

Township Establishment Application
on a portion of Portion 7 of the farm Nooitgedacht 268 IT

Application in terms of Section 59 of the Msukaligwa Spatial Planning and Land Use Management (SPLUM) By-Law, 2016, read with the Spatial Planning and Land Use Management Act, 2013

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DEVELOPMENT SUMMARY

This memorandum is submitted in support of the application in terms of in terms of Section 59 of the Msukaligwa Spatial Planning and Land Use Management (SPLUM) By-Law, 2016, read with the Spatial Planning and Land Use Management Act, 2013 for the establishment of a township, comprising of two erven (to be consolidated) zoned as “Residential 3” for dwelling units for purposes of a retirement village, club house and facilities associated, subservient and necessarily required for the aforesaid, on a Portion of Portion 7 of the farm Nooitgedacht 268 IT (Proposed Ermelo Extension).

In terms of the zoning certificate issued by the Msukaligwa Local Municipality the existing zoning of the site is:

Zoning: “Agricultural”

The township will comprise out of 2 erven which will be consolidated and the following development conditions will be applicable:

ERVEN 1 AND 2

Zoning	“Residential 3” for dwelling units for purposes of a retirement village, club house and facilities associated, subservient and necessarily required for the aforesaid
Density:	30 units per hectare
Height restriction:	2 storeys
Coverage:	40%
FAR:	0.6
Building lines:	5 metres on street boundaries, 2 metres on any other boundaries

Proposed Ermelo Extension will be established on 2,9816 ha.

1. BACKGROUND INFORMATION

This memorandum is submitted in support of the application in terms of Section 59 of the Msukaligwa Spatial Planning and Land Use Management (SPLUM) By-Law, 2016 , read with the Spatial Planning and Land Use Management Act, 2013 for the establishment of a township, comprising of two erven (to be consolidated) zoned as “Residential 3” for dwelling units for purposes of a retirement village, club house and facilities associated, subservient and necessarily required for the aforesaid on a portion of Portion 7 of the farm Nooitgedacht 268 IT, proposed Ermelo Extension (hereafter referred to as “the site”).

Portion 7 of the farm Nooitgedacht 268 IT, is situated just to the south east of the Central Business District of Ermelo. This property belongs to the Dutch Reformed Church of Ermelo and it is the intention of the Board to develop “the site” as a retirement village. The retirement village will provide accommodation for persons of 50 years and older and will comprise out of 75 dwelling units and a club house inclusive of other supporting facilities for the residents of the retirement village.

The prevailing idea of retirement housing is the stereotypical old age home - a hospital-like environment. But things are changing, largely owing to South Africa's large, growing population of elderly people who are self sufficient. This has created a gap in the market as there are not enough housing options for middle-income retired citizens other than living alone in their house or moving to a typical old age home. Regarding last mentioned, it can be stated that there is not enough such facilities available in the market.

One of the most important factors affecting all people's lives, is the environment in which they live. For older people, this may be particularly so, as they spend more time in their home than others.

According to Fin24, the older generation is already fuelling the housing market and buyers over the age of 50 years has increased to 33,06% of the housing market, August 2017, up from 22,09% in 2007.

These aspects, as well as other matters motivating the "need" and "desirability" of this proposed township establishment, will be discussed in detail in this memorandum.

2. TOWN PLANNING CONSIDERATIONS

2.1 LOCALITY

The locality of the site is indicated on Annexure A.

Portion 7 of the farm Nooitgedacht 268 IT is located within the jurisdiction area of Msukaligwa Municipality, located in the southern part of Mpumalanga. The municipality's western boundary is approximately 150 km due east of Gauteng and its eastern boundary is approximately 8km west of the Swaziland border. Msukaligwa is one of 7 local municipalities under the jurisdiction of the Gert Sibande District Municipality.

The application site is located within the Ermelo Town, approximately 700m south-east of the Joubert Street (N17) and Kerk Street (N2) intersection, on the corner of Border and Taute Streets.

