

## MULTISECURITY CRIME REPORT

**Monday February 2 to Sunday February 11**  
**Tuesday 4.15pm:** Client reported theft on site in Colgate Road.  
**Wednesday 2.30pm:** Positive break-in at Dickinson Road. Armed response and SAPS attended the scene.  
**Friday 4.10pm:** A client reported a suspicious person jumping over a wall in Van der Riet Street. Armed response attended the scene.  
**Saturday 4.50pm:** Positive break-in at Brighton Road and suspect apprehended by armed response.  
**Sunday 4.55pm:** Armed response attended to positive break-in in Alfred Road.



**RIVER CHAMPIONS**

The Integrity crew plus volunteers stand proudly near the 18 bags of waste they collected in their first river cleanup of 2024, from left, Rebekah Downey, Minet Vulindlu, Fuzile C Kool, skipper Mark Denson, Richard Downey, Dylan Denson and Sheila Downey. Integrity have asked that a special thank you be extended to Ndlambe Municipality for the supply of bags, removal of waste and assistance on the river. In particular, river control officer Richard Mavikela, environmental law enforcement officer Willem Nel, as well as Craig Naude. They also thank their 'angels on earth', NSRI station 11 Port Alfred, who were on hand in case of emergency. They also thanked their volunteers who worked so hard; and to the crew of Integrity River Cruises for consistently giving up their time to do this every month. Please contact Sarah at [icruises.co.za](http://icruises.co.za) should you wish to be a part of the February River clean-up. Integrity River Cruises and Boat Hire offers two-hour cruises on the river on their river cruise barge, which takes up to 30 passengers. They're grateful to the Kowie River for their livelihood and for the joy that it brings their passengers and so they regularly do litter pickups along the river banks.  
 Photos: SUPPLIED



### NDLAMBE MUNICIPALITY PORT ALFRED

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL), DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR BUILDING LINES.**

**Applicant:** MIRINDA DE BEER TOWN & REGIONAL PLANNERS  
**Owner:** MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED  
**Property Description:** Erf 1438, PORT ALFRED  
**Physical Address:** 10 LAMBERT ROAD, PORT ALFRED, 6170

**Detailed description of proposal:**  
 The matter for consideration is an application for Rezoning of Erf 1438, Port Alfred from Residential Zone 1 to Community Zone 1 (for a school), Departure for Relaxation of Both Lateral and Rear Building Lines as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-Laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the abovementioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway, and Port Alfred Municipal Office. The application can also be viewed on the Ndlambe website ([www.ndlambe.gov.za](http://www.ndlambe.gov.za)), under Resource Centre, Town Planning Portal, Current Land Use Applications. Any written comments may be addressed in terms of Section 98 of the said Bylaw to the MUNICIPAL MANAGER, Causeway, Port Alfred, 6170, or emailed to [townplanning@ndlambe.gov.za](mailto:townplanning@ndlambe.gov.za) or [kradingoana@ndlambe.gov.za](mailto:kradingoana@ndlambe.gov.za) on or before 15 March 2024. Telephonic enquiries can be made to the Town Planning Section at (046) 604 5520. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments.

NOTICE NR: 26/2024

15 February 2024 ADV. R DUMEZWENI  
MUNICIPAL MANAGER



### NDLAMBE MUNICIPALITY PORT ALFRED

**APPLICATION FOR REZONING OF ERF 289, BOKNESSTRAND FROM RESIDENTIAL ZONE 1 TO BUSINESS ZONE 2 AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS.**

**Applicant:** M.E.H SULTER & SON INC  
**Owner:** PIETER DANIEL VAN ROOYEN  
**Property Description:** Erf 289, BOKNESSTRAND  
**Physical Address:** 289 MAIN STREET, BOKNESSTRAND, 6189

**Detailed description of proposal:**  
 The matter for consideration is an application for Rezoning of Erf 289, Boknesstrand from Residential Zone 1 to Business Zone 2 and Removal of Restrictive Title Deed Conditions as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-Laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the abovementioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway, and Port Alfred Municipal Office. The application can also be viewed on the Ndlambe website ([www.ndlambe.gov.za](http://www.ndlambe.gov.za)), under Resource Centre, Town Planning Portal, Current Land Use Applications. Any written comments may be addressed in terms of Section 98 of the said Bylaw to the MUNICIPAL MANAGER, Causeway, Port Alfred, 6170, or emailed to [townplanning@ndlambe.gov.za](mailto:townplanning@ndlambe.gov.za) or [kradingoana@ndlambe.gov.za](mailto:kradingoana@ndlambe.gov.za) on or before 15 March 2024. Telephonic enquiries can be made to the Town Planning Section at (046) 604 5520. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments.

NOTICE NR: 27/2024

15 February 2024 ADV. R DUMEZWENI  
MUNICIPAL MANAGER



24 Hours: 046 624 2508  
 Office Hours: (046) 624 3708  
 @MultiArmedReaction  
 Join our Whatsapp Group



#### FORM JJJ

**LOST OR DESTROYED DEED**  
 (Form JJJ added by GNR.62 of 18 January 2019)  
 Notice is hereby given in terms of Regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of

Deed of Transfer Number  
 T20146/2005 CTN

Passed by TALWOOD INVESTMENTS PROPRIETARY LIMITED  
 Registration Number  
 1998/003895/07

- In favour of
1. KERRY ST. JOHN BASSETT  
 Identity Number  
 5908198108090  
 Married out of community of property
  2. ARLENE BASSETT  
 Identity Number  
 6012260081066  
 Married out of community of property

In respect of REMAINDER ERF 2621 PORT ALFRED IN THE AREA OF NDLAMBE LOCAL MUNICIPALITY DIVISION OF BATHURST PROVINCE OF THE EASTERN CAPE

IN EXTENT: 906 (NINE HUNDRED AND SIX) SQUARE METRES

which Deed has been lost or destroyed.

All persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at KING WILLIAM'S TOWN within two weeks after the date of the publication of this notice.

Dated at PORT ALFRED this 05TH day of JANUARY 2024

Applicant:  
 NEAVE STÖTTER INC.  
 25 VAN DER RIET STREET  
 PORT ALFRED  
 6170  
 Email : [neave@palew.co.za](mailto:neave@palew.co.za)  
 Tel : 046 6241163



### Sales Assistant

We are hiring a  
 with the following attributes:

- Enthusiastic and Energetic Person
- Great Customer Skills
- Friendly and a Team Player
- Sporting and Fishing knowledge preferable

Please email CV to [sportsnall@border.co.za](mailto:sportsnall@border.co.za)  
 if you do not receive a reply by 23<sup>rd</sup> February, please note that your CV has been unsuccessful.

#### FORM JJJ

#### LOST OR DESTROYED DEED

Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy NOTARIAL DEED OF CESSION OF RIGHT TO EXCLUSIVE USE AREA NUMBER 9K3622/2006CTN passed in favour of TAMAR SHEBA VAN STADEN, IDENTITY NUMBER 531020 0012 08 4, UNMARRIED in respect of an exclusive use area described as YARD AREA NO. Y1 measuring 18 (EIGHTEEN) square metres being as such part of the common property, comprising the land and the scheme known as VILLA D' ESTE in respect of the land and building or buildings situate at GRAHAMSTOWN, in the MAKANA LOCAL MUNICIPALITY as shown and more fully described on Sectional Plan Number SS 288/2001 which has been lost or destroyed.

All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at KING WILLIAM'S TOWN within two weeks from the date of the publication of this notice.

Dated at KING WILLIAM'S TOWN this 16th day of FEBRUARY 2024.

CONVEYANCER  
 ALLEN GRAHAM CLARKE  
 LPCMN 65089  
 NEVILLE BORMAN AND BOTHA  
 ATTORNEYS  
 22 HILL STREET, GRAHAMSTOWN, 6139  
 E-mail address:  
[conveyancing@nbandb.co.za](mailto:conveyancing@nbandb.co.za)  
 Contact number: 046 622 7200  
 Ref: Jamie-Lee Arries 3/TON4/0001



Ndlambe Municipality  
Corporate Services

25 JAN 2024

**RECEIVED**



**NDLAMBE MUNICIPALITY  
SPLUMA LAND USE APPLICATION  
(Spatial Planning and Land Use Management Act 16 of 2013)**

**TYPE OF APPLICATION:**

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
✓	Rezoning (SPLUMA)	R6 744.85 + R21 086.22
	Consolidation (Exemption for consolidation)	
	Requirements for amendment, suspension or removal of restrictive conditions or obsolete condition, servitude or reservation registered against title of land.	
	Departure : Permanent or Temporal Departure (for land use change)	
✓	Departure : Relaxation building line	R4 015.99
	Consent use in terms of the Land Use Scheme	
	Extension approval	
	Subdivision	
	Road closure or Closure of Public Open Space	
	<b>TOTAL</b>	<b>R10 760.84 + R21 086.22</b>

**COMPLETE THE FOLLOWING:**

Local Authority: **Ndlambe Municipality**

Description of Land: **Erf 1438, Port Alfred**

Registered owner(s): **Maranne Property Holdings Pty Ltd**

Postal Address: **10 Lambert Road, Port Alfred**

Code: **6170**

Applicant: **Mirinda de Beer Town & Regional Planners**

Postal Address: **117 Cape Road, Port Elizabeth**

Code: **6001**

**SECTION A****TO BE COMPLETED BY THE APPLICANT**

(\* ANSWER YES, NO, OR NOT APPLICABLE)

**1. PERSONAL PARTICULARS OF APPLICANT**

Your reference number	<b>Erf 1438, Port Alfred</b>
Name of person to whom correspondence should be addressed	<b>Mirinda de Beer</b>
Address:	<b>117 Cape Road Port Elizabeth 6001</b>
Telephone number:	<b>082 896 2686</b>
Fax/Email:	<b>mirinda@mdbtownplanner.co.za</b>

1.1. Is the applicant the only registered owner of the property?

**No**

If not, attach the power of attorney from the registered owner(s) to the application. This is also applicable if the person who is applying is still in the process of obtaining the land unit, or if the land unit is owned by a company or more than one person.

1.2. Name the registered owner(s): **Maranne Property Holdings Pty Ltd**1.3. Is the property encumbered with a bond? **Yes**

If so, please attach the authorisation of the mortgage holder to the application.

**2. DETAILS OF LAND UNIT**

2.1. Registered description of the property, as is shown on title deed:

**Erf 1438, Port Alfred**Number and date of the title deed: **T22662/2022**

Area of land:

**2146m<sup>2</sup>**

2.2. What is the present zoning of land unit?

**Residential zone 1**

2.3. Are any departures applicable to the land unit?

**No**

2.4. Is there any building or other development on the land unit? **Yes**  
 If so, what are the nature and condition of these improvements?  
**A single dwelling and associated outbuildings.**

2.5. Is the site being used in accordance with its present zoning? **Yes**  
 If not, how is the land being utilised?

### 3. DETAILS OF APPLICATION

3.1. Describe the proposed development in detail (A separate motivational report may be added):

- ▶ **Currently there is no IEB high school in Port Alfred providing adaptable school curriculums for the children in Port Alfred.**
- ▶ **The demand for an IEB High School in Port Alfred motivated the owners to register a private school, Calico Academy, as a non-profit organization.**
- ▶ **The purpose of this application is to obtain the necessary land use rights for a place of instruction from the Ndlambe Municipality for the subject property. This will enable the owners to convert the existing development footprints into a small-scale High School, namely Calico Academy.**
- ▶ **Calico Academy will offer classes from grades 8 to 12 in a co-ed, all-inclusive environment.**
- ▶ **This application is for :**
  - **Rezoning of Erf 4138, Port Alfred from Residential Zone 1 to Community Zone 1,**
  - **Permanent Departure from northern lateral building lines of 8m to 1,5m, southern lateral building lines of 8m to 1,3m and rear building lines of 8m to 2,5m,**

3.2. Does the proposed development involve the entire land unit? **Yes**  
 If not, indicate the position and size of the portion of the land unit that is not included in the proposed development and for what purpose it is, or will be used.

3.3 Is a departure being applied for in order for a temporary change of use on the land unit?  
**No, this application is for a permanent departure.**  
 If so, explain why rezoning is not being considered and supply reasons for the proposed period of the departure.

3.4 Departure (for an alteration of the conditions in respect of a particular zone) in terms of Section 76(1) of the Ndlambe Municipality Spatial Planning and Land Use Management Bylaw (2015) for a relaxation of the:

- i. Lateral (side) building line(s) from **8m to 1,3m and 1,5m** ; and / or
- ii. Rear building line from **8m to 2,5m** ; and / or
- iii. Street building line from ..... to .....; and / or
- iv. Coverage factor from .....% to .....%; and / or
- v. Building height restriction from ..... m to ..... m; and / or
- vi. Street boundary wall / fence height restriction from ..... m to ..... m;
- vii. Other zoning scheme condition(s) (as specified).....

**4. RESTRICTING FACTORS (a separate report may be added to address the restricting factors)**

4.1. Are there any title deed restrictions, which may have an effect on the application?

**No**

If so, furnish details:

**N/A**

4.2. Is there any portion of the land unit subject to tidal flow or situated under the high water mark?

**No**

4.3. Is any portion of the land unit situated in a flood-plain of a river under the 1 in 50 years floodline or subject to any floods?

**No**

4.4. Are there any physical restrictions (such as steep slopes, unstable soil formations, swamps etc.) which could affect the development?

**No**

4.5. Are there any other restrictions of which you are aware, but which were not mentioned above?

**No**

## 5. POSSIBLE REFERRAL TO OTHER BODIES

5.1. Does the application fall within the area of a Land Development Objective (LDO) and/or Policy Plan (Structure Plan, Framework Plan etc.)? **Yes**

**Ndlambe Municipality Spatial Development Framework**

If so, please give details in so far as they affect the application under consideration:  
**The Ndlambe SDF supports nodal development.**

5.2 Are the provision of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) applicable in the case of this application? **No**

5.3 Is the land unit situated within the boundaries of a nature area reserved in terms of Section 4 of the Physical Planning Act, 1967 (Act 88 of 1967), or a mountain catchment area reserved in terms of the Mountain Catchment Areas Act, 1970 (Act 63 of 1970), or a nature reserve reserved in terms of the former Nature and Environmental Conservation Ordinance, 1974 (Ordinance 19 of 1974), or a national park reserved in terms of the Nature Parks Act, 1978 (Act 57 of 1978). **No**

If so, furnish details: **N/A**

5.4 Does the land unit abut on the area of jurisdiction of another local authority or does any other local authority have an interest in this application?

**No**

If so, state the name of the local authority and its interest in the application: **N/A**

5.5 Does the property abut on any national, trunk, main or divisional road or such proposed road?

**No**

If so, furnish full details (including status of the road and full statutory width): **N/A**

5.6 Is the land situated in a metropolitan transport area in terms of the Urban Transport Act, 1977 (Act 78 of 1977)? **No**

If so, has it been referred to the relevant transport authority? **N/A**

5.7 Is the land unit close to, or is it affected by, a power line, a power station, a railway line, a railway station, airport or harbour? **No**

If so, furnish details: **N/A**

5.8 Are there any conservation worthy buildings/grave/rock engravings/archeological finds on the property including those that have not been declared national monuments? **No**

5.9 Is the land unit situated within 100m from the high-water mark of the sea or tidal river? **No**

If so, has Nature Conservation been consulted? **N/A**

5.10 Does the land unit abut on, or is it in any way influenced by any property belonging the S.A. National Defence Force? **No**

If so, please supply details: **N/A**

### ANNEXURES

HAVE THE FOLLOWING ANNEXURES BEEN ATTACHED

(\* ANSWER YES, NO OR NOT APPLICABLE)

ANNEXURE	YES	NO	NOT APPLICABLE
Power of attorney / Owner's consent if applicant is not owner	✓		
Resolution or other proof that applicant is authorised to act on behalf of a juristic person			✓
Flood-line certificate			✓
Bondholder's consent	✓		
Locality map	✓		
Extract from zoning map	✓		
Land-use map	✓		
Layout plan	✓		
Motivation report	✓		
Full copy of Title Deed	✓		
Conveyancer's Certificate	✓		
Proof of payment	✓		
Any other annexures, give details <b>Cadastral Diagram</b> <b>Ndlambe Municipality SDF for Port Alfred</b> <b>Calico Academy documents</b> <b>Consent from adjacent property owners</b>			

If any of the above questions, answers are no, give reasons: No floodline applicable and no bond registered.

