



7 SEPTEMBER 2026

REGISTERED MAIL

Dear Sir/Madam; *Geagte Meneer/Dame*

NOTICE OF LAND USE APPLICATION / KENNISGEWING VAN GRONDGEBRUIKSAANSOEK: ERVEN 2863 & 2866, SALDANHA APPLICANT/APPLIKANT: CK RUMBOLL & PARTNERS: - CONTACT DETAILS/KONTAK BESONDERHEDE: JOLANDIE LINNEMAN [022 482 1845/ JOLANDIE@RUMBOLL.CO.ZA]

Notice is hereby given in terms of Sections 46 and 47 of the Saldanha Bay Municipal Land Use Planning By-law that Saldanha Bay Municipality is considering the following:

- a) Consolidation, in terms of Section 15(2)(e) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of Erven 2863 ($\pm 496\text{m}^2$) & 2866 ($\pm 496\text{m}^2$), Saldanha to create a land unit measuring $\pm 992\text{m}^2$ in extent.
- b) Permanent departure, in terms of Section 15(2)(b) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, for the relaxation of the following building lines applicable to the consolidated property:
 - (i) North-eastern side boundary building line from 2.5m to $\pm 1.64\text{m}$ for the main dwelling house and $\pm 2.34\text{m}$ for the additional dwelling.
 - (ii) South-eastern side boundary building line from 2.5m to $\pm 2.42\text{m}$ for the additional dwelling.
 - (iii) South-western street boundary building line from 4.5m to $\pm 2.11\text{m}$ for a carport.
- c) Temporary departure, in terms of Section 15(2)(c) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, to accommodate a business in the additional dwelling.

The above-mentioned business component will consist of the following"

- A dust laboratory where dust samples collected from the surrounding area are filtered and weighed;
- A testing room for the calibration and testing of electronic air quality monitoring equipment; and
- An office incorporating administrative workspace together with a small meeting area for internal operational purposes (office space component).

Details are available for scrutiny on the website of Saldanha Bay Municipality at the following link:
<https://sbm.gov.za/notices/>

The above application is available for inspection during weekdays between 08:30 and 16:30 at the Town Planning Department, 17 Main Street, Vredenburg. Any **written comments** may be addressed in accordance with Section 50 of the said legislation to the Municipal Manager, Private Bag X12 / 17 Main Street, Vredenburg, 7380 / amanda.meyer@sbm.gov.za on or **before 30 days from the date of registration of this notice**, quoting your, name, address, contact details, interest in the application and reasons for your comments. Enquiries can be made to Martin Botha at Tel: 022-701-7107 or martin.botha@sbm.gov.za. The Municipality may refuse to accept any comments received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments. Comments/objections will be forwarded to the applicant for his/her response.

T: (022) 701 7000 • F: (022) 715 1518
mun@sbm.gov.za • www.sbm.gov.za
Private Bag X12 • Vredenburg • 7380

Kennis word hiermee gegee, ingevolge Artikels 46 en 47 van die Saldanhaabaai Munisipale Grondgebruik beplanningsverordening dat Saldanhaabaai Munisipaliteit die volgende oorweeg:

- a) Konsolidasie, ingevolge Artikel 15(2)(e) van die Saldanhaabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van Erwe 2863 ($\pm 496\text{m}^2$) en 2866 ($\pm 496\text{m}^2$), Saldanha om 'n grondeenheid te skep wat $\pm 992\text{m}^2$ groot is.
- b) Permanente afwyking, ingevolge Artikel 15(2)(b) van die Saldanhaabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, vir die verslapping van die volgende boulyne wat van toepassing is op die gekonsolideerde eiendom:
- (i) Noordoostelike sygrensboulyn van 2.5m tot $\pm 1.64\text{m}$ vir die hoofwoonhuis en $\pm 2.34\text{m}$ vir die addisionele woning.
 - (ii) Suidoostelike sygrensboulyn van 2.5m tot $\pm 2.42\text{m}$ vir die addisionele woning.
 - (iii) Suidwestelike straatgrensboulyn van 4.5m tot $\pm 2.11\text{m}$ vir 'n motorafdak.
- c) Tydelike afwyking, ingevolge Artikel 15(2)(c) van die Saldanhaabaai Munisipaliteit se Verordening oor Grondgebruikbeplanning, 2022, om 'n besigheid in die addisionele woning te akkommodeer.

Die bogenoemde besigheidskomponent sal uit die volgende bestaan:

- 'n Stoflaboratorium waar stofmonsters wat uit die omliggende gebied versamel word, gefiltreer en geweeg word;
- 'n Toetskamer vir die kalibrasie en toetsing van elektroniese luggehaltemoniteringstoerusting; en
- 'n Kantoor wat administratiewe werkruimte insluit, tesame met 'n klein vergaderarea vir interne operasionele doeleindes (kantoorruimtekomponent).

Besonderhede is beskikbaar vir insae op die webwerf van Saldanhaabaai Munisipaliteit by die volgende skakel: <https://sbm.gov.za/notices/>

Die bogenoemde aansoek is ter insae beskikbaar gedurende weksdae tussen 08:30 and 16:30 by die Departement Stadsbeplanning, Hoofstraat 17, Vredenburg. Enige **skriftelike kommentaar** kan ooreenkomstig Artikel 50 van die genoemde wetgewing gerig word aan die Munisipale Bestuurder, Privaatsak x 12 / Hoofstraat 17, Vredenburg / amanda.meyer@sbm.gov.za op of **voor 30 dae vanaf die datum van registrasie van hierdie kennisgewing**, met vermelding van u naam, adres of kontakbesonderhede, belang in die aansoek en redes vir kommentaar. Navrae kan gerig word aan Martin Botha by Tel: 022-701-7107 of martin.botha@sbm.gov.za Die Munisipaliteit mag weier om kommentaar te aanvaar wat na die sluitingsdatum ontvang word. Enige persoon wat nie kan skryf nie, sal deur 'n Munisipale amptenaar bygestaan word deur hul kommentaar oor te skryf. Besware sal aan die applikant gestuur word vir sy/haar repliek.

Regards / Die Uwe



pp MUNICIPAL MANAGER / MUNISIPALE BESTUURDER