The application site is bordered by:

- ◆ Portion 162 of the farm Nooitgedacht 268 IT to the north,
- ◆ Border Street to the east,
- ◆ Taute Street to the south, and
- ◆ The Remaining extent of Portion 7 of the farm Nooitgedacht 268 IT to the west.

2.2 EXTENT OF THE PROPERTY

Proposed Ermelo Extension will be 2,9816 ha in extent.

2.3 DEEDS OF TRANSFER

The site is being held under Deed of Transfer **T2447/1892** and is registered in the name of **DEN KERKERAAD DER NEDERDUITSCHER Hervormde of Gereformeerde Gemeente te Ermelo** (name changed to **NEDERDUITSE GEREFORMEERDE KERK ERMELO** during 2011). The Title Deed is attached to the covering letter to this application for information purposes.

The conditions as contained in the Title Deed refer to the following:

- The property is subject to the conditions as mentioned in the deed of transfer in favour of Petrus Johannes Fourie dated the 11th of July 1871 and further subject to the following servitude:
 - P.J. Fourie keep the house, inhabited by Mister Bresler on the 26th of May 1879, in extent the size of two erven in terms of the plan (Deed of Transfer 1880/1039).

The above conditions and none of the endorsements affect the application.

Lastly, it needs to be stated that no **bond** is registered over the property.

2.4 PRESENT ZONING

The application site is currently zoned "Agricultural" in terms of the Ermelo Town Planning Scheme, 1982.

2.5 PRESENT LAND USE

Portion 7 of the farm Nooitgedacht 268 IT is currently undeveloped / vacant.

2.6 SURROUNDING ZONING AND LAND USES

*The surrounding zoning and land uses are indicated on **Annexures B and C**.*

The application site is located on the southern boundary of Ermelo Central Business District (CBD). Business land uses in Ermelo are primarily concentrated in the CBD and most of the business concerns are retailers. The CBD is also characterised by high density residential developments.

The application site is located within close proximity of the following community facilities:

- Civic Centre and Local Municipal head office;
- Fire and Emergency services;
- Post Office;
- Various parks and sports facilities;
- Branch offices of Provincial Government Departments;
- Primary schools;
- Churches, mosques and crèches.

The Ermelo Industrial area is located just to the east of the application site.

3. PHYSICAL INFORMATION

3.1 TOPOGRAPHY

The application slopes in a southerly direction and a stormwater channel is present on the site.

No development problems are foreseen from a slope point of view. Stormwater attenuation will be attended to in line with the Stormwater Management Plan to be drafted and submitted to Council for approval.

3.2 FLOODLINES

In terms of the requirements of Section 144 of the National Water Act, 1998 (Act 36 of 1998), it can be stated that the proposed township is not affected by any flood lines with an expected frequency of 1:50 years or 1:100 years. The layout plan has been endorsed by Endecon Consulting Engineers to this respect.

3.3 GEOLOGICAL / GEOTECHNICAL INFORMATION

A Geotechnical Investigation was conducted for the application site. A copy of the report is attached to the covering letter to this application. The proposed layout plan also reflects the findings of the geotechnical investigation (endorsed by M.J. van der Walt Consulting Engineering Geologist).

3.4 PROPOSED ROADS

- Accessibility

Three national roads (N2, N11 and N17) converge in Ermelo. The N17 running east-west through Msukaligwa, linking Gauteng to the west with Swaziland (Oshoek Border Post) to the east, the N11 running north-south through the municipality, linking Middelburg to the north with Newcastle to the south; and the N2, which starts at Ermelo and runs south eastward towards Piet Retief, Pongola and Durban via the North Coast.

Portion 7 of the farm Nooitgedacht 268 IT is located just 360m south of the N17 and 550m east of the N2/N11.

The site is further bordered by Border Street on the east and Taute Street on the south. Access to the site will comply with the requirements of the Roads and Stormwater Department of the Council.

In view of the above, it is evident that easy and convenient access to and from the site to the major road networks in the area and therefore to the supporting facilities, CBD, etc. are in place.