<b>AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION</b>		
Y	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.
<b>DECLARATION</b>		
I hereby wish to confirm the following :		
<ol style="list-style-type: none"> <li>1. That the information contained in this application form and accompanying documentation is complete and correct.</li> <li>2. I'm aware that it is an offense to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.</li> <li>3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.</li> <li>4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.</li> <li>5. That this submission includes all necessary land use planning applications required to enable the development proposed herein.</li> <li>6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.</li> <li>7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.</li> </ol>		
Applicant's signature: <i>Mirinda de Beer</i>		Date: 06/03/2023
Full name: <b>Mirinda de Beer</b>		
Professional capacity & Registration Nr: <b>A/1037/1998</b>		
<b>FOR OFFICE USE ONLY</b>		
Date received:		Received by:
<i>16 JANUARY 2024</i>		<i>ZAMAGONA DANTILE</i>
For Erf No.: <i>ERF 1438 Port Alfred</i>		



**POWER OF ATTORNEY**

I, **ANNELIZE POTGIETER (Director)**, the undersigned do hereby appoint **MIRINDA DE BEER TOWN AND REGIONAL PLANNERS** of **117 CAPE ROAD, MILL PARK, PORT ELIZABETH** with power of substitution, to submit any application or documentation for **REZONING AND DEPARTURE** and any other application that may be required for **ERF 1438, PORT ALFRED**, in terms of the Spatial Planning & Land Use Management Act (Act 16 of 2013) (SPLUMA) or other applicable legislation and sign the application on my behalf.

In addition, make any other necessary submissions and presentations in relation to the above mentioned matter.

SIGNED AT Port Alfred ON THIS 7 DAY OF February 2023.

SIGNED:

  
\_\_\_\_\_  
*Annelize Potgieter*

In the presence of the undersigned witnesses:

**AS WITNESSES:**

1.

  
\_\_\_\_\_

2.

  
\_\_\_\_\_

# COMPANY RESOLUTION

## MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED

Registration Number 2022/387289/07

Minutes of a Meeting of the Directors of Maranne Property Holdings Proprietary Limited

PASSED AT Port Alfred ON THE 2 DAY OF February 2023.

### RESOLVED THAT:

1. **ANNELIZE POTGIETER**, in her capacity as Director, makes Application to the authorities as may be deemed necessary for the **REZONING and any other application that may be required for ERF 1438, PORT ALFRED** in terms of the Spatial Planning & Land Use Management Act (Act 16 of 2013) (SPLUMA) or other applicable legislation and sign the application on behalf of the Company. In addition, make any other necessary submissions and presentations in relation to the above-mentioned matter.
2. **ANNELIZE POTGIETER**, in her capacity as Director, is hereby authorised to sign any documents which may be deemed necessary to give effect to the resolution.

### SIGNATURES:

1.   
Director

Annelize Potgieter  
Name (printed)

2.   
Director

Marlene Slade  
Name (printed)



**Technology and Operations  
Account Maintenance**

MIRINDA DE BEER  
TOWN & REGIONAL PLANNERS  
117 CAPE ROAD  
MILL PARK  
PORT ELIZABETH  
6001

28 September 2023

Dear Sir / Madam

**Request for Rezoning from Residential Zone 1 to Community Zone 1 and Permanent Departure of Building Lines**

**Bond By : MARANNE PROPERTY HOLDINGS PTY LTD**  
**Property Description : ERF 1438 PORT ALFRED**  
**Account Number : 536056919**

We are pleased to advise that the Standard Bank has no objection to your request, subject to our rights being protected and on the following conditions:

**Request for Rezoning from Residential Zone 1 to Community Zone 1 and Permanent Departure of Building lines is approved subject to:**

- The bond being settled and cancelled with simultaneous registration at the local municipality and deeds office.
- No further lending (Re-advance / further advances & Access Bond) will be considered on this property as it falls outside normal home loans criteria / policy.
- No amendments to be done to the property prior to the bond been settled and cancelled.

Should you have any queries, please do not hesitate to contact us [CSAdminHLJHB@standardbank.co.za](mailto:CSAdminHLJHB@standardbank.co.za).

Yours faithfully

**Technology and Operations Home Services SA**  
**Consultant After-Sales Customer Contact Centre : +27 0860 123 001**

The Standard Bank of South Africa Limited (Reg. No. 1962/00738/06) Authorised financial services and registered credit provider (NCRCP15)

Directors: NMC Nyembazi (Chairman), L Fuzile\* (Chief Executive Officer) LL Bam PLH Cook A Daehnke\* GJ Fraser-Molekat  
Xueqing Guan<sup>1</sup> GMB Kennealy BJ Kruger LJ LI<sup>1</sup> JH Maree NNA Matyuzza ML Oduor-Otieno<sup>2</sup> ANA Petarskic CON<sup>3</sup> SK Tshabalala\*

Company Secretary: K Froneman – 2023/06/12  
\* Executive Director<sup>1</sup> Chinese<sup>2</sup> Kenyan<sup>3</sup> Nigerian

## CONVEYANCER'S CERTIFICATE

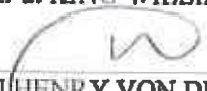
I, the undersigned,

**BRIAN HENRY VON DER DECKEN**

a Conveyancer of King William's Town, do certify, from an investigation of the records at the King William's Town Deeds Registry, that :

1. **ERF 1438 (A PORTION OF ERF 585) PORT ALFRED**, Ndlambe Local Municipality, Division of Bathurst, Province of the Eastern Cape, measuring 2146 (two thousand one hundred and forty six) square metres was registered in the name of **MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**, Registration Number 2022/387289/07 on 29 November 2022 under Deed of Transfer No T22662/2022;
2. There is one mortgage bond, No B10495/2022 for R1 650 000,00 in favour of SB Guarantee Company (RF) Proprietary Limited registered over the above property;
3. There are no title deed conditions in Deed of Transfer No T22662/2022 or the pivot deed, Deed of Transfer No T4804/1913CTN, that affect the use or development of the property or that have to be removed from the title deed.

DATED at KING WILLIAM'S TOWN this 6<sup>th</sup> day of FEBRUARY 2023.

  
**BRIAN HENRY VON DER DECKEN**  
B.Proc.LL.B./LL.B.CM No 80120  
Smith Tabata Incorporated  
Sutton Square, Queens Road, King William's Town

# ERF 1438, PORT ALFRED

**APPLICATION FOR:**

## REZONING

- Residential Zone 1 to Community Zone 1

## PERMANENT DEPARTURE

- Northern lateral building line of 8m To 1,5m
- Southern lateral building line of 8m To 1,3m
- Rear building line of 8m To 2,5m

## CONTACT

**ADDRESS :**  
117 Cape Road  
Port Elizabeth  
6001

**EMAIL :**  
mirinda@mdbtownplanner.co.za

**PHONE :**  
082 896 2686

**COMPILED BY :**

FEBRUARY 2023  
UPDATED OCTOBER 2023

  
**Mirinda de Beer**  
TOWN & REGIONAL PLANNERS

Pr. Pin A/1037/1998  
BA (MTRP) MSAP

## EXECUTIVE SUMMARY

It is the intention of the owners to convert the existing development footprints on Erf 1438, Port Alfred into a small-scale High School, namely Calico Academy.

Calico Academy will be the only private high school in Port Alfred, offering classes from grades 8 to 12 in a co-ed, all-inclusive environment. Being the only inclusive IEB high school in Port Alfred, Calico Academy will allow parents to keep their children's education in town, rather than sending them to Port Elizabeth, East London or Grahamstown for an IEB education. Thus, filling a critical gap in the community and surrounding markets.

The purpose of this application is to obtain the necessary land use rights for a place of instruction on Erf 1438, Port Alfred.

**Summary :**

<b>Proposed Development</b>	Small-scale High School
<b>Existing Zoning</b>	Residential Zone 1
<b>Proposed Zoning</b>	Community Zone 1
<b>Area</b>	2 146m <sup>2</sup>
<b>Title Deed</b>	T22662/2022
<b>Owner</b>	Maranne Property Holdings Pty Ltd
<b>Bond</b>	Bond Holder's Consent obtained
<b>SDF</b>	Ndlambe Spatial Development Framework : Port Alfred
<b>Applications required</b>	<p>Application in terms of the Ndlambe Land Use Scheme Regulations (2021), Section 33(1) of the Spatial Planning and Land Use Management Act, 2013 and the Ndlambe Municipality Spatial Planning &amp; Land Use Management (SPLUMA) By-Laws (2016), for:</p> <ul style="list-style-type: none"> <li>• Rezoning of Erf 1438, Port Alfred from Residential Zone 1 to Community Zone 1, in terms of Section 68 of the SPLUMA By-Laws, and</li> <li>• Permanent Departure from the northern lateral building line of 8m to 1,5m, southern lateral building line of 8m to 1,3m and rear building line of 8m to 2,5m, in terms of Section 76(1) of the SPLUMA By-Laws.</li> </ul>



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## MAPS

1. Locality
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4. Existing Zoning & Land Uses
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#### 4. Existing Zoning & Existing Land Use

- ▶ A single dwelling and associated outbuildings are situated on the central and southern part of the property.
- ▶ Lambert Road borders the north-eastern boundary of the site.
- ▶ In terms of the Ndlambe Municipality Land Use Scheme (2021) the property is zoned for Residential 1 purposes.



Aerial View

**Map 3** illustrates the **Terrain Characteristics** of the subject site.

#### 5. Title Deed

Title Deed T22662/2022 is relevant to Erf 1438, Port Alfred.

Copy of the Title Deed is attached as **Annexure 3**.

The Conveyancer Certificate confirmed that there are no restrictive conditions in the Title Deed that prohibit or restrict the utilization of the site for educational purposes / place of instruction.

Copy of the Conveyancer Certificate is attached as **Annexure 4**.

A bond is registered on the property. The Bond Holder's Consent is attached as **Annexure 6**.

# The Application

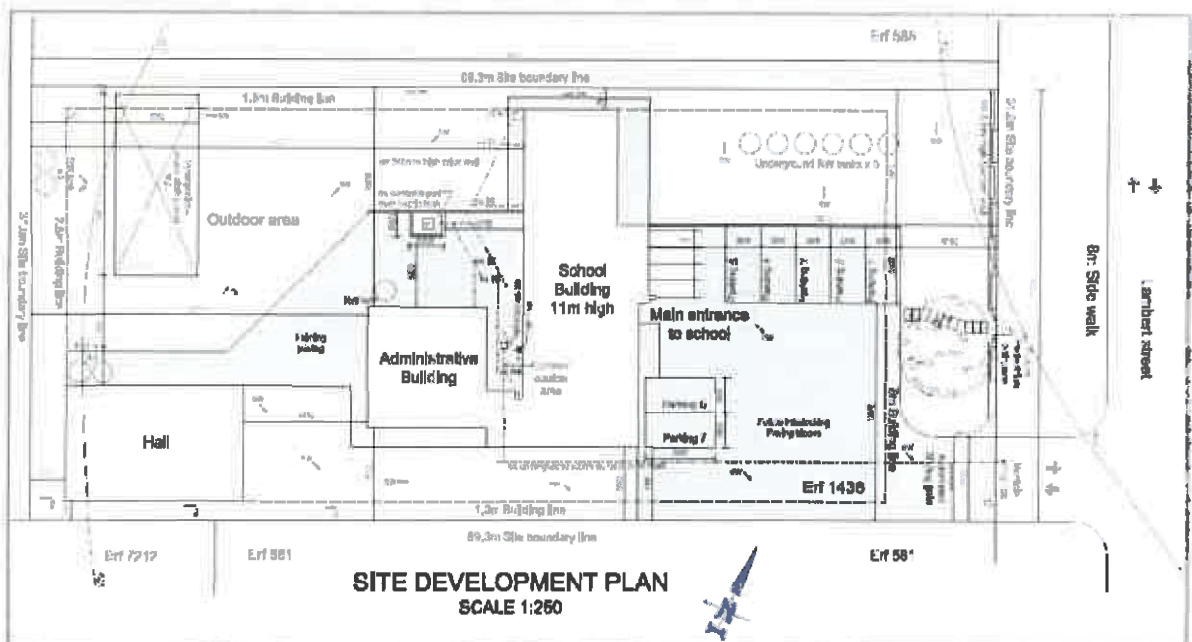
# Section B

**This application** is, based on the stipulations of the Ndlambe Municipality SPLUMA By-Laws (2016) and the Ndlambe Municipality Land Use Scheme (2021), **for** :

- Rezoning of Erf 1438, Port Alfred from Residential Zone 1 to Community Zone 1**, in terms of Section 68 of the Ndlambe Municipality (SPLUMA) By-laws (2016), and
- Permanent Departure** from northern lateral building lines of 8m to 1,5m, southern lateral building lines of 8m to 1,3m and rear building lines of 8m to 2,5m, in terms of Section 76 of the Ndlambe Municipality (SPLUMA) By-laws (2016).

**Development parameters :**

<b>Zoning</b>	<b>Community zone 1</b>
<b>Land Uses</b>	Place of Instruction
<b>Street Building Line</b>	8m
<b>Lateral Building Lines</b>	Northern lateral building line: 1,5m Southern lateral building line : 1,3m
<b>Rear Building Line</b>	2,5m
<b>Height</b>	11m
<b>Coverage</b>	50%
<b>Parking</b>	1 parking bay per classroom / office



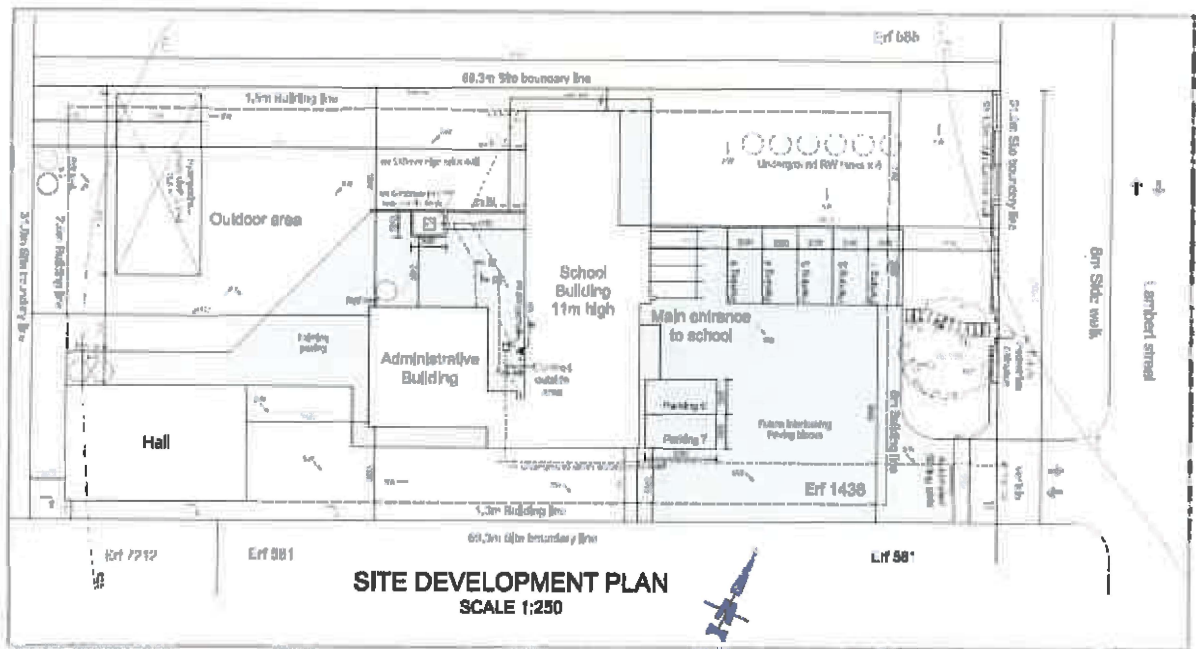
### 1. Private School : Need and Desirability for Port Alfred

- ▶ A combination of factors has led to education in South Africa moving more and more into the privatisation arena, according to Dr Morne Mostert, director of the Institute for Futures Research at Stellenbosch University Business School. These factors include the following:
  - Under-performance by government : In South Africa there is a vibrant private sector. In countries where you have a very well performing government public schooling system, you do not see this trend.
  - SA's demographic profile – a young population – lends itself to investment in education : There was a big distinction between private and public schools in terms of cost, in the past. Now we see players in various cost bands. This shows the private education sector in SA is rapidly maturing.
- ▶ The Independent Examination Board, or IEB, offers examinations and assessments to private schools throughout South Africa. IEB schooling differs from government schooling in its teaching methods and topics. Matric examinations set by the IEB gives them a school-leaving qualification that is truly world-class. The IEB seeks to advance quality teaching and learning in South Africa through an assessment process of integrity, innovation and international comparability.
- ▶ Currently there is no IEB private school in Port Alfred providing adaptable school curriculums for the children in Port Alfred.
- ▶ The demand for an IEB High School in Port Alfred motivated the owners to register a private school, Calico Academy, as a non-profit organization. The school is registered at the Department of Education as Calico Academy Secondary School. The Calico Academy Non-profit registration and Department of Education registration are attached as **Annexure 7**.
- ▶ The mission of Calico Academy is to provide exceptional education through an inclusive curriculum for each student, in an academic rich environment. Calico Academy will empower all students to embrace learning, achieve their personal best while developing their emotional and social well-being.
- ▶ Calico Academy will offer specialised, individual curriculums, a subject choice package to best suit every child's need, personality, interests, and future. This adaptability encourages homeschooled learners to get back to school. A statement from Calico Academy is attached as **Annexure 7**.

