



**NDLAMBE
MUNICIPALITY**
PORT ALFRED

**APPLICATION FOR DEPARTURE
TO RELAX STREET BUILDING
LINE, CONSENT USE FOR AN
ADDITIONAL DWELLING UNIT
AND GUEST HOUSE ON ERF 13,
SEAFIELD.**

Applicant: HENDRI FRANKENFELD
ARCHITECTS CC

Owner: ELIZABETH HARTLEY

Property Description: ERF 13,
SEAFIELD

Physical Address: 8 MILKWOOD
CRESCENT,
SEAFIELD, 6172

Detailed description of proposal:

The matter for consideration is an application for Departure to Relax Street Building Line, Consent Use for an Additional Dwelling Unit and Guest House on Erf 13, Seafield 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), 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 or kradingoana@ndlambe.gov.za on or before **20 May 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: 59/2024

ADV. R DUMEZWENI
18 April 2024 **MUNICIPAL MANAGER**

TALK OF THE TOWN 18 April 2024

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COMPLETE THE FOLLOWING:

Local Authority:	NDLAMBE MUNICIPALITY
Description of Land:	ERF 13 NDLAMBE LOCAL MUNICIPALITY DIVISION OF BATHURST, PROVINCE OF EASTERN CAPE
Registered owner(s):	ELIZABETH HARTLEY
Postal Address:	10, HFA cc SHEP TON, SOUTHWELL RD FORT ALFRED Code: 6170
Email Address of Owner:	l12@wasteboards.co.za
Applicant (With Power of Attorney):	H. FRANKENFELD ARCHITECT
Postal Address:	PO BOX 2276, FORT ALFRED Code: 6170
Email Address of Applicant:	hendri@hfa.co.za.

INSTRUCTIONS

(These instructions should be read before completing the form)

1. GENERAL REMARKS

- 1.1. All applications should take cognizance of the requirements for the change of land use in terms of the Environment Conservation Act of 1997.
- 1.2. Incorrect and incomplete applications will be returned to the Applicant. The Applicant's attention is drawn to the plans and other documentation that must accompany their application as per the Schedules in the Ndlambe Municipal Spatial Planning and Land Use Management Bylaw (2015).
- 1.3. Applicants must note that until such time that an application has been approved in writing, any correspondence or discussions pertaining to this application must not be regarded as an indication that it will in fact be approved and do not bind the Ndlambe Municipality, in any way.
- 1.4. The Ndlambe Municipality reserves the right to have an approval declared null and void if it was based on wrong information supplied by an applicant. Applicants must therefore ensure that information about restricting factors that could influence the application is provided.
- 1.5. Applicants may supply any additional information, on a particular issue, if they want to and when required to.

2. PRIOR LIAISON WITH OTHER INTERESTED PARTIES

- 2.1. Prior Liaison with interested bodies including National and Provincial Departments, is strongly recommended, as the processing of applications will be expedited in this

way. Where an applicant submits proof that an interested party is satisfied with a proposal, it will not be necessary to again approach such interested party for comments.

- 2.2. A list of the different authorities and other interested parties affected by the development, together with the names, telephone numbers and addresses of contact persons may be available from the Local Authority.

3. SUBMISSION OF APPLICATION

- 3.1. The application must be submitted in duplicate, together with all the required annexes, to the Local Authority in whose area of jurisdiction the land unit is situated. If the land is to be incorporated within the jurisdiction of a Local Authority, the application form must also be submitted to the Local Authority concerned.

- 3.2. Applications can be posted via registered mail or hand delivered to the following address:

The Municipal Manager
Ndlambe Municipality
P O Box 13
Port Alfred
6170

The Municipal Manager
Ndlambe Municipality
Campbell St
Port Alfred
6170

- 3.3. Lack of information leads to delays and adds to the workload of the Department. It is essential that all applications that are submitted for consideration contain all of the information necessary for the relevant authority to make a rational decision. Ideally applications should indicate the following:

3.3.1. Details in respect of the application

- A Locality sketch showing clearly the details of the application;
- A Description of the site that is to be developed;
- What does the owner intend to do with the land;
- What are the envisaged development parameters (for instance the proposed floor area and coverage);
- What portion of the site is to be developed;
- What is the existing zoning and use of the subject land;
- A copy of the advertisement of the proposal;
- A site development plan.

