a small village with a picturesque setting and is located approximately 160km east of Cape Town and 22km south of Robertson. Access along major routes exists from Cape Town via N1 and R62. (Refer **Figure 2.1** and **Plan 1**).



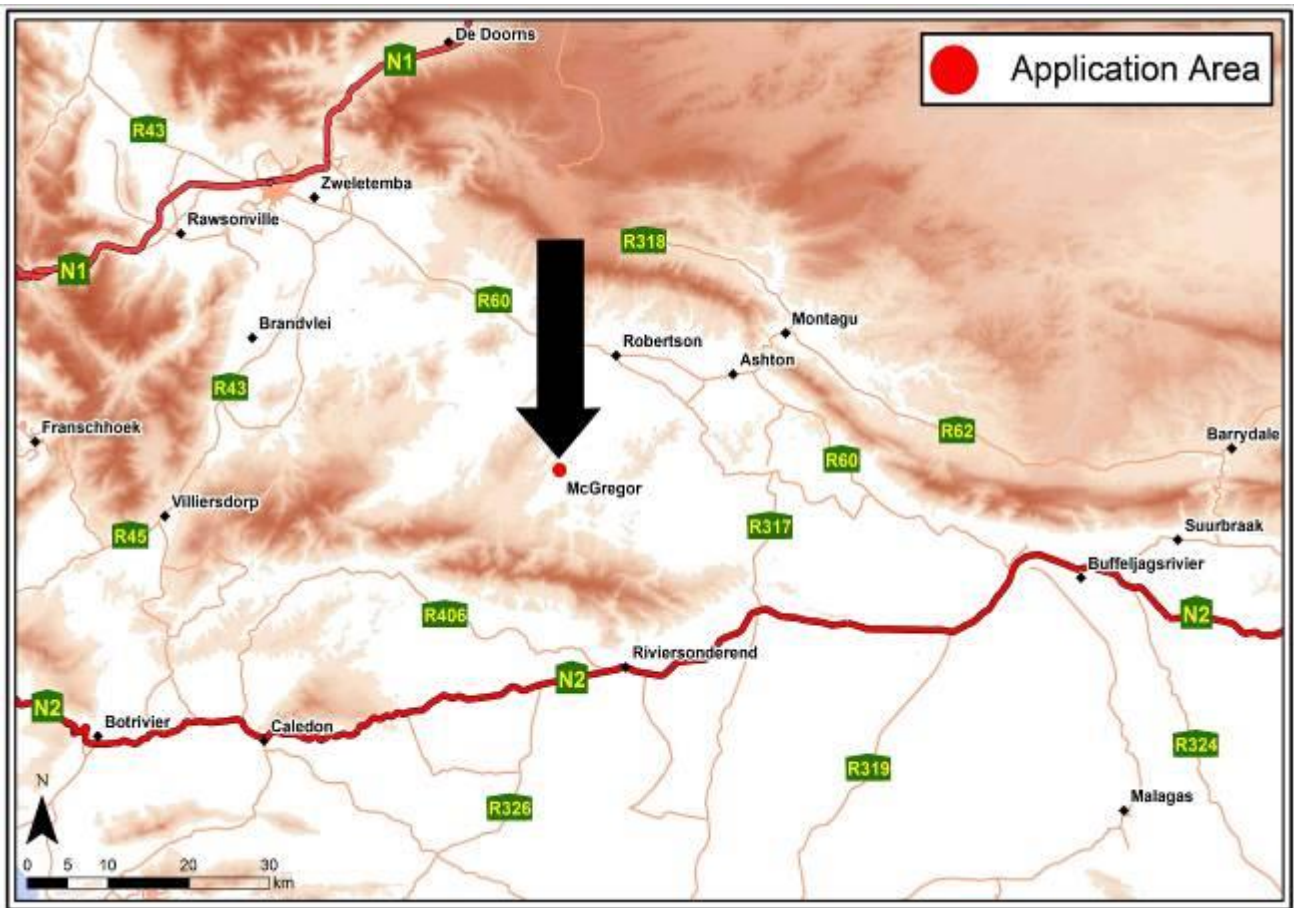


FIGURE 2.1: REGIONAL CONTEXT PLAN



FIGURE 2.2: LOCAL CONTEXT PLAN

## 2.2.2 LOCAL CONTEXT

The property proposed for development, Erf 360 McGregor, is located on the south eastern side of the town. The property abuts Buitekant Street on the western boundary up to the Hoeks River flood plain on the eastern boundary (refer **Figure 2.2** and **Plan 2**).

## 2.3 ZONING

Erf 360, McGregor is currently zoned 'Agricultural Zone I' in terms of Section 8 Zoning Scheme Regulations. The zoning certificate is attached as **Annexure E**. It should be noted that the application area is exempted from Act 70 of 1970 (Subdivision of Agricultural Land Act, 1970). Erf 360, McGregor falls within the limits of the pre-1994 municipal boundaries (refer **Figure 2.3** below). By definition in terms of Section 1(a) of Act 70/1970, Erf 306, McGregor will not be subject to Act 70/1970, but will be exempt in terms of section 1(a). (Refer **Annexure F**). Furthermore, this property is located within the urban edge and has been earmarked for future development.

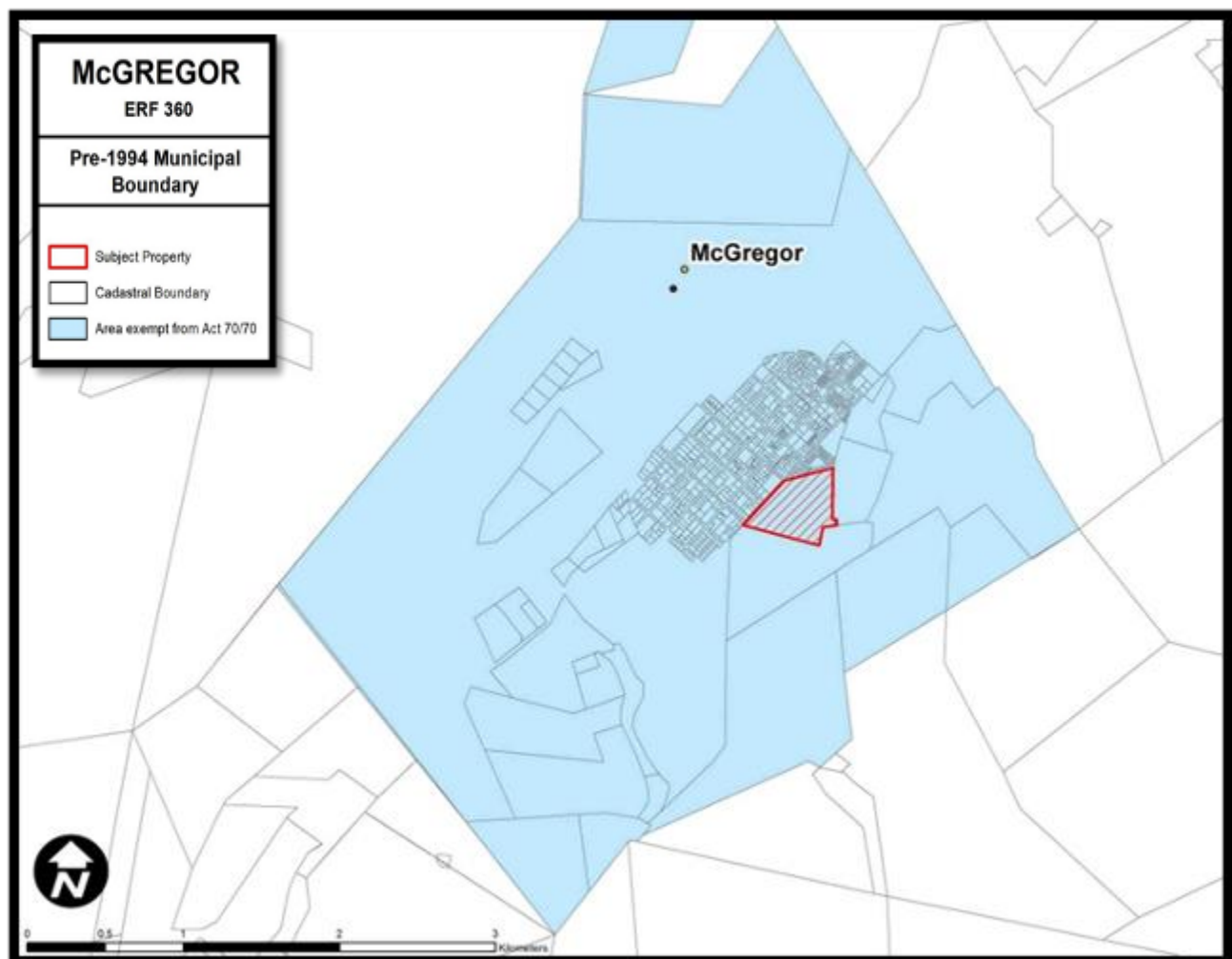


FIGURE 2.3: PLAN PRE-1994 MUNICIPAL BOUNDARY



## 2.4 LAND USES

The land uses of the properties abutting the application area are set out in the table below:

Direction	Land Use
North	Residential (medium density) with one Pre-Primary School
East	Critical Biodiversity Area (CBA)
South	Olive Groves
West	Residential (low density)

TABLE 2.1: LAND USE

McGregor is mainly a residential town. The non-residential business type land uses are located predominantly along Voortrekker Street and to a lesser extent along Long Street. Approximately 80% of the town's erven are developed. The town has a grid layout pattern consisting of street blocks with dimensions of approximately 150m by 150m (refer **Figure 2.4**).

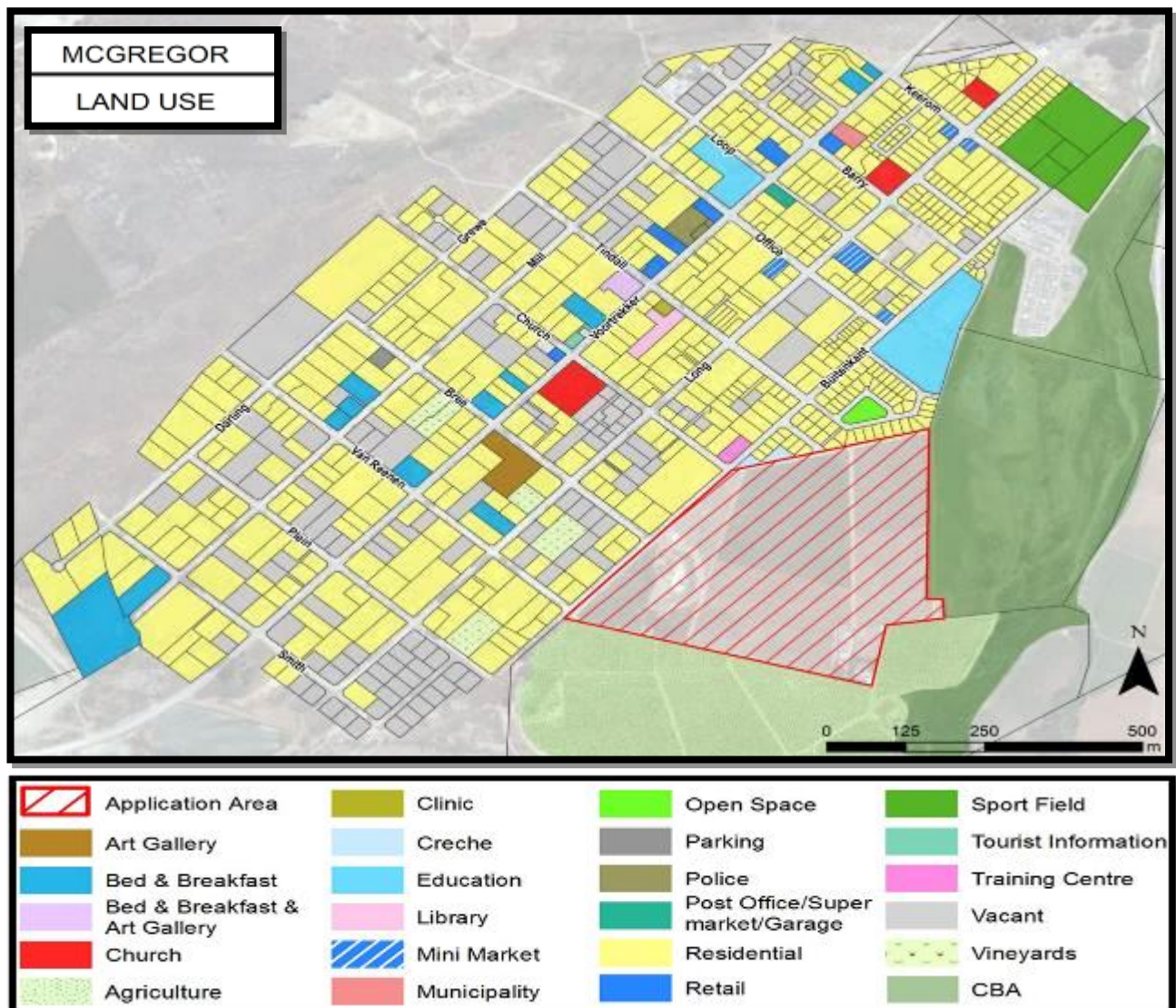


FIGURE 2.4: LAND USE PLAN

## 2.5 POLICY FRAMEWORK

A review of existing planning policies was undertaken pertaining to the application area and the surrounding environs in order to test the consistency of the development proposal with relevant policy. The relevant policy documents are:

### 2.5.1 DRAFT PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK, 2013

#### OBJECTIVE OF THE FRAMEWORK

The Draft Provincial Spatial Development Framework 2013 (PSDF) has not yet been approved by the Provincial Government Western Cape. (Current PSDF was adopted in 2009). The PSDF (2013/14) will be the spatial planning policy for the Western Cape Province in due course and will guide spatial planning over the next 5 years. The Draft PSDF contains certain spatial goals and objectives as well as spatial policies to achieve the One Cape Vision of "*a highly-skilled, innovation driven, resource efficient, connected, high opportunity and collaborative society*".

#### PROPOSALS PERTINENT TO THIS APPLICATION

From an assessment of the Draft PSDF (2013), the primary themes relevant to this planning application were identified as follows:

- Policy S3: Ensure compact, balanced & strategically aligned activities & land uses.
- Policy S5: Ensure sustainable, integrated and inclusive housing planning an implementation.

#### PLANNING IMPLICATIONS

*The proposed housing development of Erf 360, McGregor is generally consistent with the spatial and economic objectives and policies of the Draft PSDF (2103); The PSDF prescribes that:*

- *All future housing delivery projects are founded on principles of sustainability and based on integrated development planning;*
- *Households should be provided with the residential environments, mobility and access to opportunities that support productive activities and reduce levels of exclusion from opportunity;*
- *Achieve a wider range of housing opportunities with regards to diversity of tenure, size, density, height and quality.*

### 2.5.2 BREAKING NEW GROUND (BNG) POLICY: A COMPREHENSIVE PLAN FOR THE DEVELOPMENT OF SUSTAINABLE HUMAN SETTLEMENTS - OCTOBER 2005

#### OBJECTIVE OF THE FRAMEWORK

The intent of this policy document is to guide subsidy housing development over the next five years<sup>1</sup>.

<sup>1</sup> Department Local Government and Housing, October 2005: Draft Discussion Document Prepared by the Human Settlement References Group.





An overview of the objectives of the BNG Policy includes:

- Accelerating housing delivery as a key strategy for alleviation of poverty.
- Ensuring that property can be accessed by all as an asset for wealth creation and empowerment.
- Utilising housing as an instrument for the development of sustainable human settlements, in support of spatial restructuring.
- Promoting upgrading of informal settlements.
- Providing community support facilities through housing delivery.

#### **PROPOSALS PERTINENT TO THIS APPLICATION**

The BNG Policy document provides guidelines for the process of subsidy housing provision. The proposed application area is found to be generally consistent with these guidelines.

#### **PLANNING IMPLICATIONS**

*The proposed development is consistent with the broad guidelines of the BNG Policy, as the application area ensures:*

- *access to affordable, well-located housing;*
- *integration with the existing communities; and*
- *access to existing socio-economic facilities.*

### **2.5.3 WESTERN CAPE SUSTAINABLE HUMAN SETTLEMENT STRATEGY (WCSHSS) – UNDATED**

#### **OBJECTIVE OF THIS STRATEGY**

The WCSHSS provides guidelines for different policy frameworks, compiled by the Western Cape Provincial Government, as part of the process to deliver sustainable housing to communities in need. The WCSHSS aims to fully integrate the poor into the towns and cities and to move away from a dualistic housing market, while ensuring that residential densities within urban areas strive towards achieving densities of at least 25 dwelling units/ha. The core focus of this strategy is based on three shifts, namely:

- The shift from housing construction to sustainable human settlements
- The shift to the use of sustainable resources
- The shift to real empowerment

The WCSHSS provides a framework within which subsidy housing developments should aim to integrate communities.

#### **PLANNING IMPLICATIONS**

*Forthcoming from the above, the WCSHSS clearly supports the proposed development as existing resources i.e. bulk services are used for the proposed development. In this regard, the focus is mainly on creating integrated communities and sustainable human settlements that are developed in a manner that would facilitate integration between existing communities.*



*The proposed development is located within existing communities which enhances integration possibilities. Furthermore, the proposed development is consistent with the guidelines of the WCSHSS as the achieved density of the proposed development is approximately 30 dwelling units/ha.*

## 2.5.4 DRAFT LANGEBERG MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK (2014)

### OBJECTIVE OF THIS FRAMEWORK

The Draft Langeberg Spatial Development Framework (SDF) was compiled by CNDV Africa for the Langeberg Municipality. This document provides overarching spatial development principles which underpin the municipality's approach to integrated spatial planning, land use management and economic development.

### PROPOSALS PERTINENT TO THIS APPLICATION

According to the Draft SDF, Erf 360 is designated as a 'New Development Area' and earmarked for future residential development. The Draft SDF also indicates that Erf 360 is located within the urban edge of McGregor. (Refer **Figure 2.5**).

### PLANNING IMPLICATIONS:

*The proposed development of Erf 360, McGregor is consistent with the Draft Langeberg Spatial Development Framework (2014), as the application area is earmarked for future housing purposes and is also included within the urban edge of McGregor.*

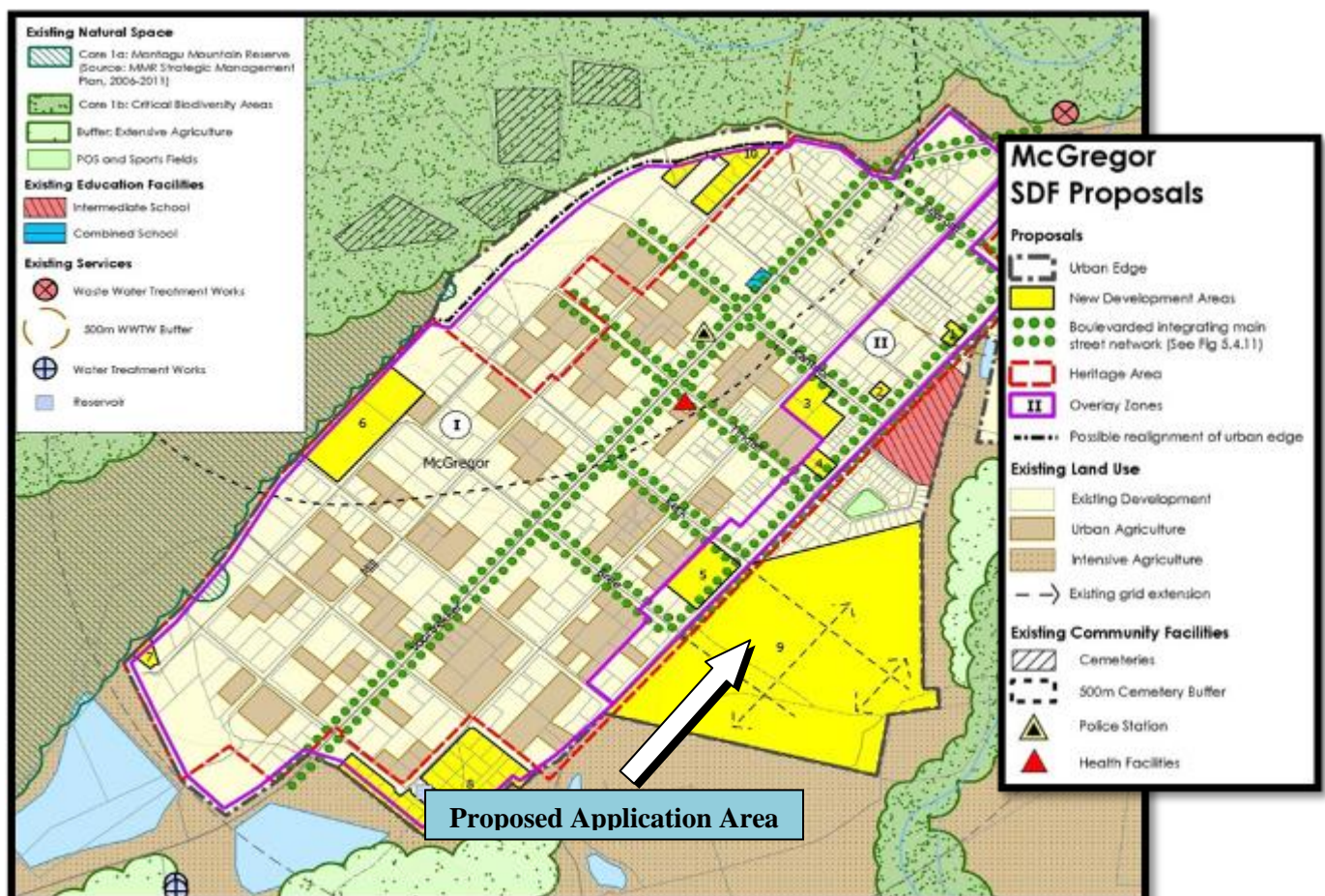


FIGURE 2.5: DRAFT SPATIAL DEVELOPMENT FRAMEWORK – MCGREGOR PROPOSALS (SOURCE: CNDV- DRAFT SDF 2014)



## 2.6 EXISTING INFORMAL SETTLEMENT

An existing informal settlement is currently located on the north-eastern edge of McGregor (refer **Figure 2.6**). A shortage of housing opportunities within McGregor combined with the influx of seasonal farm workers into the area contributed to its existence.

