

## Yolandi Schoeman

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**From:** Nic van der Merwe <nic.vdm@govanmbeki.gov.za>  
**Sent:** 28 January 2016 03:51 PM  
**To:** yolandi@baoberry.co.za  
**Subject:** RE: Secunda X7 Erf 3535 proposed residential development  
**Attachments:** POS Infill\_Map.pdf

I Yolandi,

My apologies for responding only now. From a Municipal Town Planning point of view the following can be confirmed. Also see attached map for reference and information

The Respond to you Questions is as follows:

Q1: Municipality receive applications for POS on daily basis. The applicant submitted an application for this portion with motivation. Application was circulated to all internal departments for comments. No objections was received. Application is then evaluated against the following criteria.

1. Locality and impact on an existing layouts/designs of neighbourhood must not be effected negatively.
2. Character of surrounding properties and property values should not be affected negatively.
3. Size and remaining open space in terms of norms and standards must be taken into account.
4. Total Open space systems and functioning thereof must be taken into account.
5. Existing and surrounding Land uses must be taken into account.
6. Access to public roads, engineering services (Infrastructure) must be taken into account.
7. Contribute to the concept of compact towns and cities.
8. Safety and security (Planning safer cities/towns.
9. Promote Development of densification.

Q2.: Yes there are other portions that have been subdivided and already developed. See map indicated as 1, to 5 in blocks. POS closure and rezoning already approved and building erected. Important to note that the total open space system in Secunda is under investigation for other portions that meet the above criteria. The open space system is not only in X7. (cannot only look at X7 in isolation) See attached map

Q3: Secunda as a new town have a unique design ("Green City Concept" ) This have proven over time to be a very expensive design to maintain in terms of maintenance but also due to development pressures. The new legislation (SPLUMA) development principals does promote Urban densification and promote other principals in the Urban complex, that include General principle is that land development and land use management must promote and enhance –

- (a) equality;
- (b) efficiency;
- (c) integration;
- (d) sustainability; and
- (e) fair and good governance;

Q4: See attached map as requested.

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-----Original Message-----

From: Nic van der Merwe [mailto:nic.vdm@govanmbeki.gov.za]  
Sent: 18 January 2016 09:07 AM  
To: 'yolandi@baoberry.co.za' <yolandi@baoberry.co.za>  
Subject: RE: Secunda X7 Erf 3535 proposed residential development

Hi Yolandi,

I will be responding to your question later this week. The Municipality is in the process of responding to also other questions raised by SASOL and would like to first conclude on some matters.

I trust it is in order.

Nic van der Merwe  
Assistant Manager Land Use Management  
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-----Original Message-----

From: yolandi@baoberry.co.za [mailto:yolandi@baoberry.co.za]

Sent: 14 January 2016 10:47 AM  
To: nic.vdm@govanmbeki.gov.za  
Subject: Secunda X7 Erf 3535 proposed residential development  
Importance: High

Dear Nic.

I hope this mail finds you well. Compliments of the new season.

My telephonic conversation late last year has reference. As you know we are busy with the environmental impact assessment for the proposed medium density residential development Secunda X7, Erf 3535.

Would it be possible to send me some information or comments on the following:

1. Why was Portion 3 of Secunda X7, Erf 3535 sold off for development?
2. Is there more areas in Secunda X7 on the green belt that will be made available for rezoning and other development to take place?
3. Can you perhaps elaborate on the issues you as the municipality are experiencing with the green belt areas?
4. Is there perhaps a map / plan that indicates the future green belt areas that will be made available for residential and other development?

Your answers will really help in us completing the EIA for the proposed development area.

Please assist.

Kind regards  
Yolandi