3.5 OTHER INFRASTRUCTURE SERVICES

- Water

Raw water is provided by the Usuthu government water scheme (out of Jericho Dam) to the Ermelo purification works and then reticulated by the municipality throughout Ermelo and Wesselton.

The application site is located within the urban area of Ermelo and can connect to the existing water network in the area. The provision of water is addressed in the Engineering Services Report, attached to this application.

- **Stormwater**

A stormwater channel is located on the eastern portion of the application site. As part of the development, a stormwater management plan will be prepared to ensure that the development connects to the stormwater network present in the area.

- **Sewer**

The proposed development must be a sustainable development that is integrated into the broader urban environment, and the most secure system is a waterborne system, draining the whole development to a central treatment plant.

The application site will connect to the existing sewer network. The provision of a sewer management system is addressed in the Engineering Services Report, attached to this application.

- **Electricity**

Bulk electricity is purchased by the municipality from Eskom and reticulated throughout Ermelo and Wesselton. The bulk capacity is 40 Megawatt and this is fully utilized. The municipality has applied for an additional 10 Megawatt capacity from Eskom, however this may take some time to provide.

Electrical Engineers will be appointed to calculate the necessary load that will be needed to supply the township and if any upgrades are needed, the necessary extension of the network will be attended to.

- **Waste management**

Solid waste is collected and disposed on a weekly basis. A new major solid waste disposal site for the region is currently under construction.

4. LAND USE MANAGEMENT POLICY

4.1 NATIONAL LEVEL

4.1.1 NATIONAL DEVELOPMENT PLAN

In 2012, a major strategic document adopted by the government was the National Development Plan (NDP) Vision for 2030 (NDP 203024). The NDP 2030 is the narrative for a new growth and development trajectory for South Africa. The NDP 2030 is an integrated vision statement for South Africa. In summary, the vision sets out that South Africa in 2030 will have:

- An economy that will create more jobs;
- Improved infrastructure;
- Transitioned to a low-carbon economy;
- An inclusive and integrated rural economy;
- Reversed the spatial effects of apartheid;

- Improved quality of education, training and innovation;
- Quality health care for all;
- Social protection;
- Built safer communities;
- Reformed the public service;
- Fought corruption; and
- Transformed society and united the country.

We believe that the vision as set out in the NDP is being promoted by the proposed development as it will strengthen the economy by create employment opportunities during the construction phase and operation phase of the development.

4.1.2 SPLUMA: GENERAL PRINCIPLES FOR LAND DEVELOPMENT

The application complies with the general principles for land development as:

- *The site will be put to its most economic and best use.*
- *The development of the site will optimise the use of existing resources and infrastructure (land, bulk infrastructure, roads and transportation).*
- *It will promote land development in locations that are sustainable and it will limit urban sprawl (densification).*

Pertaining the SPLUMA Principles, it can be stated that:

Spatial Justice

- The application is in line with the Spatial Planning for the area with special reference that the application site is located within a core area earmarked for residential densification.

Spatial Sustainability

- It needs to be stated that the site is situated within the demarcated urban development boundary / urban edge of the Ermelo Township and this application will not contribute to the loss of valuable agricultural land.

Efficiency

- The principle of efficiency is being promoted, as it is believed that the development of a retirement village will promote land development that makes optimum use of existing resources and the nearby tourist attractions.

Good Administration

- A proposed land use application is prepared in terms of the provisions of the Spatial Planning and Land Use Management Act, 2013 the principle of good administration is being promoted.

4.1.3 NATIONAL ENVIRONMENTAL MANAGEMENT ACT 107 OF 1998

The Environmental Impact Assessment Regulations promulgated under Section 24(5) of the National Environmental Management Act (Act 107 of 1998) provides a list of activities which are subject to environmental authorization.

In terms of the Regulations Authorisation, approval from the relevant environmental authority is required, which in this case is the Department of Agricultural and Rural Development, for specific types of activities/development.

KEMS was appointed by the developer to assess the proposed development in terms of the Environmental Impact Assessment Regulations.