The main constraints pertaining to this informal settlement are:

- Un-serviced erven
- Located below Hoeks River floodline
- Located within Critical Biodiversity Area (CBA)
- Located outside urban edge
- Informal dwelling structures
- Informal road network

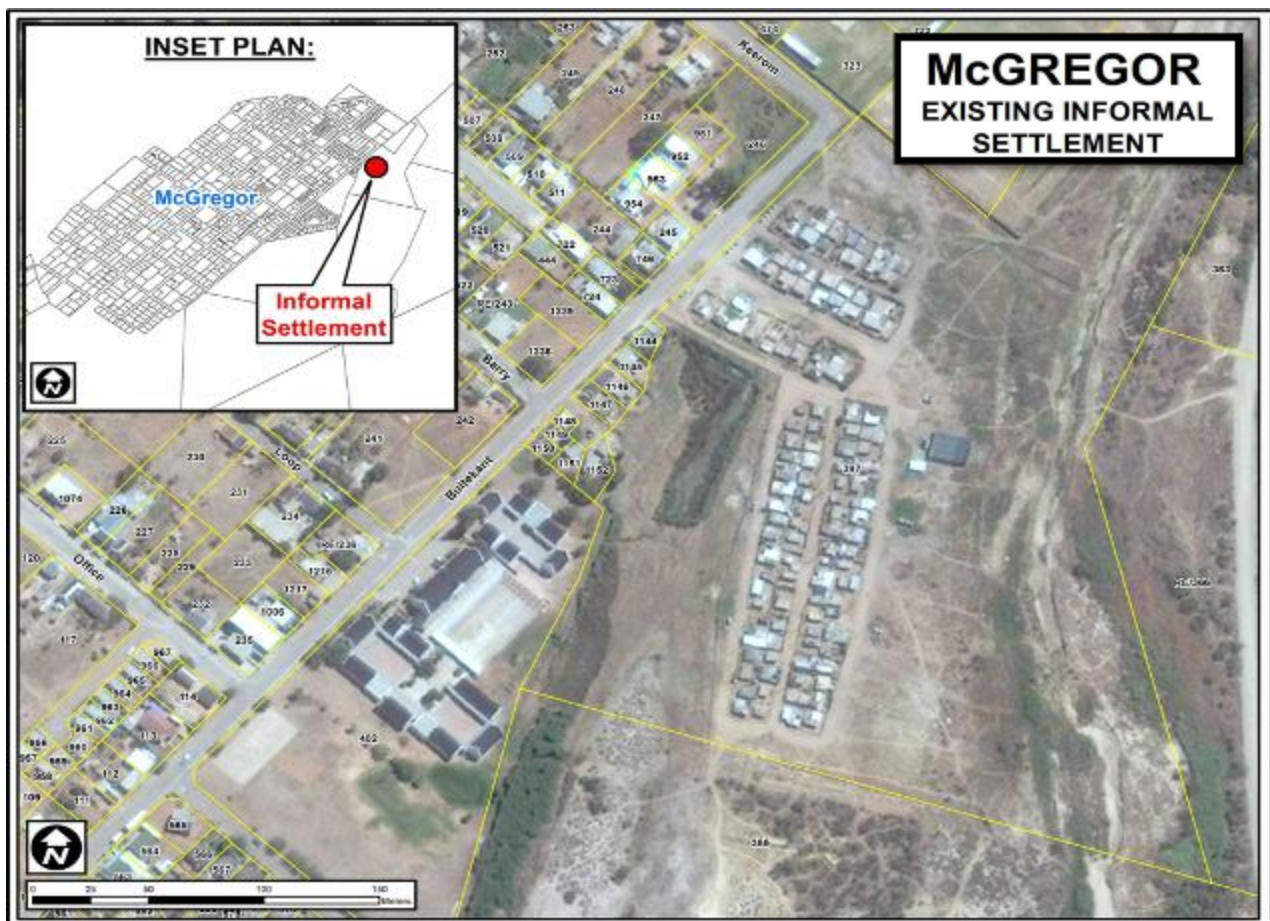


FIGURE 2.6: EXISTING INFORMAL SETTLEMENT

## 2.7 BENEFICIARIES

All residents currently residing within the abovementioned informal settlement area will be considered for a housing subsidy provided they are on the waiting list and comply with the necessary criteria. Non-qualifiers, currently residing within the informal area will also be considered and accommodated on the proposed development area as far as possible.

## SECTION 3

## LAND IDENTIFICATION ASSESSMENT PROCESS

### 3.1 OBJECTIVE OF LAND USE IDENTIFICATION PROCESS

The existing McGregor waiting list exceeds 520 units (refer **Annexure G**). In order to develop a sustainable human settlement which is consistent with the relevant policy framework, an area of  $\pm 17\text{ha}$  (@30 units per hectare) is required.

An interim Human Settlement Report compiled by this firm was completed in February 2012 in order to identify, assess and propose the most desirable vacant land for housing development within and around McGregor. Within this study, three (3) sites were identified as potential areas for future housing development (referred to as sites 1, 2 and 3) below.

In addition to these properties, two new alternatives were also identified, referred to as sites 4 and 5. In addition, the Department of Agriculture identified an additional alternative location for development (refer to Site 6).

In total six (6) vacant land portions have been identified as potential future housing development areas to accommodate the existing need for human settlement. The desirability of each is assessed in Section 3.2 in order to establish the most desirable option for future housing development.

This assessment was conducted from a subsidy housing perspective, indicating due consideration to the most desirable location based on a range of criteria.

### 3.2 THE IDENTIFICATION OF LAND IN MCGREGOR

#### 3.2.1 DESCRIPTION OF SITES:

The following sites were identified for possible alternatives:

SITE	LOCATION
<b>SITE 1: Erven 330,921-926,389,1174-1175</b>	Located on the north western corner of McGregor - <i>refer figure 3.1</i>
<b>SITE 2: Portion of Erf 330</b>	Located on the north western edge of McGregor - <i>refer figure 3.2</i>
<b>SITE 3: Erven 946,968-994</b>	Located on the south eastern corner of McGregor - <i>refer figure 3.3</i>
<b>SITE 4: Portion of Erf 330</b>	Located on the south eastern edge of McGregor - <i>refer figure 3.4</i>
<b>SITE 5: Erf 360</b>	Located on the eastern edge of McGregor - <i>refer figure 3.5</i>
<b>SITE 6: Portion of Erf 330</b>	Located on the north western edge of McGregor - <i>refer figure 3.6</i>

TABLE 3.1: ALTERNATIVES SITES







FIGURE 3.1: ALTERNATIVE SITE 1



FIGURE 3.2: ALTERNATIVE SITE 2



FIGURE 3.3: ALTERNATIVE SITE 3



FIGURE 3.4: ALTERNATIVE SITE 4



FIGURE 3.5: ALTERNATIVE SITE 5



FIGURE 3.6: ALTERNATIVE SITE 6



### 3.2.2 PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK AND ISIDIMA CRITERIA:

The PSDF and Isidima criteria were applied to assess and determine the most desirable site for housing development.

THE CRITERIA	REQUIREMENTS
<b>PSDF and Isidima - Criteria</b> <ul style="list-style-type: none"> <li>- <b>Public Land</b></li> <li>- <b>Urban Restructuring</b></li> <li>- <b>Densification</b></li> <li>- <b>Access to Economic Opportunities</b></li> </ul>	<p>Utilise public land to facilitate urban restructuring</p> <p>Contain urban growth within the agreed urban edge. Promote integration and the containment of the existing urban edge to prevent urban sprawl.</p> <p>Encourage overall density of 25u/ha within towns before further extension to urban edge is considered.</p> <p>Promoting access by locating facilities within walking distance (<math>\pm 1</math>km) to schools, clinics, business, public transport, etc.</p>
<b>Ownership</b>	Optimise public land
<b>Biophysical</b>	Avoid environmentally sensitive areas, development within flood lines, steep slopes or un-even terrain.
<b>Services</b>	Cost-effective linkage / availability of bulk services
<b>Size</b>	<p>Subsidised - Average gross density of 30u/ha</p> <p>GAP housing – Erf size to be determined by market / demand</p> <p>Middle-high income – Erf sizes to be determined by market / demand and existing Erf sizes.</p>
<b>Property Market</b>	Locate GAP and middle-high income housing in areas that would be attractive for investors / buyers.

TABLE 3.2 PSDF AND ISIDIMA CRITERIA

### 3.2.3 ASSESSMENT: SITE 1

CRITERIA	Site 1 – Portion of Erf 330 & Erven 389,921-926, 1174-1175
<b>Ownership</b>	<ul style="list-style-type: none"> <li>• Langeberg Municipality</li> </ul>
<b>Size</b>	<ul style="list-style-type: none"> <li>• <math>\pm 1.36</math> ha.</li> <li>• Site too small to meet the required size of approximately 15ha.</li> </ul>
<b>Urban Restructuring</b>	<ul style="list-style-type: none"> <li>• Site inside urban edge.</li> <li>• Densification will be in conflict with existing urban structure/urban fabric.</li> <li>• Integration possibilities limited.</li> </ul>
<b>Densification</b>	<ul style="list-style-type: none"> <li>• Possible up to approximately 15u/ha</li> </ul>
<b>Biophysical</b>	<ul style="list-style-type: none"> <li>• Even terrain</li> <li>• Existing structures exist on site</li> </ul>
<b>Services</b>	<ul style="list-style-type: none"> <li>• Bulk services connection possible</li> </ul>
<b>Property Market</b>	<ul style="list-style-type: none"> <li>• High income/low density residential market</li> </ul>
<b>Maximum number of housing opportunities</b>	<ul style="list-style-type: none"> <li>• <math>\pm 20</math> Units</li> </ul>
<b>Recommendation</b>	<i>Site 1 not recommended for the proposed development of subsidy and GAP housing.</i>

TABLE 3.3: PSDF & ISIDIMA ASSESSMENT ALTERNATIVE SITE 1



### 3.2.4 ASSESSMENT: SITE 2

CRITERIA	Site 2 – Portion of Erf 330
Ownership	<ul style="list-style-type: none"> <li>Langeberg Municipality</li> </ul>
Size	<ul style="list-style-type: none"> <li>±1.93ha</li> <li>Site too small to meet the required size of approximately 15ha.</li> </ul>
Urban Restructuring	<ul style="list-style-type: none"> <li>Site inside urban edge</li> <li>Densification will be in conflict with existing urban structure/urban fabric.</li> <li>Integration possibilities limited.</li> </ul>
Densification	<ul style="list-style-type: none"> <li>Possible up to approximately 20u/ha</li> </ul>
Biophysical	<ul style="list-style-type: none"> <li>Slope towards north-eastern side.</li> <li>Un-even terrain</li> </ul>
Services	<ul style="list-style-type: none"> <li>Bulk services connection possible</li> </ul>
Property Market	<ul style="list-style-type: none"> <li>High income/low density</li> <li>GAP</li> </ul>
Maximum number of housing opportunities	<ul style="list-style-type: none"> <li>±20 Units</li> </ul>
Recommendation	<i>Site 2 not recommended for the proposed development of subsidy and GAP housing.</i>

TABLE 3.4: PSDF &amp; ISIDIMA ASSESSMENT ALTERNATIVE SITE 2

### 3.2.5 ASSESSMENT: SITE 3

CRITERIA	Site 3 – Erven 946,968-994
Ownership	<ul style="list-style-type: none"> <li>Langeberg Municipality</li> </ul>
Size	<ul style="list-style-type: none"> <li>±3.14ha</li> <li>Site too small to meet the required size of approximately 15ha.</li> </ul>
Urban Restructuring	<ul style="list-style-type: none"> <li>Site inside urban edge</li> <li>Low-density development already approved on site.</li> <li>Integration not possible</li> </ul>
Densification	<ul style="list-style-type: none"> <li>Not possible</li> </ul>
Biophysical	<ul style="list-style-type: none"> <li>Relatively even slope</li> <li>Un-even terrain on southern side of site.</li> </ul>
Services	<ul style="list-style-type: none"> <li>Bulk service connection possible</li> </ul>
Property Market	<ul style="list-style-type: none"> <li>High income/low density</li> </ul>
Maximum number of housing opportunities	<ul style="list-style-type: none"> <li>27 Units</li> </ul>
Recommendation	<i>Site 3 not recommended for the proposed development of subsidy and GAP housing.</i>

TABLE 3.5: PSDF &amp; ISIDIMA ASSESSMENT ALTERNATIVE SITE 3



### 3.2.6 ASSESSMENT: SITE 4

CRITERIA	Site 5 – Portion Erf 330
Ownership	<ul style="list-style-type: none"> <li>Langeberg Municipality</li> </ul>
Size	<ul style="list-style-type: none"> <li>±9.21 ha</li> <li>Site too small to meet the required size of approximately 15ha.</li> </ul>
Urban Restructuring	<ul style="list-style-type: none"> <li>Outside urban edge; Irregular urban form</li> <li>Integration possibilities limited due to site not abutting existing residential areas.</li> </ul>
Densification	<ul style="list-style-type: none"> <li>Possible up to 30u/ha</li> </ul>
Biophysical	<ul style="list-style-type: none"> <li>Relatively steep slope draining towards the east</li> <li>Un-even terrain</li> </ul>
Services	<ul style="list-style-type: none"> <li>Bulk services connection possible</li> </ul>
Property Market	<ul style="list-style-type: none"> <li>Subsidy &amp; GAP</li> </ul>
Maximum number of housing opportunities	<ul style="list-style-type: none"> <li>±250 Units</li> </ul>
Recommendation	<p><i>Site 4 not recommended based on: limited size, location outside urban edge, un-even slope, irregular extension of urban footprint.</i></p>

TABLE 3.6: PSDF & ISIDIMA ASSESSMENT ALTERNATIVE SITE 4

### 3.2.7 ASSESSMENT: SITE 5

CRITERIA	Site 5 – Erf 360
Ownership	<ul style="list-style-type: none"> <li>Langeberg Municipality</li> </ul>
Size	<ul style="list-style-type: none"> <li>±17.41ha</li> </ul>
Urban Restructuring	<ul style="list-style-type: none"> <li>Consistent with current status of urban edge (Draft SDF 2014)</li> </ul>
Densification	<ul style="list-style-type: none"> <li>Possible up to approximately 30u/ha</li> <li>Integration possible</li> <li>Natural extension of urban framework possible via Church and Hartzenberg Street</li> </ul>
Biophysical	<ul style="list-style-type: none"> <li>Relatively even slope draining towards the eastern edge abutting the Hoeks River flood plain.</li> <li>Even terrain.</li> <li>Existing farm/irrigation dam on site.</li> </ul>
Services	<ul style="list-style-type: none"> <li>Bulk services connection available</li> </ul>
Property Market	<ul style="list-style-type: none"> <li>GAP, Subsidy, Extensive residential</li> </ul>
Maximum number of housing opportunities	<ul style="list-style-type: none"> <li>±520 Units</li> </ul>
Recommendation	<p><i>Site 5 recommended for the proposed development of subsidy and GAP housing.</i></p>

TABLE 3.7: PSDF & ISIDIMA ASSESSMENT ALTERNATIVE SITE 5

### 3.2.8 ASSESSMENT: SITE 6

CRITERIA	Site 6 - (Identified by Department of Agriculture)
Ownership	<ul style="list-style-type: none"> <li>Langeberg Municipality</li> </ul>
Size	<ul style="list-style-type: none"> <li>±12.28ha</li> </ul>
Urban Restructuring	<ul style="list-style-type: none"> <li>Outside urban edge</li> </ul>
Densification	<ul style="list-style-type: none"> <li>Possible up to approximately 30u/ha</li> </ul>
Biophysical	<ul style="list-style-type: none"> <li>Uneven slope.</li> <li>Critical Biodiversity Area – Krans Nature Reserve</li> </ul>
Services	<ul style="list-style-type: none"> <li>Bulk services connection may be possible.</li> </ul>
Property Market	<ul style="list-style-type: none"> <li>GAP, Subsidy.</li> </ul>
Maximum number of housing opportunities	<ul style="list-style-type: none"> <li>±360 Units</li> </ul>
Recommendation	<p>Site 6 not recommended for development based on: location outside urban edge, un-even slope and site encroaching the Krans Nature reserve.</p>

TABLE 3.8: PSDF & ISIDIMA ASSESSMENT ALTERNATIVE SITE 6

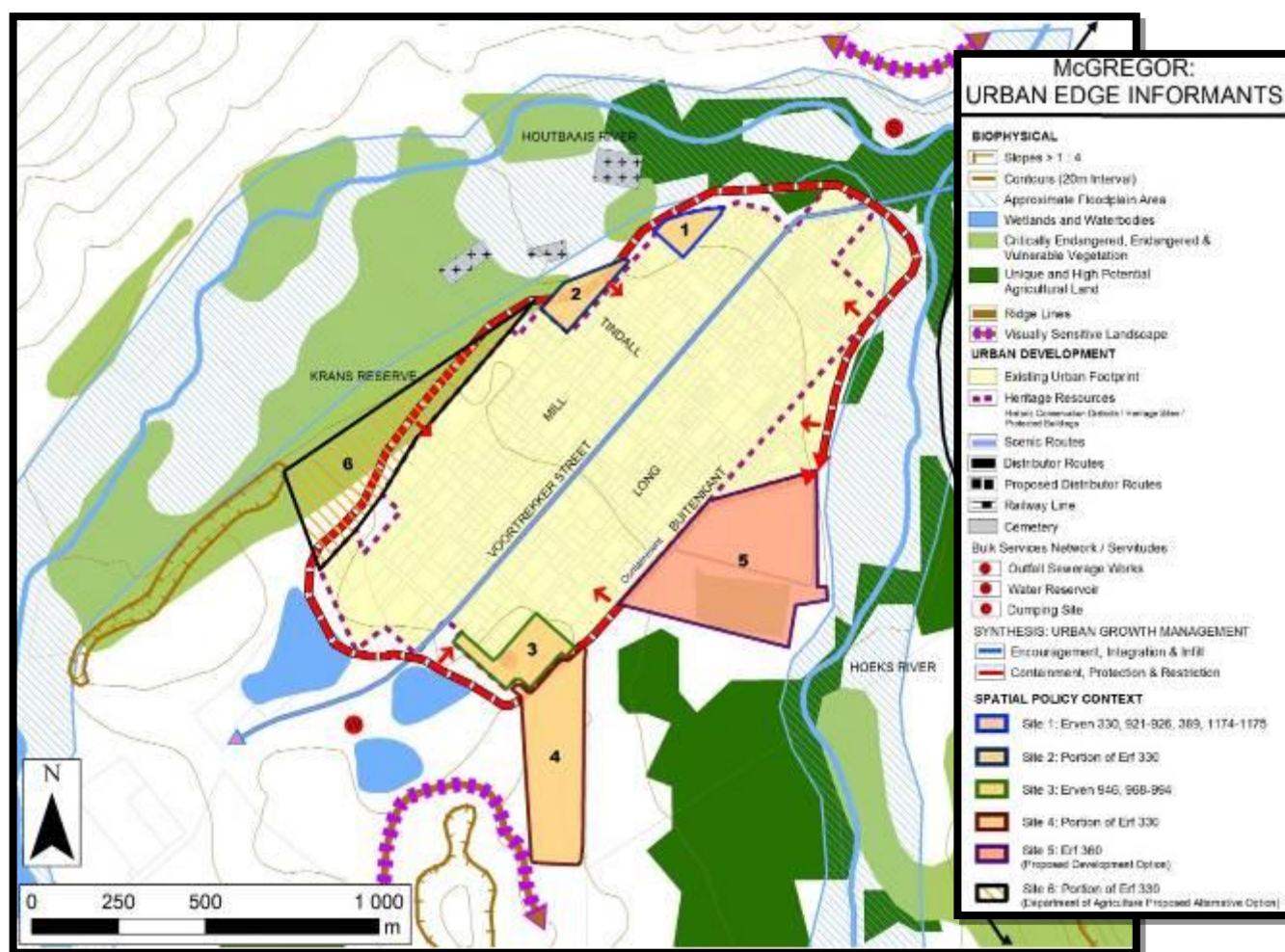


FIGURE 3.7: SITE INFORMANTS

### 3.3 CONCLUSION

A range of possible options for infill development and urban expansion were considered. Sites 1, 2 and 3 have limited opportunity for development, and are also not desirable for high-density subsidy housing purposes. Biophysical restrictions are applicable to site 4 and 6 respectively. Subsequently, considering the size, number of residential erven required, biophysical characteristics and the requirements of bulk services connections, it is clear that site 5 is the only viable and logical area for the intended development.

Other options located further from the town were also investigated, but given the existing flood line of the Hoeks River, the protected environmental status of the land surrounding the town as well as accessibility to bulk engineering services, no other locations were found to be desirable (refer *Figure 3.7*).

It is therefore our considered opinion that the only desirable property for future housing development is Site 5. The following additional considerations also apply to the site selection, namely:

- The Langeberg SDF identified the property for future housing development.
- The Langeberg SDF indicates that the property is located within the urban edge.
- The community indicated their support for the location.
- The land was bought by the Department Western Cape Government for the sole purpose of a human settlement development.
- The entire housing waiting list will be accommodated on this site.





## SECTION 4 SITE ANALYSIS

### 4.1 LAND USE SURVEY

#### 4.1.1 COMMUNITY FACILITY STANDARDS

A land use survey was conducted on 05 August 2013 by this firm. The objective of the land use survey was to record all non-residential land uses in order to determine the supply of community facilities and social amenities within McGregor.

The land use survey confirmed that the following community facilities and non-residential land uses are located in McGregor (refer *Figure 4.1* and *Plan 3*):

- One (1) Post Office
- One (1) Local Clinic
- One (1) Municipal Offices
- One (1) Police Station
- One (1) Library
- Three (3) Places of Worship
- One (1) Public Pre-Primary School
- One (1) Public Primary School (Grade R-8)
- One (1) Private School (Grade R-12)
- Five (5) Mini Markets
- One (1) General Dealer/Supermarket
- One (1) Filing Station

The Development Parameters (2013), published by the Department of Environmental Affairs and Development Planning (DEA&DP) is summarised in the table below and will be used as a guideline in order to determine the current and future supply of community facilities.

FACILITY CATEGORY	COMMUNITY FACILITY	REQUIREMENT		SIZE (HA)	REQUIREMENT (Based on 520 Units)
Educational Facility	Pre-Primary School	1/2400 people	1/600 DU	130-300m <sup>2</sup>	<u>1</u>
	Public Primary Schools	1/ 3000-4000 people	1/1000DU	Without sport facilities: 2.0Ha With sport facilities: 2.8Ha	0
	Public Secondary Schools	1/10 000 people	1/2500 DU	Approximately 3 Ha	0
	Tertiary Educational Facility	At least 150 000 people	1/37 500 DU	Dependant on Facility	0
Health and Welfare Facilities	Mobile Clinics	1/5000 people	1/1250 DU	-	0
	Local Public Clinics	1/120 000 people	1/30 000 Du	0.75-3Ha	0
	Public Hospitals	1/450 000 people	1/112 500 Du	20-40ha	0
	Regional Public Hospitals	1/4 500 000 people	1/1 125 000 Du	35Ha	0
	Children's Homes	1/50 000 people-200 000 people	1/11 250-50 000 Du	2ha	0



	Homes for the Aged	1/50 000 people	1/12 500 Du	0.5-2Ha	0
<b>Social and Cultural Facilities</b>	Community Halls/Centres	1/10 000 people	1/2500 Du	0.2-0.5Ha	0
	Libraries	1/35 000 people	1/8750 Du	0.1-0.2Ha	0
	Places of Worship	1/2000 people	1/500 Du	0.015-0.3Ha	<u>1</u>
<b>Public Service Facilities</b>	Municipal Offices	1/50 000 people	1/12 500 Du	0.3Ha	0
	Post Office	1/10 000 people	1/2500 Du	Min 100m <sup>2</sup>	0
	Police Station	1/25 000 people	1/6250 Du	0.1-1.0Ha	0
	Fire Stations	1/60 000 people	1/15 000 Du	Min 1.2Ha	0
	Magistrates Court	-	-	0.6-2.3Ha	0
	High Courts	1/200 000 people	1/50 000 Du	0.5-1.2Ha	0
<b>Recreational Facilities and Open Space</b>	Small Neighbourhood Play Lots	1/1000 people	1/250 Du	500m <sup>2</sup>	<u>2</u>
	Community Functional Play Parks	1/2000-40 000 people	1/500-10 000 Du	500m <sup>2</sup> -1.0Ha	0
	Regional Parks	1/20 000 people	1/5000 Du	5Ha	0
	Community Sports Fields	1/5000-6000 people	1/1250-15 000 Du	0.02-2.0Ha	0
	Stadiums	1/100 000 people	1/25 000 Du	3Ha	0
	Cemeteries	1/100 000 people	1/25 000 Du	-	0
<b>Waste Management Facilities</b>	General Waste Disposal Facility	-	-	-	-
	Hazardous Waste Facility	-	-	-	-
	Waste Water Treatment Facility	-	-	-	-

TABLE 4.1: GUIDELINES ON COMMUNITY FACILITY PROVISION

#### 4.1.2 LAND USE SURVEY FINDINGS

According to the land use survey all existing community facilities are located within 1km (measured from the centre of Erf 360) of the proposed development. (Refer **Figure 4.1**). The various policy frameworks and guidelines prescribe a maximum distance to social facilities, amenities and business opportunities of no more than 1.5km (Policy UR11 of the PSDF). The Central Business District (CBD) is located approximately 800m north-west from the proposed development.