### 2. Development Proposal

- ▶ The purpose of this application is to obtain the necessary land use rights for a place of instruction from the Ndlambe Municipality for the subject property. This will enable the owners to convert the existing development footprints into a small-scale High School, namely Calico Academy.
- ▶ Calico Academy will offer classes from grades 8 to 12 in a co-ed, all-inclusive environment.
- ▶ The development on the property will comprise of the following:
  - Main school building, consisting of:
    - o Reception
    - o Library
    - o 5 classrooms
    - o Tuck shop
    - o Store room
    - o Bathroom facilities

- Administrative building, consisting of:
  - o 2 offices
  - o Staff room
  - o Store
  - o Bathroom
- Hall
- ▶ Access from the existing access point in the south-eastern corner of the site (6m wide)
- ▶ 7 parking bays
- ▶ A drop-and-go zone can be implemented on the verge of Lambert Road.



#### Departure from building lines:

- ▶ Building plans have been approved by the Ndlambe Municipality for all the development footprints on the property, with a 1,5m lateral building line along the northern boundary, a 1,3m lateral building line along the southern boundary and a 2,5m rear building line.
- ▶ The location of the existing building necessitates departure from the Community zone 1 building line requirements.

### 3. Environmental Impact

On 7 April 2017, and in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), as amended (NEMA), the EIA regulations, 2017 were published in Government Gazette 40772 and came into effect on 7 April 2017. Government Notice R 982, 983, 984 and 985 list activities that require Basic Assessment or Full Scoping and Environmental Impact Assessment.

No listed activities as contemplated by the National Environmental Management Act, 1998 (as amended) (NEMA) are triggered by this application. The application area is disturbed and no sensitive indigenous vegetation exist on the application area. There will be no negative impact on the biophysical environment.

#### 4. Engineering services

The property is situated within an area of adequate existing service infrastructure and capacity with regards to roads, sewer, electricity, and storm-water reticulation.

There should be no negative impact on external engineering services. The application will be circulated to relevant services branches for comment, a development contribution levy will be paid to contribute to the upgrading of bulk engineering services and in addition any upgrade to services which may be required as a result of the development, will be at the owners' cost.

### 1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The Spatial Planning and Land Use Management Act, 2013 (SPLUMA) is set to aid effective and efficient planning and land use management. Section 7 of SPLUMA stipulates development principles, aimed at achieving sustainability, equality, efficiency, fairness and good governance in spatial planning and land use management, which all planning authorities should adhere to.

The development principles are summarized below, as well as how the proposed development on the application area complies with these planning principles.

#### The principle of spatial justice:

Criteria:	Compliance : Planning Implication
Section 7 (a) deals with past spatial and other development imbalances must be redressed through improved access to and use of land.	From a regional perspective, the property is highly accessible from the R72 in the north.
	The Sustainable Communities' Guidelines promote the principles of mixed use developments by achieving walkable, sustainable community units. This further implies that areas of work, play and living should be within reach of each other within a vibrant urban community.
	The proposed Place of Instruction on the subject property will create integration of residential and employment areas.

#### The principle of spatial sustainability:

Criteria:	Compliance : Planning Implication
Section 7 (b) deals with :  (i) promotion of land development in strategic location, protecting the environment, stimulation of land markets and viable communities. (v) consider all current and future costs to all parties for the provision of infrastructure and social services in land developments. (vi) promote land development in locations that are sustainable and limit urban sprawl. (vii) result in communities that are viable.	The provision of social and job creation facilities situated within residential and business areas support the principles of multi-use developments and bringing places of work and social activity closer to each other.
	The provision of adequate social infrastructure is fundamental to ensuring people are safe, healthy and productive in the community.
	Increased land use diversity support the sustainability principles of promoting work, social and residential land uses in close proximity.
	Ensure economic sustainability and viability.
	The development will assist in combating urban sprawl by creating a more compact urban form.
	The proposed development will make a long lasting contribution to community settlement.

**The principle of efficiency:**

Criteria:	Compliance : Planning Implication
<p>Section 7 (c) deals with :</p> <p>(i) land development optimises the use of existing resources and infrastructure.</p> <p>(ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.</p>	<p>The proposed small-scale High School will promote the optimal utilization of the subject property and existing infrastructure.</p> <p>The proposed development will be in support and strengthen the exiting land uses, creating more compact development, reducing urban sprawl.</p> <p>The proposed development supports the sustainability of primary nodes and supports the principles of nodal development.</p>

**The principle of spatial resilience:**

Criteria:	Compliance: Planning Implication
<p>Section 7 (d) deals with flexibility of spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities that are most likely to suffer from environmental and economic shocks.</p>	<p>A school is deemed to be part of the residential character of any neighbourhood.</p> <p>Institutional facilities should be provided within walking distance. in residential areas. to increase accessibility and mobility.</p> <p>It will have no negative impact on the livelihood of the community.</p> <p>The place of instruction will support and expand the existing services offered to local residents and the communities of Ndlambe.</p> <p>Existing development parameters as per the Ndlambe ILUS (heights, coverage and parking) will be adopted.</p>

**The principle of good administration:**

The principle of good administration	Compliance: Planning Implication
<p>Section 7 (e) refers to the promotion of administrative actions, procedure and consultative planning practices for all the relevant role players.</p>	<p>The proposed development meets the Spatial Planning and Land Use Management Act as demonstrated in the report.</p> <p>The public will be given an opportunity to participate and all affected parties will be notified as per the requirement of SPLUMA.</p> <p>The application complies with all relevant policies, legislation and procedures as well as transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.</p>

## 2. Ndlambe Municipality Integrated Development Plan (2022 – 2027)

The objective of the Ndlambe Integrated Development Plan is to provide a guideline and framework for developmental Local Government, identify objectives and strategies for growth implementation and stimulation and facilitate development within the Greater Ndlambe area. The Integrated Development Plan is prepared in terms of the Municipal Systems Act and outlines a 5 year programme for growth and development.

The Ndlambe Municipality Vision that emerged during the Strategic Planning workshop is as follows :



*Ndlambe municipality strives to be a premier place to work, play, and stay, on the eastern coast of South Africa. It strives to be the destination of choice for people who love natural and cultural heritage, adventure water sports, and living for families.*

*Our promise is to build a state-of-the-art physical infrastructure which will be laid out aesthetically in our beautiful natural environment. Our prosperous community supports a safe and healthy lifestyle which is supported by affordable natural living and a vibrant tourism and agriculturally-based economy!*

*We promote good governance by providing sustainable, efficient, cost effective, adequate and affordable services to all our citizens.*

The vision, goals and strategic objectives identified in the Ndlambe IDP (2022 –2027) are as follows:

Strategic goal 1:	Strategic Objectives
A premier place to work and do business	Improve the efficient running of and the governance of the Municipality.
	Develop state-of-the-art physical infrastructure.
	Develop a vibrant, rapidly growing, employment generating agri-based economy.
	Develop a vibrant, rapidly growing, employment generating tourism economy, including the heritage economy.
	Develop a vibrant, rapidly growing, employment generating oceans economy.
Strategic goal 2:	Strategic Objectives
Destination of choice for living	Improve financial viability of the municipality.
	Provide sustainable, efficient, cost effective, adequate and affordable services to all our citizens.
	Create a safe and secure living environment.
	Position the municipality as a learning hub of excellence.
Strategic goal 3:	Strategic Objectives
Tourist destination of choice for people who love natural and cultural heritage, and adventure water sports.	Preserve the natural beautiful environment.
	Develop and support adventure and extreme water sports.
	Develop cultural heritage economy.

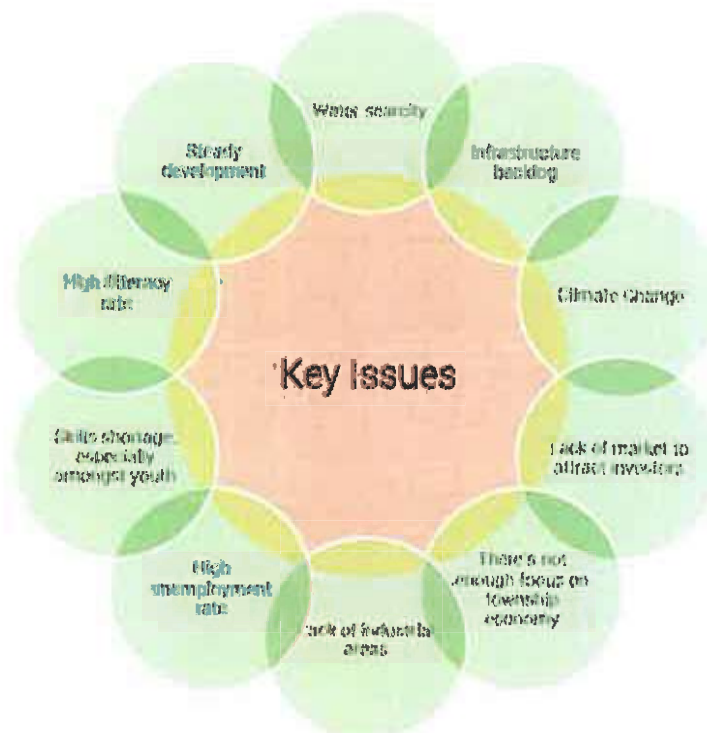
The proposed development supports the principles of the Integrated Development Plan and strives towards support for a vibrant community, social upliftment, job creation and local economic development in the Ndlambe region.

### 3, Ndlambe Municipality Spatial Development Framework (2023)

The Spatial Development Framework for Ndlambe Municipality (2023) guides land use and development and ensures that future public or private development is implemented in line with the vision and development objectives and strategies of the municipality as set out in the IDP. It therefore acts as a planning and land use management tool to assist the Local Authority to make informed decisions on a day to day basis and on strategic issues regarding the land use options, timing and phasing of development in the area.

#### Key Issues

The following key issues were identified pertaining to the Ndlambe Local Municipality:



#### Vision 2023

The vision of the Ndlambe Municipality is as follows :



#### Vision

*"A Spatially integrated Municipality which has unique characteristics and provides support to the towns of Ndlambe Local Municipality for various needs, and where the growth and development of towns are in line with spatial proposals for the Municipality and aims to achieve sustainability."*

## **Spatial Objectives**

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In order to achieve the future vision, the following overall objectives have been formulated (applicable to this application) :

- ▶ Stimulate development and growth where there is proven demand.
- ▶ Use future growth and development to consolidate and improve municipal performance.
- ▶ To ensure sustainable use of environmental resources, their enhancement and replenishment.
- ▶ Capitalise on the valuable role of environmental resources.
- ▶ Create new social and economic opportunities and to improve access to the existing ones.
- ▶ Create healthy, comfortable, and safe living and working environments for all.
- ▶ Create employment opportunities.

The following objectives have been identified specifically for Urban areas:

- ▶ The sustainable utilisation of the environment by means of optimum utilisation of natural resources and land.
- ▶ Provision of services/bulk Infrastructure for the purpose of appropriate land development and expansion.
- ▶ To pursue a more compact and viable urban form, thereby facilitating medium to higher densities by means of infill development and densification where possible.

## **Development Strategies**

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The following development strategies were identified for the Ndlambe Local Municipality (applicable to this application):

- ▶ Create sustainable human settlement with quality physical, economic, and social environments.
- ▶ Planning for densification/infill and careful expansion of existing settlements on productive agricultural resources.

## **Spatial Planning Principles**

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The following spatial planning principles are of critical importance for the Ndlambe Local Municipality:

- ▶ Development of Sustainable Human Settlements
- ▶ Ensuring a Sustainable and Functioning Environment
- ▶ Managing and Maintaining Safe and Accessible Infrastructure Provision
- ▶ Access to and Affordable Public Transportation and Accessible Linkages between Settlements
- ▶ Thriving economy which is well positioned within the province and within the country
- ▶ "Smart City" and Information Technology
- ▶ Effective Governance

## **Spatial Structuring Elements**

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There needs to be certain structuring elements to give guidance to develop and spatial planning. The key objective of the structuring elements is as follows:

- ▶ Contain urban sprawl
- ▶ Promote urban and social integration
- ▶ Promote higher densities
- ▶ Create quality urban environments
- ▶ Promote pedestrian friendly environments and movement patterns.
- ▶ Create a sense a place

- ▶ Enhancement of investment opportunities
- ▶ Simplifying decisions-making regarding development application

The following elements guide spatial development and decision-making in the municipality :

- ▶ Transforming Human Settlements
- ▶ **Nodes**
- ▶ Corridors
- ▶ **Urban Edge**
- ▶ **Services Edge**
- ▶ Transition Zone
- ▶ Town Revitalization
- ▶ **Infill Development**
- ▶ Natural Features
- ▶ Smart Growth

### **Nodes**

Nodes are generally described as areas of mixed-use development, usually having a higher intensity of activities involving retail, transportation, office, industry, and residential land uses. These are the places where most interaction takes place between people and organisations, enabling most efficient transactions and exchange of goods and services. Nodes are usually located at interchanges to provide maximum access and usually act as catalysts for new growth and development.

According to the Eastern Cape Provincial Spatial Development Framework, **Port Alfred** has been classified as a **District Centre**, as illustrated below.



The functions of a district centre and associated land uses:

- ▶ District-Level administrative centre
- ▶ Major district service centre for commercial goods and services
- ▶ Centre of educational excellence
- ▶ Residential development (high and low income)

### Urban Edge and Service Edge

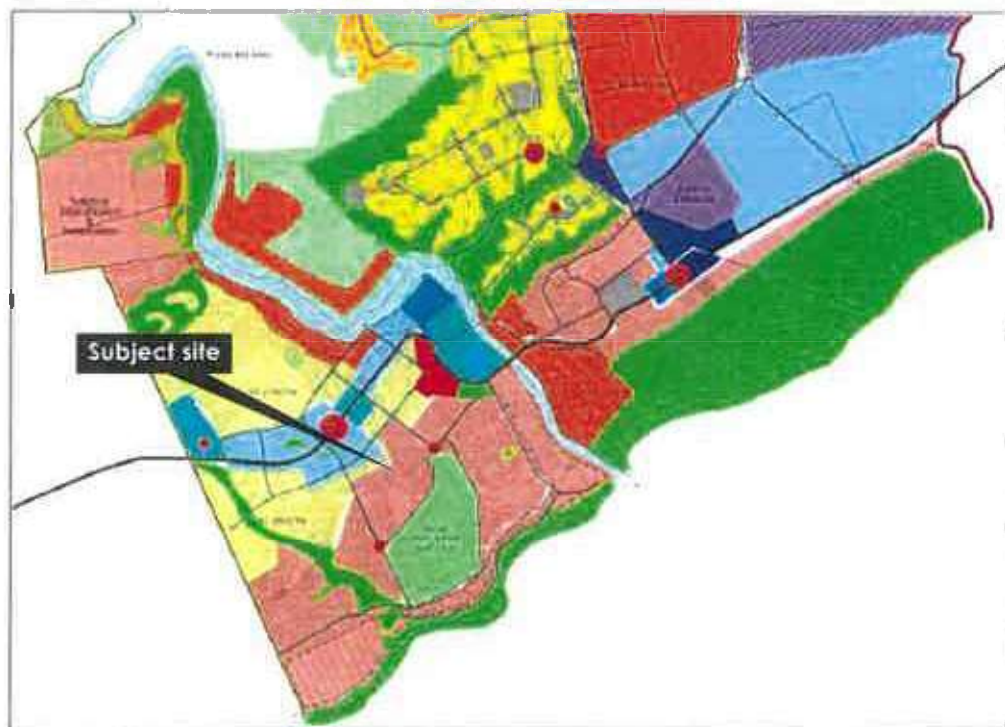
The function of an **Urban Edge** is : A purpose drawn and defensible line used as a means of restructuring the urban area and integrating the currently segregated social groups and urban uses. development first takes place within the existing urban edge before the Ndlambe LM can review to expand the urban edge.



Urban Edge and Service Edge Plan

### Land Use Proposals for Port Alfred:

The property is situated in an area characterized in the SDF as Low Density Residential and acknowledges the promotion of selective Intensification and Densification.



Extract of Port Alfred Land Use Proposals

## **Socio-Economic Framework**

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- ▶ The SDF acknowledges that one of the reasons people move to urban areas is the search for a better quality of life and better education opportunities.
- ▶ Community Services consists of 36% of the Ndlambe Local Municipality's economic sector.
- ▶ More than 62% of the population is either unemployed (24%) or not economically active (38%). Within the economically active age group, only 36% are employed and nearly 1% did not specify their employment status meaning that they are most likely employed in the informal sector. Although the unemployment rate is lower than that of the Eastern Cape Province, the dependency ratio is still high as over 64% of the population is dependent on the income of 36% of the population.
- ▶ The high levels of unemployment suggest the need to broaden the income base of the people through skills development and promote labour intensive industries.
- ▶ Local Economic Development (LED) is crucial in assisting to improve the livelihoods of people and to promote the growth of local industries. Local Economic Development in the area can be promoted through a variety of ways such as Enterprise Development and Skills Training (amongst others).
- ▶ Social facilities are a vital aspect of human settlements as they serve as sources for social and public services, including health, education, recreation, cultural and socializing spaces among other services.