3.3.2. Details in relation to the existing and proposed development of the land in the vicinity of the subject land

- The existing uses and zonings to be shown on separate map;
- The visual or historical characteristics of the area;
- Topographical and physical features;
- Details of illegal and non-conforming uses.

3.3.3. Details in respect of the planning proposals for the subject area

- what are the existing and proposed conditions applicable to the subject land (servitudes, title deed and/or zoning scheme conditions);
- relevant details contained in Land Development Objectives, or any other policy proposals for the area.

3.3.4. Motivation

A written motivation for an application should be based on the criteria referred to in the said legislation (SPLUMA), namely:

- Desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding desirability of proposed land uses;
- Investigations carried out in terms of other laws that are relevant to the consideration of the application;
- The impact of the proposed land development on municipal engineering services;
- Applicable policies of the Municipality that guide decision making;
- Applicable provisions of the zoning scheme;
- Consideration of the following forward planning documents;
- Integrated development plan, including the municipal spatial development framework; Provincial spatial development framework; and
- Policies, principles and planning and development norms and criteria set by the national and provincial government; and
- Land development principles as referred to in section 42 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA).
- When an application is submitted for an amendment, suspension or removal of restrictive conditions the criteria referred to in section 33(5) of the said legislation, should also be considered.

3.3.5 Supporting information and documentation

The following information or documentation may be requested at the discretion of the Municipality and can include the following;

- Copy of Traffic Impact Statement (TIS - if between 50 – 150 peak hr trips) or Traffic Impact Assessment (TIA - if > 150 peak hr trips);
- Floodline determination (report / plan);
- Copy of the Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) report;
- Confirmation of submission of EIA / HIA; or Copy of the Environmental Authorisation (EA) / Record of Decision (ROD);
- Services report or indication of all municipal services / registered servitudes;
- Landscaping / Tree plan;
- Typical unit types (plan & elevation);
- Abutting neighbour consent;
- Body Corporate / Home Owners Association (HOA) consent;
- Home Owners Constitution / architectural guidelines;
- Copy of original approval / conditions of approval;
- Minutes of pre-application consultation meeting;
- Confirmation from the Department of Rural Development and Land Reform regarding land claim(s) / restitution claim(s);
- Proof of lawful use right;
- Additional copies of selected documentation;
- Additional motivation; and –
- Any other specialist studies, etc.

SECTION A

TO BE COMPLETED BY THE APPLICANT

(* ANSWER YES, NO, OR NOT APPLICABLE)

1. PERSONAL PARTICULARS OF APPLICANT

Your reference number	1842
Name of person to whom correspondence should be addressed	HENDRI FRANKENFELD ARCHITECT
Address:	PO BOX 2776, SHAD TOCH SOUTHWELL RD, PORT ALFRED
Telephone number:	082 9241362 / 082463 4440
Email:	hendri@hfa cc. co za .

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

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): ELIZABETH HARTLEY
- 1.3. Is the property encumbered with a bond? NO

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 13, NDCAMBE LOCAL MUNICIPALITY, DIV OF
 BATHURST, PROVINCE OF EASTERN CAPE

Number and date of the title deed: T 4863 / 20 23

Area of land: 842 m²

2.2. What is the present zoning of land unit?
RESIDENTIAL ZONE 1

2.3. Are any departures applicable to the land unit?
YES

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? DWELLING,
IN GOOD HABITABLE CONDITION

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 MUST be added):
PERMANENT DEPARTURE OF BUILDING LINES
CONSENT USE FOR A "GUEST HOUSE"
" " FOR AN ADDITIONAL
DWELLING

3.2. Does the proposed development involve the entire land unit? 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:
YES

3.3. Is a departure being applied for in order for a temporary change of use on the land unit?
NO

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 m to m; and / or
- ii. Rear building line from m to m; and / or
- iii. Street building line from 5.00 m to 0.50m, 1.5m and for 2.00 m
- 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?

YES
 If so, furnish details: **CLAUSE 6 (b), (b)(i) & (b)(ii) REFER TO MOTIVATION REPORT**

4.2. Is there any portion of the land unit subject to tidal flow or situated under the high water mark? **NO**

If so, furnish details:

4.3. Is any portion of the land unit situated in a flood-plain of a river under the 1 in 50 years flood-line 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
 If so, furnish details and state how the problem can be solved:

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

NONE

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.)? **NO**
If so, please give details in so far as they affect the application under consideration:
.....