It should be stated that the beneficiaries of the proposed development already reside within and around the town of McGregor. To achieve sustainable human settlements/communities, provision should be made for any shortfall/need for non-residential use and/or community facilities. By applying the guidelines, the need has been identified for at least one crèche, one church erf and two small neighbourhood play-areas.

#### 4.1.3 COMPLIMENTARY LAND USES

Notwithstanding the compliance with the minimum standards for community facilities, the opportunity exists to include complimentary land uses that will contribute to the empowerment, upliftment and sense of ownership of the community. A large open space erf is proposed on the southern boundary abutting the Hoeks river basin. This property can be utilised as a sports field and/or basketball court/skateboard facility. Furthermore a community facility erf is proposed on the existing farmstead and surrounding ancillary buildings presenting various opportunities for social development.



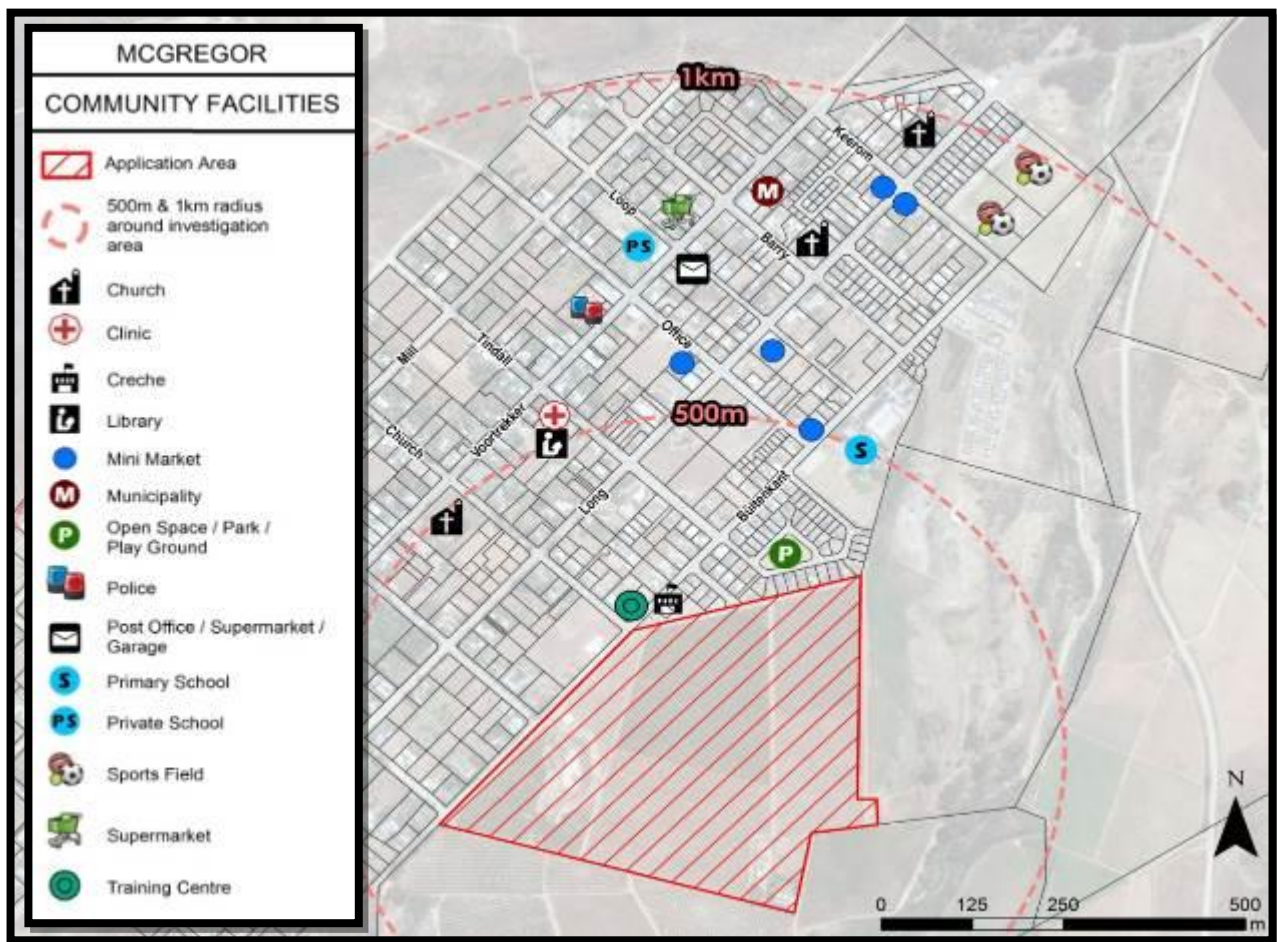


FIGURE 4.1: COMMUNITY FACILITIES

## 4.2 SOIL POTENTIAL REPORT

(This section is a summary of the report compiled by B Schloms, refer *Annexure H*).

This report assessed the agricultural potential of Erf 360, McGregor.

Fifteen soil profiles were taken by a mechanical digger and were subsequently described and classified according to the soil classification system (a Taxonomic System). This system is based on the recognition of diagnostic soil horizons and materials. Seven different soil forms were identified, indicative of the heterogeneity in terms of soils occurring on Erf 360.

In conclusion, the findings of the soil potential report pertaining to Erf 360 was that the agricultural production purposes range from very low, medium and medium to high.

## 4.3 GEOTECHNICAL STUDY

(This section is a summary of the report compiled by Messrs Core Geotechnical Consultants refer *Annexure I*)

Messrs Core Geotechnical Consultants undertook a phase 1 geotechnical investigation on the application area.

Geologically, the site is underlain from ground surface by dense gravelly silts of colluvial origin and gravelly residual clays. These soils overlie and mask the majority of the site. No water table was encountered on site during the investigation and the main water table probably occurs as a fractured rock aquifer at greater depth (refer **Figure 4.2**). The site investigation was however carried out during the dry summer period and winter rainfall might result in a perched water table. Surface water flow (sheet run-off down-slope) is also likely to develop during intense rainfall events.

Recommendations for the proposed foundation designs and drainage are given in Sections 8 and 9 (refer **Annexure I**) respectively. Storm-water management is recommended to prevent water ingress into soils below the proposed foundations and roadways, this will also effectively reduce any long-term maintenance.

In summary this report indicates that Erf 360, McGregor is generally suitable for subsidy housing development, provided that the recommendations given in Sections 8 and 9 are adhered to.

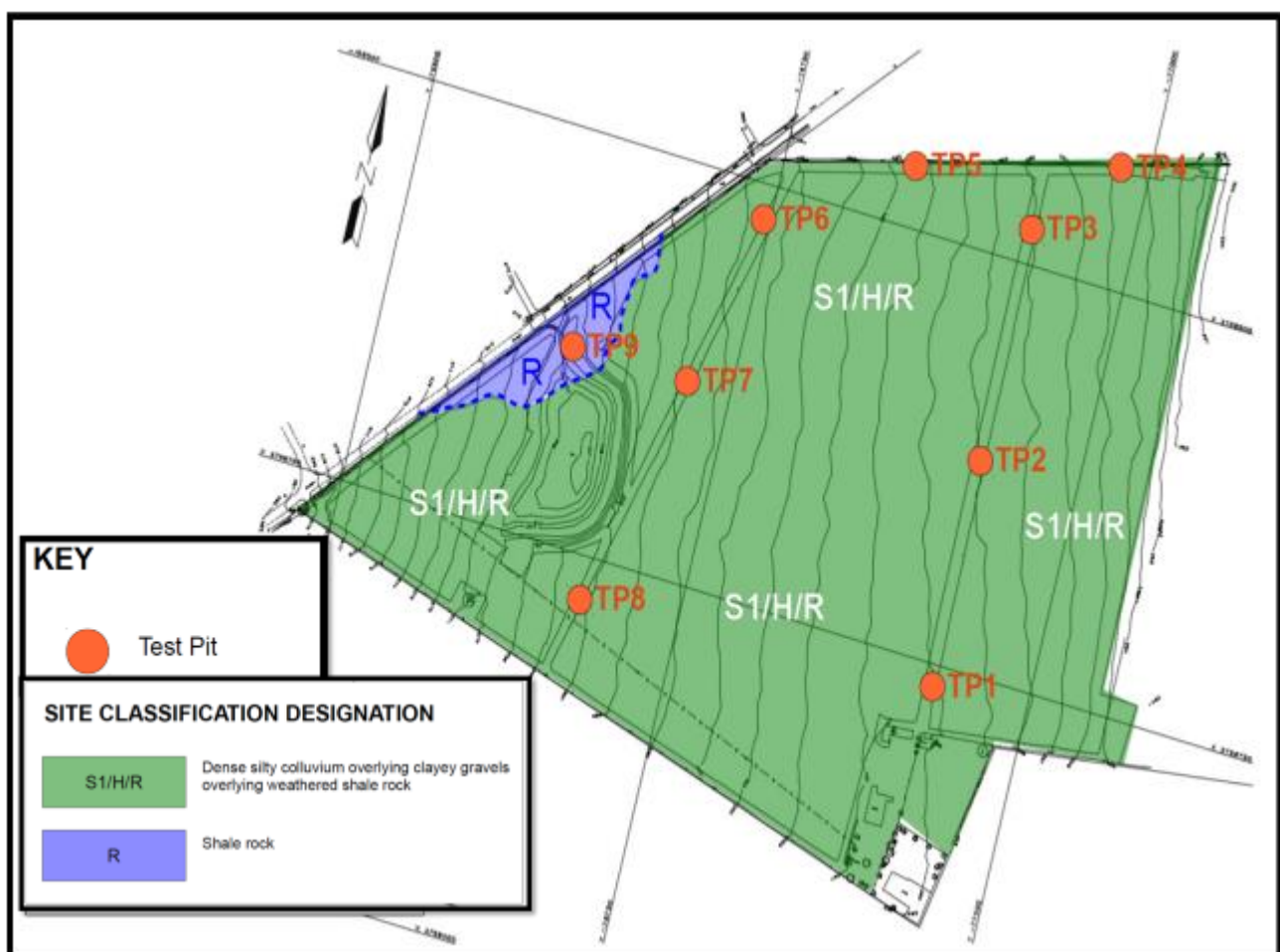


FIGURE 4.2: GEOTECHNICAL INVESTIGATION TEST-PITS

#### 4.4 ENGINEERING SERVICES REPORT

(This section is a summary of the report compiled by Messrs Worley Parsons Consulting Engineers, refer *Annexure J*).

Messrs Worley Parsons Consulting Engineers investigated the application area to establish the availability of bulk engineering services. Refer to *Annexure K* for the Municipal confirmation of the bulk services as well as for the timeframes pertaining to upgrading required.

##### 4.4.1 WATER

It is proposed to provide a dedicated water feed between the reservoir and the application area. A 160mm feed line will form part of the connecting bulk water between the application area and the reservoir.

##### 4.4.2 ELECTRICAL

The electricity supply to this development will be upgraded by Eskom. The cost thereof will form part of this project. The provision of an 11kV electrical feed from 'Die Kop' to Buitekant Street will be required in order to provide electricity to the proposed development.

##### 4.4.3 SEWAGE

It is envisaged that the new proposed water-borne sewer system connects to the existing sewer treatment network. A total of 550m sewer pipe will be provided ranging from 160mm to 250mm. Upgrading of the existing sewer network will be required, as well as a portion of new gravity sewer line.

##### 4.4.4 TELECOMMUNICATION SERVICES

Telkom will be approached, and presented with the opportunity to provide a Telkom distribution system within the proposed development. The necessary 'sleeves' will be provided at street crossings.

##### 4.4.5 SUMMARY

Following the afore-mentioned interpretation and summary of the engineering services report, compiled by Messrs Worley Parsons Consulting Engineers, it can be concluded that the proposed housing development will be fully serviced with the required civil services in terms of water, sewerage, electricity and telecommunication and will subsequently be connected to the existing bulk services infrastructure of McGregor. The required upgrades will be implemented in order to ensure that the service infrastructure can operate effectively and contribute to the standard of living and the health and safety of the community refer *Annexure K*.

#### 4.5 STORMWATER MANAGEMENT

As part of the bulk services report, Worley Parsons compiled a stormwater management plan. (Refer to *Annexure J*)





The stormwater run-off generated from Erf 360, McGregor has been analysed in its entirety with due regard to the proposed future development. The 'standards of services' of the road surfacing and cross sections have been used to determine projected run-off of Erf 360. Provisions have been made for rainwater from roofing, with possible extensions to housing units and hardened surfaces on each property. The design of a sustainable urban drainage system is based on the minimum disruption of the natural water cycle.

The management of stormwater is based on allowing stormwater to infiltrate the natural groundwater body as far as possible, with the remainder to be placed in stormwater systems. It is consequently envisaged that part of the stormwater will be allowed to be absorbed by the colluvial soils. The remainder of the stormwater run-off will be taken to treatment facilities where the water quality will be improved (refer **Figure 4.3**). Structural stormwater controls proposed for this development includes natural infiltration as well as filtration and treatment. Stormwater attenuation will not be provided due to the close proximity to the Hoeks River basin.



FIGURE 4.3: STORMWATER TREATMENT AREAS

## 4.6 HERITAGE IMPACT ASSESSMENT

(This section is a summary of the report compiled by Messrs Aikman Associates refer **Annexure L, M & N**).

Messrs Aikman Associates, Heritage Management was appointed to undertake a Heritage Impact Assessment (HIA) in terms of the National Heritage Resources Act (Act 25 of 1999). The outcome of this assessment was to indicate the suitability of Erf 360, McGregor for residential development purposes in light of various heritage indicators.

A first phase HIA was completed (refer Annexure L) during the initial planning stages of the proposed development. The main heritage indicators derived from this report is the following:

- **AGRICULTURAL/EXTENSIVE RESIDENTIAL EDGE TO BUITEKANT STREET**

It is proposed to retain this outer edge condition so that an agricultural edge (proposed as part of alternative development concept) can be created on the south western side of Buitekant Street. A narrow band accommodating smallholdings and the existing dam should be developed. The existing farm track at the base of the dam provides a natural boundary to this zone. A windbreak of trees should be planted on the township edge of this zone.

- **THE EXTENSION OF CHURCH STREET**

Church Street is a major cross street in the village and should be extended onto Erf 360. A public/community facility at the intersection of Church- and Buitekant Street can create a "special place" in the village. This should be a gateway into the new residential area. With the agricultural edge and public/community facility located at the aforementioned intersection.

- **APPROPRIATE HOUSING TYPOLOGIES**

The existing McGregor village is characterised by a variety of house typologies. The oldest form being the simple 3-bay cottage with a pitched thatch roof and external hearth and chimney. A later version has a simple parapet with a low-pitched roof of corrugated iron. Both these archetypes were often connected in pairs or as semi-detached dwellings. It will be important to create as much variety as possible as Erf 360 slopes down towards the river and the roof-scape will be an important visual element. It is recommended that three house typologies be used. The variety can be achieved by the use of double pitch roofs, lean-to roofs with a simple parapet.

- **TREE PLANTING**

While the village is not characterised by avenues of trees as in Stellenbosch and other historic towns and villages, trees can play an important role in reducing the impact of high density residential development. It has been recommended that a gateway be created at the intersection of Church Street and Buitekant Street with the siting there of a public/community facility. This public place should be heavily treed to create summer shade. It was also recommended that a windbreak of trees should be planted along the lower edge of the agricultural zone. Besides this, groups of trees should be planted strategically to break up the homogeneity of the township layout.

The assessment that has been carried out indicates that the proposed housing development, related facilities and infrastructure will have an impact on the townscape of McGregor. The heritage related design indicators should however act as a major informant in the formulation of the Site Development Plan, and it is therefore this assessor's opinion that this impact can be ameliorated and conservation objectives can be met. Phase two of the conceptual development framework process resulted in a supplementary report compiled by Messrs Aikman Associates. (Refer *Annexure M*).





In summary these reports indicate various mitigations measures to be incorporated within the layout design phase. These heritage indicators and mitigations measures need to be assessed against the Urban Design and Town Planning principles in order to develop the most desirable housing development on Erf 360, McGregor.

#### 4.7 SOCIO-ECONOMIC IMPACT ASSESSMENT

(This section is a summary of the report compiled by Messrs Leap Sustainable Developments refer *Annexure O*).

Leap Sustainable Developments was appointed to undertake a specialist Social Impact Assessment (SIA) as part of the EIA process.

In terms of the socio-economic impact that the proposed development of Erf 360, McGregor will have on the community will be generally positive. Notwithstanding this, a sense of place and property values relating to the existing erven abutting Buitekant Street and along Meyer Street may be affected. Community cohesion will also be impacted upon and require mitigation measures to be set in place. These impacts can be addressed by the appropriate housing topologies, landscaping, urban design and transition between the existing town and the proposed subsidised residential development.

Apart from implementing the mitigation measures, maintenance of these measures is of importance. The community and local authority will have to work together in order to develop and maintain positive sense of community and a safe living environment.

#### 4.8 VISUAL IMPACT ASSESSMENT

(This section is a summary of the report compiled by Urban Dynamics Architects refer *Annexure P*)

Urban Dynamics Architects was appointed to undertake a specialist Visual Impact Assessment (VIA) as part of the environmental process. In context of this investigation the visual impact assessment indicates the following.

- The visual sensitivity of the proposed development ranges from moderate, in the context of the surrounding rural development of McGregor, and high, in context of the localised environment.
- The visual intrusion ranges from moderate into the abutting and adjoining streets and immediate neighbours and high from the properties broader cultural and scenic landscape setting.
- The visual absorption in the context of the proposed development is low i.e. the ability of the landscape to conceal the proposed development at a local and regional context.

The proposed development of Erf 360, McGregor will impact on the sense of place particularly in respect of the existing abutting properties, and also on the cultural-historic context of McGregor at large (refer *Figure 4.4*). The loss of the characteristic vineyards of Erf 360, the proposed infill of the existing dam and the demolition of smaller labourers' cottages will all impact on the existing character of this neighbourhood, and the town itself.



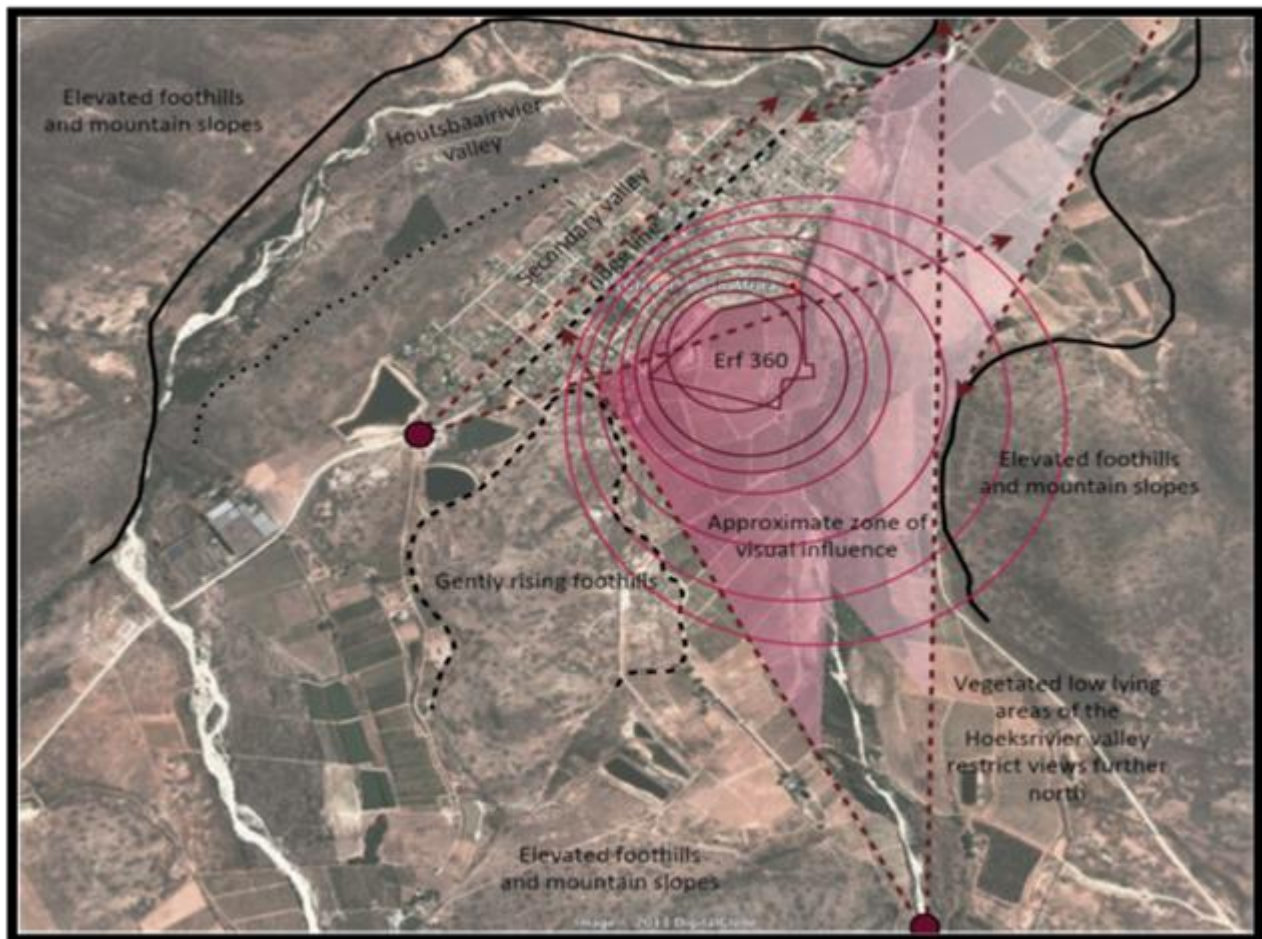


FIGURE 4.4: VISUAL INFLUENCE ERF 360 (VIA - UDA)

In summary, the aforesaid mitigating measures will to a large degree, ameliorate the extent of the visual impact. The management and maintenance of these landscape and urban-architectural mitigation measures will improve their effectiveness over time.

#### 4.9 URBAN DESIGN STUDY

[This section is a summary of the urban design reports compiled by Urban Dynamics Architects (refer **Annexure Q**) as well as an revised urban design report by Urban Design and Heritage Services (refer **Annexure R**).

Urban Dynamics Architects was appointed to undertake a specialist Urban Design study as part of the environmental- and layout design process. In collaboration with other specialists, several urban design layouts were developed. Subsequent refinement of these was done by Urban Dynamics Architects in collaboration with Matthew Gray Urban Design and Architects. The most current urban design layout, dated 21 February 2014, is the focus of this urban design document and is the culmination of extensive site analyses, viability studies and specialist inputs (refer **Plan 4** attached).

The emphasis on the Urban Design Precinct Plan has been placed on establishing a geometric spatial configuration which preserves heritage resources and promotes the integration of communities. It seeks to enable an on-going engagement by the local authority and its community.

