



24 AUGUST 2026

REGISTERED MAIL

Dear Sir/Madam; *Geagte Meneer/Dame*

NOTICE OF LAND USE APPLICATION / KENNISGEWING VAN GRONDGEBRUIKSAANSOEK: UNREGISTERED ERF 16100, SALDANHA & PORTION 15 OF THE FARM LANGEBOEG NO. 187, APPLICANT/APPLIKANT: CK RUMBOLL & PARTNERS: - CONTACT DETAILS/KONTAK BESONDERHEDE: ZANELLE NORTJE [022 482 1845/ ZANELLE@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) Rezoning, in terms of Section 15(2)(a) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of unregistered Erf 16100, Saldanha from Industrial Zone III to a Subdivisional Area comprising the following uses:
 - (i) Portion A (±2ha) - Industry (storage of minerals)
 - (ii) Remainder (±8.79ha) - Noxious Industry (storage of minerals)
- b) Subdivision, in terms of Section 15(2)(d) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of unregistered Erf 16100, Saldanha (the Subdivisional Area), into the following:
 - (i) Portion A (±2ha) - Industrial Zone II
 - (ii) Remainder (±8.79ha) - Industrial Zone III
- c) Consolidation, in terms of Section 15(2)(e) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, of proposed Portion A and Portion 15 of the Farm Langeboeg No. 187, to create a consolidated land unit measuring ±8.52ha in extent.
- d) Consent Use, in terms of Section 15(2)(o) of the Saldanha Bay Municipality By-law on Land Use Planning, 2022, for a Special Use on Portion A to allow for a Restricted Industry.

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.

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

- a) Hersonerings, ingevolge Artikel 15(2)(a) van die Saldanhaabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van ongeregistreerde Erf 16100, Saldanha vanaf Industriële Sone III na 'n Onderverdelingsgebied wat die volgende gebruike insluit:
- | | | |
|------------------------|---|--|
| (i) Gedeelte A (±2ha) | - | Nywerheid (berging van minerale) |
| (ii) Restant (±8.79ha) | - | Skadelike Nywerheid (berging van minerale) |
- b) Onderverdeling, ingevolge Artikel 15(2)(d) van die Saldanhaabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van ongeregistreerde Erf 16100, Saldanha (die Onderverdelingsgebied), in die volgende:
- | | | |
|------------------------|---|----------------------|
| (i) Gedeelte A (±2ha) | - | Industriële Sone II |
| (ii) Restant (±8.79ha) | - | Industriële Sone III |
- c) Konsolidasie, ingevolge Artikel 15(2)(e) van die Saldanhaabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, van Gedeelte A en Gedeelte 15 van die Plaas Langeberg Nr. 187, om 'n grondeenheid te skep wat ±8.52ha groot is.
- d) Vergunningsgebruik, ingevolge Artikel 15(2)(o) van die Saldanhaabaai Munisipale Verordening op Grondgebruikbeplanning, 2022, vir 'n Spesiale Gebruik op Gedeelte A om voorsiening te maak vir 'n Beperkte Nywerheid.

Nadere besonderhede lê ter insae op die webblad van Saldanhaabaai Munisipaliteit by die volgende skakel: <https://sbm.gov.za/notices/>

Die bogenoemde aansoek is ter insae beskikbaar gedurende weeksdae 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

KEY:

Relevant Property 

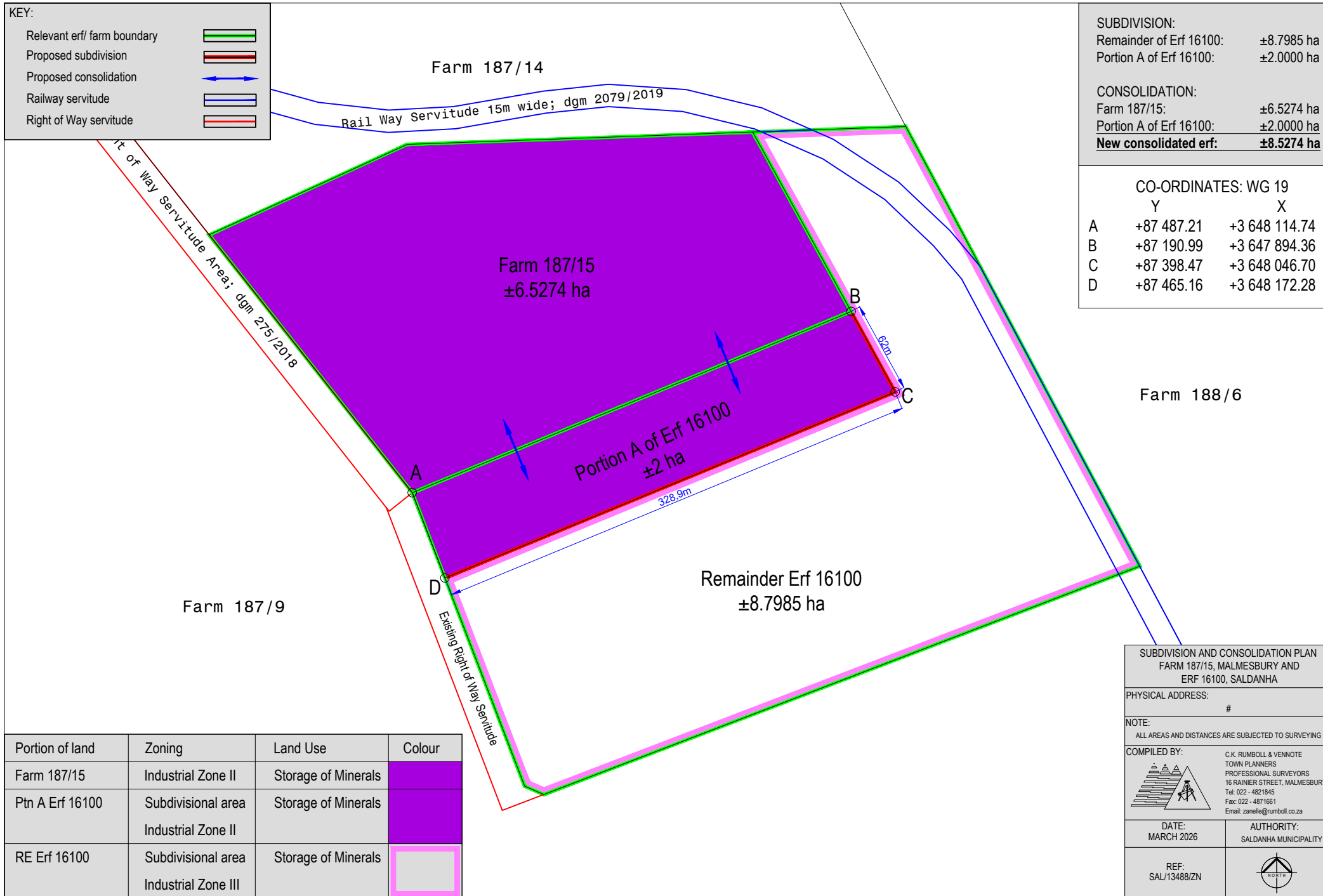


TITLE: LOCALITY PLAN ERF 1600, SALDANHA, AND FARM 187/15, MALMESBURY RD	
PHYSICAL ADDRESS: #	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY: 	C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: zanelle@rumboll.co.za
DATE: AUGUST 2025	AUTHORITY: SALDANHA BAY MUNICIPALITY
REF: SBM/13488	

KEY:	
Relevant erf/ farm boundary	
Proposed subdivision	
Proposed consolidation	
Railway servitude	
Right of Way servitude	

SUBDIVISION:	
Remainder of Erf 16100:	±8.7985 ha
Portion A of Erf 16100:	±2.0000 ha
CONSOLIDATION:	
Farm 187/15:	±6.5274 ha
Portion A of Erf 16100:	±2.0000 ha
New consolidated erf:	±8.5274 ha

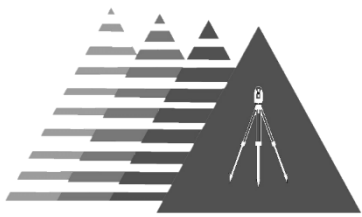
CO-ORDINATES: WG 19		
	Y	X
A	+87 487.21	+3 648 114.74
B	+87 190.99	+3 647 894.36
C	+87 398.47	+3 648 046.70
D	+87 465.16	+3 648 172.28



Portion of land	Zoning	Land Use	Colour
Farm 187/15	Industrial Zone II	Storage of Minerals	
Ptn A Erf 16100	Subdivisional area Industrial Zone II	Storage of Minerals	
RE Erf 16100	Subdivisional area Industrial Zone III	Storage of Minerals	

SUBDIVISION AND CONSOLIDATION PLAN FARM 187/15, MALMESBURY AND ERF 16100, SALDANHA	
PHYSICAL ADDRESS: #	
NOTE: ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYING	
COMPILED BY: 	C.K. RUMBOLL & VENNOTE TOWN PLANNERS PROFESSIONAL SURVEYORS 16 RAINIER STREET, MALMESBURY Tel: 022 - 4821845 Fax: 022 - 4871661 Email: zanelle@rumboll.co.za
DATE: MARCH 2026	AUTHORITY: SALDANHA MUNICIPALITY
REF: SAL/13488/ZN	