To determine the extent of any remaining indigenous vegetation on site, KEMS was commissioned to undertake a vegetation study. The study site is located within the vulnerable vegetation unit Eastern Highveld Grassland. The Mpumalanga Biodiversity Conservation Plan indicates the site as having no natural remaining habitat. The Mpumalanga Biodiversity Sector Plan 2013 indicates the site as heavily modified. After the site visits were conducted, KEMS confirmed that most of the site has been transformed due to historical transformation and alien invasive plants. For the visits and investigations conducted, it became evident that no red or orange data plant species were encountered.

19 Plant species were encountered on site of which 7 are listed as alien invasive on NEMBA. A Medium to Low vegetation sensitivity was awarded to the study site.

The aim of the vegetation study was not just to determine the extent of any remaining indigenous vegetation but also to determine if any Environmental authorizations would be needed for development of the study site. In terms of the legislation concerned, the proposed development was compared and analysed against the relevant listed activities as reflected in the Environmental Impact Assessment Regulation, 2014.

Activities that would be relevant to the development site were identified and listed below for analysis. Results of the analysis of each identified activity are presented at the bottom of each potential listed activity in terms of its relevance to the site.

Listing Notice 1 (No. R. 983) Activity 27:

*"The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for
(i) the undertaking of a linear activity; or
(ii) maintenance purposes undertaken in accordance with a maintenance management plan."*

Relevance: Not Relevant

Development site does not contain more than 1 of indigenous vegetation. Even if the possibility is explored that there may be indigenous vegetation, only about 0.8 ha is in question which is still less than 1ha.

Listing Notice 1 (No. R. 983) Activity 28:

Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture or afforestation on or after 01 April 1998 and where such development:

- (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares or*
 - (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare*
- Excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.*

Relevance: Not Relevant

Development is inside the urban edge and less than 5 ha.

Listing Notice 3 (No. R. 985) Activity 12:

“Clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance plan

- i) Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004*
- ii) Within critical biodiversity areas identified in bioregional plans*

Relevance: Not Relevant

The site falls within a vulnerable ecosystem in terms of section 52 of the NEMBA, as per GN 1002, no natural habitat remains on site as indicated by the Mpumalanga Biodiversity Sector Plan and Conservation Plan.

The legislative review and analysis made by the vegetation verification study indicates that no listed activities will be triggered in terms of the 2014 EIA regulations (as amended). It is therefore the conclusion of KEMS that the site could be developed without any environmental authorisation.

4.1.4 National Heritage Resources Act, 1999

Leonie Marais was appointed by the registered owner to carry out a Phase 1 Heritage Impact Assessment (HIA) for the proposed development on Portion 7 of the Farm Nooitgedacht 268-IT. According to the Phase 1 Heritage Impact Assessment there are no visible restrictions or negative impacts in terms of heritage associated with the site and in terms of heritage, this project can proceed.

Leonie Marais submitted the Phase 1 Heritage Impact Assessment to the Mpumalanga Provincial Heritage Resources Authority (MHRA) for comment/approval. The Mpumalanga Provincial Heritage Resources Authority's comment/approval will be submitted to the local authority in due course.

4.2 PROVINCIAL LEVEL

4.2.1 MPUMALANGA PROVINCIAL INTEGRATED SPATIAL FRAMEWORK, (MPISF)

The aim of this MPISF is to ensure co-ordinated and strategic infrastructure investment and development spending and proposes that the Districts' should use the development directives and understanding provided by the ISF as a common platform to inform their respective Development Frameworks.

This application is in line with the directive to broaden the range of housing products in appropriate localities to address an extended and diverse need of a range of people, including the elderly, people with disabilities, children headed households, single headed households and migrant families.

4.3 DISTRICT LEVEL

4.3.1 GERT SIBANDE DISTRICT SPATIAL DEVELOPMENT FRAMEWORK, 2009

The application is in line with Development Principle 10, namely to consolidate the urban structure of the District around the highest order centres by way of infill development and densification in Strategic Development Areas ((SDAs). It is essential that each of the towns and settlements within the District be developed in a manner aimed at consolidating their urban form, rather than allowing for further expansion, and by so doing perpetuating the development patterns of the past.