## ▪ GRID AND ROUTE HIERARCHY

The large grid of superblocks allow for an urban quality with the rows of houses lining the street while gardens and small scale agricultural fields are located behind and inside the block. Views down the roads are of the surrounding agricultural landscape and mountains. A distinct urban edge on the perimeter of the village has been eroded over time, blurring the distinction of the urban rural divide. The grid of superblocks is the defining urban structuring element of McGregor (refer *Figure 4.5*).

By employing the large 'superblock' concept and by extending the existing grid, the new development can be integrated into the village, providing easy accessibility with the straight extension of Church- and Bree Street. Accessibility and integration can also occur at Hartzenberg- and Van Reenen Street.

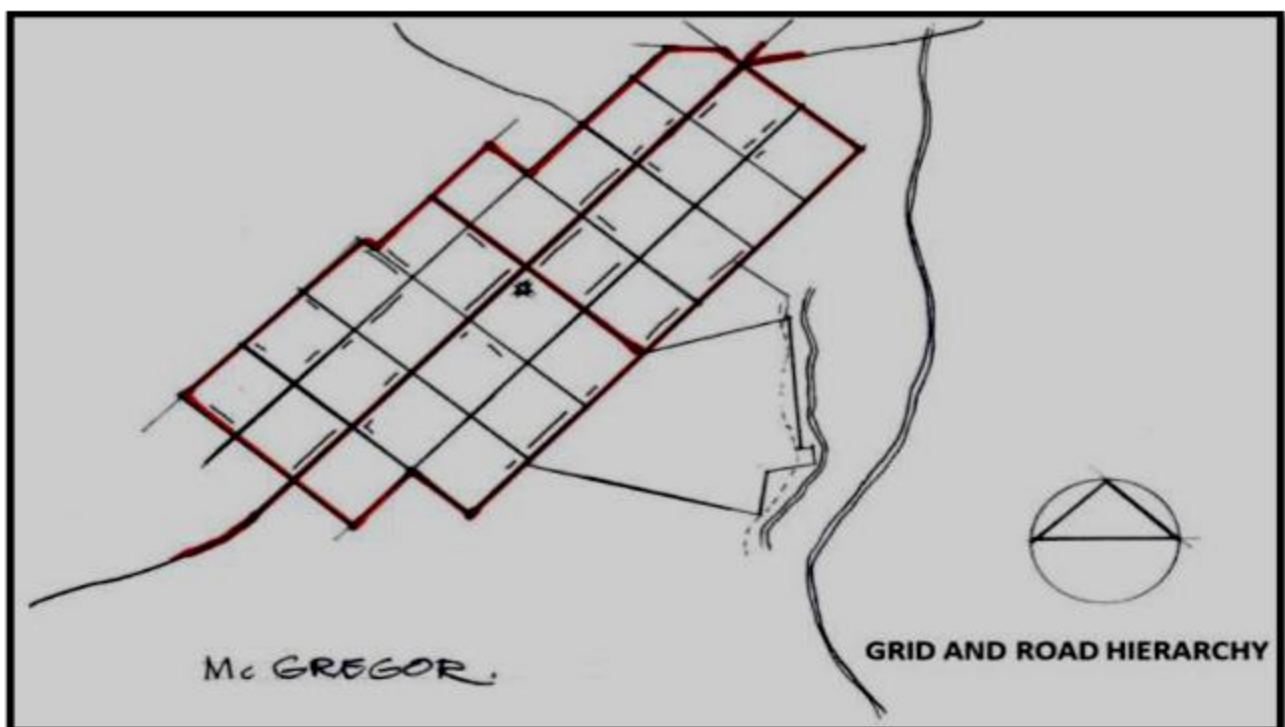


FIGURE 4.5: EXISTING TOWN GRID AND ROUTE HIERARCHY - REVISED URBAN DESIGN FRAMEWORK

## ▪ STRUCTURING CONCEPT RESPONDING TO THE TOWN EDGE

*Figure 4.6* below indicates the extent of the agricultural edge around McGregor. It extends in an unbroken line on the south side of the village, broken at the Meyer Crescent section of the 'onderdorp'. This was identified in the HIA as a heritage resource and was included in the indicators, i.e. to maintain an agricultural strip on the south east side of Buitekant Street (refer *Annexure L*).

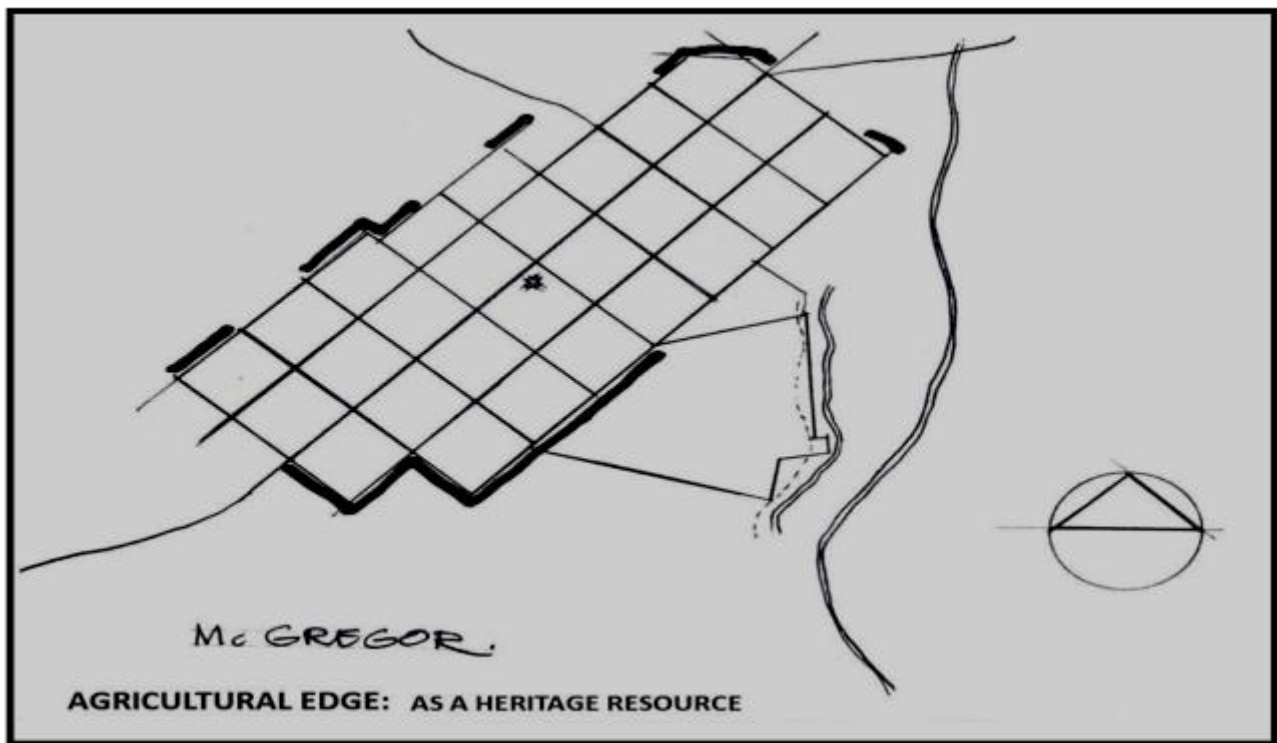


FIGURE 4.6: AGRICULTURAL EDGE - REVISED URBAN DESIGN FRAMEWORK

#### ▪ INTEGRATION WITH THE TOWN

*Figure 4.7* below indicates the logical extension of the existing grid pattern onto Erf 360.

Church Street is extended through to the Hoeks River flood line and Bree Street to the olive grove edge on the south-western edge. A connection through the Hartzenberg Cul de sac, near the Meyer Crescent is proposed to integrate the new development with the relatively recent extension further up Buitenkant Street.

The new 'superblocks' are treated as per the concept of McGregor, with houses and facilities aligned along the roads of the extended grid. The interiors of the 'superblocks' are developed for the new low cost housing units, and the proposed grid will provide visual linkages to the surrounding agricultural area.



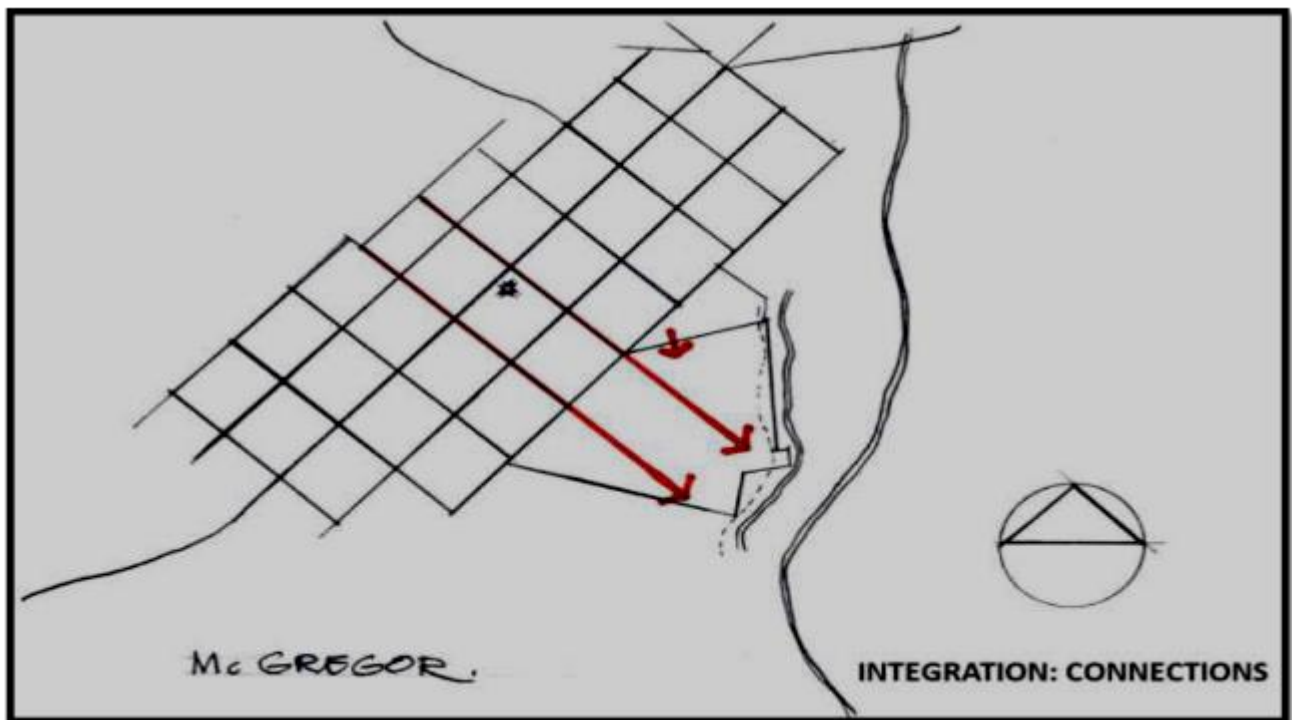


FIGURE 4.7: INTEGRATION WITH TOWN - REVISED URBAN DESIGN FRAMEWORK

#### ▪ EXTENDING THE GRID

In order to maintain the relationship between urban development and the existing agricultural surroundings, the proposed development should be carefully integrated with the old town, while maintaining its own identity. The natural edges and farm boundaries on the perimeter should also be carefully integrated within the proposed development. The superblock grids are 'disrupted' by the irregular edge of the flood-line and olive grove edge on the east and south (refer *Figure 4.8*).

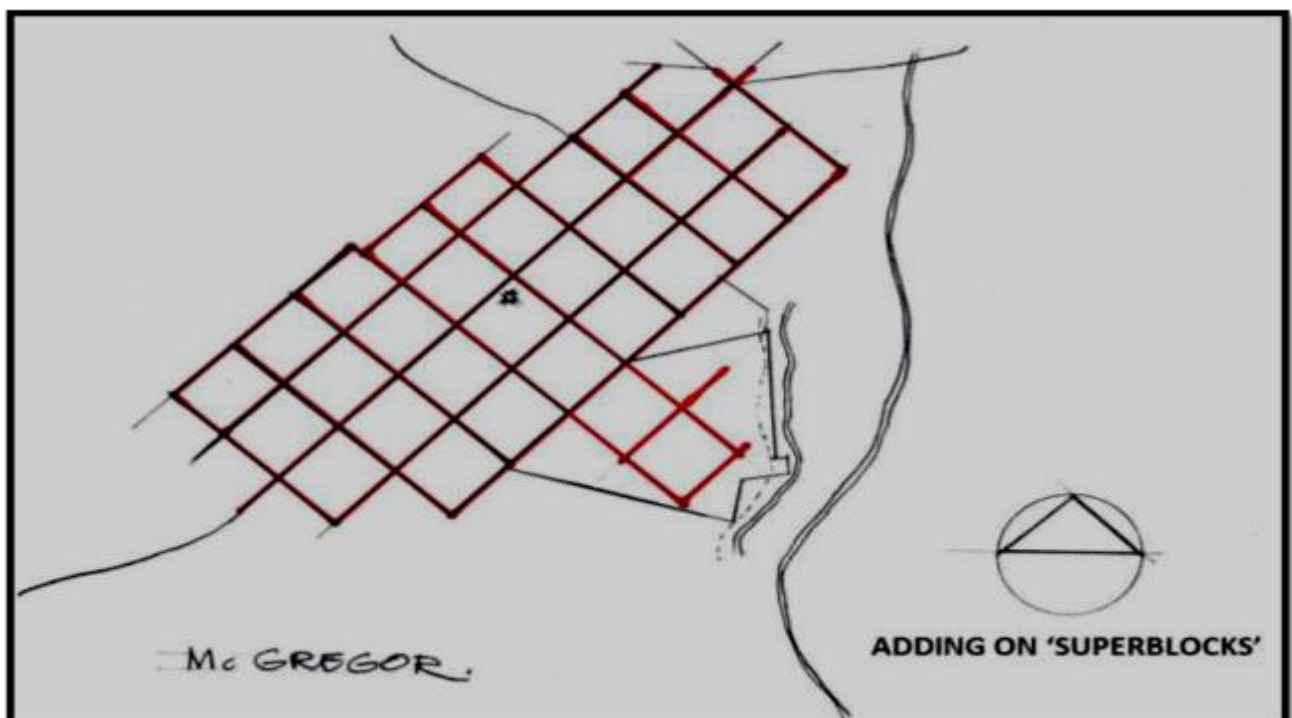


FIGURE 4.8: EXTENSION OF EXISTING GRID - REVISED URBAN DESIGN FRAMEWORK

## ▪ **PROVISION AND LOCATION OF FACILITIES**

It is proposed to locate social and business facilities primarily along the Church Street extension. By employing the superblock concept, accessibility to the proposed non-residential land uses will be maximised, refer **Figure 4.9** below. Space extensive facilities should be located towards the edges of the Hoeks Riverine green edge (refer **Figure 4.10**).

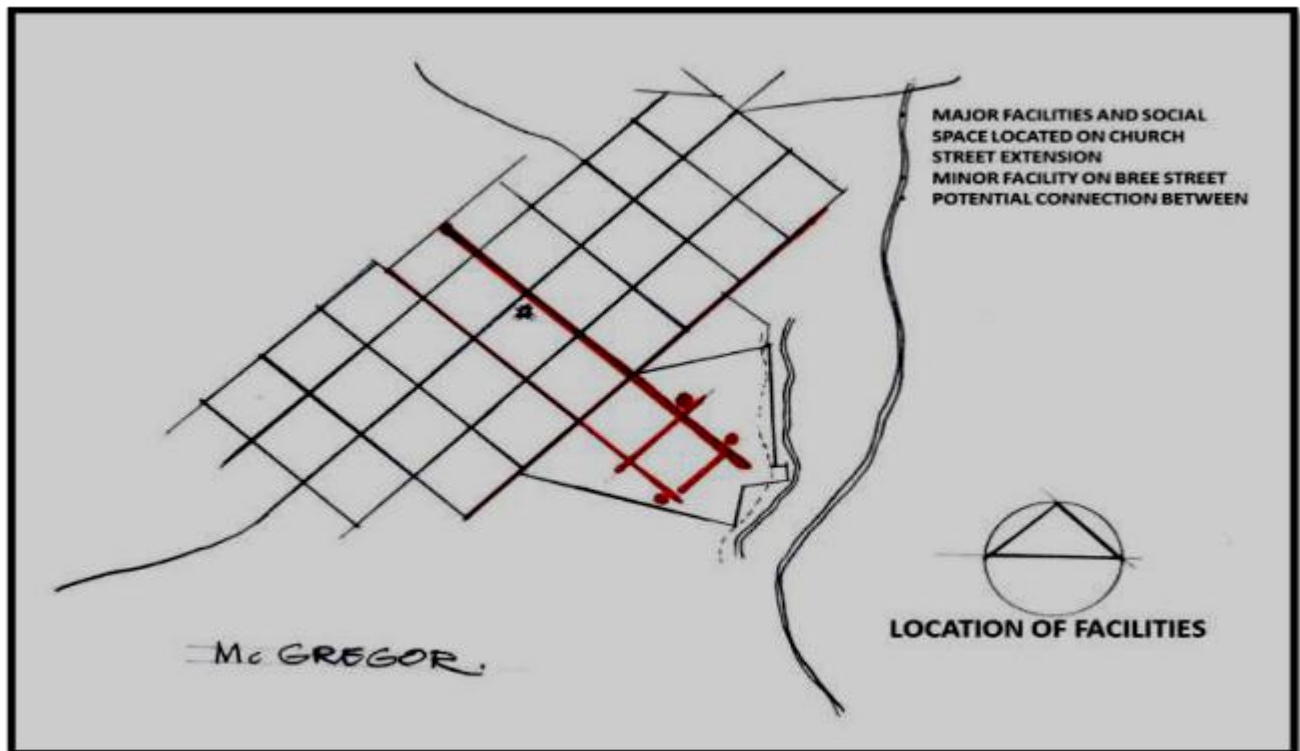


FIGURE 4.9: PROVISION OF FACILITIES - REVISED URBAN DESIGN FRAMEWORK

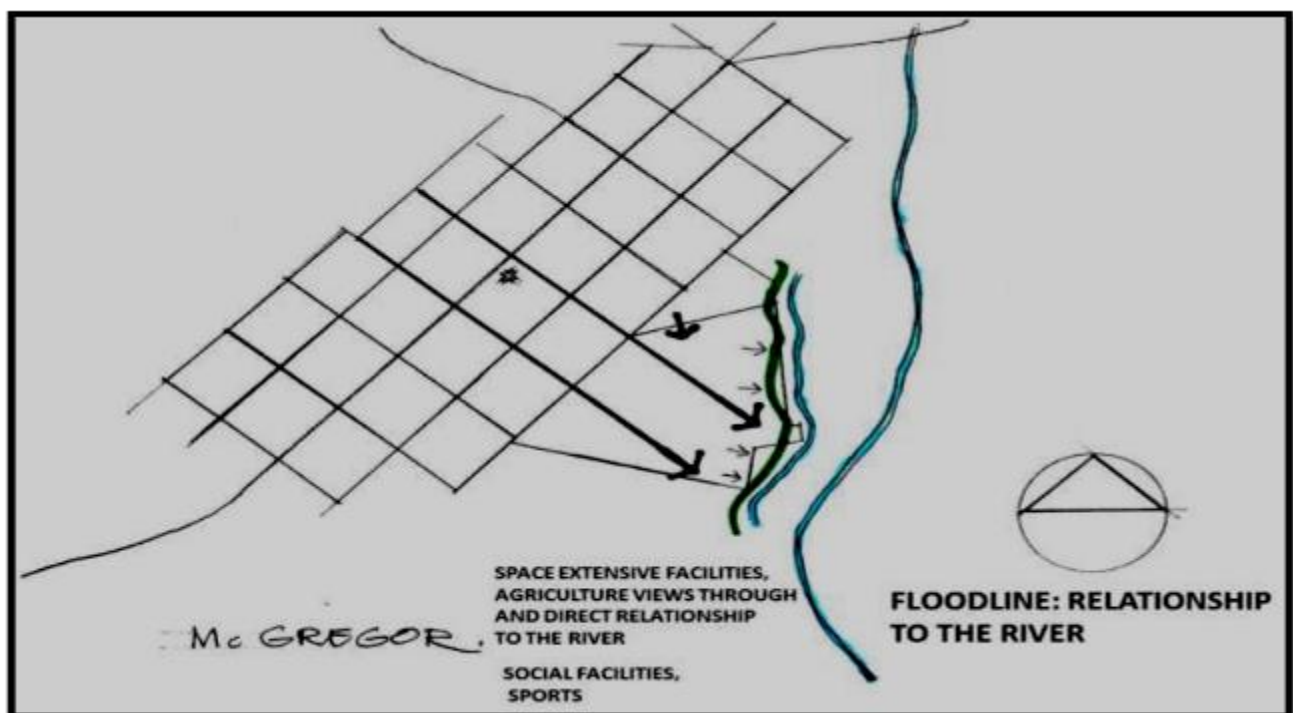


FIGURE 4.10: FACILITIES LOCATED ALONG THE SOUTH EASTERN EDGE - REVISED URBAN DESIGN FRAMEWORK

## ▪ POTENTIAL VISUAL IMPACTS

The development of Erf 360 will be mitigated to a certain extent by the significant slope down towards the Hoeks River basin. This will reduce the visual impact from Buitekant Street. Furthermore, views from Church- and Bree Street from the existing urban area of McGregor will not be adversely affected. The existing structuring concept of the McGregor grid is to be extended, which contributes to the visual-spatial continuity. The extension of Church- and Bree Street will be lined with relatively high-density units in line with the overarching concept of McGregor. **Figure 4.11** below indicates the important views down Church Street and Bree Street.

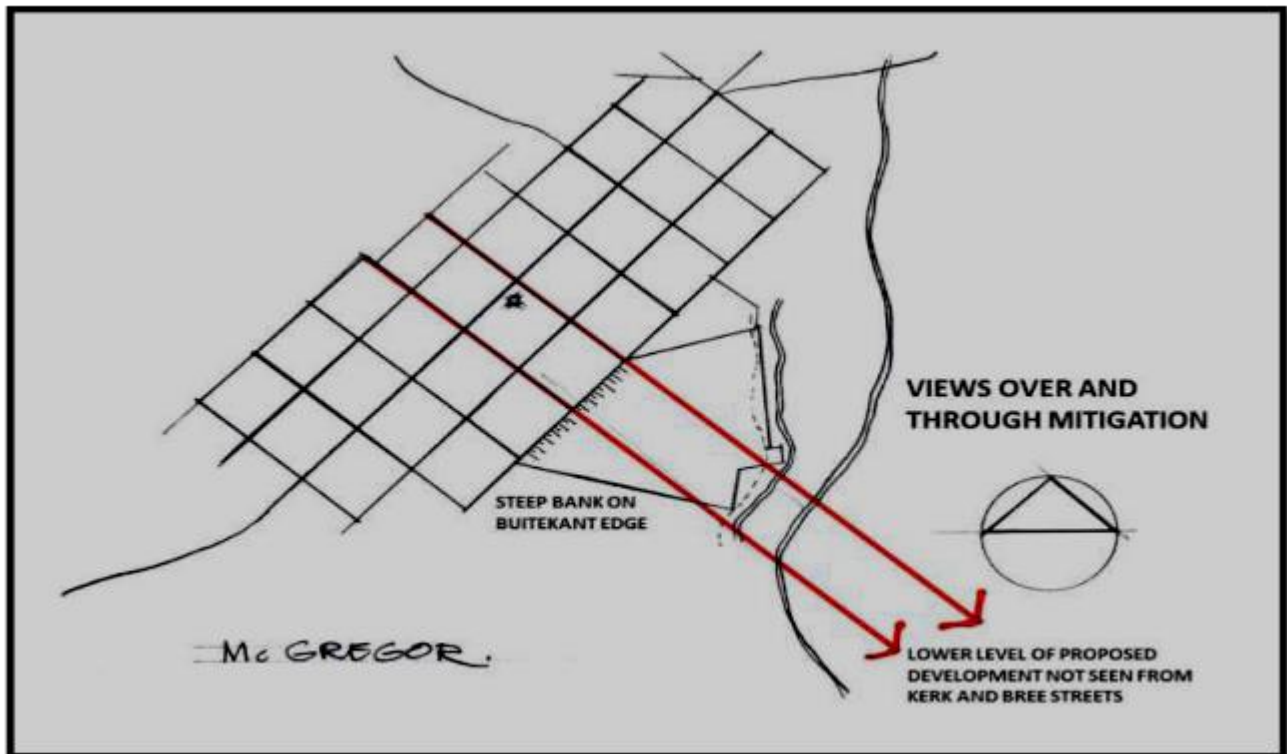


FIGURE 4.11: VISUAL IMPACT - REVISED URBAN DESIGN FRAMEWORK

The extended superblock integrates seamlessly with the existing town, and the historic pattern is respected. Church- and Bree Street extend to the south-eastern edge, with the superblock grid pattern interrupted and modified by the natural edge, as defined by the flood-line (refer **Figure 4.12**).