## **Conclusion and Consistency with Ndlambe SDF**

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From the discussion above regarding the Ndlambe Municipality Spatial Development Framework, the following conclusions can be made :

- ▶ The subject property is situated within the urban edge of Port Alfred and is suitable for urban development and intensification of the site.
- ▶ Good quality education will bring the young people back to and keep them in Port Alfred. In addition, young couples with children will buy property in the area.
- ▶ Optimal development of land within the existing urban structure will be supported.
- ▶ The subject property is in close proximity to corridors and activity routes.
- ▶ Further, the site has specific attributes that support the proposed development. These include accessibility, location from major access route, size and developable space, within walking distance from access roads and access to the sport facilities.

A copy of the Ndlambe Municipality SDF : Port Alfred is attached as **Annexure 9**.

## **4. Ndlambe Municipality Land Use Scheme Regulations (2021)**

- ▶ Land use and land use parameters applicable to the subject site are managed through the Ndlambe Municipality Land Use Scheme (2021).
- ▶ Erf 1438, Port Alfred is currently zoned Residential Zone 1 in terms of the Ndlambe Land Use Scheme. The purpose of this application is to obtain land use rights for a small-scale High School on the property.
- ▶ The application is compatible with the Ndlambe Land Use Scheme.
- ▶ Development parameters and future land use management on the site can be adequately managed through the provisions and guidelines as contained in the Land Use Scheme (2021).

## 1. Physical Characteristics

### Land Use and Topography

- ▶ The subject property is 2 146m<sup>2</sup>, providing ample space for the proposed development.
- ▶ The slope of the property is fairly flat. The topography does not pose any constraints to the development of the site for educational purposes.
- ▶ The single dwelling and associated infrastructure are centrally situated on the property and Lambert Road borders the eastern boundary of the site.
- ▶ The rezoning of the property to Community Zone 1 will allow the owners to convert the existing development footprints into a place of instruction.
- ▶ **Map 3** illustrates the physical characteristics of the subject properties, as illustrated below.



## Photos of the property



**Main building on Erf 1438**



**Northern part of Erf 1438**



**Double garage to be converted into hall**



**Area between main building and outside building**



**Entrance to Erf 1438**



**Southern part of Erf 1438**

- ▶ The physical appearance of the property will be modernized and the proposed development will result in the property being significantly improved within the principles of sustainability, more compact urban areas and better utilization of resources.
- ▶ The boundary wall along Lambert Road will minimize the visual impact.

## Access & Parking

- ▶ Lambert Road borders the eastern boundary of the property. Erf 1438 obtains access from Lambert Road in the east in the south-eastern corner of the site.
- ▶ The provision for parking is proposed along the northern boundary of the site.
- ▶ A drop-and-go zone can be provided on the verge of Lambert Road, as indicated on the Site Development Plan.

- ▶ All on-site parking and vehicle movement will occur on the property. The **Site Development Plan** illustrates access to the site and the provision of parking.

## 2. Compatibility with the surrounding area

### Locality & Accessibility

- ▶ Erf 1438 is easily accessible from the R72 in the north-west via Lambert Road and Van Riebeeck Street and from the beachfront in the south-west. The R72 is situated  $\pm 700\text{m}$  north-west of the property. **Map 2** illustrates the surrounding area, as indicated below.



Surrounding area

### Surrounding land uses and zonings

- ▶ This part of Port Alfred is characterized by low density single dwellings, town houses, various tourist accommodation, recreational land uses (golf course, beachfront activities, horses), churches and access roads.  
**Map 4** illustrates the surrounding land uses and existing zonings.



Surrounding land uses

- ▶ Given the surrounding facilities and existing road network of the area, the property is located within a well-developed context that is easily accessible.
- ▶ The surrounding land uses will enable the school to participate in sports such as body surfing, golf, archery, horseback riding, art, etc.
- ▶ The development proposal for Erf 1438, Port Alfred will provide a facility complementing to the residential neighborhood and surroundings.
- ▶ A place of instruction is deemed to be part of the residential character of any neighbourhood. Educational facilities should be provided withing walking distance in residential areas and major access routes to increase accessibility and mobility.
- ▶ The location of an educational facility in close proximity to community facilities and places of employment is good planning practise as the facility will provide a service to the entire community.
- ▶ It is clear from the above that the development on the subject site will not have any material or undue impact on the surrounding properties but rather have a positive impact on the surrounding land uses and character of the area.
- ▶ The surrounding property owners illustrated their support by signing letters of consent for the proposed development. The letters of consent are attached as **Annexure 8**.

### 3. Social Impact

- ▶ Calico Academy has been registered as a Non-Profit Organization.
- ▶ Being the only inclusive IEB high school in Port Alfred, Calico Academy will allow parents to keep their children's education in town, rather than sending them to Port Elizabeth, East London or Grahamstown for an IEB education. Thus, filling a critical gap in the community and surrounding markets.
- ▶ In addition, due to the unique adaptability of the school's curriculum, learners can take up sports such as body boarding, golf, archery, chess, swimming, horseback riding and art without it influencing their academic time. This adaptability encourages homeschooled learners to get back to school.
- ▶ Calico Academy is also the only High School in Port Alfred to offer Marine Sciences and Art as FET subjects. Calico Academy believes that good quality education will bring young people back to and keep them in Port Alfred. In addition, young couples with children will buy property in the area, bringing new life into an incredible town.
- ▶ The proposed High School will not only serve the development of the child, but also the parents, children, teachers and owners/principals.
- ▶ It is clear form the above that the IEB High School on Erf 1438, Port Alfred will not only have a positive impact on the children, but on the community as a whole.

This report has provided the background, a statement of the current situation and motivation which support the rezoning of Erf 1438, Port Alfred from Residential Zone 1 to Community Zone 1. The proposed Community Zone 1 would allow for the development of a small-scale private school within an established environment. We believe the IEB private school will fill a critical gap in the community and surrounding markets.

In light of this motivation and the information contained in the foregoing report, it is clear that the application for :

- I. **Rezoning of Erf 1438, Port Alfred from Residential Zone 1 to Community Zone 1**, in terms of Section 88 of the Ndlambe Municipality (SPLUMA) By-laws (2016), and
- II. **Permanent Departure** from northern lateral building lines of 8m to 1,5m, southern lateral building lines of 8m to 1,3m and rear building lines of 8m to 2,5m, in terms of Section 76 of the Ndlambe Municipality (SPLUMA) By-laws (2016),

meets the criteria as set out in The Spatial Planning and Land Use Management Act (SPLUMA), Ndlambe Municipality SPLUMA By-Laws and the Ndlambe Municipality Land Use Scheme (2021).

To conclude :

▶ **Best use of the land**

The "best use" of land can be viewed from a number of perspectives: location, accessibility, size of the property and the proposed small scale development. The site is suited for a small-scale High School development given its close proximity to educational institutes, areas of work and major district and local transport networks, which makes the positioning of the site more desirable.

▶ **Impact on traffic flows**

The scale of the proposed development is unlikely to have a significant impact on the existing traffic network and therefore will not contribute to the congestions and delays of traffic in the area. The property is situated on the south-western fringe of the Port Alfred area and easily accessible from the R72.

▶ **Impact on surrounding uses**

It is evident that the proposed rezoning will not change the overall character of the area; but would rather improve on the nature and integrity of the surrounding context, by providing quality, and safe education.

It is therefore recommended from a planning point of view that this application should be supported as it will have a positive impact on development in the area.



# CALICO ACADEMY

ANTE ET SURSUM

## **Calico Academy, a Building with Four Walls and Tomorrow inside!**

Calico Academy is the only IEB private high school in Port Alfred. Calico Academy offers classes from grades 8 to 12 in a co-ed, all-inclusive environment. Being the only inclusive IEB high school in Port Alfred, Calico Academy will allow parents to keep their children's education in town, rather than sending them to Port Elizabeth, East London or Mqanda for an IEB education. Thus filling a critical gap in the community and surrounding markets. In addition, due to the unique adaptability of the school's curriculum, learners can take up sports such as body boarding, golf, archery, chess, swimming, horseback riding and art without it influencing their academic time. This adaptability encourages homeschooled learners to get back to school. Calico Academy is also the only High School in Port Alfred to offer Marine Sciences and Art as FET subjects. Calico Academy believes that good quality education will bring our young people back to and keep them in Port Alfred. In addition, young couples with children will buy property in the area, and we can breathe new life into an incredible town.

# LOCALITY

# MAP 1



# ERF 1438, PORT ALFRED

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DATE : 02.2023



Mirinda de Beer Town & Regional Planners makes no warranty of any kind, expressed or implied, with regards to the data and shall not be held liable in any event for any incidental or consequential damages in connection with or arising out of the use of this data. The data remains the sole property of the client and may only be used for the purposes of a project with the prior written approval of the client.

**Mirinda de Beer**  
TOWN & REGIONAL PLANNERS

082 896 2686

mirinda@mdtownplanner.co.za



# ERF 1438, PORT ALFRED

COPYRIGHT RESERVED

DATE : 02.2023



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# TERRAIN CHARACTERISTICS

# MAP 3



## ERF 1438, PORT ALFRED

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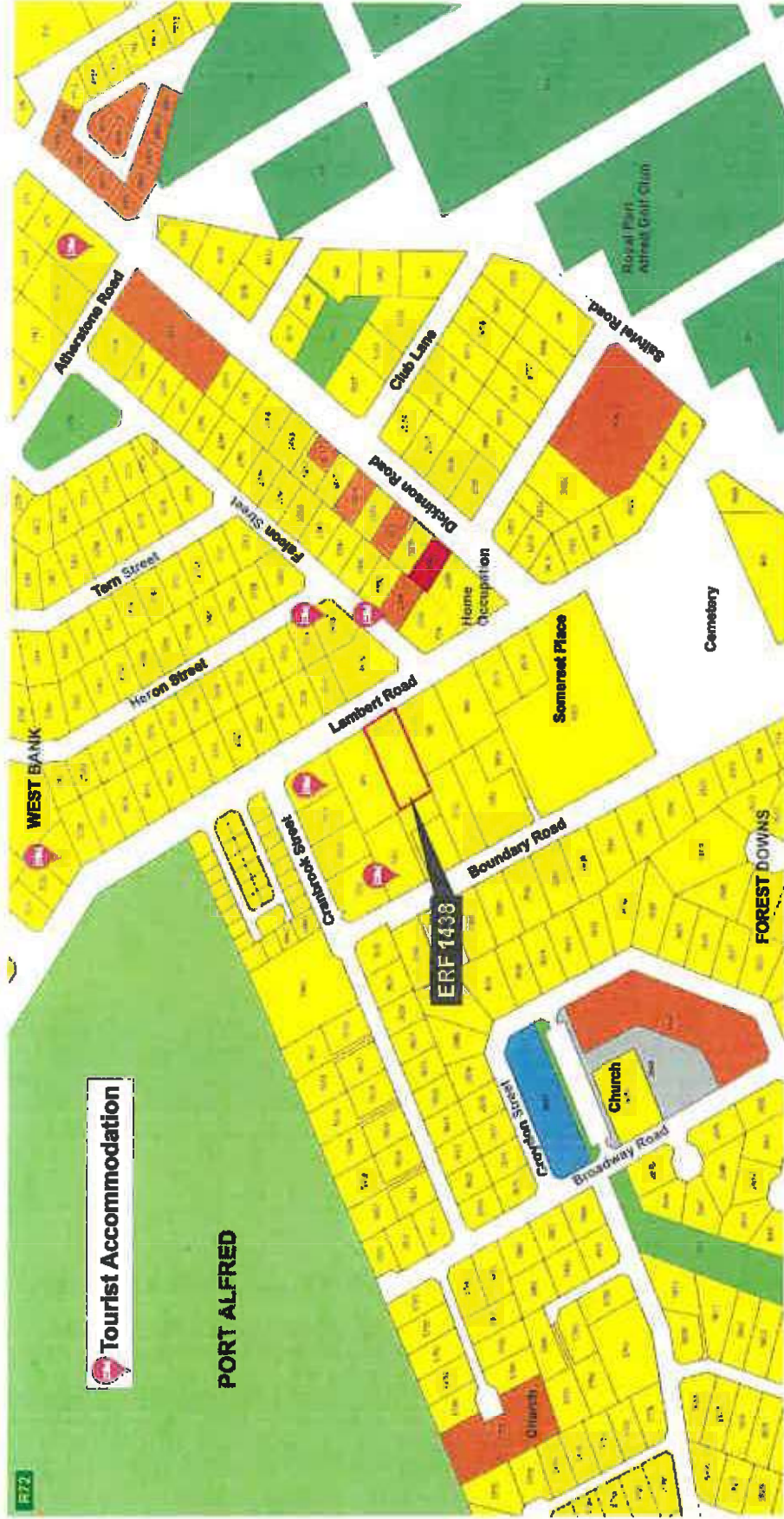
DATE : 02.2023

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# EXISTING ZONING AND LAND USES

# MAP 4



## ERF 1438, PORT ALFRED

### ZONINGS

- Agriculture Zone
- Residential Zone 1
- Residential Zone 3
- Undetermined Zone

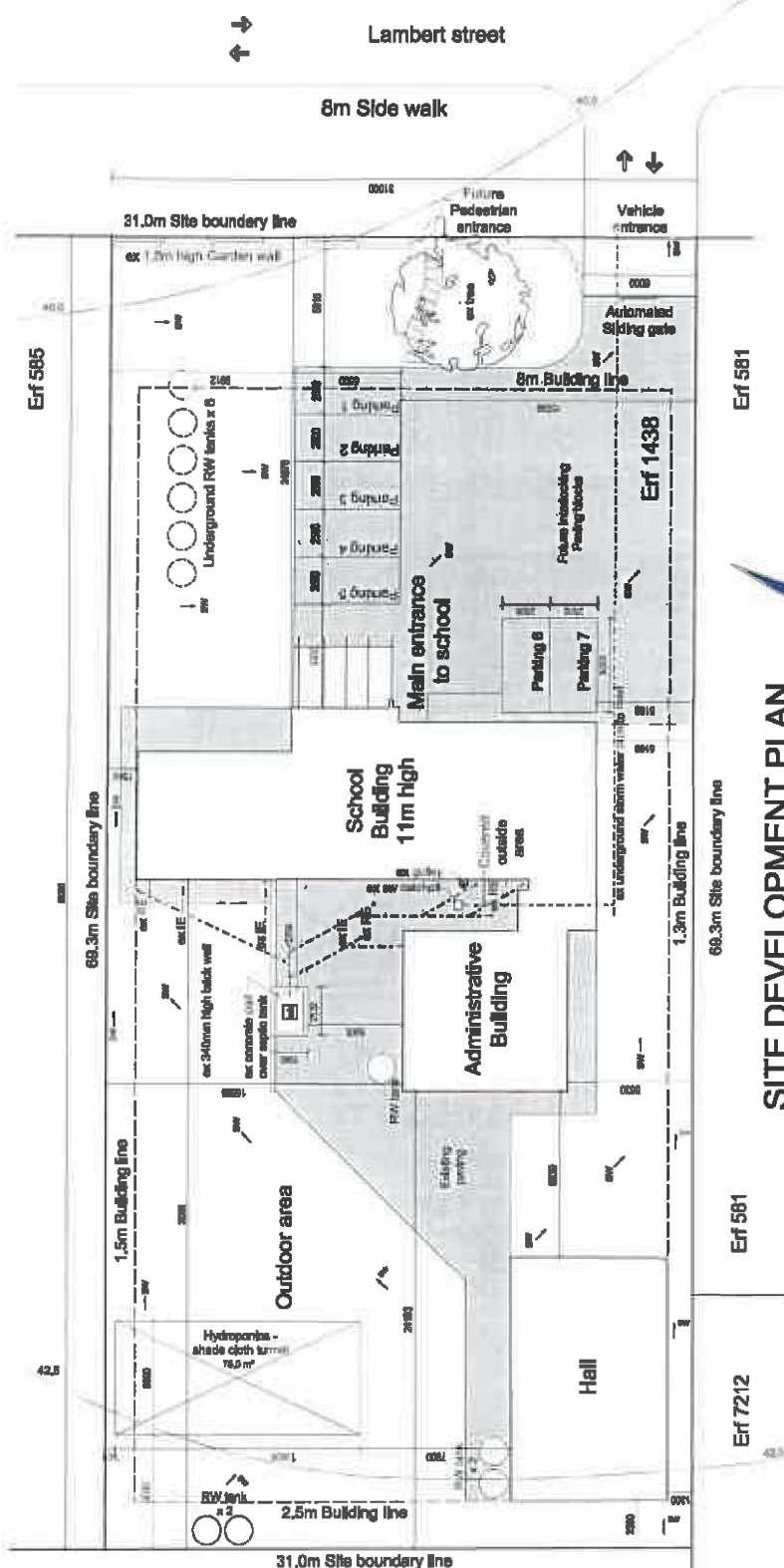
COPYRIGHT RESERVED | DATE : 02.2023

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082 896 2686

mirinda@mdtownplanner.co.za



**SITE INFO**  
 Erf nr 1438  
 Site 2180m²  
 Existing inside covered area: 404m²  
 Existing outside covered area: 18m²  
 Total existing covered area: 422m²  
 Coverage: 19,5%