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 1976).

If so, furnish details:
.....
.....
.....

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:
.....
.....
.....

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):

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?

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:

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?

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

If so, please supply details:

ANNEXURES

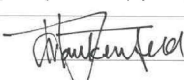
HAVE THE FOLLOWING ANNEXURES BEEN ATTACHED

(* 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			X
Flood-line certificate			X
Bondholder's consent			
Locality map	✓		
Extract from zoning map	✓		
Land-use map		X	X
Layout plan	✓		
Motivation report	✓		
Full Copy of Signed Title Deed	✓		
Conveyancer's certificate		X	
Proof of payment	✓		
Any other annexures, give details			
REFER TO COVER LETTER			

If any of the above questions, answers are no, give reasons:

**LAND USE MAP - ALL BUILDINGS / ERF'S COMPLY TO CURRENT LAND USE / NO OTHER ALIEN USES
 • CONVEYANCERS CERTIFICATE NOT REQUIRED AS ALL INFO IS CONTAINED IN THE TITLE DEED**

AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION	
Y	<input checked="" type="checkbox"/> National Environmental Management Act, 1998 (Act 107 of 1998)
Y	<input checked="" type="checkbox"/> Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
Y	<input checked="" type="checkbox"/> Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations
Y	<input checked="" type="checkbox"/> If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.
DECLARATION	
<p>I hereby wish to confirm the following :</p> <ol style="list-style-type: none"> 1. That the information contained in this application form and accompanying documentation is complete and correct. 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. 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. 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. 5. That this submission includes all necessary land use planning applications required to enable the development proposed herein. 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. 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. 	
Applicant's signature:	 Date: 20/09/2023
Full name:	HENDRI FRANKENFELD
Professional capacity & Registration Nr.:	SACA 7158
FOR OFFICE USE ONLY	
Date received:	Received by:
08/03/2024	Khokhlova Radingoana
For Erf No.: 13 SF	



FULL POWER OF ATTORNEY

Know all Men whom it may concern:

That I/we, the undersigned registered property owner(s)

Name: Elizabeth Hartley

Identity number: 610420094088

Name

Identity number

do hereby nominate, constitute and appoint by resolution

Hendri Frankenfeld
of H. Frankenfeld Architect CC
Identity Number: 5501225114083

to be my/our Agent and to act on my/our behalf for the following;

The submission of a SPLUMA application for the departure of street building lines, a Consent Use for an additional dwelling unit and a Consent Use for a Guest house as well as the submission of formal building plans to the Ndlambe Municipality

To the property: ERF 13


City/Town/suburb/Location: SEAFIELD

THUS DONE and EXECUTED at PORT ALFRED

on the 26th day of February 2024.

AS WITNESSES:

Owner(s): 

1: 

1: 



HENDRI FRANKENFELD
ARCHITECT

26 February 2024

The Municipal Manager
Ndlambe Municipality
C/O Town Planning Section
Causeway
Port Alfred
6170

CELL OFF: 082 463 4440 CELL: 082 9241 362

SHOP 70 d. Southwell Road,
P. O. Box 2276, PORT ALFRED, 6170
Email - hendri@hfacc.co.za

B. BUILDING ARTS (UPE) B. ARCHITECTURE
(UPE REG. MEMBER SACAP # 7158
REG. MEMBER SAQA # 7783
Principal: Hendri Frankenfeld

Dear Sir / Madam

**RE: APPLICATION FOR A PERMANENT DEPARTURE FOR THE RELAXATION OF STREET BUILDING LINES, CONSENT USE FOR AN ADDITIONAL DWELLING UNIT AND A CONSENT USE FOR A GUEST HOUSE ON ERF 13, C/R BEACH & MILKWOOD CRESCENT, SEAFIELD:
FOR MRS E HARTLEY IN TERMS OF THE TOWN PLANNING SCHEME REGULATIONS PERTAINING TO THE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW (2015)**

I, Hendri Frankenfeld Architect, apply with full power of attorney on behalf of Mrs E Hartley, property owner, for the permanent departures as set out below.