SUBDIVISION, REZONING, CONSENT USE
AND CONSOLIDATION:
ERF 16100, SALDANHA AND PORTION
15 OF FARM LANGEBERG NO 187,
MALMESBURY REGISTRATION DIVISION



CK RUMBOLL & PARTNERS

JULY 2026 – Revision 2

SBM/13488/ZN

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1. **INTRODUCTION**

CK Rumboll and Partners have been appointed¹ by Gavin Stigling, representative of All Billboard Solutions Cape (Pty) Ltd, owner of Portion 9 of Farm Langeberg no 187², Malmesbury Registration Division ("RD"), and Abraham Johannes Mouton, representative of the Abloma Familie Trust, owner of Portion 15 of Farm Langeberg no 187³, Malmesbury RD, to attend to all town planning and land surveying actions in connection with the subdivision, rezoning, consent use and consolidation of these properties.

2. **BACKGROUND**

On 23 January 2023, Saldanha Bay Municipality issued a Land Use Decision Letter⁴ approving the subdivision of Farm 187/9 into a Portion A and a Remainder, the registration of a private right-of-way servitude in favour of Portion A, and the rezoning of Portion A from Agriculture to Industrial Zone III. Portion A was afforded a new property description: Erf 16100, Saldanha, approved by the Surveyor General on 12 December 2023. The property has not been registered yet. However, the land use approval is still within its validity period.

This application intends to subdivide a portion of Erf 16100 for consolidation with the abutting Farm 187/15.

3. **PURPOSE**

Application is duly made for⁵:

- a) The proposed **Subdivision** of Erf 16100, Saldanha, to establish proposed Portion A, approximately 2 Ha in extent, and a Remainder, approximately 8.7985 Ha in extent, in terms of Section 15 (2) (d) of Saldanha Bay Municipality By-law on Land Use Planning, 2022;
- b) The proposed **Rezoning** of Erf 16100, Saldanha, in terms of Section 15 (2) (a) of Saldanha Bay Municipality By-law on Land Use Planning, 2022, from Industrial Zone III to Subdivisional Area to allow for Industrial Zone III on the Remainder and Industrial Zone II on Portion A; and
- c) The proposed **Consolidation** of the proposed Portion A of Erf 16100, Saldanha, and Portion 15 of Farm Langeberg no 187, to create a consolidated erf, approximately

¹ Powers of Attorney and Resolutions – **Annexure A.**

² Also referred to as "Farm 187/9". Notably, Erf 16100, Saldanha, is an unregistered portion of this property.

³ Also referred to as "Farm 187/15".

⁴ Previous Land Use Decision Letter – **Annexure B.**

⁵ Application Form – **Annexure C.**

8.5274 Ha in extent, in terms of Section 15 (2) (e) of Saldanha Bay Municipality By-law on Land Use Planning, 2022.

- d) A **Consent Use** in accordance with Section 15(2)(o) of the Saldanha Bay Municipal Land Use Planning By-Law, for a Special Use under the proposed Industrial Zoning II for a Restricted Industry.

4. **PROPERTY DESCRIPTION**

a. **Particulars**

A summary of the description, zoning, and use of the property is provided below.

Description:	Erf 16100, Saldanha	Portion 15 of Farm Langeberg no. 187, Malmesbury RD
Extent:	10.7985 Ha	6.5274 Ha
Zoning:	Industrial Zone III	Industrial Zone II
Land Uses:	Vacant	Industry
Title Deed:	T71807/2012 ⁶	T41134/2023
Owner:	All Billboard Solutions Cape (Pty) Ltd	Abloma Familie Trust

b. **Title Deed Restrictions**

There are no restrictive title deed⁷ conditions registered against the title deeds that would prevent this application.

c. **Bondholder**

Farm 187/9 (of which Erf 16100 is a portion of) is not encumbered by a bond, while Farm 187/15 is encumbered by a bond from Business Partners Ltd.

d. **Servitudes**

A railway servitude⁸ traverses Erf 16100 and a right-of-way servitude in favour of Erf 16100 runs along the property's western boundary.

No servitudes will be affected through this application. Farm 187/15 does not contain servitudes.

⁶ As Erf 16100 is not registered yet, the title deed number and owner falls back to Farm 187/9.

⁷ Title Deed and Diagrams – see **Annexure D**.

⁸ Railway servitude vide diagram 2079/2019.