**ZONING: Community Zone 1**  
 Land Use: Place of Instruction

**BUILDING LINES:**  
 Street building line: 0m  
 Northern lateral building line: 1,5m  
 Southern lateral building line: 1,3m  
 Rear building line: 2,5m

**HEIGHT: 11m**

**COVERAGE:**  
 Permitted: 50%  
 Actual: 18,5%

Number of classrooms: 5  
 Number of offices: 2  
 Number of Parking bays required: 7  
 Actual number of parking bays: 7

**SITE DEVELOPMENT PLAN**  
 SCALE 1:250



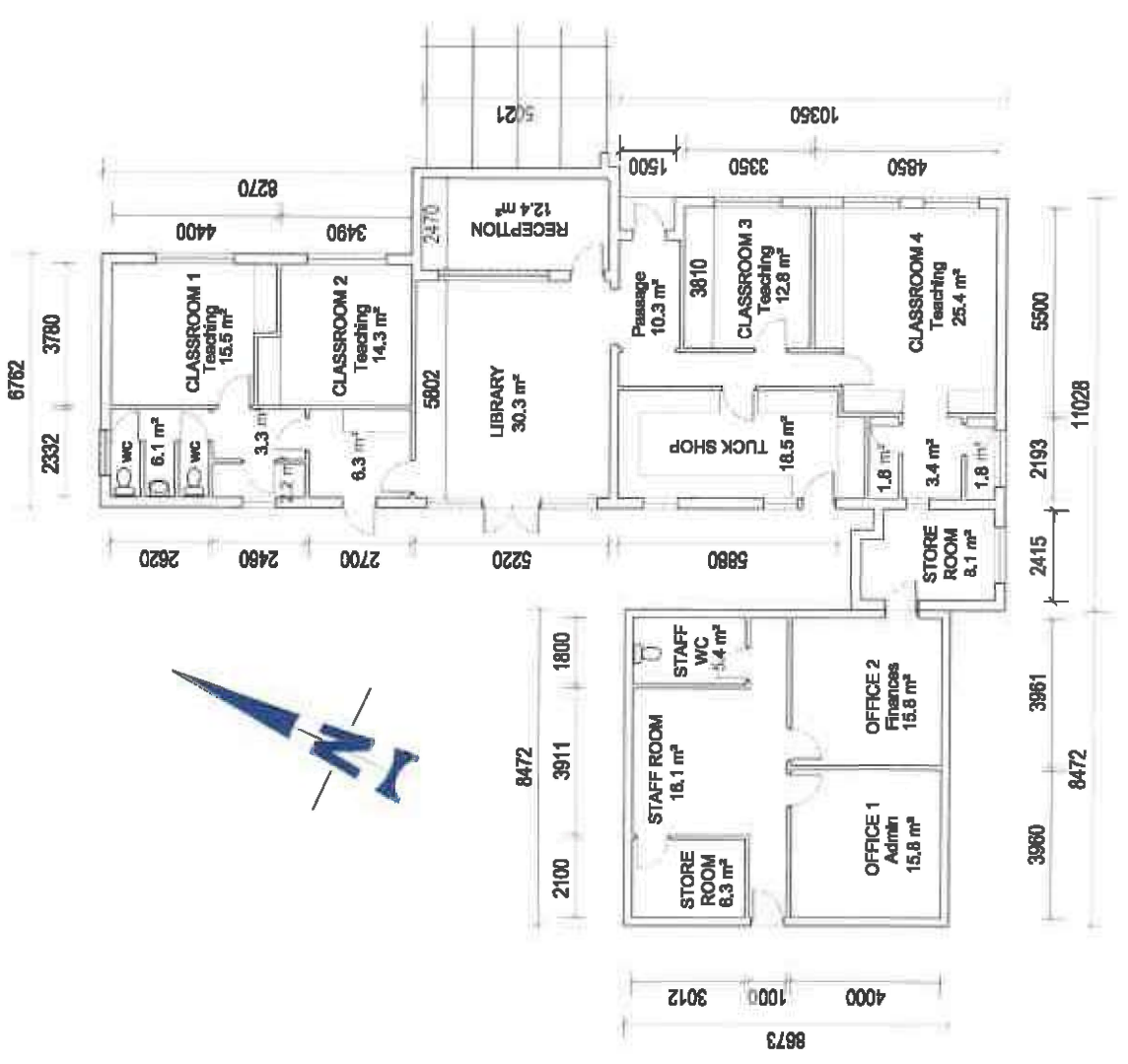
**CALICO ACADEMY**

**SITE DEVELOPMENT PLAN**

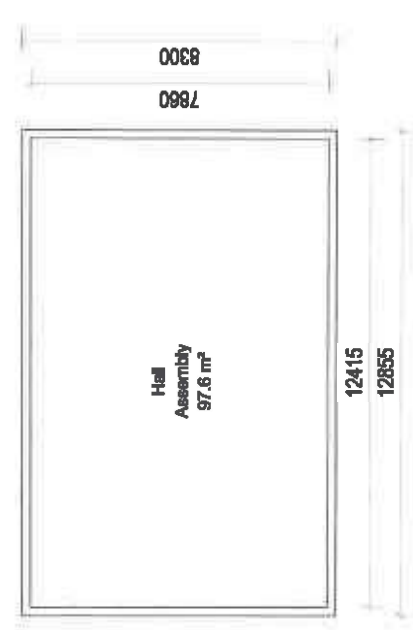
**REZONING APPLICATION FOR  
 CALICO ACADEMY, ERF 1438,  
 10 LAMBERT ROAD,  
 PORT ALFRED**

Drawn	cvdm	04/10/2023	zt
Project No	SDP001	23/02	CD00

Architect  
 Client  
 Architect



**DIMENSION PLAN**  
SCALE 1:125





NDLAMBE MUNICIPALITY  
 The Manager: Town Planning & Land Estates  
 P.O. Box 13  
 Port Alfred  
 6170

Tel: (046) 604-5520  
 Fax: (046) 624-2869  
 www.ndlambe.gov.za

## COMMENT (S) TO APPLICATION

**NOTE:** The owner of the property does not have to sign this document if they do not consent to the application. They may submit a letter of objection or comment to the Manager: Town Planning giving reasons against the application if they so wish.

APPLICATION FOR: Rezoning to Community Zone 1

SITUATED ON ERF 1438, STREET & NO. 10 Lambert Road, TOWNSHIP Port Alfred

It is confirmed that I (Name in Full of affected land owner) Kevin Barnes

being the registered owner of Erf 585 Township Port Alfred

have **NO OBJECTION** to the above proposal being (Delete which is not applicable):

- a) A relaxation of the lateral building line from 8 m to 1,5 & 1,5 m from our common side;
- b) A relaxation of the rear building line from 8 m to 2,5 m;
- c) A relaxation of the street building line from          m to          m;
- d) A relaxation of building height from          m to          m;
- e) A second dwelling unit not exceeding          m<sup>2</sup>;
- f) A relaxation of the lateral / street boundary wall / fence height restriction from          m to          m;
- g) Other: (Give details) Rezoning to Community Zone 1 for educational purposes

shown on plan number          undated         

Additional comments by consenting owner to the above consent:  
 .....  
 .....

(if additional space is required a separate sheet may be attached)

I, the undersigned, hereby declare that I am familiar with the contents of the building plan(s) and site plan by signing the building plan(s).

Signed: Barnes

Date: 04/12/23

Residential Address (Of owner giving consent):

8 Lambert Road

Home Tel: 082 773 5600

Work Tel:         

**WITNESSES**

1. Ellen Schwartz  
 Full Name

Ellen  
 Signature

2. Melanie Slade  
 Full Name

Melanie  
 Signature



**NDLAMBE MUNICIPALITY**  
 The Manager, Town Planning & Land Estates  
 P.O. Box 13  
 Port Alfred  
 6170

Tel: (046) 804-5620  
 Fax: (046) 624-2669  
 www.ndlambe.gov.za

## COMMENT (S) TO APPLICATION

**NOTE:** The owner of the property does not have to sign this document if they do not consent to the application. They may submit a letter of objection or comment to the Manager, Town Planning giving reasons against the application if they so wish.

**APPLICATION FOR:** Rezoning to Community Zone 1

**SITUATED ON ERF:** 1438, **STREET & NO.:** 10 Lambert Road, **TOWNSHIP:** Port Alfred

It is confirmed that I (Name in Full of affected land owner) David Jonathan Roxburgh  
 being the registered owner of Erf 7.111 Township Port Alfred

have **NO OBJECTION** to the above proposal being (Delete which is not applicable):

- a) A relaxation of the lateral building line from 8 m to 1.2 & 1.5 m from our common side;
- b) A relaxation of the rear building line from 8 m to 2.5 m;
- c) A relaxation of the street building line from      m to      m;
- d) A relaxation of building height from      m to      m;
- e) A second dwelling unit not exceeding      m<sup>2</sup>;
- f) A relaxation of the lateral / street boundary wall / fence height restriction from      m to      m;
- g) Other (Give details) Rezoning to Community Zone 1 for educational purposes

shown on plan number      undated     

Additional comments by consenting owner to the above consent:

.....

.....

(If additional space is required a separate sheet may be attached)

I, the undersigned, hereby declare that I am familiar with the contents of the building plan(s) and site plan by signing the building plan(s).

Signed: [Signature]  
 Date: 4-12-2023

Residential Address (Of owner giving consent):  
34 A Boundary Road  
Port Alfred  
 Home Tel: 063149 4377  
 Work Tel:     

**WITNESSES**

1. Ellen Schwartz  
 Full Name

2. Margie Slade  
 Full Name

[Signature]  
 Signature

[Signature]  
 Signature



**NDLAMBE MUNICIPALITY**  
 The Manager: Town Planning & Land Estates  
 P.O. Box 13  
 Port Alfred  
 6170

Tel: (046) 804-5520  
 Fax: (046) 824-2889  
 www.ndlambe.gov.za

## COMMENT (S) TO APPLICATION

**NOTE:** The owner of the property does not have to sign this document if they do not consent to the application. They may submit a letter of objection or comment to the Manager: Town Planning giving reasons against the application if they so wish.

**APPLICATION FOR:** Rezoning to Community Zone 1  
**SITUATED ON ERF** 1438 **, STREET & NO.** 10 Lambert Road **TOWNSHIP** Port Alfred

It is confirmed that I (Name in Full of affected land owner) Christopher Robin Gwlett  
 being the registered owner of Erf 581 Township Port Alfred

have **NO OBJECTION** to the above proposal being (Delete which is not applicable):

- a) A relaxation of the lateral building line from ....8... m to 1,2,3,1,5 m from our common side;
- b) A relaxation of the rear building line from ....8... m to 2,5 m;
- c) A relaxation of the street building line from ..... m to ..... m;
- d) A relaxation of building height from ..... m to ..... m;
- e) A second dwelling unit not exceeding ..... m<sup>2</sup>;
- f) A relaxation of the lateral / street boundary wall / fence height restriction from ..... m to ..... m;
- g) Other (Give details) Rezoning to Community Zone 1 for educational purposes

shown on plan number ..... undated .....

Additional comments by consenting owner to the above consent:

.....

.....

**(If additional space is required a separate sheet may be attached)**

**I, the undersigned, hereby declare that I am familiar with the contents of the building plan(s) and site plan by signing the building plan(s).**

Signed: [Signature]

Residential Address (Of owner giving consent):

12 Lambert Road  
Port Alfred

Date: 30-11-2023

Home Tel: 060 960 3292

Work Tel: .....

**WITNESSES**

1. Ellen Schwartz  
 Full Name

[Signature]  
 Signature

2. Marlene Slade  
 Full Name

[Signature]  
 Signature



## ERF 1438, PORT ALFRED PUBLIC PARTICIPATION PROCESS

- **Letters to Surrounding Owners**
- **Summary and Site Development Plan**
- **Proof of Registered Mail**
- **Proof of Emails Sent**
- **Proof of Site Notice**
- **Proof of Newspaper Advert**

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

SOMERSET PLACE BODY CORPORATE  
P.O. BOX 88  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

You are hereby advised that we have submitted an application to the Ndlambe Municipality for the Rezoning of Erf 1438, Port Alfred from Residential Zone 1 to Community Zone 1 (for a school) and for the Permanent Departure from the lateral and rear building lines in terms of the Ndlambe Municipality Spatial Planning and Land Use Management By-Laws (2016) and Ndlambe Municipality Land Use Scheme, 2019.

Attached please find our summary of the application together with the proposed site development plan for the property. Please submit your comments before, **15 March 2024**, to be emailed to [townplanning@ndlambe.gov.za](mailto:townplanning@ndlambe.gov.za) or [kradingoana@ndlambe.gov.za](mailto:kradingoana@ndlambe.gov.za) or sent to Ndlambe Municipality, PO Box 13, Causeway, 6170, Port Alfred or directly delivered to the Town Planning offices at the Civic Centre. Should no comments be received by **15 March 2024** it will be assumed that you have no objection to the application.

I trust that you will find the above in order. If any further information is needed, please do not hesitate to contact our office.

Yours faithfully



**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

MALAN J.N & L  
36 HERON STREET  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Yours faithfully



**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

MR B PRITCHARD & MRS H A PRITCHARD  
38 HERON STREET  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Yours faithfully



**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

HERRINGTON RJ & CL  
40 HERON STREET  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

TIMM L B  
42 HERON STREET  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

HERON COTTAGES  
PO BOX 945  
EAST LONDON  
5200

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

MR AM HINDE & MRS SD HINDE  
1 HERON COTTAGE  
12 FALCON STREET  
PORT ALFRED  
6170

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**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Yours faithfully



**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

DAVEL & MR AD DAVEL M A  
PO BOX 981  
GLEN BALAD  
1630

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

SMAILL A J  
3 HERON COTTAGES  
14 FALCON STREET  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

ARTHUR & PUTTER T & G  
12 FALCON STREET  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Yours faithfully



**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

LAMBERT L L  
PO BOX 318  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Yours faithfully



**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

COHEN S L  
27 LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

HANSTEIN & MR H HANSTEIN A  
PO BOX 2871  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

STOBIE GILLIAN  
25 FALCON STREET  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

TAYLOR L E  
27 FALCON STREET  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

BRAZAO M E & K  
29 FALCON STREET  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

FARRINGTON G W  
14 BURHAM ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**

Professional Town & Regional Planner

15 February 2024

THOMAS J D  
8 DICKINSON ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

TARPANI & HAUSMANN D & M G  
50 DICKINSON ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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15 February 2024

MCGARVIE & MRS M A MCGARVIE D  
4 DICKINSON GARDENS  
PORT ALFRED  
6170

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DICKINSON GARDENS B/CORP  
PO BOX 88  
PORT ALFRED  
6170

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Professional Town & Regional Planner

15 February 2024

SCHAFFER & MRS S E L SCHAFFER I D  
PO BOX 2375  
PORT ALFRED  
6170

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**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

HEUNINGVLEI FAMILIE TRUST  
2 DICKINSON GARDENS  
DICKINSON ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

HARRIS T J  
3 DICKINSON GARDENS  
PORT ALFRED  
6170

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**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

WANSELL P J  
5 DICKINSON GARDENS  
PORT ALFRED  
6170

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**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

FORD B J  
PO BOX 630  
GRAHAMSTOWN  
6139

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

BABAMA S  
49 DICKINSON ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

HOETS S G  
4 HENRY NOURSE STREET  
PORT ALFRED  
6170

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**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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15 February 2024

MITCHELL & MRS AED CROWTHER L A  
PO BOX 59  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Yours faithfully



**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

ROODT J.S & M.A  
PO BOX 2781  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**

Professional Town & Regional Planner

15 February 2024

MUNENGWA & NGULUVHE C & M  
11 NEW STREET  
GRAHAMSTOWN  
6139

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

KURMANN R  
6 HENRY NOURSE STREET  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

DA SILVA F N  
PO BOX 2031  
BETHAL  
2310

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

CONNAUGHT BODY CORPORATE  
PO BOX 488  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

NKALA B N  
1 THE CONNAUGHT  
SALTVEI ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

FERGUSON J M  
2 THE CONNAUGHT  
26 SALTVEI ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

OSBORNE C  
13 THE CONNAUGHT  
26 SALTVEI  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

LOFFELL FAMILY TRUST R P  
PO BOX 192  
NORTH RIDING  
2162

Dear Sir/Madam

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15 February 2024

HOLLOWAY L G  
P O BOX 5647  
CAPE TOWN  
8000

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

SMITH J  
6 THE CONNAUGHT  
26 SALTVEI ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