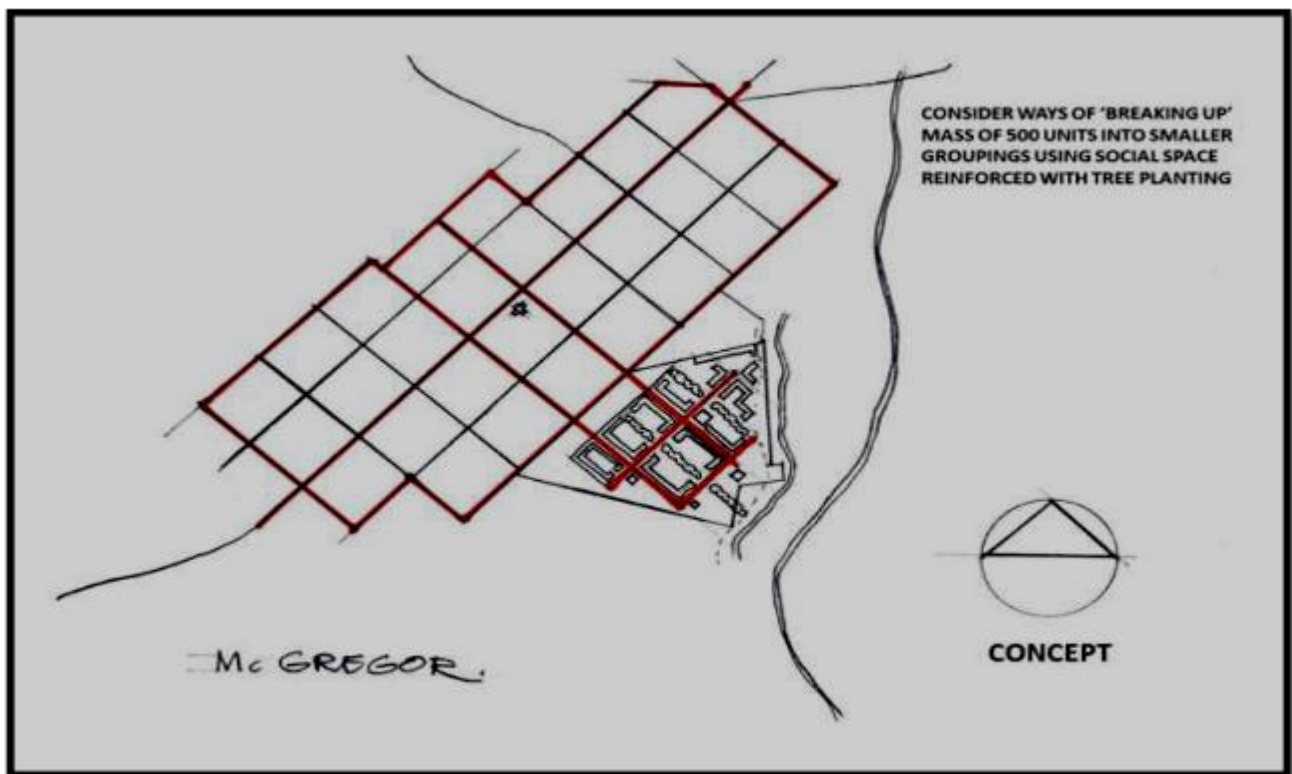


FIGURE 4.12: CONCEPTUAL GRID PROPOSAL ERF 360 - REVISED URBAN DESIGN FRAMEWORK

In summary the superblock grid 'breaks up' the  $\pm 550$  unit development, and allows for variety of layout and social space within the blocks. Tree planting can also be employed within the blocks to define social space and routes, and to provide a green link to the river. The agricultural edge is an important heritage resource. The distinct urban/rural relationship should be maintained and reinforced. There should be a positive edge relationship, with buildings and facilities defining the urban-rural boundary.

#### 4.10 ENVIRONMENTAL: BASIC ASSESSMENT REPORT

(This section is a summary of the Basic Assessment Report compiled by Eco Impact Environmental Consultants refer Record of Decision attached (*Annexure S*).

Eco Impact Legal Consulting submitted a Final Basic Assessment Report (BAR) to the Department of Environmental Affairs and Development Planning (DEADP) in March 2014 in order to obtain environmental authorisation for the proposed development of Erf 360, McGregor.

The Department granted environmental authorisation (EA) in terms of the National Environmental Management Act (Act No. 107 of 1998) and the Environmental Impact Assessment Regulations, 2010 (NEMA EIA Regulations) on the 2<sup>nd</sup> of July 2014 (refer *Annexure S*).

#### 4.11 SITE INFORMANTS

The proposed housing development presents the following opportunities and constraints (refer *Plan 5*).



#### 4.11.1 OPPORTUNITIES

##### ▪ ACCESS

The existing road system provides excellent and cost effective access, firstly towards the application area, and secondly between the existing community facilities and the CBD. In total four vehicular access points are proposed. Hartzenberg-, Church-, Breë and Van Reenen Street are all extended into the proposed development. The extension of the aforementioned streets into the application area will promote the existing grid layout pattern of McGregor. The extension of Church Street will also facilitate a view corridor into the development as well as a vista into the Hoeks River biodiversity area.

##### ▪ SERVICE INFRASTRUCTURE COSTS

Existing bulk services networks and possible links are located within close proximity of the proposed application area. Existing bulk services within close proximity of the application area contribute to a cost-effective residential development. As indicated in **Section 4.4** the upgrading of some bulk services may be required in order to ensure that all service infrastructure can operate effectively and contribute to the standard of living and the health and safety of the community.

##### ▪ PROXIMITY TO COMMUNITY FACILITIES

The proposed development area is directly linked with existing social facilities located within McGregor. Erf 360 is located within 1km of all existing community facilities. As indicated in **Section 4.1**, the provision of additional community facilities will be planned according to the Development Parameters (2013), published by the Department of Environmental Affairs and Development Planning (DEA&DP).

##### ▪ SLOPE

The proposed application area is located on a relatively flat terrain with a gentle slope towards the eastern edge of Erf 360. The nature of the relative flat terrain indicates minimal constraints for bulk earthworks. Furthermore, the slope will also act as a mitigating element regarding the visual intrusion of the proposed development.

##### ▪ EXISTING INFRASTRUCTURE

An existing farmstead is located on the proposed application area with accompanying services (water, sewerage, electricity). The existing farmstead and ancillary buildings could be utilised for community and/or socio-economic development purposes that could unlock direct benefits for the beneficiaries and community at large.



## ▪ SHAPE OF THE SITE, INFILL AND URBAN FORM

The natural triangular shape of Erf 360 acts as the only logical infill opportunity of McGregor. Erf 360 will “round –off” the urban form as the development will extent up to the Hoeks River floodplain. This natural edge will effectively become the most eastern boundary of McGregor.

### 4.11.2 CONSTRAINTS

#### ▪ VISUAL IMPACT

The proposed development of Erf 360, McGregor is prone to impact on visual lines and corridors, thus affecting the unique character of McGregor. Mitigation measures should be implemented within the layout design and unit typologies in order to minimise the visual impact and retain the unique aesthetic value of the town.

#### ▪ EXISTING DAM

An existing dam previously used for irrigation purposes is located close to the south western edge of the application area, which may impact on the size of the area suitable for residential development. Furthermore, if the dam is to be kept in its original state, safety issues and proper management and supervision will be of critical concern.

#### ▪ AGRICULTURAL EDGE

An operational olive grove is located on the adjacent farm abutting the southern boundary of the application area. Fertilisation of these groves creates the potential for hazardous impacts on the community. High density residential development abutting the olive groves could also have a negative impact as pollution and other associated residential activities may impact on the growth and production of these olive trees.

#### ▪ BIODIVERSITY EDGE

A Critical Biodiversity Area (CBA) is located on the eastern edge along the Hoeks River basin. The impact on this edge, if not controlled can be detrimental to the conservation of this floodplain. This edge should be well established and maintained in order to minimise effects on the associated non-residential land uses.

#### ▪ LOW DENSITY RESIDENTIAL EDGE

A low density residential edge is located on the western boundary of the proposed development adjacent to Buitekant Street. The urban structure prevalent on this edge should be mirrored within the proposed development to minimise the impact and act as a transitional buffer from low density to high density residential development.



## ▪ MEDIUM DENSITY RESIDENTIAL EDGE

A medium density residential edge can be found on the northern boundary of the proposed development. In order to minimise the transition from the existing neighbourhood abutting this edge into the proposed development the street pattern and layout design should mirror that of the existing urban fabric.

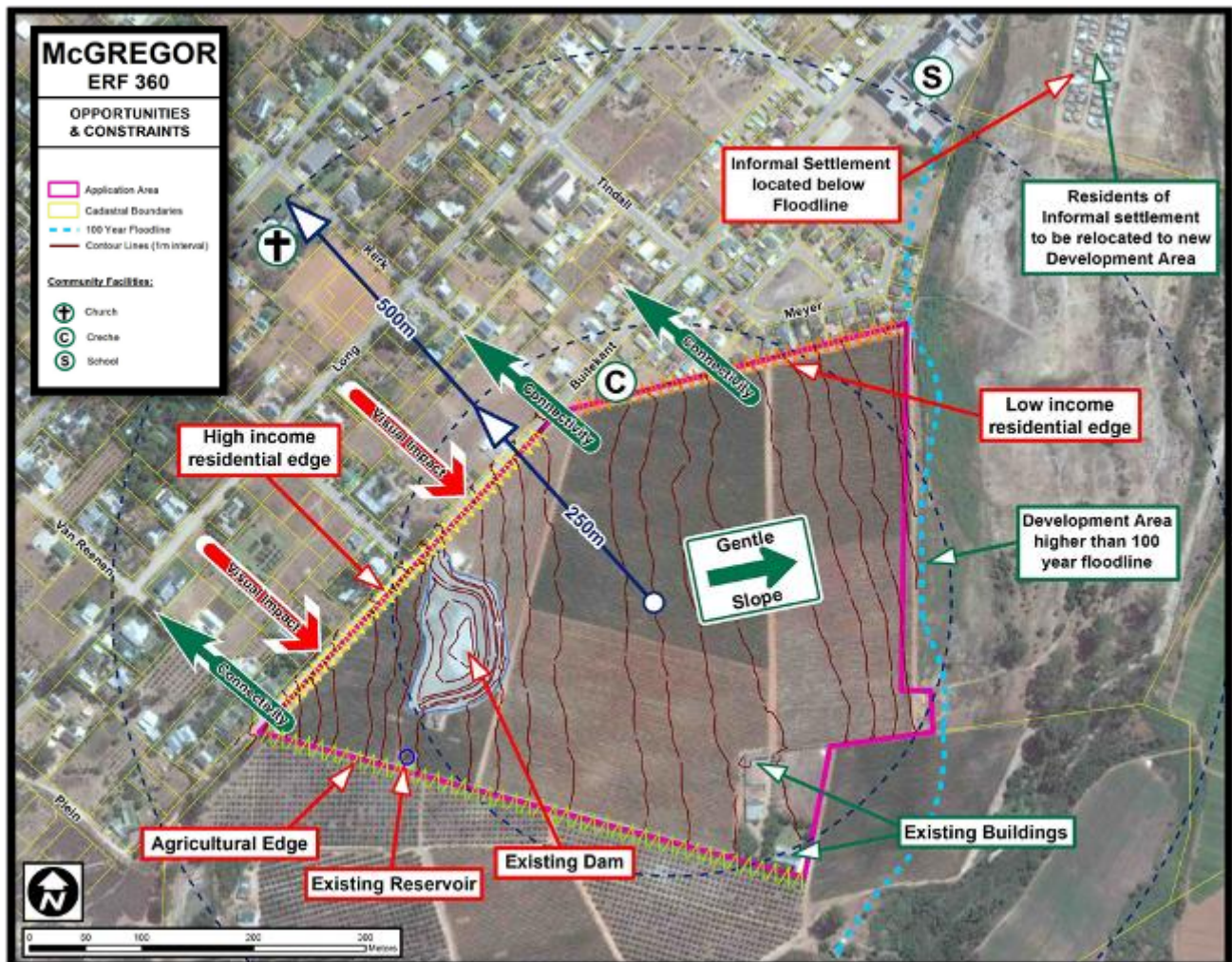


FIGURE 4.13: OPPORTUNITIES AND CONSTRAINTS PLAN

### 4.11.3 SYNTHESIS OF OPPORTUNITIES & CONSTRAINTS

The above-mentioned analysis of the physical opportunities and constraints provide a detailed overview of the local and micro informants that have a direct effect on the proposed development of Erf 360. It can be derived from the above that the application areas have various strengths and opportunities with regard to its locality, accessibility and land use context.

The constraints identified (i.e. dam, high/low density edge, agricultural edge and CBA area) can be mitigated and converted into opportunities that allows for possible land use and residential integration. The proposed development can effectively contribute to community upliftment and economic development through the implementation of a range of erf sizes and various land use proposals. In response to the opportunities and constraints, the “best fit” design can be developed to create a unique development that can become a role model for similar housing projects.

## SECTION 5 CONCEPTUAL DEVELOPMENT FRAMEWORK

### 5.1 OBJECTIVE AND BRIEF

A first phase development framework was compiled by Urban Dynamics Architects in order to establish the potential housing development possibilities pertaining to Erf 360, McGregor. Comments received from the various stakeholders within the environmental process indicated/requested that additional specialist inputs be required in order to protect the unique existing character of McGregor.

Subsequently a preferred alternative framework was compiled by Urban Dynamics Architects (UDA), in consultation with Matthew Gray – (Urban Designers and Heritage Services) in order to address the potential visual-, heritage- and urban design impacts and to establish a design-orientated layout sensitive to the character and layout pattern of McGregor.

### 5.2 ALTERNATIVE DEVELOPMENT CONCEPT (refer Figure 5.1)

#### 5.2.1 SWOT ANALYSIS

The alternative development concept is based on a layout pattern promoting the natural contour to inform the orientation of the street grid in order to optimise cost effective civil services provision. Furthermore, the phase one Heritage Impact report also indicated the need to align the development of Erf 360 with the existing grid pattern of McGregor (refer *Section 4.6*).

The alternative development concept allocates approximately 3ha for food gardens that could potentially unlock income opportunities to the beneficiaries. An 'open air' market is also proposed, acting as a natural buffer between the larger market related erven and the smaller subsidy units. Various small open areas/pedestrian linkages are proposed within this development concept. Two double-story Community Rental Units (CRU) is also proposed to be located on the south-eastern corner close to the existing farm- and ancillary buildings. In total this development concept yielded 447 subsidy units, 17 GAP housing opportunities, 53 CRU units and 5 market related erven (refer *Figure 5.1*).

This development concept only allow for one main entrance into the new development, with a smaller secondary entrance located to the east in the form of Hartzenberg Street extension, consequently the existing McGregor street grid is not mirrored in this proposal.

Commenting authorities and specialists involved indicated that this development concept (refer *Figure 5.1* below), should be amended in order to maintain the existing street grid of McGregor as well as to promote access through the extension of Van Reenen Street, Breë Street, Church Street as well as Hartzenberg Street.

During the public participation process, various stakeholders including the future beneficiaries provided comments and inputs towards the development proposal. These inputs were used and applied in the development of the preferred alternative.





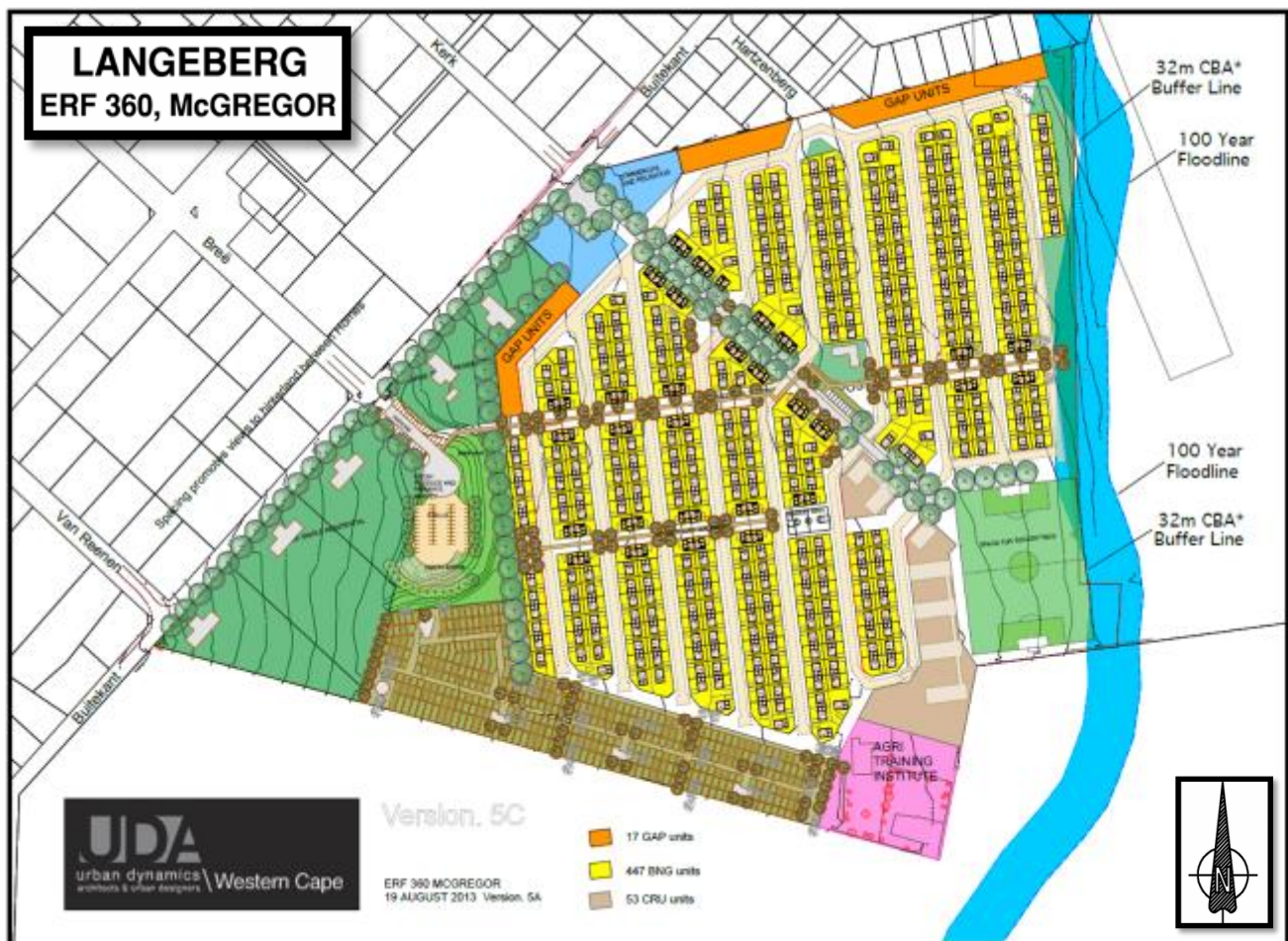


FIGURE 5.1: ALTERNATIVE DEVELOPMENT CONCEPT

### 5.3 PREFERRED DEVELOPMENT CONCEPT (refer Figure 5.2)

#### 5.3.1 HERITAGE

The following layout specific heritage principles were applied:

- The extension of the existing street pattern into the proposed development area.
- Appropriate housing typologies in line with the existing McGregor aesthetic building character.
- The conservation of the natural edge of the Hoeks River basin.
- Appropriate tree planting measures.

#### 5.3.2 URBAN DESIGN

The following layout specific urban design principles were applied:

- The grid and route hierarchy to resemble the existing town structure.
- A seamless transition from the existing urban structure into the proposed development.
- Structuring concept to positively respond to the existing town edge as well as the natural edges.
- Integration with the existing town grid.
- Densification to be concentrated on the opposing edges of the superblocks.

- Provision and location of facilities to be aligned with open spaces.
- Establish visual corridors in order to mitigate any visual intrusion.

### 5.3.3 PLANNING

The following layout specific planning principles were applied;

- Establish a pedestrian-orientated and friendly environment.
- Establish systems of continuous routes to promote accessibility to social and economic activities.
- Implement a cost-effective design in order to optimise the use of available land, as well as resources.
- Promote a 'street – park' concept to facilitate a sense of place and ownership.
- Provide functional and readily accessible non-residential land uses.
- Enhance the functionality of services, and promote access to local amenities.
- Enable the provision of civil engineering services in a cost-effective manner where possible.

Through a range of iterations, taking into account the heritage, urban design and planning principles the preferred development alternative was developed (refer *Figures 5.2 – 5.4* below and *Plan 6* attached).