1 Background

1.1 The house was purchased a number of years ago and various alterations were undertaken. It came to light that the double storey Outbuilding consisting of a double garage with guest accommodation on the first storey was constructed over the street building lines on this corner property. A plan depicting the Outbuilding was located in the municipal files however the plan had not been approved yet the building had been erected. The Outbuilding contains two bedrooms, a small bathroom, open plan lounge, dining room and kitchenette, therefore defining it as an Additional Dwelling unit.

1.2 Land surveyors, MEH Sulter & Son, were appointed to prepare a contour map and determine the accurate sited positions of the main dwelling and the outbuilding, as well as determine the maximum height limit. The survey illustrates the extent of building line encroachments and shows that the building does not exceed the maximum height.

2. Proposed Development:

2.1 The purpose of this application is to obtain the necessary land use rights from the Ndlambe Municipality to convert an outbuilding into an additional dwelling unit and utilize it as a guest house.

The application for the permanent departure from the street building lines will formalize the existing development footprints.

3. Application

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

- 1. Consent Use for an Additional Dwelling on Erf 13, Seafield**, in terms of Section 74 of the Ndlambe Municipality (SPLUMA) By-laws (2016),
- 2. Consent Use for a Guest House on Erf 13, Seafield**, in terms of Section 74 of the Ndlambe Municipality (SPLUMA) By-laws (2016),
- 3. Permanent Departure** from street building line along Milkwood Crescent of 5m to 2m, street building line on the splayed corner of Beach and Milkwood Crescent of 5m to 1,5m and street building line along Beach Crescent of 5m to 0,6m, in terms of Section 76 of the Ndlambe Municipality (SPLUMA) By-laws (2016).

Development parameters :

Zoning	Residential zone 1
Primary uses	Dwelling unit
Consent uses	Additional dwelling unit Guest house
Coverage	50%
Floor factor	1,0
Street building line	Along milkwood crescent: 2m Along beach crescent: 0,6m Splayed corner of beach and milkwood crescent: 1,5m
Lateral building line	1,5m
Rear building line	3m
Height	8,5m

4. Planning Informants

4.1 Spatial Planning and Land Use Management Act, 2013 (SPLUMA)

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:**
 - The property is located in close proximity to existing holiday accommodation, tourist destinations and recreational activities.
 - Seafield is part of the Sunshine Coast with a variety of eco-tourism. The proposed guest house will provide the tourists the opportunity to explore the town and surrounds, supporting the local market and tourist facilities.
 - The land use and development of the property can adequately be managed by the Ndlambe Municipality Land Use Scheme and National Building Regulations.
- **The Principle of Spatial Sustainability**
 - The Ndlambe SDF supports and promotes the tourism industry.
 - The provision of tourist accommodation will enhance the sustainability of the coastal town.
 - Tourism development will contribute to the development of the regional economy.
 - Ensure economic sustainability and viability
- **The Principle of Efficiency**
 - The proposed guest house will support and strengthen the existing holiday accommodation in Seafield and create the opportunity to maximise the existing infrastructure.
 - Utilisation of the single dwelling for guest house purposes will not have a negative impact on the surrounding area.
- **The Principle of Spatial Resilience**
 - The proposed Consent Use in order to permit a Guest House and Additional Dwelling Unit on the property will make more effective use of existing infrastructure.
 - The development does not negatively affect the aesthetics of the buildings or surrounding character of Seafield.
- **The Principle of Good Administration**
 - Prior to implementation, all relevant legislative approval will be obtained to ensure legislative compliance.
 - The application supports the principles of the relevant policies, guidelines and Spatial Development Framework.
 - Process and procedures as per the Ndlambe SPLUMA Bylaws are to be followed.
 - Application will be advertised as per the Ndlambe Local Municipality Spatial Planning and Land Use Management By-Laws.