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Professional Town & Regional Planner

15 February 2024

SONTSHAKA S & S  
38 LA SALLE  
SOUTPANSBERG DRIVE  
VAN RIEBEECKPARK  
KEMPTON PARK  
1619

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

WITTHUHN M  
8 THE CONNAUGHT  
26 SALTVEI ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

VAN DER MERWE L J  
5 ST ANDREWS ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

MURRAY W E & C M G  
44 THE CONNAUGHT  
SALTVEI ROAD  
PORT ALFRED 1401  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

CLAYTON L M  
17 THE CONNAUGHT  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

TOMLINSON M A  
PO BOX 2823  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Yours faithfully



**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

REYNOLDS P E  
17 THE CONNAUGHT  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

SAWERS A E N  
28 THE CONNAUGHT  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

WINKELMANN A E  
47 LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

BIRKHOLTZ M-L  
30 SALTVEI ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

VOS M J  
2 SOMERSET PLACE  
LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

CONNELLAN M L  
3 SOMERSET PLACE  
18 LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Yours faithfully



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Professional Town & Regional Planner

15 February 2024

WILSON M C & C A  
4 SOMERSET PLACE  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

COATES R A  
100 FAIRLEE ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

DUNES 391 TRUST  
PO BOX 51  
PORT ALFRED  
6170

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

MAIDSTONE R.G  
7 SOMERSET PLACE  
18 LAMBERT ROAD  
PORT ALFRED  
6170

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**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

WEBBER R.P  
8 SOMERSET PLACE  
18 LAMBERT ROAD  
PORT ALFRED  
6170

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Professional Town & Regional Planner

15 February 2024

BARNES J.R  
PO BOX 12  
PORT ALFRED  
6170

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

CLARKE MJ  
10 SOMERSET PLACE  
LAMERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

ARAMOR A & L  
11 SOMERSET PLACE  
LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

NORTON T & STOREY L  
11 MONS AVENUE  
CLARE ESTATE  
CAPE TOWN  
4091

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

WARMINGTON T N  
13 SOMERSET PLACE  
LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

QUENET J P & M A  
14 SOMERSET PLACE  
LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Yours faithfully



**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

WHATLEY M M  
PO BOX 73  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

ACHADA & C R ACHADA T R  
PRIVATE BAG X10030  
RANDBURG  
2125

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

TOMLINSON M.V.  
17 SOMERSET PLACE  
18 LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

WALLER A  
PO BOX 2033  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

PENBERTHY VM & R  
19 SOMERSET PLACE  
LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**

Professional Town & Regional Planner

15 February 2024

SHAW F & N  
PO BOX 4057  
ROSEHILL  
PORT ALFRED  
6176

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

VAN DEVENTER Z  
21 SUMMERSET PLACE  
LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

MOON P J  
22 SUMMERSET PLACE  
18 LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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15 February 2024

PATTISON L M  
23 SOMERSET PLACE  
PORT ALFRED  
6170

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Professional Town & Regional Planner

15 February 2024

SHERRINGTON J  
18 LAMBERT ROAD  
PORT ALFRED  
6170

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Professional Town & Regional Planner

15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

COWNIE DC & CE  
1B SOMERSET PLACE  
LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

VAN JAARVELD R  
18 LAMBERT ROAD  
PORT ALFRED  
6170

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**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

SLADE W J  
PO BOX 438  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

NORDEN S  
PO BOX 616  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

GOSLETT C.R.  
12 LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

EAGLES & MTATI PJ& N  
28 BOUNDARY ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

RADEMEYER P C  
PO BOX 168  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Yours faithfully



**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

LIGHTFOOT M.B.  
PO BOX 59  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

ROXBURGH D J  
PO BOX 319  
KENTON ON SEA  
6191

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

VAN DEN HEEVER EA & PJ  
34 BROADWAY ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

GRIMBEEK G & U  
36 BOUNDARY ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

BARNES K  
8 LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

SCHMIDT & MRS PT SCHMIDT M A  
6 LAMBERT ROAD  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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Professional Town & Regional Planner

15 February 2024

CLAYTON M C  
PO BOX 25  
PORT ALFRED  
6170

Dear Sir/Madam

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Professional Town & Regional Planner

15 February 2024

WINDRAM A.F.  
P O BOX 504  
PORT ALFRED  
6170

Dear Sir/Madam

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15 February 2024

RIDDIN & MRS L Y RIDDIN J.G.  
7 GREEN LANE  
PORT ALFRED  
6170

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**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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15 February 2024

Pr. Pln A/1037/1998  
BA M(TRP) MSAPI

BILLINGS & MS CC HARRINGTON L G  
7 LANGEBERG AVENUE  
BOSMONT  
JOHANNESBURG  
2093

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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15 February 2024

FIKELEPHI S  
3 CRANBROOK STREET  
PORT ALFRED  
6170

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15 February 2024

JACKSON F R  
37 BOUNDARY ROAD  
PORT ALFRED  
6170

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15 February 2024

DEWEY HMLF  
35 BOUNDARY ROAD  
PORT ALFRED  
6170

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Professional Town & Regional Planner

15 February 2024

FRYER D.W.  
PO BOX 2521  
PORT ALFRED  
6170

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Professional Town & Regional Planner

15 February 2024

JL & A MYBURGH FAMILY TRUST  
PO BOX 1956  
WELKOM  
9460

Dear Sir/Madam

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15 February 2024

BESTER X  
29 BOUNDARY ROAD  
PORT ALFRED  
6170

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15 February 2024

VAN DER BYL P  
27 BOUNDARY ROAD  
PORT ALFRED  
6170

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15 February 2024

CARLYON P B  
25 BOUNDARY ROAD  
PORT ALFRED  
6170

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15 February 2024

EVANS C M  
PO BOX 105  
PORT ALFRED  
6170

Dear Sir/Madam

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

You are hereby advised that we have submitted an application to the Ndlambe Municipality for the Rezoning of Erf 1438, Port Alfred from Residential Zone 1 to Community Zone 1 (for a school) and for the Permanent Departure from the lateral and rear building lines in terms of the Ndlambe Municipality Spatial Planning and Land Use Management By-Laws (2016) and Ndlambe Municipality Land Use Scheme, 2019.

Attached please find our summary of the application together with the proposed site development plan for the property. Please submit your comments before, **15 March 2024**, to be emailed to [townplanning@ndlambe.gov.za](mailto:townplanning@ndlambe.gov.za) or [kradingoana@ndlambe.gov.za](mailto:kradingoana@ndlambe.gov.za) or sent to Ndlambe Municipality, PO Box 13, Causeway, 6170, Port Alfred or directly delivered to the Town Planning offices at the Civic Centre. Should no comments be received by **15 March 2024** it will be assumed that you have no objection to the application.

I trust that you will find the above in order. If any further information is needed, please do not hesitate to contact our office.

Yours faithfully



**Mirinda de Beer TRP (SA) PR.PLN A/1037/1998, SACPLAN**  
Professional Town & Regional Planner

15 February 2024

JUKES S  
PO BOX 433  
PORT ALFRED  
6170

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Professional Town & Regional Planner

15 February 2024

LAWS N M  
19 BOUNDARY ROAD  
PORT ALFRED  
6170

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Professional Town & Regional Planner

15 February 2024

Per Email : [suecom12@gmail.com](mailto:suecom12@gmail.com)

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**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL) AND PERMANENT DEPARTURE FROM LATERAL AND REAR BUILDING LINES ON BEHALF OF MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED**

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# EXECUTIVE SUMMARY : ERF 1438, PORT ALFRED

- ▶ **Locality :** The subject property is located in the southern part of Port Alfred, situated at 10 Lambert Road, between the R72 in the north and the Royal Port Alfred Golf Club in the south.
- ▶ **Current situation and zoning :** The subject property is 2 146m<sup>2</sup>, providing ample space for the proposed development. A single dwelling and associated outbuildings have been converted into educational facilities. Lambert Road borders the north-eastern boundary of the site. In terms of the Ndlambe Municipality Land Use Scheme (2021) the property is zoned for Residential 1 purposes.

## ▶ Surrounding area :

- Erf 1438 is easily accessible from the R72 in the north-west via Lambert Road and Van Riebeeck Street and from the beachfront in the south-west. The R72 is situated ±700m north-west of the property.
- This part of Port Alfred is characterized by low density single dwellings, town houses, various tourist accommodation, recreational land uses (golf course, beachfront activities, horses), churches and access roads. Given the surrounding facilities and existing road network of the area, the property is located within a well-developed context that is easily accessible.
- The surrounding land uses will enable the school to participate in sports such as body surfing, golf, archery, horseback riding, art, etc.
- The development proposal for Erf 1438, Port Alfred will provide a facility complementing to the residential neighborhood and surroundings. A place of instruction is deemed to be part of the residential character of any neighbourhood.
- Educational facilities should be provided withing walking distance in residential areas and major access routes to increase accessibility and mobility.
- The location of an educational facility in close proximity to community facilities and places of employment is good planning practice as the facility will provide a service to the entire community.



## ▶ Development concept :

- The purpose of this application is to obtain the necessary land use rights for a place of instruction from the Ndlambe Municipality for the subject property. This will enable the owners to convert the existing development footprints into a small-scale High School, namely Calico Academy. Calico Academy will offer classes from grades 8 to 12 in a co-ed, all-inclusive environment.
- The development on the property basically entails the following (refer to attached Site Development Plan) :
  - o Main school building, consisting of Reception, Library, 5 classrooms, Tuck shop, store room and bathroom facilities.
  - o Administrative building, consisting of 2 offices, Staff room, Store, Bathroom and Hall
  - o Access from the existing access point in the south-eastern corner of the site (6m wide).
  - o 7 parking bays and a drop-and-go zone can be implemented on the verge of Lambert Road.

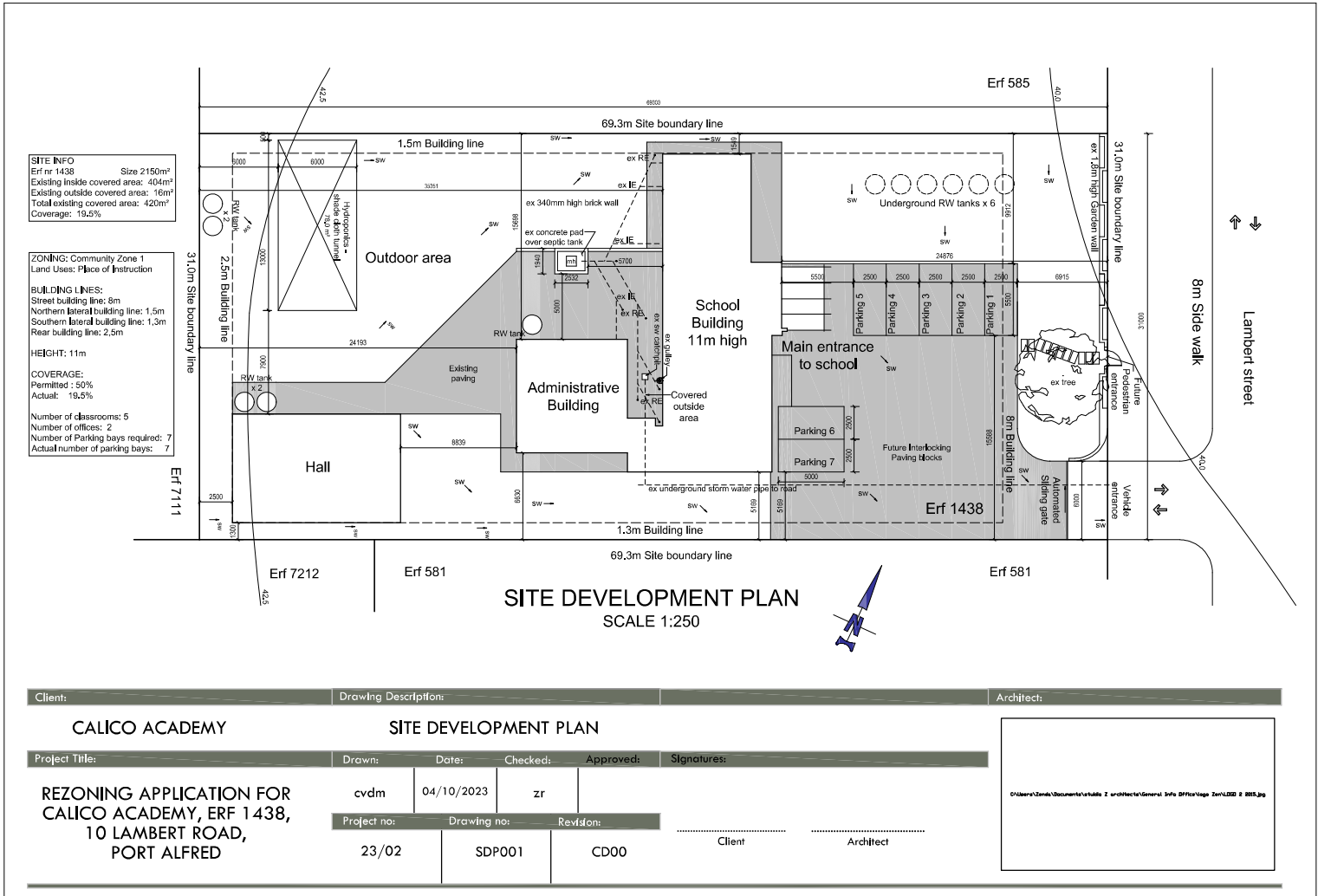
## ▶ Engineering Services :

The property is situated within an area of adequate existing service infrastructure and capacity with regards to roads, sewer, electricity, and storm-water reticulation.

## ▶ Title Deed :

- Title Deed T22662/2022 is relevant to Erf 1438, Port Alfred. The Conveyancer Certificate confirmed that there are no restrictive conditions in the Title Deed that prohibit or restrict the utilization of the site for educational purposes / place of instruction.
- A bond is registered on the property. The Bond Holder's Consent has been obtained.

- ▶ **Applications required :** This application is, based on the stipulations of the Ndlambe Land Use Zoning Scheme Regulations (2019), Section 33(1) of the Spatial Planning and Land Use Management Act 2013 (Act 16 of 2013) and the Ndlambe Municipality Spatial Planning & Land Use Management (SPLUMA) By-laws (2016), for the :
  - **Rezoning of Erf 1438, Port Alfred from Residential Zone 1 to Community Zone 1**, in terms of Section 68 of the Ndlambe Municipality (SPLUMA) By-laws (2016), and
  - **Permanent Departure** from northern **lateral building lines** of 8m to 1,5m, **southern lateral building lines** of 8m to 1,3m and **rear building lines** of 8m to 2,5m, in terms of Section 76 of the Ndlambe Municipality (SPLUMA) By-laws (2016).
  
- ▶ **Ndlambe SDF :**
  - The SDF acknowledges that one of the reasons people move to urban areas is the search for a better quality of life and better education opportunities.
  - The high levels of unemployment suggest the need to broaden the income base of the people through skills development and promote labour intensive industries.
  - Social facilities are a vital aspect of human settlements as they serve as sources for social and public services, including health, education, recreation, cultural and socializing spaces among other services
  - The subject property is situated within the urban edge of Port Alfred and is suitable for urban development and intensification of the site.
  - Good quality education will bring the young people back to and keep them in Port Alfred. In addition, young couples with children will buy property in the area.
  - Optimal development of land within the existing urban structure will be supported.
  - The subject property is in close proximity to corridors and activity routes.
  - Further, the site has specific attributes that support the proposed development. These include accessibility, location from major access route, size and developable space, within walking distance from access roads and access to the sport facilities.
  
- ▶ **Social Impact:**
  - Calico Academy has been registered as a Non-Profit Organization. Being the only inclusive IEB high school in Port Alfred, Calico Academy will allow parents to keep their children's education in town, rather than sending them to Port Elizabeth, East London or Grahamstown for an IEB education. Thus, filling a critical gap in the community and surrounding markets.
  - In addition, due to the unique adaptability of the school's curriculum, learners can take up sports such as body boarding, golf, archery, chess, swimming, horseback riding and art without it influencing their academic time. This adaptability encourages homeschooled learners to get back to school.
  - Calico Academy is also the only High School in Port Alfred to offer Marine Sciences and Art as FET subjects. Calico Academy believes that good quality education will bring young people back to and keep them in Port Alfred. In addition, young couples with children will buy property in the area, bringing new life into an incredible town. The proposed High School will not only serve the development of the child, but also the parents, children, teachers and owners/principals.
  - It is clear from the above that the IEB High School on Erf 1438, Port Alfred will not only have a positive impact on the children, but on the community as a whole.
  
