

Ref: DOI/CFS/RN/LUU/REZ/SUB-24/196 (Application No: 2025-12-0057)

The Municipal Manager
Saldanha Bay Municipality
Private Bag X12
VREDENBURG
7380

Attention: Ms S Wentzel

Dear Madam

PORTION 4 OF FARM DUYKER EILAND 6, MALMESBURY: PROPOSED SUBDIVISION AND REZONING

1. The following refer:
 - 1.1. Your notice of land use application referenced Farm 6/4 SHB (Housing Project) dated 17 July 2025 (received 17 December 2025), and
 - 1.2. Traffic Impact Statement prepared by Sturgeon Consulting referenced STUR0414 dated May 2024.
2. The proposal affects Main Road 533 and Minor Road 7664 for which this Branch is the Road Authority.
3. The proposal is for:
 - 3.1. Subdivision of the subject property into Portion A (5.45ha) and Remainder (613ha),
 - 3.2. The Rezoning of Portion A from Agricultural Zone to Subdivisional Area to establish, Residential, Open Space, Institutional and Transport erven,
 - 3.3. The Subdivision of Portion A to create the following erven:
 - Residential Zone IV :185 Shelter/Dwelling House erven
 - Open Space Zone I :3 Public Open Space erven
 - Institutional Zone I :1 Crèche erf
 - Institutional Zone II :1 Church erf
 - Transport Zone II :1 Public Road erf

- 3.4. Departure from the Open Space requirements in terms of Clause 41 of the Integrated Zoning Scheme, to permit an open space provision of 4% in lieu of the prescribed 10%, and
- 3.5. A site-specific deviation to accommodate a proposed density of 34 dwelling units per hectare on the area set aside for residential development, in lieu of 20 dwelling units per hectare.
4. In terms of Section 18 of the Roads Ordinance 19 of 1976 this Branch approves the creation of a new access to the Public Road erf off Minor Road 7664 at km 16.76, 85m east of the intersection with Minor Road 7673.
5. This Branch offers no objection to the proposal in terms of the Land Use Planning Act 3 of 2014, subject to the following:
 - 5.1. The geometric and materials design of the new stop controlled access must be submitted to this Branch's Chief Directorate Road Design (ATT: Mr F Hunter, faiz.hunter@westerncape.gov.za) for approval.

Yours Sincerely



DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 26 FEBRUARY 2026

ENDORSEMENTS

1. Saldanha Bay Municipality
Attention: Ms S Wentzel (e-mail: Shannon.wentzel@sbm.gov.za)
2. CK Rumboll & Partners
Attention: Mr I Visser (e-mail: reception@rumboll.co.za)
3. District Roads Engineer Paarl
(email: DREPaarl.Technical@westerncape.gov.za)
4. Mr F Hunter (e-mail)
5. Mr D Fortuin (e-mail)