5. LOCALITY

The subject properties are located⁹ in an area known as “Basaansklip” between the settlements of Langebaan, Vredenburg and Saldanha, where numerous industries are situated, including Transnet, ArcelorMittal and Tronox Namakwa Sands. The properties obtain access via a 25 m-wide servitude¹⁰ road off Road TR85/1.

6. SPATIAL ANALYSIS

Erf 16100 is zoned Industrial Zone III. In the past, the property was utilised for grazing, but at the moment no form of agriculture persists due to poor soil quality. An area¹¹ has been disturbed by the industrial activity on Farm 187/15 that encroached the common boundary. Farm 187/15 is zoned Industrial Zone II and is utilised for the storage and transport of minerals.

The properties are in the vicinity of high-order roads, railways, and heavy industrial uses and are included in the Besaansklip Industrial Zone, which is: *“a purpose-built industrial estate linked to an international sea or airport that leverages fixed direct investments in value-added and export-oriented manufacturing industries.”*

The primary means of accessing the properties are servitudes that link to Road TR85/1, which is a trunk road that serves as a primary distributor. The larger surrounding area is identified as a mineral beneficiation plant area with noisy and hazardous roads, and red dust plumes in the vicinity.

7. DEVELOPMENT PROPOSAL

The purpose of this application is to authorise an encroachment of land uses from Farm 187/15 onto Erf 16100. The proposal accordingly includes:

- **Subdivision** of Erf 16100 to create Portion A (±2 Ha) and a Remainder;
- **Rezoning** of Erf 16100 from Industrial Zone III to Subdivisional Area to include Industrial Zone II and Industrial Zone III; and
- **Consolidation** of Portion A of Erf 16100 with Farm 187/15
- A **consent use** for special use to permit Restricted Industry under the proposed Industrial Zoning II.

No change in the access or service provision arrangements to the application properties are proposed. The application will not require additional services to be provided.

⁹ Locality Plan – see **Annexure E**.

¹⁰ Servitude Road depicted on Diagram 3172/2014

¹¹ Area proposed for subdivision.

8. **SALDANHA BAY MUNICIPALITY LAND USE PLANNING BY-LAW & INTEGRATED ZONING SCHEME**

a. Subdivision

Application is made in accordance with Section 15 (2) (d) of the Saldanha Bay Municipal Land Use Planning By-Law (PG 7468) to subdivide Erf 16100 to create Portion A (± 2 Ha) and a Remainder. Portion A will be consolidated with the abutting land unit to authorise the existing unauthorised uses on this portion of land. Notably, the property is exempted from the provisions of the Subdivision of Agricultural Land Act (Act 70 of 1970).

b. Rezoning

Application is made in accordance with Section 15 (2) (a) of the Saldanha Bay Municipal Land Use Planning By-Law (PG7468) to rezone Erf 16100, Saldanha, from Industrial Zone III to Subdivisional Area to allow for Remainder: Industrial Zone III and Portion A: Industrial Zone II. The rezoning is required to enable consolidation with the abutting land unit, zoned as Industrial Zone II. The land uses on this property are already used for the storage of minerals in line with the primary uses permissible on an Industrial Zone II land unit.

c. Consolidation

Application is made in accordance with Section 15(2)(e) of the Saldanha Bay Municipal Land Use Planning By-Law (PG7468) to consolidate Portion A of Erf 16100, Saldanha, with Farm 187/15. The consolidation is required to authorise the encroachment of industrial activities from Farm 187/15 onto Erf 16100.

d. Consent Use

Application is made in accordance with Section 15(2)(o) of the Saldanha Bay Municipal Land Use Planning By-Law (PG7468) to for a Consent Use for Specials Use to permit **Restricted Industry** under the proposed Industrial Zoning II on Portion A of Erf 16100. The previous Vredenburg-Saldanha zoning scheme did not include a provision that accurately described the storage of materials and accordingly an application for Consent use for Special Use to accommodate “**Restricted Industry**” was applied for on Farm 187/15. It is thus necessary to include the same consent use on Portion A o Erf 16100 which will be consolidated with Farm 187/15. The definition of Restricted Industry is extracted below.

***Restricted Industry** is described as “Industry which includes the terms special industry, offensive industry, noxious industry and noxious trade means any activity or undertaking and associated use or any building or land which –*

(i) *is noxious, offensive or a danger or potential danger to public health in terms of regulations relating to offensive trades which in terms of section 132(1) of the Public Health Act, 1919 (Act 36 of 1919), and sections 39(1) and 40 of the Health Act, 1977 (Act 63 of 1977) and any amendment thereto may from time to time be applicable in respect of the area of the scheme;*

e. Development Parameters

The development will conform to all development parameters applicable to Industrial Zone II such as coverage and building lines (as depicted on the Site Development Plan). No structures will be erected, as the subdivided portion to be consolidated with Farm 187/15 is utilised for truck parking. Therefore, with this application, development parameters applicable to Industrial Zone II, such as height, coverage, floor area, parking, and loading zones, are not negatively impacted. The development remains compliant with the Saldanha Bay Municipality Integrated Zoning Scheme.

9. MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (“MSDF”)

The Saldanha Bay MSDF, 2025-2030, earmarks the property for industrial development as it falls within Zone B13 of the Besaansklip Industrial Area. This application ensures that the area is effectively used for industrial purposes and avoids any no-go areas.

The proposed subdivision and rezoning act as a supporting function for the existing industrial uses. This application encourages growth across the Besaansklip Industrial Area to stimulate the development of the IDZ, in line with the general proposals of the MSDF. Further, no new development is planned as part of this application that will hinder the 30m natural buffer along the R27.

The application is accordingly compliant with Saldanha Bay MSDF, 2025-2030.

10. PRINCIPLES OF LAND USE PLANNING

The Spatial Planning and Land Use Management Act (“SPLUMA”), Act 16 of 2013, and Land Use Planning Act (“LUPA”), Act 3 of 2014, provide for spatial planning and land use management on national and provincial levels, respectively. These acts include five development principles for spatial planning, which are supported by the application.

Spatial Justice

Spatial justice is primarily focused on providing disadvantaged communities with opportunities to access land. This application does not limit or prevent disadvantaged communities from accessing land and seeks to create job opportunities. The expansion of

industrial use in the industrial corridor strengthens the identity of the industrial area and supports the objective of establishing an Industrial Development Corridor. The land use is located in an area where it will not disturb residential or business uses and will not harm key tourist attractions such as the coastline.

Spatial Sustainability

The central idea of this principle is to balance the interests of environmental, social, and economic sectors. The protection of prime agricultural land, limiting urban sprawl, and ensuring land markets function equitably are three of the essential concepts which this principle supports. The proposal balances these interests by accommodating the expansion on low potential agricultural land that has already been disturbed and is arguably unsuitable for farming activities due to air pollution. The proposal also avoids developing on sensitive ecological areas.

Spatial Efficiency

Efficiency relates to minimising the impacts of administrative procedures and optimising the use of existing resources and infrastructure. The facility is not resource intensive in that it does not require bulk infrastructure and can be run without the provision of new services and thus will not place a burden on municipal infrastructure.

Good Administration

The processing of the application, public participation, and decision-making procedures will be administered by the Saldanha Bay Municipality in accordance with their Land Use Planning By-law. All interested and affected parties will be allowed to comment on this application.

Spatial Resilience

The principle of spatial resilience allows more flexibility in spatial plans, policies, and management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The land use is argued to be more resilient than agriculture as it is not dependent on climate, soil quality or vulnerable to natural catastrophes. The Saldanha Bay Municipality Integrated Zoning Scheme allows for accommodation of the use under the industrial zoning.

11. MOTIVATION

The proposed subdivision, rezoning, consent use and consolidation affecting Erven 16100, Saldanha, and Farm 187/15, Malmesbury RD, to authorise an unauthorised encroachment of industrial land uses over cadastral boundaries are considered desirable and viable due to the following:

- i. The application intends to authorise existing unauthorised uses, without compromising the surrounding industrial character. The proposed remainder of Portion A of the Farm 187/15 will still be a viable industrial unit after the proposed subdivision;
- ii. The application will create an opportunity for the utilisation of the area for the purpose it has been earmarked, being an industrial unit fitting into the Industrial Development Zone and supported by the Municipal Spatial Development Framework;
- iii. This application will act as a catalyst for the sustainable development of the bigger area as a productive contributor to the Industrial Development Zone.
- iv. The Rezoning of Portion A supports the strategies of the Industrial Development Zone (IDZ) and the Local Economic Development (LED) initiatives by creating a viable future industrial unit by means of the proposed subdivision;
- v. Portion A will be strategically sized to utilise it optimally for current and future purposes in accordance with the planning strategies of Saldanha Bay Local Authority;
- vi. The proposal supports the objectives of LUPA and SPLUMA; and
- vii. The proposal is clustered with a similar use and thus promotes sustainable development, combats urban sprawl and ensures resources are used efficiently by making use of existing services in the area.

It is, therefore, clear that in terms of the above, the application can be supported. For all the above reasons, the application is strongly recommended by CK Rumboll & Partners.



Zanelle Nortje
CK Rumboll & Partners