- ▶ **Conclusion :**
  - The "best use" of land can be viewed from a number of perspectives: location, accessibility, size of the property and the proposed small-scale development. The site is suited for a small-scale High School development given its close proximity to educational institutes, areas of work and major district and local transport networks, which makes the positioning of the site more desirable.
  - The scale of the proposed development is unlikely to have a significant impact on the existing traffic network and therefore will not contribute to the congestions and delays of traffic in the area. The property is situated on the south-western fringe of the Port Alfred area and easily accessible from the R72.
  - It is evident that the proposed rezoning will not change the overall character of the area; but would rather improve on the nature and integrity of the surrounding context, by providing quality, and safe education.



Client: Drawing Descriptions: Architect:

CALICO ACADEMY

SITE DEVELOPMENT PLAN

Project Title: Drawn: Date: Checked: Approved: Signatures:

REZONING APPLICATION FOR  
 CALICO ACADEMY, ERF 1438,  
 10 LAMBERT ROAD,  
 PORT ALFRED

cvdm	04/10/2023	zr	
Project no:	Drawing no:	Revision:	
23/02	SDP001	CD00	

Client Architect

C:\Users\Zandi\Documents\sketches 2 architects\General Info\Port Alfred Zon\ERD 2 885.jpg

customer

**APPLICATION FOR REZONING AND DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR BUILDING LINES ON ERF 1438, PORT ALFRED REGISTERED MAIL RECORD**

<p>2210 MALAN J.N &amp; L 36 HERON STREET PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 633 ZA</p>	<p>Date stamp of delivery</p> <p>HERWOOD 6034 14 FEB 2024</p>
<p>2211 MR B PRITCHARD &amp; MRS H A PRITCHARD 38 HERON STREET PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 647 ZA</p>	<p>Date stamp of delivery</p> <p>HERWOOD 6034 14 FEB 2024</p>
<p>2212 HERRINGTON RJ &amp; CL 40 HERON STREET PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 655 ZA</p>	<p>Date stamp of delivery</p> <p>HERWOOD 6034 14 FEB 2024</p>
<p>2213 TIMM L B 42 HERON STREET PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 664 ZA</p>	<p>Date stamp of delivery</p> <p>HERWOOD 6034 14 FEB 2024</p>
<p>6800 HERON COTTAGES PO BOX 945 EAST LONDON 5200</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 678 ZA</p>	<p>Date stamp of delivery</p> <p>HERWOOD 6034 14 FEB 2024</p>
<p>6800 MR AM HINDE &amp; MRS SD HINDE 1 HERON COTTAGE 12 FALCON STREET PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 681 ZA</p>	<p>Date stamp of delivery</p> <p>HERWOOD 6034 14 FEB 2024</p>
<p>6800 DAVEL &amp; MR AD DAVEL M A PO BOX 981 GLEN BALAD 1630</p>	<p>CUSTOMER COPY 301016</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PE 798 796 660 ZA</p>	<p>Date stamp of delivery</p> <p>HERWOOD 6034 14 FEB 2024</p>

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<p>8 6800 SMALL A J 3 HERON COTTAGES 14 FALCON STREET PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 656 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>14 FEB 2024 PORT ALFRED</p>
<p>7 3828 ARTHUR &amp; PUTTER T &amp; G 12 FALCON STREET PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 673 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>14 FEB 2024 PORT ALFRED</p>
<p>10 2217 LAMBERT L L PO BOX 318 PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 687 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>14 FEB 2024 PORT ALFRED</p>
<p>11 2218 COHEN S L 27 LAMBERT ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 695 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>14 FEB 2024 PORT ALFRED</p>
<p>12 2219 HANSTEIN &amp; MR H HANSTEIN A PO BOX 2871 PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 700 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>14 FEB 2024 PORT ALFRED</p>
<p>13 2302 STOBIE GILLIAN 25 FALCON STREET PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PA 421 275 695 ZA</b> CUSTOMER COPY 301012</p>	<p>Date stamp of delivery</p> <p>14 FEB 2024 PORT ALFRED</p>
<p>14 2303 TAYLOR L E 27 FALCON STREET PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PA 421 275 704 ZA</b> CUSTOMER COPY 301012</p>	<p>Date stamp of delivery</p> <p>14 FEB 2024 PORT ALFRED</p>

**APPLICATION FOR REZONING AND DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR  
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15

602 HEUNINGVLEI FAMILIE TRUST 2 DICKINSON GARDENS DICKINSON ROAD PORT ALFRED 6170	Signature for recipient	Date stamp of delivery PORT ALFRED 6034 1 FEB 2024 PORT OFFICE
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602 HARRIS T J 3 DICKINSON GARDENS PORT ALFRED 6170	Signature for recipient	Date stamp of delivery PORT ALFRED 6034 1 FEB 2024 PORT OFFICE
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602 WANSELL P J 5 DICKINSON GARDENS PORT ALFRED 6170	Signature for recipient	Date stamp of delivery PORT ALFRED 6034 1 FEB 2024 PORT OFFICE
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5211 FORD B J PO BOX 630 GRAHAMSTOWN 6139	Signature for recipient	Date stamp of delivery PORT ALFRED 6034 1 FEB 2024 PORT OFFICE
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5210 BABAMA S 49 DICKINSON ROAD PORT ALFRED 6170	Signature for recipient	Date stamp of delivery PORT ALFRED 6034 1 FEB 2024 PORT OFFICE
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5212 HOETS S G 4 HENRY NOURSE STREET PORT ALFRED 6170	Signature for recipient	Date stamp of delivery PORT ALFRED 6034 1 FEB 2024 PORT OFFICE
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3419 MITCHELL & MRS AED CROWTHER L A PO BOX 59 PORT ALFRED 6170	Signature for recipient	Date stamp of delivery PORT ALFRED 6034 1 FEB 2024 PORT OFFICE
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<p>22</p> <p>3420 ROODT J.S &amp; M.A PO BOX 2781 PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 625 ZA</b></p> <p>CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>WATERWOOD 6034 14 FEB 2024</p>
<p>23</p> <p>3421 MUNENGWA &amp; NGULUVHE C &amp; M 11 NEW STREET GRAHAMSTOWN 6139</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 639 ZA</b></p> <p>CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>WATERWOOD 6034 14 FEB 2024</p>
<p>24</p> <p>3482 KURMANN R 6 HENRY NOURSE STREET PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 571 ZA</b></p> <p>CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>WATERWOOD 6034 14 FEB 2024</p>
<p>25</p> <p>5595 DA SILVA F N PO BOX 2031 BETHAL 2310</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 585 ZA</b></p> <p>CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>WATERWOOD 6034 14 FEB 2024</p>
<p>26</p> <p>3426 CONNAUGHT BODY CORPORATE PO BOX 488 PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 599 ZA</b></p> <p>CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>WATERWOOD 6034 14 FEB 2024</p>
<p>27</p> <p>3426 NKALA B N 1 THE CONNAUGHT SALTVEI ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 608 ZA</b></p> <p>CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>WATERWOOD 6034 14 FEB 2024</p>
<p>28</p> <p>3426 FERGUSON J M 2 THE CONNAUGHT 26 SALTVEI ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PA 421 275 253 ZA</b></p> <p>CUSTOMER COPY 301012</p>	<p>Date stamp of delivery</p> <p>WATERWOOD 6034 14 FEB 2024</p>

**APPLICATION FOR REZONING AND DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR BUILDING LINES ON ERF 1438, PORT ALFRED REGISTERED MAIL RECORD**

<p>29 3426 OSBORNE C 13 THE CONNAUGHT 26 SALTVEI PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 240 ZA</p>	<p>Date stamp of delivery</p> <p>ERWOOD 6034 14 FEB 2024</p>
<p>30 3426 LOFFELL FAMILY TRUST R P PO BOX 192 NORTH RIDING 2162</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 267 ZA</p>	<p>Date stamp of delivery</p> <p>ERWOOD 6034 14 FEB 2024</p>
<p>31 3426 HOLLOWAY L G P O BOX 5647 CAPE TOWN 8000</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PE 798 796 191 ZA</p>	<p>Date stamp of delivery</p> <p>ERWOOD 6034 14 FEB 2024</p>
<p>32 3426 SMITH J 6 THE CONNAUGHT 26 SALTVEI ROAD PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301016</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 275 ZA</p>	<p>Date stamp of delivery</p> <p>ERWOOD 6034 14 FEB 2024</p>
<p>33 3426 SONTSHAKA S &amp; S 38 LA SALLE SOUTPANSBERG DRIVE VAN RIEBEECKPARK KEMPTON PARK 1619</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PE 798 796 214 ZA</p>	<p>Date stamp of delivery</p> <p>ERWOOD 6034 14 FEB 2024</p>
<p>34 3426 WITTHUHN M 8 THE CONNAUGHT 26 SALTVEI ROAD PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301016</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 284 ZA</p>	<p>Date stamp of delivery</p> <p>ERWOOD 6034 14 FEB 2024</p>
<p>35 3426 VAN DER MERWE L J 5 ST ANDREWS ROAD PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PE 798 796 228 ZA</p>	<p>Date stamp of delivery</p> <p>ERWOOD 6034 14 FEB 2024</p>

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BUILDING LINES ON ERF 1438, PORT ALFRED  
REGISTERED MAIL RECORD**

<p>36 2304 BRAZAO M E &amp; K 29 FALCON STREET PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PA 421 275 718 ZA</b></p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>
<p>37 602 FARRINGTON G W 14 BURHAM ROAD PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PA 421 275 721 ZA</b></p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>
<p>38 602 THOMAS J D 8 DICKINSON ROAD PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 642 ZA</b></p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>
<p>39 602 TARPANI &amp; HAUSMANN D &amp; M G 50 DICKINSON ROAD PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301016</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PA 421 275 528 ZA</b></p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>
<p>40 602 MCGARVIE &amp; MRS M A MCGARVIE D 4 DICKINSON GARDENS PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PA 421 275 531 ZA</b></p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>
<p>41 602 DICKINSON GARDENS B/CORP PO BOX 88 PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PA 421 275 545 ZA</b></p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>
<p>42 602 SCHAFFER &amp; MRS S E L SCHAFFER I D PO BOX 2375 PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PA 421 275 559 ZA</b></p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>








**APPLICATION FOR REZONING AND DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR  
BUILDING LINES ON ERF 1438, PORT ALFRED  
REGISTERED MAIL RECORD**

<p>43 3426 MURRAY W E &amp; C M G 44 THE CONNAUGHT SALTVEI ROAD PORT ALFRED 1401 6170</p>	<p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PA 421 275 298 ZA</b></p> <p>CUSTOMER COPY 301012</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>
<p>44 3426 CLAYTON L M 17 THE CONNAUGHT PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 231 ZA</b></p> <p>CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>
<p>45 3426 TOMLINSON M A PO BOX 2823 PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 245 ZA</b></p> <p>CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>
<p>46 3426 REYNOLDS P E 17 THE CONNAUGHT PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 259 ZA</b></p> <p>CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>
<p>47 3426 SAWERS A E N 28 THE CONNAUGHT PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 262 ZA</b></p> <p>CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>
<p>48 3424 WINKELMANN A E 47 LAMBERT ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 276 ZA</b></p> <p>CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>
<p>49 3425 BIRKHOLTZ M-L 30 SALTVEI ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 280 ZA</b></p> <p>CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6034 14 FEB 2024</p>




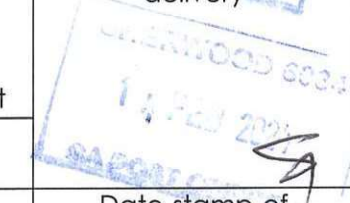



**APPLICATION FOR REZONING AND DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR  
BUILDING LINES ON ERF 1438, PORT ALFRED  
REGISTERED MAIL RECORD**

<p>50 4322 SOMERSET PLACE BODY CORPORATE P.O. BOX 88 PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 620 ZA</p>	<p>Date stamp of delivery</p> <p>PORT ALFRED 6034 14 FEB 2024</p>
<p>51 4322 VOS M J 2 SOMERSET PLACE LAMBERT ROAD PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PE 798 796 293 ZA</p>	<p>Date stamp of delivery</p> <p>PORT ALFRED 6034 14 FEB 2024</p>
<p>52 4322 CONNELLAN M L 3 SOMERSET PLACE 18 LAMBERT ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PE 798 796 302 ZA</p>	<p>Date stamp of delivery</p> <p>PORT ALFRED 6034 14 FEB 2024</p>
<p>53 4322 WILSON M C &amp; C A 4 SOMERSET PLACE PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 307 ZA</p>	<p>Date stamp of delivery</p> <p>PORT ALFRED 6034 14 FEB 2024</p>
<p>54 4322 COATES R A 100 FAIRLEE ROAD PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 315 ZA</p>	<p>Date stamp of delivery</p> <p>PORT ALFRED 6034 14 FEB 2024</p>
<p>55 4322 DUNES 391 TRUST PO BOX 51 PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301012</p> <p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 324 ZA</p>	<p>Date stamp of delivery</p> <p>PORT ALFRED 6034 14 FEB 2024</p>
<p>56 4322 MAIDSTONE R.G 7 SOMERSET PLACE 18 LAMBERT ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 338 ZA</p>	<p>Date stamp of delivery</p> <p>PORT ALFRED 6034 14 FEB 2024</p>
	<p>CUSTOMER COPY 301012</p>	

**APPLICATION FOR REZONING AND DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR  
BUILDING LINES ON ERF 1438, PORT ALFRED  
REGISTERED MAIL RECORD**

<p>57 4322 WEBBER R.P 8 SOMERSET PLACE 18 LAMBERT ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p>	<p>Date stamp of delivery</p> 
<p>58 4322 BARNES J.R PO BOX 12 PORT ALFRED 6170</p>	<p>Signature for recipient</p>	<p>Date stamp of delivery</p> 
<p>59 4322 CLARKE MJ 10 SOMERSET PLACE LAMERT ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p>	<p>Date stamp of delivery</p> 
<p>60 4322 ARAMOR A &amp; L 11 SOMERSET PLACE LAMBERT ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p>	<p>Date stamp of delivery</p> 
<p>61 4322 NORTON T &amp; STOREY L 11 MONS AVENUE CLARE ESTATE CAPE TOWN 4091</p>	<p>Signature for recipient</p>	<p>Date stamp of delivery</p> 
<p>62 4322 WARMINGTON T N 13 SOMERSET PLACE LAMBERT ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p>	<p>Date stamp of delivery</p> 
<p>63 4322 QUENET J P &amp; M A 14 SOMERSET PLACE LAMBERT ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p>	<p>Date stamp of delivery</p> 

**APPLICATION FOR REZONING AND DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR  
BUILDING LINES ON ERF 1438, PORT ALFRED  
REGISTERED MAIL RECORD**









64 4322 WHATLEY M M PO BOX 73 PORT ALFRED 6170	Signature for recipient	Date stamp of delivery 
	<b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 514 ZA	
65 4322 ACHADA & C R ACHADA T R PRIVATE BAG X10030 RANDBURG 2125	Signature for recipient	Date stamp of delivery 
	<b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 386 ZA	
66 4322 TOMLINSON M.V. 17 SOMERSET PLACE 18 LAMBERT ROAD PORT ALFRED 6170	Signature for recipient	Date stamp of delivery 
	<b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 409 ZA	
67 4322 WALLER A PO BOX 2033 PORT ALFRED 6170	Signature for recipient	Date stamp of delivery 
	<b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 426 ZA	
68 4322 PENBERTHY VM & R 19 SOMERSET PLACE LAMBERT ROAD PORT ALFRED 6170	Signature for recipient	Date stamp of delivery 
	<b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 412 ZA	
69 4322 SHAW F & N PO BOX 4057 ROSEHILL PORT ALFRED 6176	Signature for recipient	Date stamp of delivery 
	<b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 430 ZA	
70 4322 VAN DEVENTER Z 21 SUMMERSET PLACE LAMBERT ROAD PORT ALFRED 6170	Signature for recipient	Date stamp of delivery 
	<b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 443 ZA	

CUSTOMER COPY 301012

**APPLICATION FOR REZONING AND DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR  
BUILDING LINES ON ERF 1438, PORT ALFRED  
REGISTERED MAIL RECORD**

71 4322 MOON P J 22 SUMMERSET PLACE 18 LAMBERT ROAD PORT ALFRED 6170	Signature for recipient	Date stamp of delivery 
	<b>INSURED PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PA 421 275 457 ZA	
72 4322 PATTISON L M 23 SOMERSET PLACE PORT ALFRED 6170	CUSTOMER COPY 301012	Date stamp of delivery 
	Signature for recipient	
73 4322 SHERRINGTON J 18 LAMBERT ROAD PORT ALFRED 6170	CUSTOMER COPY 301012	Date stamp of delivery 
	Signature for recipient	
74 4322 COWNIE DC & CE 1B SOMERSET PLACE LAMBERT ROAD PORT ALFRED 6170	CUSTOMER COPY 301012	Date stamp of delivery 
	Signature for recipient	
75 3574 VAN JAARVELD R 18 LAMBERT ROAD PORT ALFRED 6170	CUSTOMER COPY 301012	Date stamp of delivery 
	Signature for recipient	
76 3573 SLADE W J PO BOX 438 PORT ALFRED 6170	CUSTOMER COPY 301016	Date stamp of delivery 
	Signature for recipient	
77 580 NORDEN S PO BOX 616 PORT ALFRED 6170	CUSTOMER COPY 301016	Date stamp of delivery 
	Signature for recipient	
	<b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PE 798 796 421 ZA	
	<b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PE 798 796 435 ZA	
	<b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za PE 798 796 449 ZA	