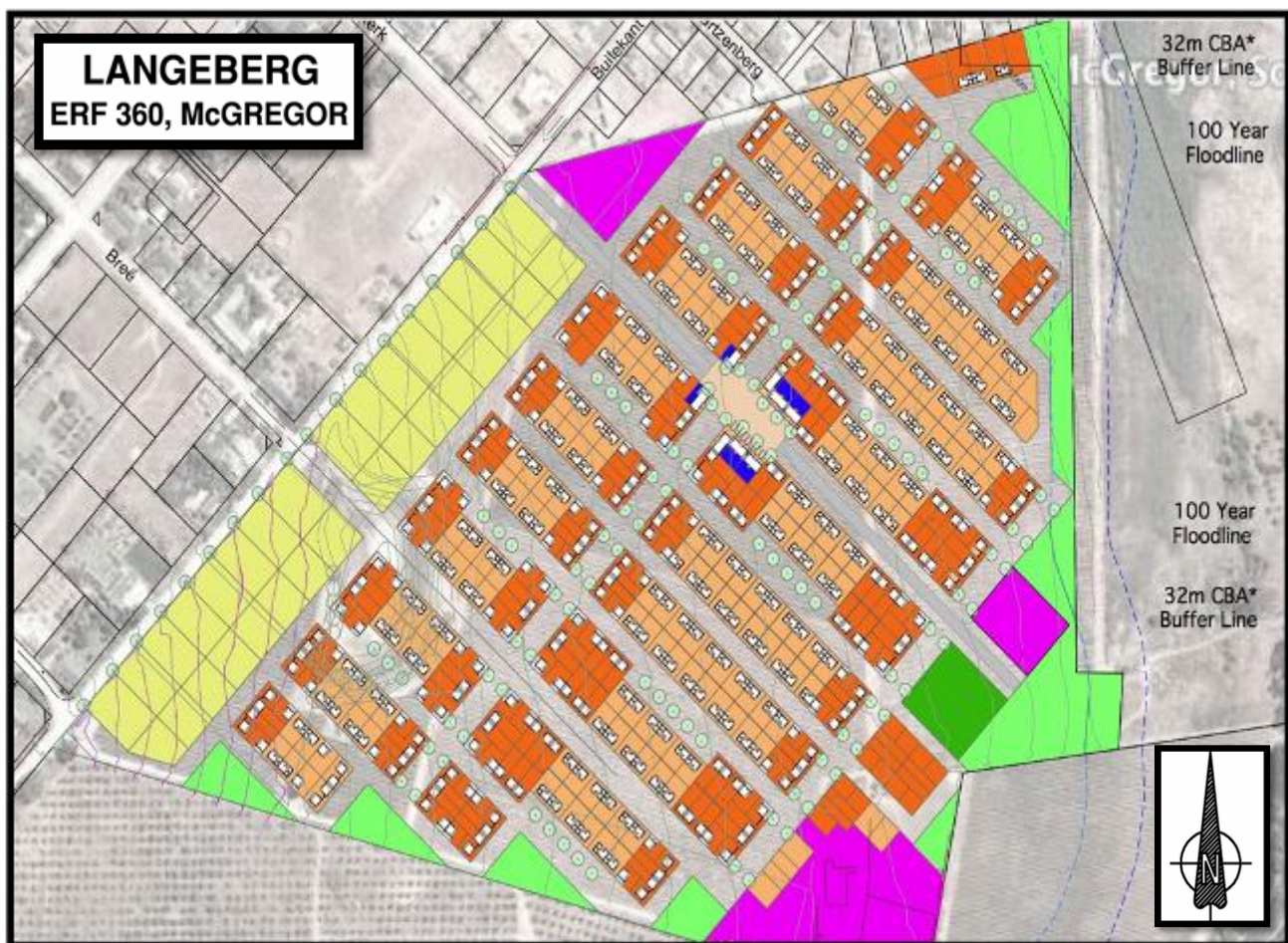


FIGURE 5.2: PREFERRED DEVELOPMENT CONCEPT (MATTHEW GRAY)





FIGURE 5.3: VIEW LOOKING SOUTH ONTO CHURCH STREET EXTENSION (MATTHEW GRAY)



FIGURE 5.4: VIEW ONTO CHURCH STREET TOWARDS BUSINESS ERF (ILLUSTRATING OPTIONAL FUTURE GARAGES) (MATTHEW GRAY)

## 5.4. LAYOUT

### 5.4.1 ERF SIZE, DIMENSIONS AND ORIENTATION

The Langeberg Municipality, in conjunction with the implementing agent, ASLA Devco (Pty) Ltd, and the professional team determined the dimensions of the proposed erven through an iterative process.

The unit typologies, development and service costs as well as overall design pattern were considered in this process.

Land use	Dimensions
Semi-detached Single Story units	$\pm 11\text{m} \times \pm 15\text{m}$
GAP / FLISP units	$\pm 20\text{m} \times \pm 25\text{m}$
Semi-detached Double Storey units	$\pm 8\text{m} \times \pm 16\text{m}$
Special needs erven	$\pm 13\text{m} \times \pm 15\text{m}$
Extensive residential erven units	$\pm 20\text{m} \times \pm 33\text{m}$

*\*Please note that the Erf sizes may vary.*

TABLE 5.1: ERF DIMENSIONS

In order to provide for better utilisation of the erven, a lateral building line of 0m and a street building line of 2m is suggested (refer to the application description item 1.5).

The development parameters of the residential erven, as per Section 8 Zoning Scheme Regulations are summarised in table 5.2 below:

Single Residential Zone I	Parameters
Primary use	Dwelling-house
Consent uses	Additional dwelling unit
Coverage	50%
Street building line	4m
Side building line	2m

TABLE 5.2: PLANNING PARAMETERS

In order to provide for a cost effective layout design and to contribute to the overall sustainability of the proposed development where possible, the erven are orientated parallel with the contours.

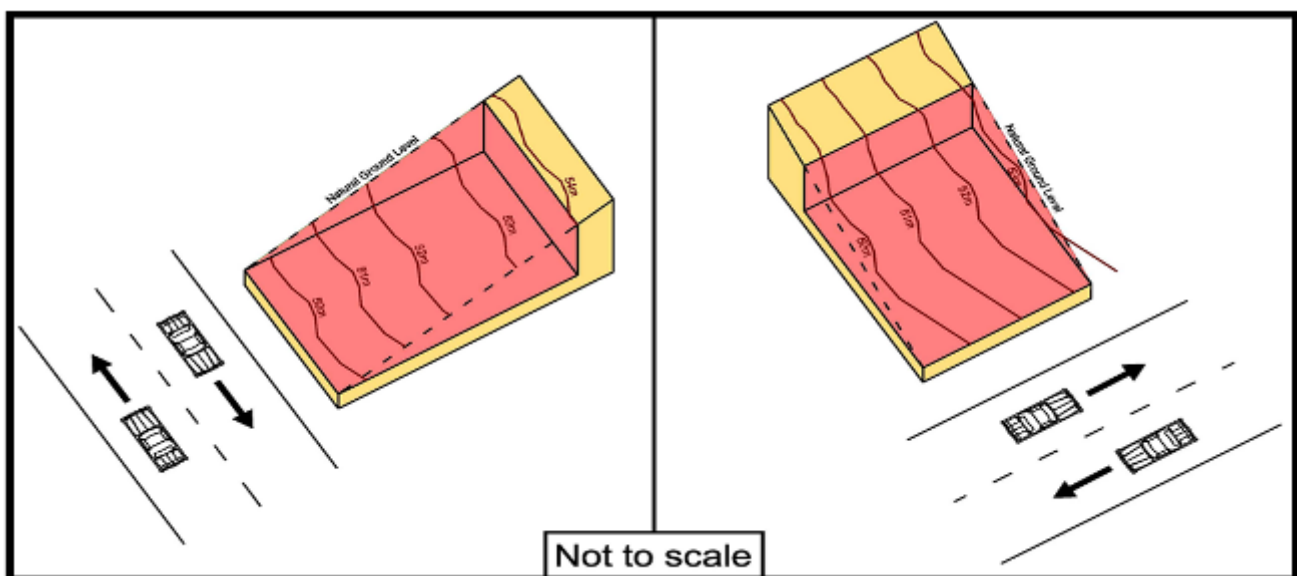


FIGURE 5.5: ERF ORIENTATION



## 5.4.2 PROPOSED UNIT TYPOLOGIES

The strong architectural-heritage prominence throughout the town of McGregor resulted in the proposal to develop a variety of housing typologies in order to complement the existing character of McGregor. In total three different unit typologies are proposed and one additional unit typology for special needs in accordance with the 'SANS-10400' regulations.

Semi-detached units are proposed in order to provide the beneficiaries with a larger area for possible future extension. The proposed semi-detached units will also act as an urban design mitigation measure by establishing a larger built street frontage to correspond with the existing urban fabric of McGregor (refer *Figures 5.6- 5.15* below).

The following typologies are proposed:

### 5.4.3 TYPOLOGY A:

Semi-detached single storey unit (30° roof pitch)		
Units Proposed		▪ ±119
Erf Size		▪ ± 160m <sup>2</sup>
Footprint		▪ ±40.6m <sup>2</sup>
Area	Number of Rooms	Approximate Floor area Size
Bedroom	2	▪ ±7.3m <sup>2</sup> each
Living Area	1	▪ ±14.3m <sup>2</sup>
Kitchen	1	▪ ±4m <sup>2</sup>
Bathroom	1	▪ ±2.9m <sup>2</sup>

TABLE 5.3: TYPOLOGY A – DIMENSIONS

### 5.4.4 TYPOLOGY B:

Semi-detached single storey housing unit (8° roof pitch)		
Units Proposed		▪ ±119
Erf Size		▪ ± 160m <sup>2</sup>
Footprint		▪ ±40.6m <sup>2</sup>
Area	Number of Rooms	Approximate Floor area Size
Bedroom	2	▪ ±7.3m <sup>2</sup> each
Living Area	1	▪ ±14.3m <sup>2</sup>
Kitchen	1	▪ ±4m <sup>2</sup>
Bathroom	1	▪ ±2.9m <sup>2</sup>

TABLE 5.4: TYPOLOGY B – DIMENSIONS

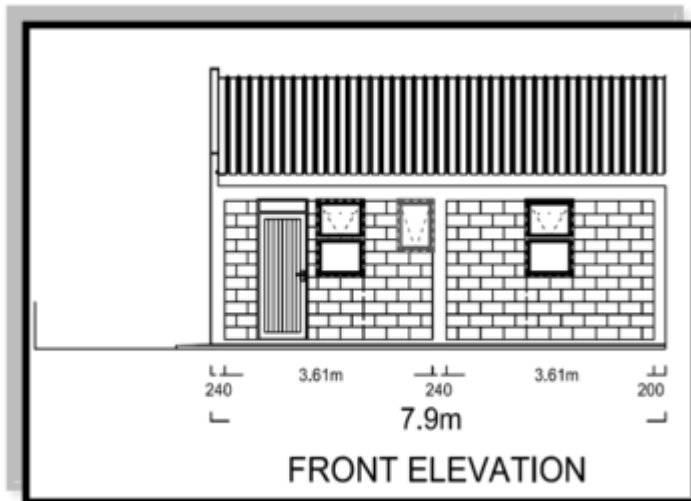


FIGURE 5.6: TYPOLOGY A - FRONT ELEVATION

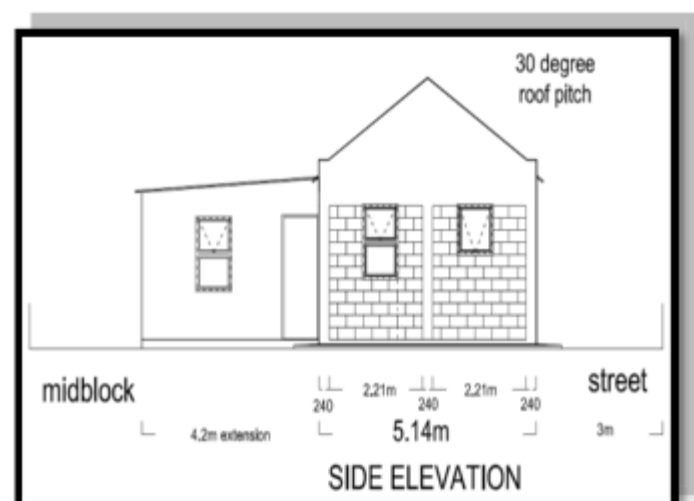


FIGURE 5.7: TYPOLOGY A - SIDE ELEVATION

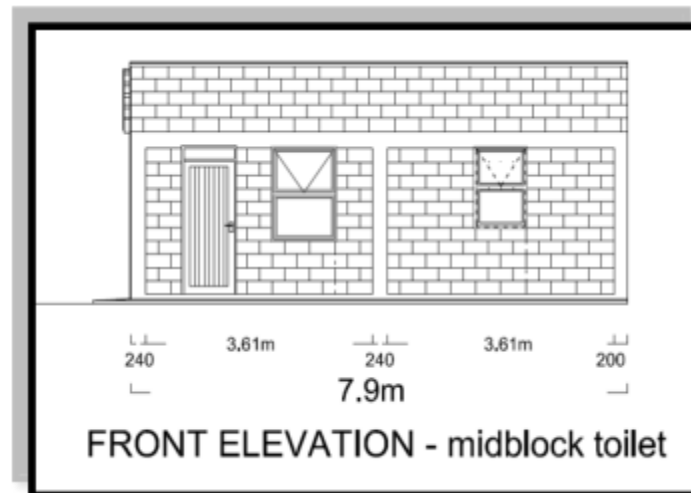


FIGURE 5.8: TYPOLOGY B - FRONT ELEVATION

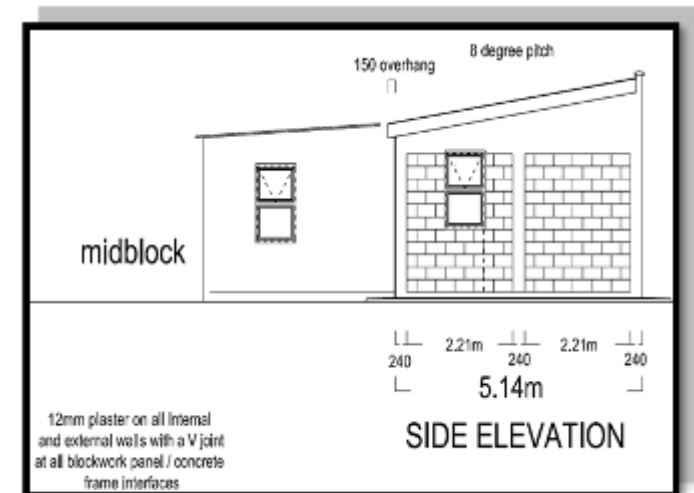


FIGURE 5.9: TYPOLOGY B- SIDE ELEVATION

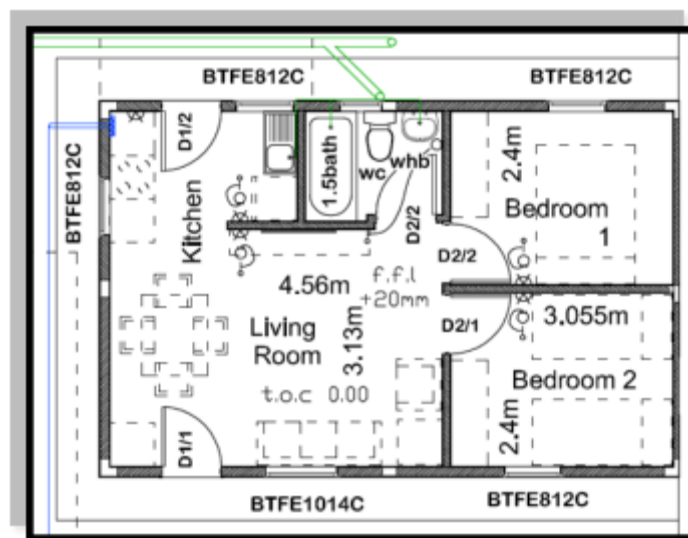


FIGURE 5.10: TYPOLOGY A & B - FLOOR PLAN

## 5.4.5 TYPOLOGY C:

Semi-detached duplex unit		
Units Proposed	▪ $\pm 258$	
Erf Size	▪ $\pm 120\text{m}^2$	
Footprint	▪ $\pm 43.3\text{m}^2$	
Area	Number of Rooms	Approximate Floor area Size
Bedroom	2	▪ $\pm 8.6\text{m}^2$ each
Living Area	1	▪ $\pm 14\text{m}^2$
Kitchen	1	▪ $\pm 3.5\text{m}^2$
Bathroom	1	▪ $\pm 2.8\text{m}^2$

TABLE 5.5: TYPOLOGY C – DIMENSIONS

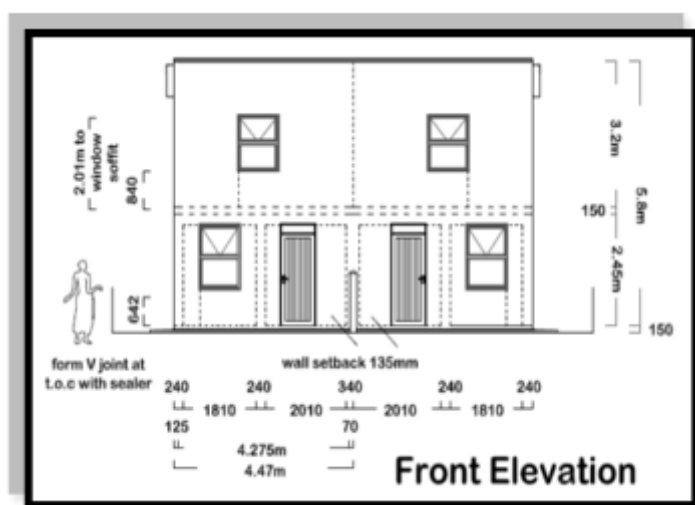


FIGURE 5.11: TYPOLOGY C - FRONT ELEVATION

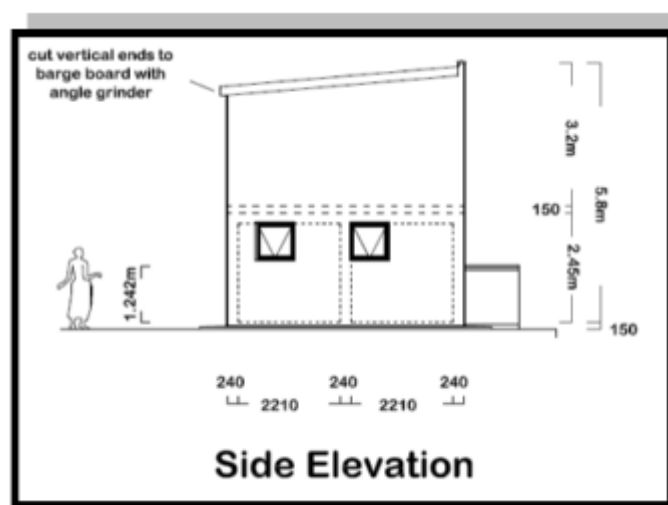


FIGURE 5.12: TYPOLOGY C - SIDE ELEVATION

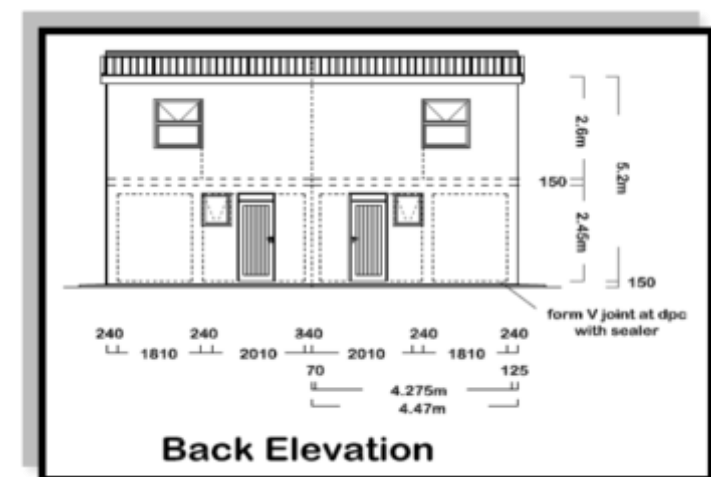


FIGURE 5.13: TYPOLOGY C - BACK ELEVATION

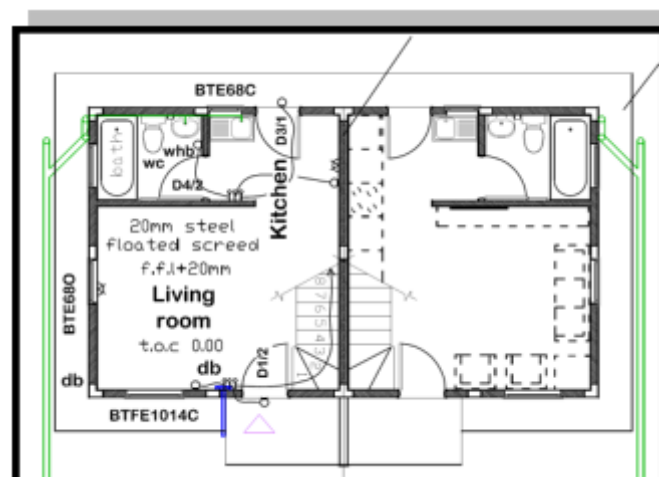


FIGURE 5.14: TYPOLOGY C – GROUND FLOOR PLAN

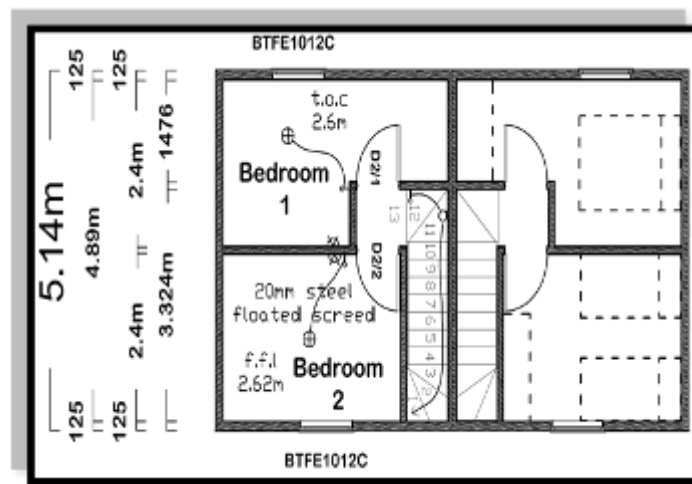


FIGURE 5.15: TYPOLOGY C – FIRST FLOOR PLAN

#### 5.4.6 TYPOLOGY D:

Special need Semi-detached single story unit		
Units Proposed		▪ 30
Erf Size		▪ $\pm 210\text{m}^2$
Footprint		▪ $\pm 46\text{m}^2$
Area	Number of Rooms	Approximate Floor area Size
Bedroom	2	▪ $\pm 7.6\text{m}^2$ each
Living Area & Kitchen	1	▪ $\pm 18\text{m}^2$
Bathroom	1	▪ $\pm 3.5\text{m}^2$

TABLE 5.6: TYPOLOGY D – DIMENSIONS

#### 5.4.2 FUTURE EXTENSION POSSIBILITIES

As indicated in red below (refer **Figures 5.16 – 5.18**), the proposed semi-detached units present the beneficiary with future extension possibilities. Each housing unit will be located close to the street frontage allowing for densification/extension to take place at the back (remainder) of the erf, thus protecting the aesthetic qualities of the street scene.