4.2 Ndlambe Municipality Spatial Development Framework (2023)

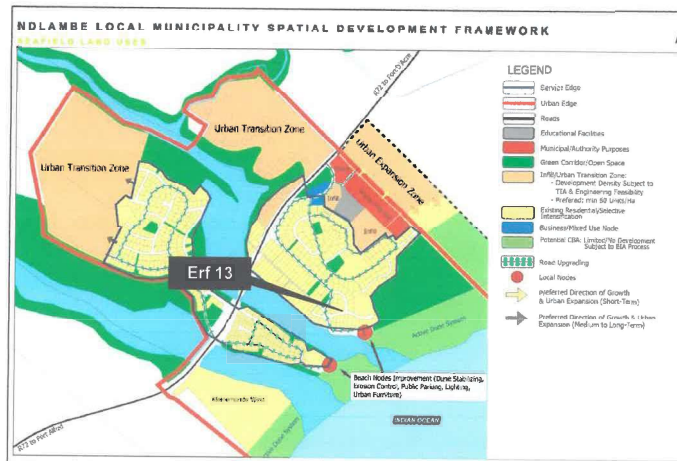
The Spatial Development Framework for Ndlambe Municipality (2023) guides land use and development and ensures that future public or private development is implemented in line with the vision and development objectives and strategies of the municipality as set out in the IDP. It therefore acts as a planning 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.

Land Use Proposals for Seafield:

The "Seafield / Kleinemonde" urban concentration has been identified as a "Local Centre" owing to the following reasons:

- Activities centered around residential + Guesthouses
- Located along the coast

Residential development is mostly holiday and retirement homes.



The proposed Additional Dwelling and Guest House on the property is consistent with the Ndlambe SDF for Seafield:

- It is situated within walking distance from residential areas, tourist and recreational facilities.
- The proposed guest house will have no negative impact on the residential character of the surrounding area.
- The property is situated within the urban edge of Seafield.

- The guest house is a small-scale development and will have no visual impact or change to the residential character of the property.
- It will provide employment opportunities and economic sustainability within the demarcated Seafield.

It is clear from the above that the development of the proposed guest house in the Seafield area as contemplated in the SDF, supports and promotes the existing planning vision and proposals applicable to the area.

5. Desirability

5.1 Physical characteristics

Erf 13, Seafield is 842m² in extent and obtains access from Beach Crescent. It is the intention of the owner to create an additional dwelling unit on top of the garage and to utilize the additional dwelling unit as a guest house.

The additional dwelling / guest house will comprise of two bedrooms, bathroom, open plan lounge, dining room and kitchenette.

The small-scale guest house development will not have a negative impact on the residential character and amenity of the existing buildings. The development is within the parameters of the Land Use Scheme regulations and parameters.

Adequate space is available for on-site parking. Parking will be provided on the property in accordance with the parking requirements of the Land Use Scheme Regulations.

5.2 Character of the area and surrounding land uses

Seafield, also known as Kleinemonde, lies between the mouth of the East-Kleinemonde River and the R72 route. The town is easy to reach along the coastal road and only 12 minutes' drive from Port Alfred.

Tourism relies heavily on the establishment of infrastructure and supporting businesses and lack of such infrastructure can often lead to the decline of tourism within a region. Tourism and ecotourism play a significant part in the economic structure of the Municipality and opportunities for further expansion and economic growth within the region.

The area is characterized by holiday accommodation, tourist facilities and recreational uses (beach and East-Kleinemonde River for canoes and swimming, fishing, etc.).

The proposed guest house will be located in close proximity to the beach, scenic routes, tourist and auxiliary services.

The development will support and strengthen the tourism sector of the Ndlambe Municipality and Kleinemonde (Seafield).

The development of an architecturally designed building will have a positive impact on the surrounding land uses and character of the area and will support the development vision for the area promoted by the Ndlambe SDF.

The scale of the development is in keeping with the character of the area.

5.3 Economic impact

- i) The improvements do contribute to an increase in property rates and values.
- ii) The proposed Guest House will contribute to the local economy by the employment of staff.

5.4 Impact on the external engineering services

- i) The site is self-contained in terms of drainage with an existing septic tank and French drain as well as an existing water – and electrical connection which will be adequate for the existing use including the proposed additions. It stands to reason that it will not overload existing municipal systems.
- ii) The impact on municipal services are unaffected.
- iii) Additional rain water tanks are envisaged to supplement existing water tanks, thus alleviating the pressure for extra water supply by council even more.

