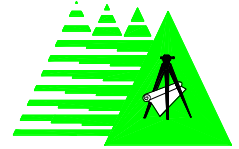


CK RUMBOLL & VENNOTE / PARTNERS



PROFESIONELE LANDMETERS ~ ENGINEERING AND MINE SURVEYORS ~ STADS- EN STREEKSBEPLANNERS ~ SECTIK

DATUM / DATE: 21 February 2025

ONS VERW / OUR REF: SAL/13197/ZN
U VERW / YOUR REF: 5643/2024

PER REGISTERED POST

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

GEORGE KERRIDGE SOUTH HOUSING PROJECT PROPOSED SUBDIVISION, CONSOLIDATION AND REZONING OF ERF 8270 AND FARM 132/4, VREDENBURG

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

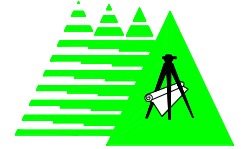
Comments received	Response
1. Please clarify why Erf 8270 and Portion 4 of the Farm 132, Malmesbury RD cannot be consolidated first, before rezoning and subdivision	1. The Scope of Works only included the development portion for the housing development and not the remainders of Erf 8270 and Portion 4 of Farm 132.
2. Subdivision Plan - Draft 5 2.1. Subdivision schedule must be amended to include all portions, numbering the portions under each zone and land use, together with portion sizes. Portion numbers must be added on all proposed portions. 2.2. Insert of splay distance must be added, if splay areas differ a note must be added on the subdivision plan. 2.3. The land use listed as: Single Residential under the Residential Zone IV, must be changed to shelter/dwelling.	2.1. The subdivision plan was amended accordingly and attached as Annexure H1. 2.2. The subdivision plan was amended accordingly and attached as Annexure H1. All splay distances are 5m x 5m. 2.3. The subdivision plan was amended accordingly and attached as Annexure H1.

VENNOTE / PARTNERS:

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

ADDRESS/ ADRES: zanelle@rumboll.co.za / PO Box 211 / Rainierstr 16, Malmesbury, 7299
MALMESBURY (T) 022 482 1845 (F) 022 487 1661

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<p>2.4. Note must be added on subdivision plan whether layout falls outside the 1:50 and 1:100-year flood line. Or indicated on plan</p>	<p>2.4. The flood line was requested in the Geotechnical Report and after reassessing the area, the specialist amended the Geotechnical Report, attached as Annexure J1, to remove the recommendation due to proximity of the site to the closest body of water, which is too far away to effect the development area.</p>
<p>3. Motivational Report 3.1. Land uses must be added adjacent to the proposed zonings (page 6) 3.2. Deviation from density requirement from SDF must be mentioned in the purpose of the report (although not application as such).</p>	<p>3. The Motivational Report was amended and is attached as requested.</p>
<p>4. Street naming: Please submit street naming application/request to Wilene Smit (Wilene.Smit@sbm.gov.za) as per the Municipality's Street Name Policy.</p>	<p>4. The street names will be presented to council in February 2025 by Wilene. The street names will be added to the subdivision plan once received.</p>

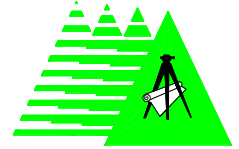
While amending the motivation report and subdivision plans as requested above, instruction was received from Saldanha Human Settlement Department to subdivide the entire road reserve of Kooitjieskloof Road as part of our development. The following sections of the Motivational Report were amended accordingly:

Motivation Report - Revision 0	Amended Motivational Report – Revision 1
3. Purpose	<ul style="list-style-type: none"> - Land uses added to zonings – p.6 - Residential properties amended from 284 to 324 Residential Zone IV erven - p.6
5. Locality	- Development area changed from 7.2 ha to 8.2 ha – p. 8
7.2. Geotechnical	- Amended report attached as Annexure J1 and not Annexure J - p. 10
8.1. General	- Units amended to 324 residential units and area to 8.2 ha - p.11
8.2. Rezoning	- Land uses added to rezoning table - p. 12
5.3. Subdivision and Consolidation	<ul style="list-style-type: none"> - Amended Plan attached as Annexure G1 - p. 12 - Subdivision and Consolidation table updated - p. 12

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	- Figure 3 amended with updated plan - p. 12
8.6. Layout Design	- Development area amended to 8.2 ha - p. 13 - Layout plan attached as Annexure H1 – p. 13 - Units amended to 324 Residential Zone IV erven – p.13 - Figure 4 amended with latest plan – p.14
8.9. Public Open Space	- Units amended to 324 residential units - p.16 - Open space table updated with amended sizes – p. 16
12. Planning Policy	- Site specific deviation motivated – p. 29 and 30
14. Conclusion	- Development area amended to 8.2 ha – p. 32

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

- a) Motivational Report Revision 1
- b) Annexure A1: Amended Application Form
- c) Annexure G1: Amended Subdivision and Consolidation Plan
- d) Annexure H1: Site Development Plan Draft 7
- e) Annexure J1: Amended Geotechnical Report

I trust you find the above in order.

Kind regards

Zanelle Nortje
For CK RUMBOLL AND PARTNERS

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

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