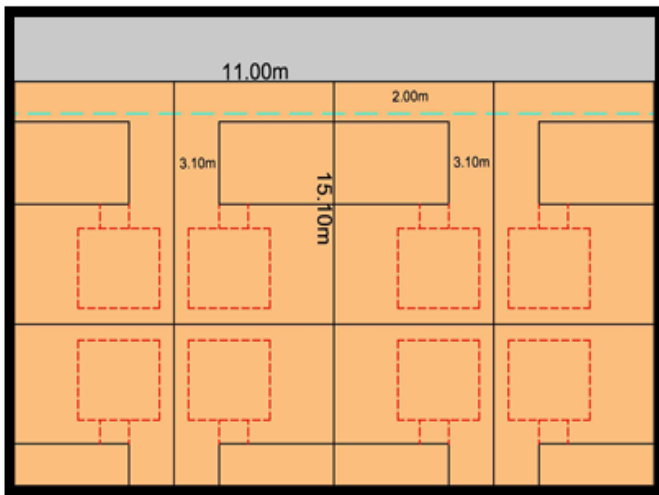


FIGURE 5.16: TYPOLOGY A & B – EXTENSION POSSIBILITIES

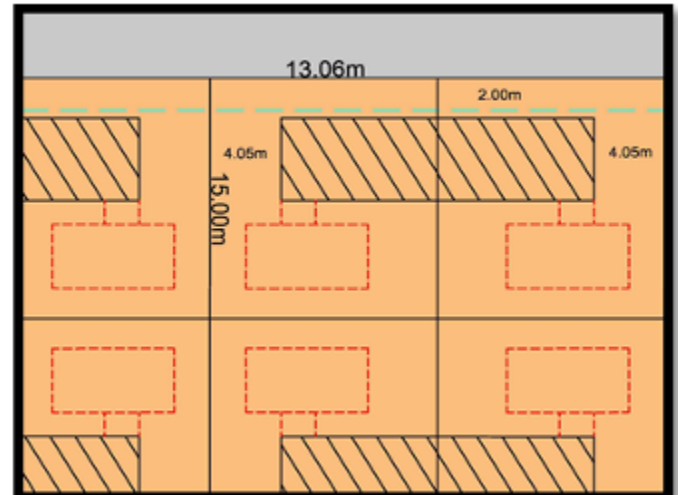


FIGURE 5.17: TYPOLOGY D – EXTENSION POSSIBILITIES

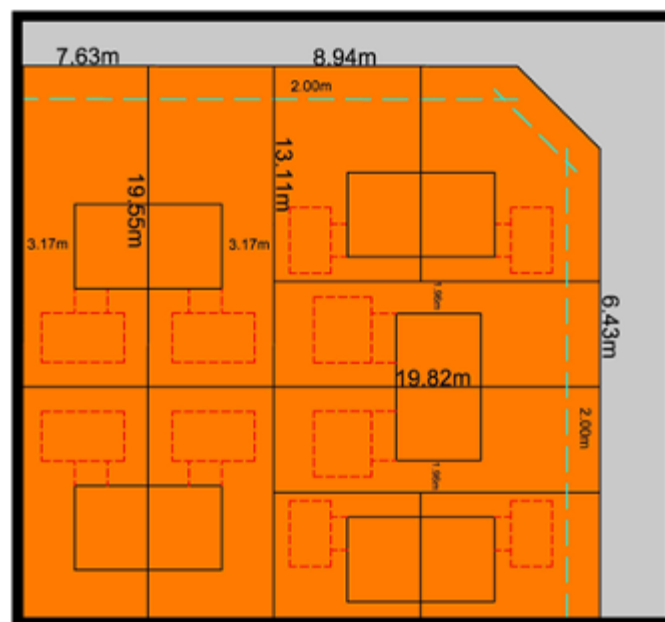


FIGURE 5.18: TYPOLOGY C – EXTENSION POSSIBILITIES

### 5.4.3 STREET PARK CONCEPT

The underlying element of the street park concept is to strengthen the sense of place and ownership through the creation of a neighbourhood/community atmosphere. The aforementioned is obtained by applying planning- and layout principles which promote public spaces that will attract social interaction and by providing a pedestrian oriented layout design.

**Figure 5.19**, below illustrates the street park concept design incorporated into the preferred alternative layout proposal. This concept will not only incorporate the abovementioned objectives but will also provide safe neighbourhood 'hubs'. It is proposed to plant trees as illustrated below and/or to place bollards in front of these areas in order to prohibit vehicular thoroughfare.

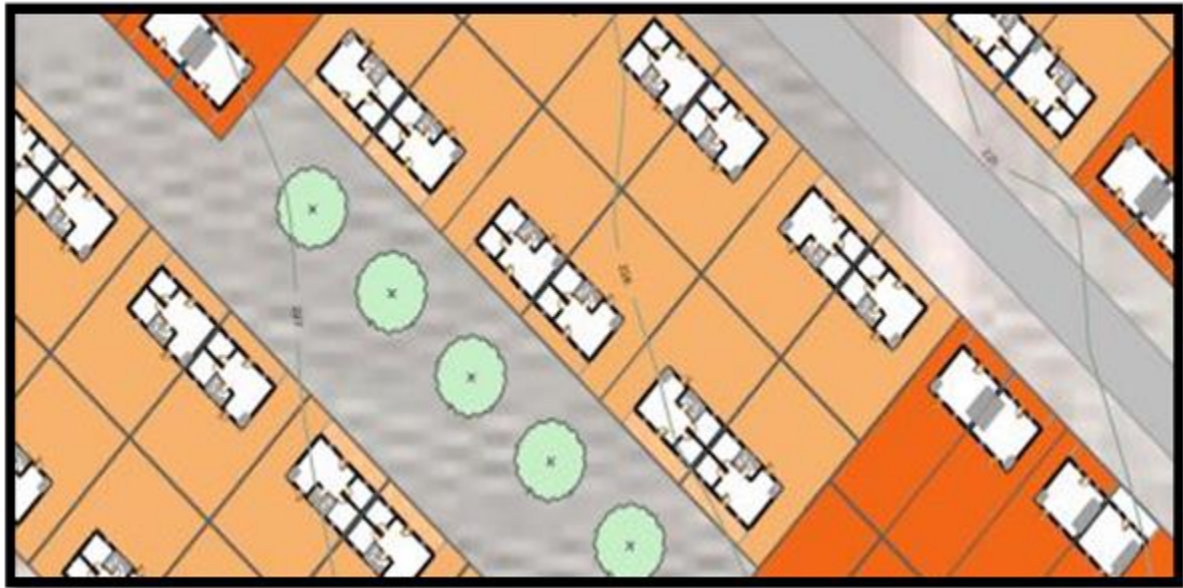


FIGURE 5.19: STREET PARK CONCEPT ILLUSTRATION

#### 5.4.4 RESIDENTIAL STRUCTURE

##### 5.4.4.1 MARKET RELATED

In total 16 low density residential erven of approximately  $\pm 690\text{m}^2$  are proposed along the western side of Buitekant Street. These properties will form part of the transitional buffer area between the existing low density urban structure and the higher density housing development. The market related properties will mirror the existing properties abutting Buitekant Street and effectively incorporate the unique urban grid layout of McGregor into the new proposed development. These properties will remain the ownership of the Langeberg Municipality, to be privately sold at market related value. (Refer *Figure 5.20* below).

##### 5.4.4.2 GAP

GAP housing opportunities are proposed as part of the abovementioned transitional buffer area. These properties are proposed along the northern boundary of the application area, abutting the market related erven. The provision of these erven will address the potential demand in the GAP housing market, providing the future beneficiaries with a larger erf for extension possibilities. In total 15 GAP erven are proposed within this development with an approximate erf size of  $210\text{m}^2$ . (Refer *Figure 5.20* below).

##### 5.4.4.3 SINGLE STOREY SUBSIDY UNITS (BNG)

A high density residential area will be established on the remainder of the application area at an average density of  $\pm 30\text{du/ha}$ . In total 238 single storey, and 258 double storey semi-detached units are proposed.

As previously discussed in this report, the existing McGregor grid pattern will be emulated and consequently various 'residential superblocks' are proposed in order to achieve the aforesaid. (Refer

*Figure 5.20* below). The majority of these single story semi-detached units will be located in the middle of these superblocks, as the general erf size is slightly larger than the proposed duplex erven (refer *Section 5.4.4.4* below). The average erf size of the single story semi-detached unit is approximately 160m<sup>2</sup>.

#### 5.4.4.4 DOUBLE STORY SEMI-DETACHED UNITS

Through implementation of urban design principles (refer *Section 5.3.2 & Section 4.9* above), densification is proposed on the edges of the residential superblocks. In total 258 double storey semi-detached units are proposed, of which the majority will be according to the urban design principles. (Refer *Figure 5.20* below). The average erf sizes of these units are approximately 120m<sup>2</sup> in extent.

### 5.4.5 NON-RESIDENTIAL LAND USES

#### 5.4.5.1 COMMUNITY FACILITIES

As concluded from the land use survey and as derived from the assessment of the development parameters (refer *Section 4.1.1*), either a crèche or church facility should be provided within the proposed development. Notwithstanding this, it is proposed that an additional community facility be provided on the existing farmstead yard and build area.

Three erven are therefore proposed to be zoned accordingly. The first is located at the intersection of Buitekant and Church Street. The abutting property directly northeast of this erf is currently utilised as a crèche, thus it is proposed to utilise this property accordingly by providing the existing crèche (Institutional Zone I) opportunity to expand onto the said property.

The second community erf is located at the end of Church Street extension alongside the edge of the Hoeks River basin. This property will be used either for church (Institutional Zone II) purposes.

In addition to the above, one large community facility erf (Institutional Zone III) of approximately 7 500m<sup>2</sup> are proposed at the existing farm stead and ancillary buildings area. The existing buildings present various opportunities to establish community facilities/amenities at this location, such as a community hall, training facility etc.

#### 5.4.5.2 OPEN SPACE & URBAN AGRICULTURE

As part of the urban design and heritage concept the proposed layout design incorporates urban-agriculture use. These land uses abut the agricultural western boundary, to establish a green edge/buffer on the southern boundary as well as to protect the Critical Biodiversity Area (CBA) located on the south-western edge of the application area.

The urban-agriculture land use areas located adjacent to the public open space erf (1 700m<sup>2</sup>) on the southern boundary can be utilised as a sports-field or related social amenity. Approximately 1.1ha are proposed for urban agriculture and open space purposes. The local authority in collaboration with the future community should take ownership of these properties in order to maintain and effectively utilise their potential to serve as a source for food production.





### 5.4.6 IRRIGATION DAM

The existing irrigation dam will be demolished. The dam was constructed and utilised for irrigation purposes. The irrigation dam would serve no purpose in the future.

### 5.4.7 ROAD NETWORK

One of the core planning principles pertaining to this development is the extension of the main collector routes as part of the urban street grid to form continuous routes in order to promote accessibility. In total approximately 5.9ha will be utilised for road purposes within the proposed application area. The main access to the proposed development will be via the extension of Church- and Breë - and van Reenen Street. Both the Breë- and Church Street extension will be 16m, in order to correspond with the exiting street scape of McGregor. Perpendicular to Church- and Bree Street, two 16m roads are proposed which forms the main structuring elements of the urban grid. The extension of Church- and Breë Street will also facilitate a visual connection into the proposed development while also establishing a vista into the Hoeks River biodiversity area (refer **Figure 5.20** below).

A fourth entrance to the application area will be made possible via Hartzenberg Street extension. This entrance will be 10m wide, which is consistent with the existing street width of Hartzenberg Street.

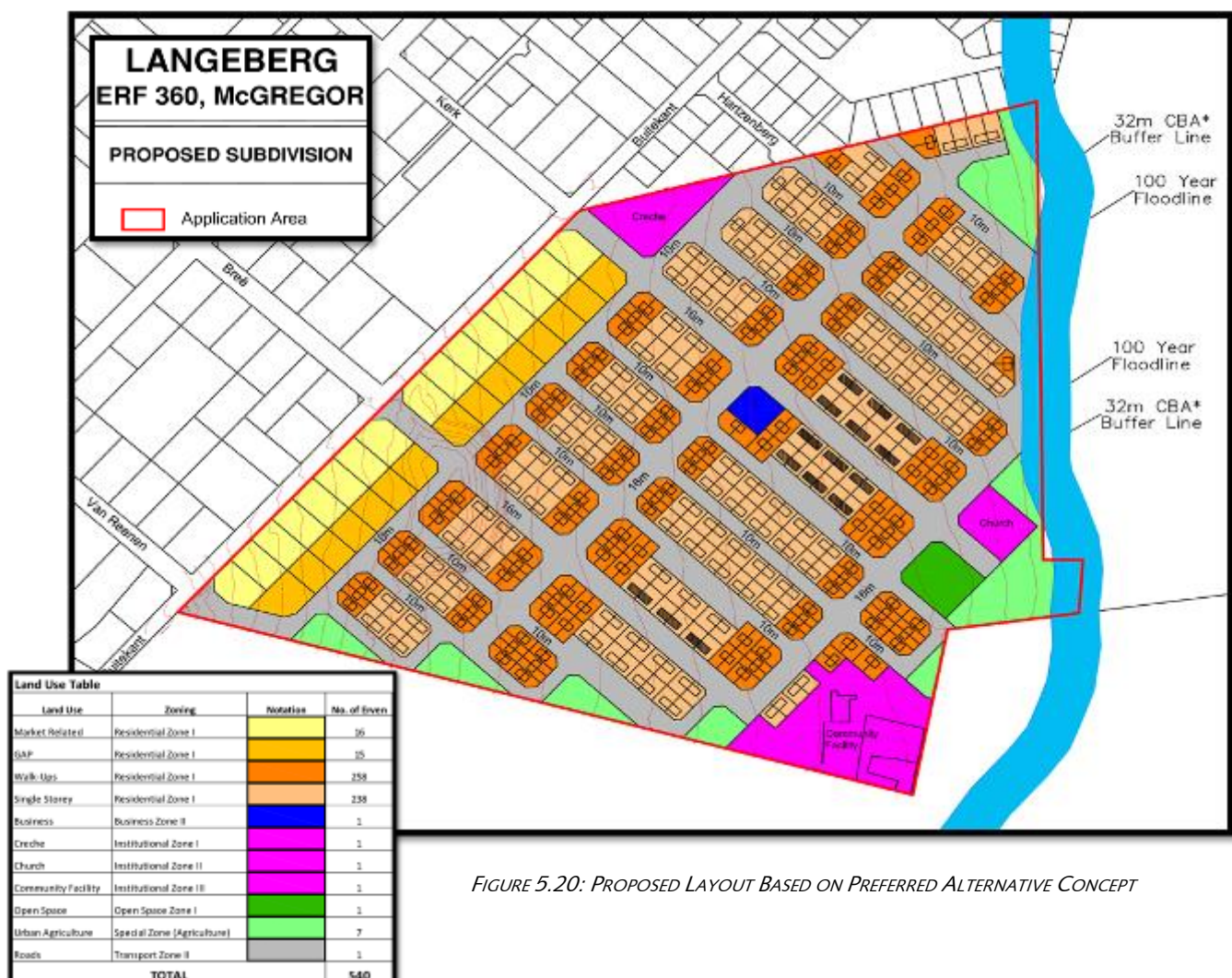


FIGURE 5.20: PROPOSED LAYOUT BASED ON PREFERRED ALTERNATIVE CONCEPT



## 5.5 SUSTAINABILITY ASSESSMENT: APPLYING THE CRITERIA

The core of the BNG (Breaking New Ground) strategy of the Department of Local Government and Housing (DLGH) is the application of the sustainable settlement criteria. The department has provided the so-called 'Step 2- Criteria for evaluating housing project benefits'. These criteria have been categorised according to the triple bottom line principles for sustainable development, namely:

- Economic efficiency
- Social justice
- Ecological integrity
- Compliance with relevant spatial policies

The criteria in the table below have been applied to the analysis in order to "measure" the sustainability of the development proposal for subsidy and GAP housing.

The sustainability criteria summarised in Table 5.7 for evaluating housing project benefits are derived from the document produced by the Department Human Settlements, namely *Guidelines for The Preparation of Credible Human Settlement Plans* (July 2010).

The analysis of the proposed development in terms of the sustainability criteria are summarised in Table 5.8. The objective of this analysis is to determine the degree of sustainability of the entire development.



KEY OBJECTIVES	CRITERIA (Based upon provincial guidelines of PSDF, MEDS and integrated with settlement specific requirements)
<b>A: ECONOMIC EFFICIENCY</b>	
Enhance economic security and promote employment	Access to economic opportunities Proximity to relevant employment opportunities
Promote an affordable and integrated range of housing opportunities	Ability to leverage additional resources Ability to mobilise commercial housing finance Cross subsidisation of housing by other developments Mixed uses including commercial, business industry Mixed income communities
Promote optimal use of space and infrastructure	Extent of existing bulk infrastructure Bulk services e.g. water, sewerage, electricity and roads Transport capacity, including public transport linkages Provision of higher density housing which supports efficiencies along major routes.
Promoting economic activity and SMME's	Layout and/or design promoting and supporting economic activities Support to small business sector development and building connections between the second and first economy Extent to which provision is made for commercial/SMME activities
<b>B: SOCIAL JUSTICE</b>	
Quality of life and access to resources	Improved access to social development resources Reliable basic services
Promoting social & spatial integration	Proximity and linkages with other income or social groups/communities
<b>C: ECOLOGICAL INTEGRITY</b>	
Attaining sustainability	Compatibility with existing cultural landscapes, artefacts and buildings Application of building materials to conserve costly Demonstrate the minimisation of consumption of scarce environmental resources such as water and electricity Promote ecologically sensitive settlement design alternatives
<b>D: COMPLIANCE WITH SPATIAL POLICIES</b>	
Spatial Development Framework	Compliance with Spatial Development Framework
Other Relevant Spatial Policies	Compliance with relevant spatial policies

TABLE 5.7: SUSTAINABILITY CRITERIA

As part of the assessment process, a value is allocated to each criterion. The values are:

0 = does not comply with sustainability criteria

1 = complies to a degree

2 = fully complies with sustainability criteria

The following table present an assessment of the proposed development area in terms of the above-mentioned sustainability criteria.

CRITERIA	COMMENTS	SCORE
	<b>ECONOMIC EFFICIENCY</b>	
• Access to economic opportunities	• The proposed development is approximately 800m from the CBD. Accesses to community facilities are possible	2



	through the extension of Church-, Breë-, Van Reenen as well as Hartzenberg Street.	
<ul style="list-style-type: none"> <li>Promotion of affordable and integrated range of housing opportunities</li> </ul>	<ul style="list-style-type: none"> <li>High ability to leverage additional resources by means of market related erven.</li> <li>Ability to mobilise commercial finance is possible for GAP and market related erven.</li> <li>Good opportunity for small neighbourhood node, given the proposed opportunity for the production and retail of agricultural produce.</li> <li>Mixed income opportunities proposed, cross subsidisation possible due to market related erven.</li> </ul>	2
<ul style="list-style-type: none"> <li>Promote optimal use of available space and infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Bulk civil services available and capacity to be optimised.</li> <li>Excellent accessibility and mobility via extension of Church Street Breë Street and Van Reenen Steet.</li> </ul>	2
<ul style="list-style-type: none"> <li>Promoting economic activity and SMME's</li> </ul>	<ul style="list-style-type: none"> <li>Economic activity and SMME's possible as a result of the accessibility to and from established economic opportunities (CBD), as well as business opportunities proposed within the development.</li> </ul>	2
<b>SOCIAL JUSTICE</b>		
<ul style="list-style-type: none"> <li>Quality of life and access to resources</li> </ul>	<ul style="list-style-type: none"> <li>Optimal access to and from community facilities.</li> <li>Additional facilities proposed.</li> </ul>	2
<ul style="list-style-type: none"> <li>Access to social facilities</li> </ul>	<ul style="list-style-type: none"> <li>Access to existing social facilities via Church- Breë-, Van Reenen and Hartzenberg Street.</li> <li>CBD approximately 800m from site and easily accessible.</li> <li>Social facilities / schools within walking distance of site.</li> <li>Social facilities directly linked with site.</li> </ul>	2
<ul style="list-style-type: none"> <li>Promoting social and spatial integration</li> </ul>	<ul style="list-style-type: none"> <li>Excellent social integration, given the site's location relative to existing low and medium density residential neighbourhoods.</li> </ul>	2
<b>ECOLOGICAL INTEGRITY</b>		
<ul style="list-style-type: none"> <li>Compatibility with existing cultural landscapes and buildings</li> </ul>	<ul style="list-style-type: none"> <li>Various heritage mitigation measures incorporated within the layout and building designs;                             <ul style="list-style-type: none"> <li>Extension of existing urban grid</li> <li>Transition buffer between existing residential properties and proposed subsidy units.</li> <li>Maintaining an agricultural edge on the western boundary.</li> </ul> </li> </ul>	2
<ul style="list-style-type: none"> <li>Promote ecologically sensitive settlement design</li> </ul>	<ul style="list-style-type: none"> <li>No significant environmental constraints.</li> </ul>	2
<ul style="list-style-type: none"> <li>Overall promotion of sustainability</li> </ul>	<ul style="list-style-type: none"> <li>Overall assessment of promotion of sustainability: High</li> </ul>	2
<b>D: COMPLIANCE WITH SPATIAL POLICIES</b>		
<ul style="list-style-type: none"> <li>Spatial Development Framework.</li> </ul>	<ul style="list-style-type: none"> <li>Consistent with the draft SDF (2014).</li> </ul>	2
<ul style="list-style-type: none"> <li>Draft Provincial Spatial Development Framework, 2013.</li> </ul>	<ul style="list-style-type: none"> <li>Consistent with the draft PSDF (2013).</li> </ul>	2
<ul style="list-style-type: none"> <li>Breaking New Ground (BNG) Policy</li> </ul>	<ul style="list-style-type: none"> <li>Consistent with the Breaking New Ground (BNG) Policy (2009).</li> </ul>	2
<ul style="list-style-type: none"> <li>Western Cape Sustainable Human Settlement Strategy</li> </ul>	<ul style="list-style-type: none"> <li>Consistent with the Western Cape Sustainable Human Settlement Strategy (WCSHSS).</li> </ul>	2



(WCSHSS)		
• <b>TOTAL SCORE</b>		<b>28/ 28</b>

TABLE 5.8: SUSTAINABILITY ASSESSMENT MCGREGOR ERF 360

The sustainability analysis concludes that the proposed development comply with the main pillars of sustainability (Economic, Social and Ecological) as well as with relevant spatial policies. This result of this study indicates a high level of sustainability. The proposed development is therefore planned as a township that complies with most of the sustainability criteria (100%) from the Department of Human Settlements.





## **SECTION 6      DESIRABILITY CRITERIA**

Section 36 of the Land Use Planning Ordinance stipulates that applications may only be refused if they lack desirability or if they negatively affect existing rights. Furthermore, the ordinance prescribes that, when a decision is made, the health, welfare and safety of the community, and the built-up and natural environment must be considered.

### **6.1      CHARACTER OF THE SURROUNDING AREA**

The properties located in the vicinity of the application area are residential and agricultural in nature. The proposed development area can easily be integrated within existing residential neighbourhood of McGregor through the proposed extension of existing roads. The proposed development will therefore be consistent with the surrounding residential character.

### **6.2      LOCATION AND ACCESSIBILITY**

The proposed development is located on the eastern edge of McGregor abutting Buitekant Street. Residential neighbourhoods adjacent to the proposed development have well located/distributed social amenities established within these areas. Internal distributor roads linking these areas with social amenities and the CBD are, Breë-, Tindall-, Van Reenen and Church Street linking with Buitekant Street and Hartzenberg Street.

The proposed development internal services will be linked to the existing engineering services in the vicinity of the proposed development areas. The proposed application is seen as a logical extension of residential character of the surrounding areas.

### **6.3      COUNCIL'S LAND USE POLICIES**

The proposed development is consistent with existing planning policies applicable to the study area. The PSDF, Breaking New Ground and Western Cape Human Settlement Strategy all advocate the delivery of sustainable housing to communities in need. The development of the application area will ensure access to affordable, well-located housing contributing towards integration.

The area within which the proposed development is located is viewed as being important for residential densification. This view is further substantiated in all the applicable spatial policy frameworks reviewed. Densification is supported across the board and on the basis thereof, the policy assessment found that the proposed development of the application property is most consistent with the relevant policy frameworks.

### **6.4      IMPACTS ON EXISTING RIGHTS**

The proposed development will in no way negatively impact on the existing zoning rights as the majority abutting properties are zoned Single Residential Zone. The proposed development is therefore compatible with the zonings and land use of the surrounding properties and will also



contribute to the densification of the existing urban structure, and help to alleviate the housing need that currently exist within McGregor.

## 6.5 SAFETY AND WELFARE OF THE COMMUNITY

The safety and the welfare of the community will at all times be prioritised during the implementation and operational phases of this proposed housing project. The location of development adjacent to the existing residential development is sensitively placed and with the view of negating any potentially threatening elements such as polluted water bodies and flood-prone areas. Furthermore, the proposed provision of acceptable level of services will contribute to a safe environment and will enhance the welfare and livelihoods of the community.

All issues related to safety and community welfare have therefore been addressed by:

- establishing a pedestrian-orientated and friendly environment;
- promoting a system of continuous routes and accessibility to social and economic activities;
- implementing cost-effective layout design;
- optimising the use of available resources;
- incorporating mitigation measures in order to ensure the unique character of McGregor within the proposed development.