4.4 LOCAL LEVEL

4.4.1 MSUKALIGWA SPATIAL DEVELOPMENT FRAMEWORK, 2010

Portion 7 of the farm Nooitgedacht 268 IT is located within the primary node of Ermelo/Wesselton.

The application is in line with the following development guidelines for Ermelo/Wesselton:

- CORE AREA:

The application site is situated in the Core Area of Ermelo/Wesselton. This area contains the bulk of the urban amenities (shops, commercial areas, institutions, community facilities and the like) in Ermelo/Wesselton. Residential densification in support of the existing public and private amenities is one of the key strategies to maintain the integrity of the core area. Pockets of vacant developable land are still available to implement such a strategy by means of lead projects such as medium/high density social housing schemes.

- MIDDLE AND HIGHER INCOME HOUSING:

As a first priority, the existing vacant stands in Ermelo should be developed. Higher densities should be allowed and the integration of different socio-economic groups should be promoted in line with existing government policy.

4.4.2 THE ERMELO/WESSELTON LOCAL SPATIAL DEVELOPMENT FRAMEWORK.

Portion 7 of the farm Nooitgedacht 268 IT is located within the Ermelo CBD. While the dominant land use is business and retail, a wide range of other land uses occur within the CBD, including residential densification, institutional, community facilities, vacant land, commercial and light industrial.

Land uses which may be permitted in the CBD include the following:

- Business, including shops, offices, showrooms, restaurants, pubs, places of entertainment, hotels, tourist accommodation and facilities, garages, distribution centres, wholesale trade and warehousing.
- Light, non-intrusive and high-tech industrial uses.
- Institutional, including community, educational, cultural and government facilities.
- Medium and high density residential.
- Sports and recreational facilities, including parks, sports fields and facilities, theatres and the like.

Higher density residential development (in excess of 60 units per ha.) should be specifically promoted in order to draw more people into the CBD to support existing businesses, institutions and amenities.

5. PROPOSED TOWNSHIP

*The layout plan is attached as **Annexure D**.*

As mentioned earlier, this application, in terms of in terms of Section 59 of the Msukaligwa Spatial Planning and Land Use Management (SPLUM) By-Law, 2016 read with the Spatial Planning and Land Use Management Act 2013, is for the establishment of a township, comprising of two erven (to be consolidated) zoned as “Residential 3” for dwelling units for purposes of a retirement village, club house and facilities associated, subservient and necessarily required for the aforesaid on Portion 7 of the farm Nooitgedacht 268 IT (Proposed Ermelo Extension).

The township will comprise out of 2 erven which will be consolidated and the following development conditions will be applicable:

ERVEN 1 AND 2

Zoning	“Residential 3” for dwelling units for purposes of a retirement village, club house and facilities associated, subservient and necessarily required for the aforesaid
Density:	30 units per hectare
Height restriction:	2 storeys
Coverage:	40%
FAR:	0.6
Building lines:	5 metres on street boundaries, 2 metres on any other boundaries

6. MOTIVATION FOR THE PROPOSED TOWNSHIP

- 6.1 South Africa's elderly population is projected to double by 2050, according to the World Health Organization (WHO). During 2015, the number of South Africa's population aged 60 years or older was around 4,209 million people. In 2050, this figure will rise to 10,06 million people.
- 6.2 South Africans aged 50 and over comprise 15,7% and those aged 60 and over comprise 8,1% of SA's 55,5 m population, according to Statistics South Africa. The over 60's group is growing at a compounded annual growth rate of 2,7%. The tables below show how South Africa's population ageing trends compare with those of other countries and regions.

Table 1: Population ageing trends in SAGE sites, 1950 to 2050

Country	Percentage of population aged 60 years or older				
	1950	1975	2000	2025	2050
China	7.5	7.2	10.2	20.2	33.9
Ghana	4.1	4.5	5.2	7.2	11.9
India	5.4	5.6	6.7	5.2	7.2
Mexico	5.4	5.6	7.5	14.2	25.8
Russia	9.2	13.6	18.5	24.0	31.2
South Africa	6.0	5.2	5.9	10.5	14.8

Source: World Health Organization. 2011. WHO Study on global AGEing and adult health (SAGE).

