

DATUM / DATE: **JUNE 2025**

ONS VERW / OUR REF: SAL/13197/ZN
U VERW / YOUR REF: 5868/2025

PER REGISTERED POST

Attention: Mr Gary Tomlinson
The Municipal Manager
Saldanha Bay Municipality
Private bag X12
VREDENBURG
7380

STOMPNEUS BAY HOUSING PROJECT

**PROPOSED SUBDIVISION AND REZONING OF PORTION 4 OF FARM 6,
VREDENBURG**

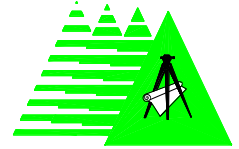
With regards to the above mentioned application, comments were received and additional information were requested. The responses below are on the comments received.

Comments received	Response
1. Please provide Power of Attorney (POA) from the current property owner, granting POA to be able to submit this application.	1. After discussions between the land owner, Lucky Star Pty Ltd, and Saldanha Municipality the layout was amended to compromise between the need of the two parties involved. The power of attorney and donation agreement were then signed on the amended subdivision plan draft 7 and both are attached as Annexure B1 .
2. Please confirm whether the proposed solar farm's lease agreement and servitude were registered against the property. If so, please provide consent from the lease holder(s).	2. According to the Title Deed and Diagram the lease area has not been registered and the owners have informed us that they are not planning to proceed with the solar project. The Diagrams for the lease area, as taken from the Surveyor General site on 23/06/2025, is attached as Annexure J1 .
3. Please amend the table on the subdivision plan to indicate all proposed Erf sizes. Please amend the colour notation per the Municipality's colour notation of the Zoning Scheme.	3. The subdivision plan was amended and is attached as Annexure G1 .

VENNOTE / PARTNERS:

IHJ Rumboll PrL (SA), BSc (Surv), M.I.P.L.S., AP Steyl PrL (SA), BSc (Surv), M.I.P.L.S.

CK RUMBOLL & VENNOTE / PARTNERS



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As mentioned above the subdivision plan was amended to compromise between the needs of Lucky Star Pty Ltd, land owners, and Saldanha Bay Municipality by removing one row of residential erven on the southern portion of the development area. This amendment had an effect on the motivational report, which had to be amended. The following sections of the Motivational Report were amended accordingly:

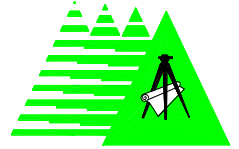
Motivation Report - Revision 0	Amended Motivational Report – Revision 1
1. Introduction	- Power of attorney referred to and attached as Annexure B1 – p.5
3. Purpose	- Subdivision units amended to 185 Residential Zone IV – p. 6 - Amended application form attached as Annexure A1 – p.6
5. Locality	- Development area changed from 5.8 ha to 5.4 ha – p. 7
8.1. General	- Units amended to 185 residential units and area to 5.4 ha - p.10
8.3. Subdivision	- Subdivision portions amended to Portion A = 5.4583ha and Remainder = 613.0077 ha - p. 10 - Subdivision plan attached as Annexure F1 – p. 10
8.6. Layout Design	- Development area amended to 5.4 ha - p. 11 - Layout plan attached as Annexure G1 – p. 11 - Units amended to 185 Residential Zone IV erven – p.11 - Figure 4 amended with latest plan – p.12
8.9. Public Open Space	- Units amended to 185 residential units - p.14 - Open space table updated with amended sizes – p. 14
8.12. Street name	- The approved street names are listed – p. 16 - Street name map attached as Annexure K1 – p. 15
10. Services	- Units amended to 185 residential units - p.18
11. Traffic Impact	- Units amended to 185 residential units - p.21
12. Planning Policy	- Units amended to 185 residential units - p.25 - Units amended to 185 residential units - p.29
14. Conclusion	- Development area amended to 5.4 ha – p. 30

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With regards to the comments above, please find attached the following amended information:

- a) Motivational Report Revision 3
- b) Annexure A1: Amended Application Form
- c) Annexure B1: Deed of Donation
- d) Annexure F1: Amended Subdivision Plan
- e) Annexure G1: Amended Site Development Plan
- f) Annexure J1: Lease Diagram
- g) Annexure K1: Street name map

I trust you find the above in order.

Kind regards

Zanelle Nortje
For *CK RUMBOLL AND PARTNERS*

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