## 6.6 CONSERVATION OF THE NATURAL AND BUILT-UP ENVIRONMENT

There are no significant negative environmental concerns. Particular care has been taken with the proposed designs of the development to ensure it will make a positive contribution to the area. The proposed development is located within the urban edge, which contributes to the optimum use of available land and would facilitate increased residential densities. The proposed development should not have any significant impact on the natural or built environment.



## SECTION 7

## CONCLUSION & RECOMMENDATION

The application area, as motivated in this report, provides an excellent opportunity for a housing development. This development therefore is regarded as desirable within its local context and well integrated within the existing and future town.

The desirability of this proposal can further be motivated through the following considerations:

- The proposal will contribute towards alleviating the growing need for subsidy-based housing in McGregor.
- The integration of the proposed land uses with the surrounding development as well the opportunity for integration within the proposed development.
- Consistent with the spatial policy plans for the area.
- The improvement in quality of life of the residents and McGregor community as a whole.

James Southey <southeyjj@gmail.com> James Southey <southeyjj@gmail.com>

It is therefore recommended that this application **be approved** in terms of the Land Use Planning Ordinance, 1985 (Ordinance No. 15 of 1985) as follows:

• Residential Zone I	527 erven
• Business Zone II	One (1) Erf
• Open Space I	One (1) Erf
• Institutional Zone I	One (1) Erf
• Institutional Zone II	One (1) Erf
• Institutional Zone III	One (1) Erf
• Special Zone (Urban Agriculture)	Seven (7) erven
• Transport Zone II (Roads)	One (1) Erf

Building Line Departures in terms of Section (15)(1)(i) of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) to allow a lateral building line of 0m for the lateral boundaries and a street building line of 2m of the Residential Zone I erven.

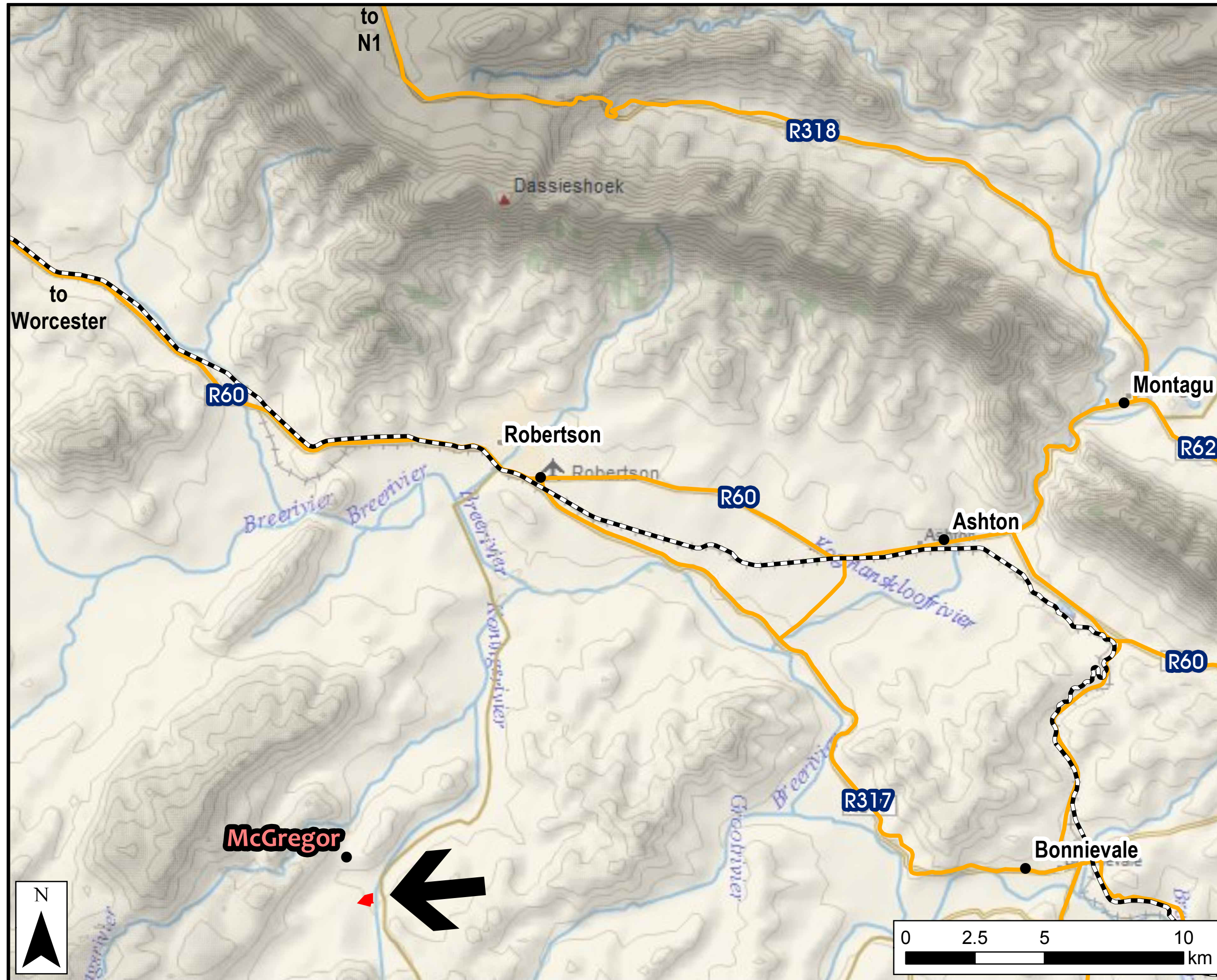


PLAN 1:

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# Regional Context Plan:





MCGREGOR

## REGIONAL CONTEXT

 Application Area

PLEASE NOTE:  
All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

REF: J:\Drawings-after-15.05.01\TOWNS\LANGEBERG MUN\ McGregor\GIS\Plans

COMPILED BY: A ELLIS

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PLAN 2:

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## *Local Context Plan:*







# McGREGOR

## ERF 360

### LOCAL CONTEXT

-  Subject Properties
-  Cadastral Boundaries

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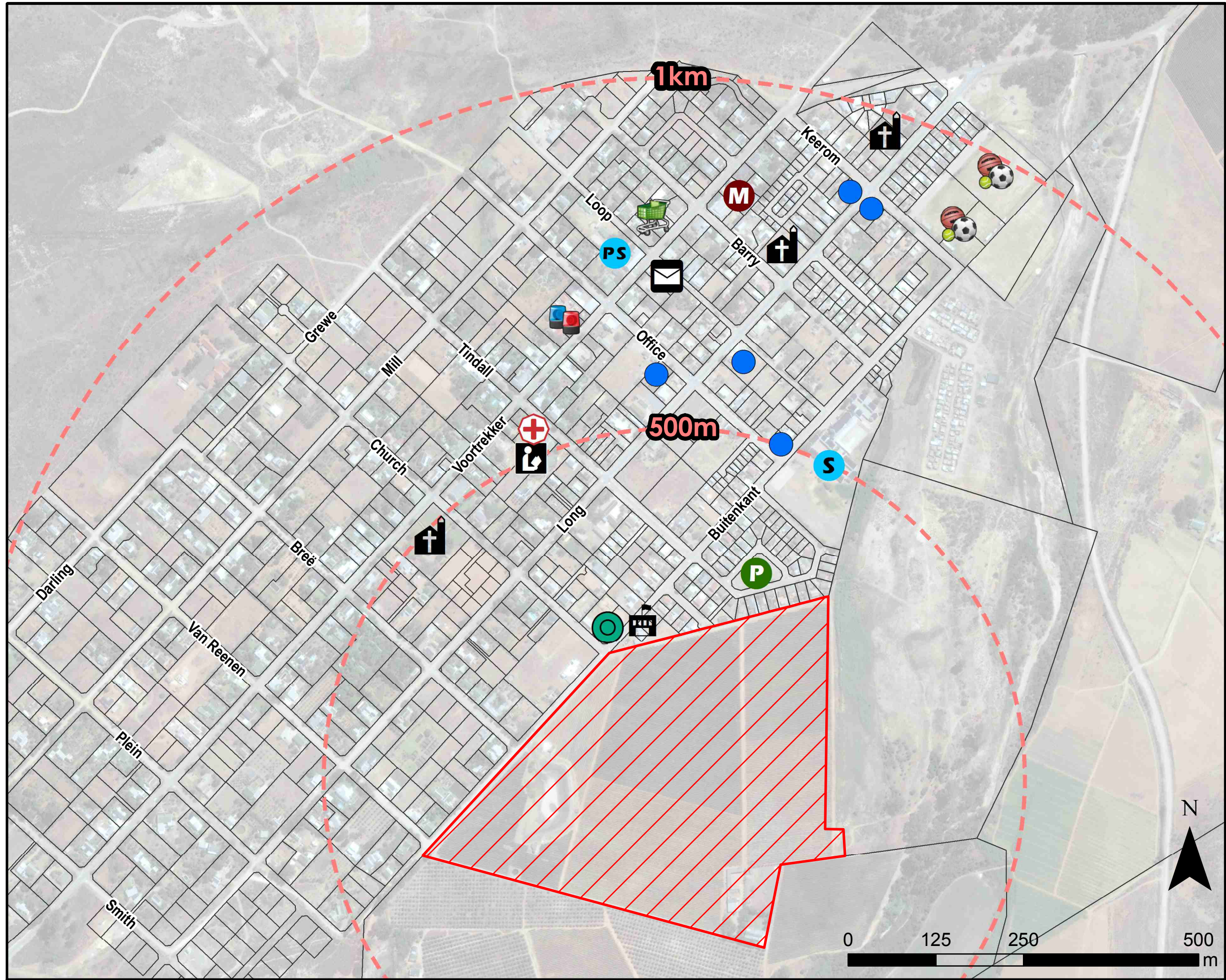


PLAN 3:

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## *Community Facilities Plan:*





MCGREGOR

COMMUNITY FACILITIES

- Application Area
- 500m & 1km radius around investigation area
- Church
- Clinic
- Creche
- Library
- Mini Market
- Municipality
- Open Space / Park / Play Ground
- Police
- Post Office / Supermarket / Garage
- Primary School
- Private School
- Sports Field
- Supermarket
- Training Centre

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PLAN 4:

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*Urban Design Concept Plan*  
*(Proposed Alternative):*



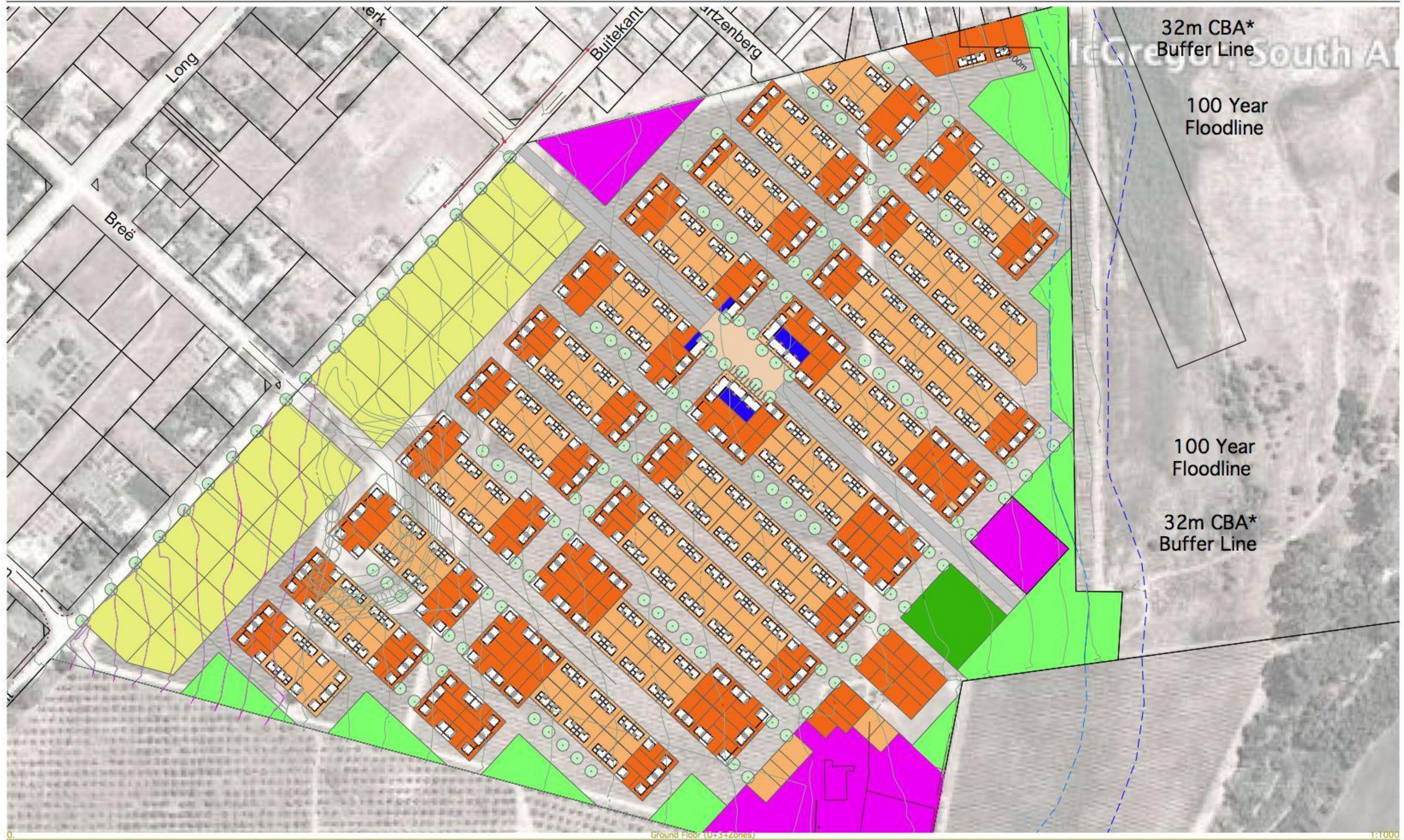
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Client:- ASLA Devco  
Low cost housing for Erf 360 McGregor

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File Name:- 140217 UDMcG.ph Saved:- 2014-02-19  
Layout Number:- 28 Number of Layouts:- 63  
Drawing Name:- Ground Floor (0+3+Zones) Drawing ID:- 0.  
Drawing Original Scale:- 1:50 Magnification:- 5.00%



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SACAP Reg. 5967 SAIA Reg. 5235

Work done in association with UDA Western Cape  
Project Status:- Revised design as to Heritage Western Cape recommendations

Zones with placement of units (A1-1:1000/A3-1:2000)

First Edition Date: 2014-02-05  
Revision Date: 2014-02-19

Subset Name:- Concept Set 3-Plans (A1-1:1000/A3-1:2000)  
Layout Name:- Zones with placement of units (A1-1:1000/A3-1:2000)  
Layout Sheet Number:- 1.3.3



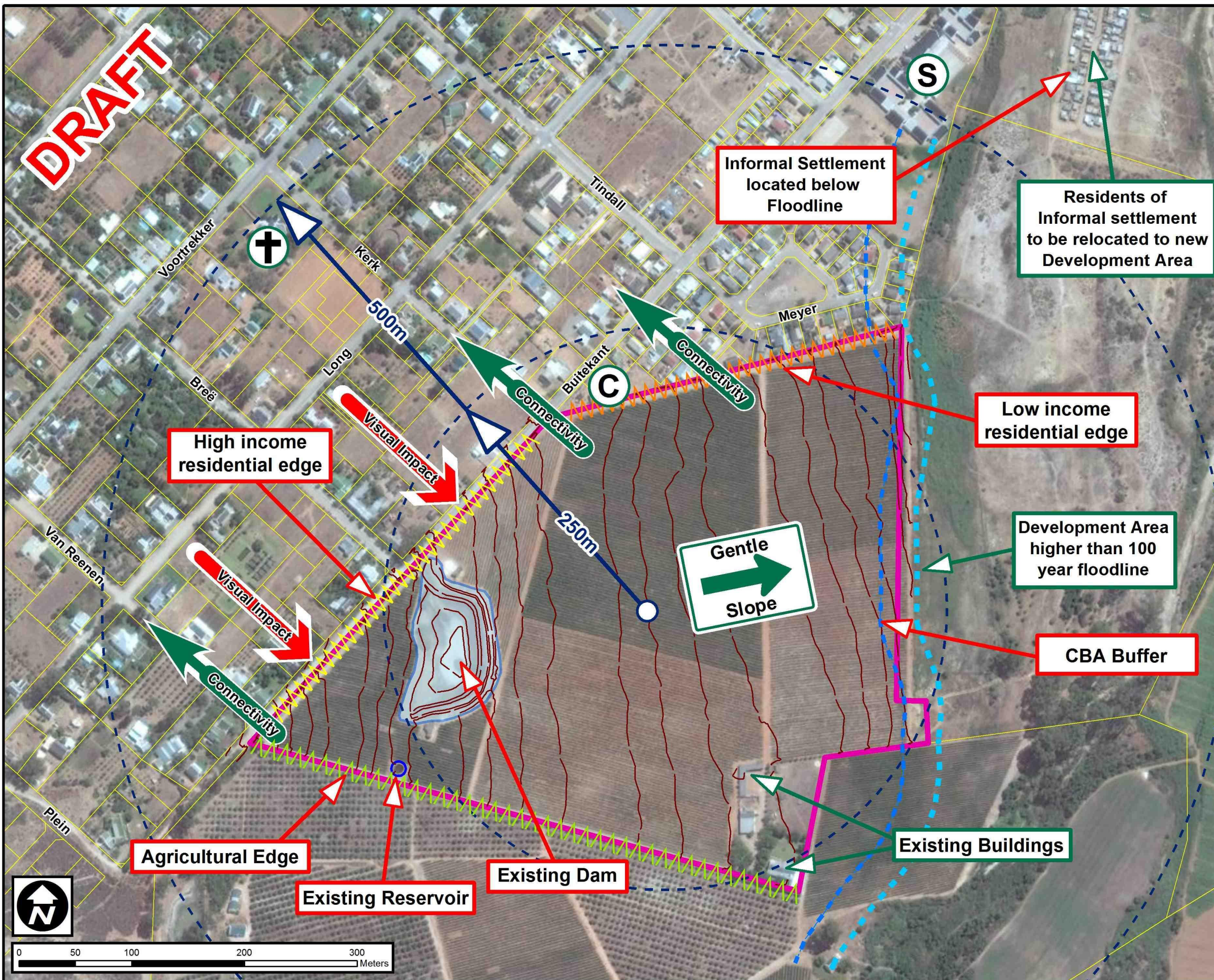
PLAN 5:

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# *Opportunities and Constraints:*



**DRAFT**



# McGREGOR

## ERF 360

### OPPORTUNITIES & CONSTRAINTS

- Application Area
- Cadastral Boundaries
- 100 Year Floodline
- Contour Lines (1m interval)

#### Community Facilities:

- ⊕ Church
- C Creche
- S School

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COMPILED BY: F. Britz

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PLAN 6:

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*Proposed Subdivision Plan:*

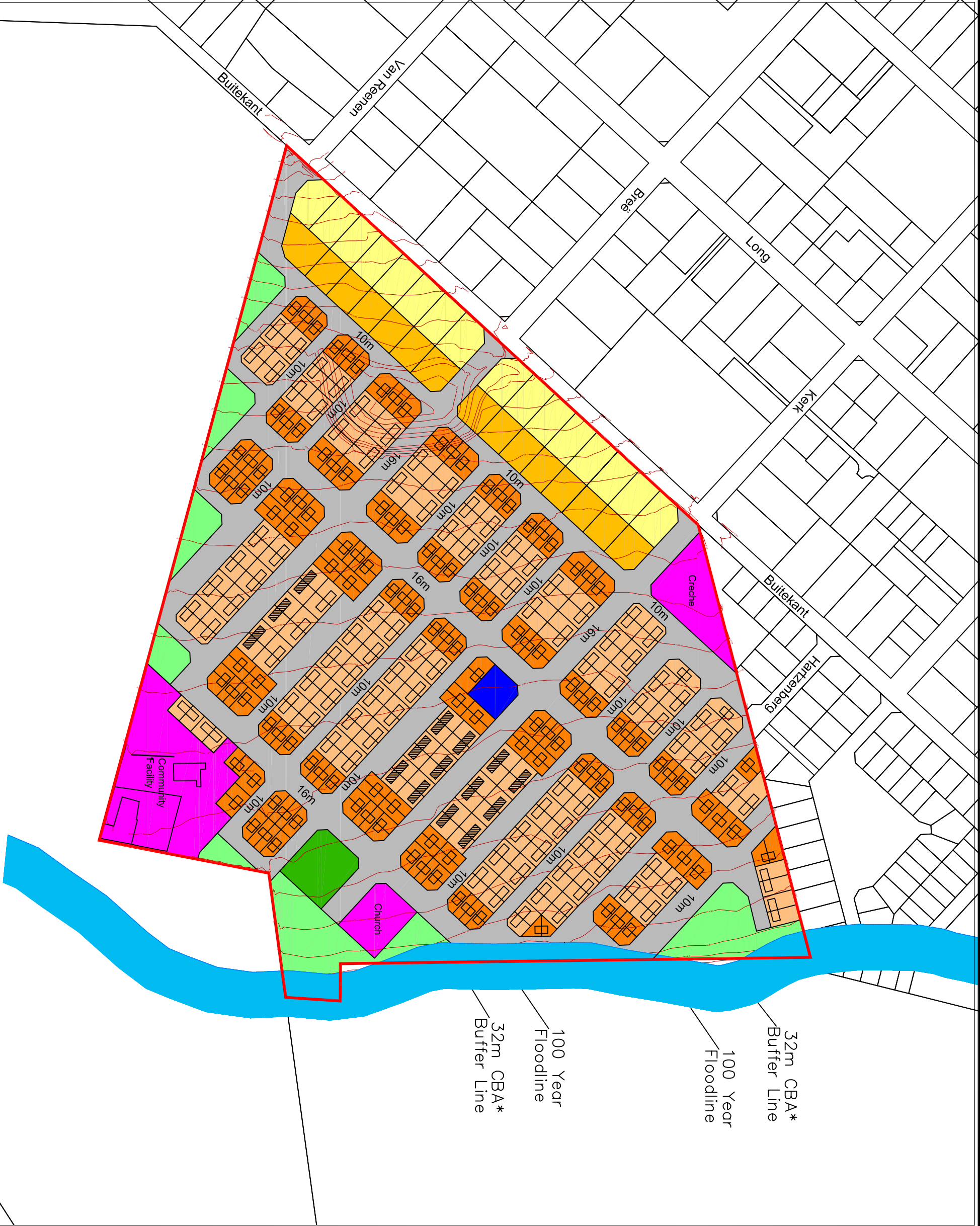
# LANGEBERG

## ERF 360, McGREGOR

### PROPOSED SUBDIVISION

 Application Area

Land Use Table					
Land Use	Zoning	Notation	No. of Eriens	Extent	% of Total
Market Related	Residential Zone I		16	1.09	6.26
GAP	Residential Zone I		15	0.83	4.77
Walk-Ups	Residential Zone I		258	2.96	17.00
Single Storey	Residential Zone I		238	4.23	24.30
Business	Business Zone I		1	0.07	0.40
Creche	Institutional Zone I		1	0.24	1.38
Church	Institutional Zone II		1	0.15	0.86
Community Facility	Institutional Zone III		1	0.75	4.31
Open Space	Open Space Zone I		1	0.17	0.98
Urban Agriculture	Special Zone (Agriculture)		7	1.01	5.80
Roads	Transport Zone II		1	5.91	33.94
TOTAL			540	417.41ha	100



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