Table 2: Population ageing trends in southern and South Africa, 2000 to 2020

Region or country	Year	Percentage of ageing trends, by age (in years)		
		50+	60+	70+
Southern Africa	2000	12.4	5.9	2.1
	2010	14.9	7.2	2.6
	2020	16.9	9.2	3.5
South Africa	2000	12.7	5.9	2.1
	2010	15.4	7.4	2.6
	2020	17.7	9.6	3.6

Source: World Health Organization. 2011. WHO Study on global AGEing and adult health (SAGE).

- 6.4 According to a Community Survey data the population aged 50 years and older represented 13,60% of the total population of Msukaligwa during 2016. When comparing the population statistics the number of people 50 years and older has increased by 39 795 from 2001 to 2016 in the Municipality's area.

Table 3: Population older than 50 years compared to the total population, 2001, 2011 and 2016

	2001	2011	2016
Total population	124 813	149 377	164 608
Total population 50 years +	15 507 (12,42%)	21 021 (14,07%)	22 388 (13,60%)
Males 50 years +	7 016 (5,62%)	9 431 (6,31%)	10 372 (6,30%)
Female 50 years +	8 518 (6,82%)	11 594 (7,76%)	12 016 (7,30%)

Source: Msukaligwa Integrated Development Plan 2018-2019

- 6.5 “Baby Boomers” (typically born between the early to mid 1940’s, to 1960 – 1964) are living 10 to 25 years longer than their parents, and opting for a more active lifestyle, so there is no desire to live in a typical old-age home. The changing age profile, along with lifestyle and work pattern changes, will affect the future housing arrangements and urban development. A key concern of aged people is the quality of life in their old age and housing is important not only because aged people need a secure and comfortable home but also because housing provides social surroundings for aged people, to interact with others in the community and live a quality life.
- 6.6 Portion 7 of the farm Nooitgedacht 268 IT is located just to the south east of the Central Business District of Ermelo and thus located close to existing services and infrastructure (transport, shopping centres, medical and health facilities). The proposed retirement village will provide accommodation for persons of 50 years and older and will comprise out of 75 dwelling units and a club house and other supporting facilities for the residence of the retirement village.
- 6.7 Aside from offering outstanding lifestyles for retirees, retirement properties in estates have also become an attractive investment proposition, even for younger buyers.
- 6.8 Retirement villages are developed to address the issues of living in one’s own home that is problematic, e.g. the costs and responsibility of maintaining a large suburban home meant to house a larger family, as well as a garden, loneliness and vulnerability in terms of security.
- 6.9 This application is in line with the following spatial proposals:
- a) The application is in line with Development Principle 10 of the Gert Sibande District Spatial Development Framework, namely to consolidate the urban structure of the District around the highest order centres by way of infill development and densification in Strategic Development Areas ((SDAs). It is essential that each of the towns and settlements within the District be developed in a manner aimed at consolidating their urban form, rather than allowing for further expansion, and by so doing perpetuating the development patterns of the past.
 - b) In terms of the Msukaligwa Spatial Development Framework, 2010, Portion 7 of the farm Nooitgedacht 268 IT is located within the primary node (Core Node) of Ermelo/Wesselton, where residential densification (higher densities) on existing vacant stands in Ermelo is supported.
 - c) Portion 7 of the farm Nooitgedacht 268 IT is located within the Ermelo CBD. Land uses which may be permitted in terms of the Ermelo/Wesselton Local Spatial Development Framework include medium and high density residential.
- 6.10 The provision of infrastructure services is addressed in the Engineering Services Report submitted with this application.

7. CONCLUSION

From the discussions above, it is clear that the proposed development is desirable in terms of need, viability, accessibility, planning guidelines, engineering services, and environmental impact.

Therefore it is recommended that this application be favourably considered by the Local Authority.