**APPLICATION FOR REZONING AND DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR  
BUILDING LINES ON ERF 1438, PORT ALFRED  
REGISTERED MAIL RECORD**

<p>78 581 GOSLETT C.R. 12 LAMBERT ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 452 ZA</b></p>	<p>Date stamp of delivery</p> 
<p>79 3854 EAGLES &amp; MTATI PJ&amp; N 28 BOUNDARY ROAD PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301016</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 568 136 645 ZA</b></p>	<p>Date stamp of delivery</p> 
<p>80 7213 RADEMEYER P C PO BOX 168 PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 466 ZA</b></p>	<p>Date stamp of delivery</p> 
<p>81 7212 LIGHTFOOT M.B. PO BOX 59 PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301016</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 470 ZA</b></p>	<p>Date stamp of delivery</p> 
<p>82 7111 ROXBURGH D J PO BOX 319 KENTON ON SEA 6191</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 320 ZA</b></p>	<p>Date stamp of delivery</p> 
<p>83 7110 VAN DEN HEEVER EA &amp; PJ 34 BROADWAY ROAD PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301016</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 316 ZA</b></p>	<p>Date stamp of delivery</p> 
<p>84 7211 GRIMBEEK G &amp; U 36 BOUNDARY ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 333 ZA</b></p>	<p>Date stamp of delivery</p> 
<p>CUSTOMER COPY 301016</p>		

**APPLICATION FOR REZONING AND DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR  
BUILDING LINES ON ERF 1438, PORT ALFRED  
REGISTERED MAIL RECORD**

<p>85</p> <p>585 BARNES K 8 LAMBERT ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 347 ZA</b></p>	<p>Date stamp of delivery</p> <p>14 FEB 2024</p>
<p>86</p> <p>1913 SCHMIDT &amp; MRS PT SCHMIDT M A 6 LAMBERT ROAD PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301016</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 355 ZA</b></p>	<p>Date stamp of delivery</p> <p>14 FEB 2024</p>
<p>87</p> <p>1914 CLAYTON M C PO BOX 25 PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301016</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 364 ZA</b></p>	<p>Date stamp of delivery</p> <p>14 FEB 2024</p>
<p>88</p> <p>1911 WINDRAM A.F. P O BOX 504 PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301016</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 378 ZA</b></p>	<p>Date stamp of delivery</p> <p>14 FEB 2024</p>
<p>89</p> <p>7210 RIDDIN &amp; MRS L Y RIDDIN J.G. 7 GREEN LANE PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301016</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 381 ZA</b></p>	<p>Date stamp of delivery</p> <p>14 FEB 2024</p>
<p>90</p> <p>5630 BILLINGS &amp; MS CC HARRINGTON L G 7 LANGE BERG AVENUE BOSMONT JOHANNESBURG 2093</p>	<p>CUSTOMER COPY 301016</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 395 ZA</b></p>	<p>Date stamp of delivery</p> <p>14 FEB 2024</p>
<p>91</p> <p>5629 FIKELEPHI S 3 CRANBROOK STREET PORT ALFRED 6170</p>	<p>CUSTOMER COPY 301016</p> <p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 404 ZA</b></p>	<p>Date stamp of delivery</p> <p>14 FEB 2024</p>

**APPLICATION FOR REZONING AND DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR  
BUILDING LINES ON ERF 1438, PORT ALFRED  
REGISTERED MAIL RECORD**

<p>92 2582 JACKSON F R 37 BOUNDARY ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 418 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6834 17 FEB 2024 SA POST OFFICE 3</p>
<p>93 2583 DEWEY HMLF 35 BOUNDARY ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 483 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6834 17 FEB 2024 SA POST OFFICE 3</p>
<p>94 2584 FRYER D.W. PO BOX 2521 PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 506 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6834 17 FEB 2024 SA POST OFFICE 3</p>
<p>95 2585 JL &amp; A MYBURGH FAMILY TRUST PO BOX 1956 WELKOM 9460</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 497 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6834 17 FEB 2024 SA POST OFFICE 3</p>
<p>96 2586 BESTER X 29 BOUNDARY ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 510 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6834 17 FEB 2024 SA POST OFFICE 3</p>
<p>97 2587 VAN DER BYL P 27 BOUNDARY ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 523 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6834 17 FEB 2024 SA POST OFFICE 3</p>
<p>98 2588 CARLYON P B 25 BOUNDARY ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 537 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 6834 17 FEB 2024 SA POST OFFICE 3</p>

**APPLICATION FOR REZONING AND DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR  
BUILDING LINES ON ERF 1438, PORT ALFRED  
REGISTERED MAIL RECORD**

<p>99</p> <p>2589 EVANS C M PO BOX 105 PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 545 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 8034 17 Feb 2024</p>
<p>100</p> <p>2590 JUKES S PO BOX 433 PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 554 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 8034 17 Feb 2024</p>
<p>101</p> <p>2591 LAWS N M 19 BOUNDARY ROAD PORT ALFRED 6170</p>	<p>Signature for recipient</p> <p><b>ORDINARY PARCEL</b> ShareCall 0860 111 502 www.sapo.co.za <b>PE 798 796 568 ZA</b> CUSTOMER COPY 301016</p>	<p>Date stamp of delivery</p> <p>SHERWOOD 8034 17 Feb 2024</p>

**REGISTERED LETTER  
GEREGISTREERDE BRIEF**

(with an insurance option/met 'n versekeringsopsie)



Postage paid R \_\_\_\_\_ c  
Service fee/Diensgeld R \_\_\_\_\_ c  
Insurance/Versekering R \_\_\_\_\_ c  
Total/Totaal R \_\_\_\_\_ c

**Full tracking and tracing/Volledige volg en spoor**

Addressed to/Geadresseer aan  
Melinda de Beer  
Town & Regional Planners  
101 Registers     Postcode  
Postkode

Insured value of contents  
Versekerde waarde van inhoud R \_\_\_\_\_ c

Enquiries/Navrae  
Toll-free number  
Tolvry nommer  
**0800 111 502**

Initial of  
accepting  
officer

Date stamp



701281

The value of the contents of this letter is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100.00. No compensation is payable without documentary proof. Optional insurance up to R2000.00 is available and applies to domestic registered letters only.

Die waarde van die inhoud van hierdie brief is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100.00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering tot R2 000.00 is beskikbaar en is slegs op binnelandse geregistreerde briewe van toepassing.

Affix Track and Trace  
customer copy

Plate Volg-en-Spoor-  
kliëntafskrif

Paraaf van  
aaneem-  
beampte

Datumstempel

## Rebecca van Heerden

---

**From:** Rebecca van Heerden <info@mdbtownplanner.co.za>  
**Sent:** Thursday, 15 February 2024 09:51  
**To:** 'suecom12@gmail.com'  
**Cc:** 'Mirinda de Beer'  
**Subject:** Notification of Application - Erf 1438, Port Alfred  
**Attachments:** Attention Owner of Erf 2220, Port Alfred (Summary and Site Development Plan).pdf

Good morning

You are hereby notified that an application has been submit to the Ndlambe Municipality by, Mirinda de Beer Town & Regional Planners, for the Rezoning of Erf 1438, Port Alfred and departure from lateral and rear building lines.

Kindly refer to the attached notification for more information.

Thank you.

**Kind Regards / Vriendelike Groete**

**Rebecca van Heerden** Cand. Pln. C/9689/2023  
BSc (URP)



☎ 072 310 5976  
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# PROOF OF SITE NOTICE : ERF 1438, PORT ALFRED

## NDLAMBE MUNICIPALITY

### PORT ALFRED



#### APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL), DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR BUILDING LINES.

Applicant:	MIRINDA DE BEER TOWN & REGIONAL PLANNERS
Owner:	MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED
Property Description:	Erf 1438, PORT ALFRED
Physical Address:	10 LAMBERT ROAD, PORT ALFRED, 6170
Detailed description of proposal:	The matter for consideration is an application for Rezoning of Erf 1438, Port Alfred from Residential Zone 1 to Community Zone 1 (for a school), Departure for Relaxation of Both Lateral and Rear Building Lines as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-Laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the abovementioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway, and Port Alfred Municipal Office. The application can also be viewed on the Ndlambe website ([www.ndlambe.gov.za](http://www.ndlambe.gov.za)), under Resource Centre, Town Planning Portal, Current Land Use Applications. Any written comments may be addressed in terms of Section 98 of the said Bylaw to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170, or emailed to [townplanning@ndlambe.gov.za](mailto:townplanning@ndlambe.gov.za) or [kradingoana@ndlambe.gov.za](mailto:kradingoana@ndlambe.gov.za) on or before **15 March 2024**. Telephonic enquiries can be made to the Town Planning Section at (046) 604 5520. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments.

NOTICE NR: 26/2024  
15 February 2024

**ADV. R DUMEZWENI**  
**MUNICIPAL MANAGER**

**PROOF OF SITE NOTICE : ERF 1438, PORT ALFRED**



**Lambert Road**

**PROOF OF SITE NOTICE : ERF 1438, PORT ALFRED**



**Lambert Road**

## MULTISECURITY CRIME REPORT

**Monday February 2 to Sunday February 11 Tuesday 4.19pm:** Client reported theft on site in Colgate Road.

**Wednesday 2.30pm:** Positive break-in at Dickinson Road. Armed response and SAPS attended the scene.

**Friday 4.10pm:** A client reported a suspicious person jumping over a wall in Van der Riet Street. Armed response attended the scene.

**Saturday 4.50pm:** Positive break-in at Brighton Road and suspect apprehended by armed response.

**Sunday 4.55pm:** Armed response attended to positive break-in in Alfred Road.

## RIVER CHAMPIONS



The Integrity crew plus volunteers stand proudly near the 18 bags of waste they collected in their first river cleanup of 2024, from left, Rebekah Downey, Minet Vulindlu, Fuzile C Kosi, skipper Mark Denson, Richard Downey, Dylan Denson and Sheila Downey. Integrity have asked that a special thank you be extended to Ndlambe Municipality for the supply of bags, removal of waste and assistance on the river. In particular, river control officer Richard Mavikela, environmental law enforcement officer Willem Nel, as well as Craig Naude. They also thank their 'angels on earth', NSRI station 11 Port Alfred, who were on hand in case of emergency. They also thanked their volunteers who worked so hard; and to the crew of Integrity River Cruises for consistently giving up their time to do this every month. Please contact Sarah at icruises.co.za should you wish to be a part of the February River clean-up. Integrity River Cruises and Boat Hire offers two-hour cruises on the river on their river cruise barge, which takes up to 30 passengers. They're grateful to the Kowie River for their livelihood and for the joy that it brings their passengers and so they regularly do litter pickups along the river banks.

Picture: SUPPLIED



### NDLAMBE MUNICIPALITY PORT ALFRED

**APPLICATION FOR REZONING OF ERF 1438, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO COMMUNITY ZONE 1 (FOR A SCHOOL), DEPARTURE FOR RELAXATION OF BOTH LATERAL AND REAR BUILDING LINES.**

**Applicant:** MIRINDA DE BEER TOWN & REGIONAL PLANNERS

**Owner:** MARANNE PROPERTY HOLDINGS PROPRIETARY LIMITED

**Property Description:** Erf 1438, PORT ALFRED

**Physical Address:** 10 LAMBERT ROAD, PORT ALFRED, 6170

**Detailed description of proposal:**

The matter for consideration is an application for Rezoning of Erf 1438, Port Alfred from Residential Zone 1 to Community Zone 1 (for a school), Departure for Relaxation of Both Lateral and Rear Building Lines as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-Laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the abovementioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway, and Port Alfred Municipal Office. The application can also be viewed on the Ndlambe website ([www.ndlambe.gov.za](http://www.ndlambe.gov.za)), under Resource Centre, Town Planning Portal, Current Land Use Applications. Any written comments may be addressed in terms of Section 98 of the said Bylaw to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170, or emailed to [townplanning@ndlambe.gov.za](mailto:townplanning@ndlambe.gov.za) or [kradingoana@ndlambe.gov.za](mailto:kradingoana@ndlambe.gov.za) on or before **15 March 2024**. Telephonic enquiries can be made to the Town Planning Section at (046) 604 5520. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments.

NOTICE NR: 26/2024

15 February 2024 ADV. R DUMEZWENI MUNICIPAL MANAGER



### NDLAMBE MUNICIPALITY PORT ALFRED

**APPLICATION FOR REZONING OF ERF 289, BOKNESSTRAND FROM RESIDENTIAL ZONE 1 TO BUSINESS ZONE 2 AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS.**

**Applicant:** M.E.H SULTER & SON INC

**Owner:** PIETER DANIEL VAN ROOYEN

**Property Description:** Erf 289, BOKNESSTRAND

**Physical Address:** 289 MAIN STREET, BOKNESSTRAND, 6189

**Detailed description of proposal:**

The matter for consideration is an application for Rezoning of Erf 289, Boknesstrand from Residential Zone 1 to Business Zone 2 and Removal of Restrictive Title Deed Conditions as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-Laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the abovementioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway, and Port Alfred Municipal Office. The application can also be viewed on the Ndlambe website ([www.ndlambe.gov.za](http://www.ndlambe.gov.za)), under Resource Centre, Town Planning Portal, Current Land Use Applications. Any written comments may be addressed in terms of Section 98 of the said Bylaw to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170, or emailed to [townplanning@ndlambe.gov.za](mailto:townplanning@ndlambe.gov.za) or [kradingoana@ndlambe.gov.za](mailto:kradingoana@ndlambe.gov.za) on or before **15 March 2024**. Telephonic enquiries can be made to the Town Planning Section at (046) 604 5520. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments.

NOTICE NR: 27/2024

15 February 2024 ADV. R DUMEZWENI MUNICIPAL MANAGER



24 Hours: 046 624 2508  
Office Hours: (046) 624 3708  
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FORM JJJ

**LOST OR DESTROYED DEED**  
(Form JJJ added by GNR.62 of 18 January 2019)

Notice is hereby given in terms of Regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of

**Deed of Transfer Number T20145/2005 CTN**

Passed by **TALWOOD INVESTMENTS PROPRIETARY LIMITED**  
Registration Number 1999/003695/07

- In favour of
- KERRY ST. JOHN BASSETT**  
Identity Number 5908165105080  
Married out of community of property
  - ARLENE BASSETT**  
Identity Number 6012280051086  
Married out of community of property

in respect of **REMAINDER ERF 2621 PORT ALFRED IN THE AREA OF NDLAMBE LOCAL MUNICIPALITY DIVISION OF BATHURST PROVINCE OF THE EASTERN CAPE**

**IN EXTENT: 906 (NINE HUNDRED AND SIX) SQUARE METRES**

which Deed has been lost or destroyed.

All persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at KING WILLIAM'S TOWN within two weeks after the date of the publication of this notice.

Dated at PORT ALFRED this 09TH day of JANUARY 2024

Applicant:  
**NEAVE STÖTTER INC.**  
25 VAN DER RIET STREET  
PORT ALFRED  
6170  
Email : [neave@palaw.co.za](mailto:neave@palaw.co.za)  
Tel : 046 6241163



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If you do not receive a reply by 23<sup>rd</sup> February, please note that your CV has been unsuccessful.

FORM JJJ

### LOST OR DESTROYED DEED

Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy **NOTARIAL DEED OF CESSION OF RIGHT TO EXCLUSIVE USE AREA NUMBER SK3623/2008CTN** passed in favour of **TAMAR SHEBA VAN STADEN, IDENTITY NUMBER 531020 0012 08 4, UNMARRIED** in respect of an exclusive use area described as **YARD AREA NO. Y1 measuring 18 (EIGHTEEN) square metres** being as such part of the common property, comprising the land and the scheme known as **VILLA D' ESTE** in respect of the land and building or buildings situate at **GRAHAMSTOWN, in the MAKANA LOCAL MUNICIPALITY** as shown and more fully described on Sectional Plan Number **SS 288/2001** which has been lost or destroyed.

All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at **KING WILLIAMS TOWN** within two weeks from the date of the publication of this notice.

Dated at **KING WILLIAMS TOWN** this 15th day of **FEBRUARY 2024**.

CONVEYANCER  
**ALLEN GRAHAM CLARKE**  
LPCMN 86069  
NEVILLE BORMAN AND BOTHA  
ATTORNEYS  
22 HILL STREET, GRAHAMSTOWN, 6139  
E-mail address:  
[conveyancing@nbandb.co.za](mailto:conveyancing@nbandb.co.za)  
Contact number: 046 622 7200  
Ref: Jamie-Lee Arries 3/TON4/0001