5.5 Impact on safety, health and wellbeing of the surrounding community

- i) The safety, health and wellbeing of the surrounding community will not be affected by the additional dwelling which has been there many years and is accepted as part of the development on the site. The additional deck of 30 m² will not have a negative impact.
- ii) Health and wellbeing of the members of the family living there as well as neighbours will generally impact positively on the community as a whole.

5.6 Impact on heritage

- i) The main dwelling is not older than 60 years therefore heritage is not affected.

5.7 Impact on biophysical environment

A biophysical environment includes living things (bio), such as plants and animals, and non-living things (physical), such as rocks, soils and water. The biophysical environment is made up of four parts: the atmosphere, hydrosphere, lithosphere and biosphere.

- i) There are no negative impacts on the biophysical environment caused by the additional dwelling and deck addition as these are constructed over an existing grassed driveway. There are no plants or shrubs to be removed.

5.8 Impact on traffic, parking, access and other transport related considerations

- i) Beach Crescent is a very quiet road and terminates in a cul de sac at both ends. It is not a drive through and is used primarily by home dwellers neighbouring erf 13, therefore it has minimal other traffic.
- ii) The departure will not detrimentally affect vehicular and pedestrian sight lines any more than the existing dense vegetation already in place. The street has wide road reserves further forming clear sight lines and off-street parking onto verges. Access and egress from the site is therefore not affected.
- ii) Other transport related considerations being deliveries to and from the site are unaffected and easily accommodated given the open road reserves and verges.
- iii) Removal of refuse will also be unaffected as the increase in refuse will be negligible.

5.9 Imposition of conditions to mitigate any adverse impact of the proposed land use

- i) The land use does not change. Furthermore I do not envisage any adverse impact due to the departures which are already in place and neighbours are already accustomed to them. The Additional Dwelling is visible from Beach Crescent only. Also, the proposed timber deck addition will be on the upper ground storey only. Proposed additions are in keeping with the design and aesthetic of the dwelling.

To mitigate this, the following has been seriously considered:

- a) In mitigation of any adverse impacts caused by the existing Additional Dwelling, it must be noted that the building exists in all its parts and it is only a new timber deck that is an additional element.
- b) The deck however will soften the aesthetics of the additional dwelling as an interface between the street and the building behind.

6. Physical characteristics of the application premises and surrounding area.

- 6.1 The property is 842 square meter in extent with a single storey dwelling perched on top of a high dune landscape with the double storey face-brick outbuilding (additional dwelling unit) on the southern and eastern side of the site.

The main dwelling including the additional dwelling is 304,57 m2 in extent and is erected parallel to Beach Crescent which is the main approach. It is also at a right angle to Milkwood Crescent.

Refer to pictures of the existing buildings.

- 6.2 The site is well established with good dense natural vegetation at the corner of Beach and Milkwood Crescent which will not be disturbed. There are also shrubs along the road verge and trees on the west side of the driveway and rear of the erf.
- 6.3 The site is not ecologically sensitive and offers no threats to animal habitats or any protected species.
- 6.4 Access to the garage at the lower ground level is directly off Beach Crescent over the grassed area of the site next to the existing driveway. Pedestrian and vehicular traffic movement is not affected as Beach Crescent terminates in a Cul de Sac and offers access to a very limited number of properties.
- 6.5 The character of the surrounding buildings are generally individual well-appointed homes of varying styles, sizes, levels, character, finishing materials and roofscapes. The neighbour-hood is also characterised with much dense natural vegetation, trees, vacant properties and steep slopes behind the site and to the sea side.

7. **The Title Deed:**

Conditions contained in the Deed of Transfer No T39721/1981 imposed by the Administrator of the Cape of Good Hope pursuant to Section 18 of the Ordinance No 33 of 1934 at the time of approval of Seafield Township Extension No1 refers.

In the deed Clause C, item 6 (a)

"The erf shall be used solely for the purpose of erecting thereon on dwelling or other buildings for such purpose as the Administrator may, from time to time after reference to the Township Board and local authority, approve, provided that if the erf is included within the area of a Town Planning Scheme, the local authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme." The local municipality therefore is the authoritative body in this regard.

Clause C, item 6 (b) :

"No building or structure or any portion thereof except boundary walls and fences, shall except with the consent of the Administrator (now Ndlambe Municipality), be erected nearer than 5 m to the street line which forms the boundary of this erf, nor within 3 m of the rear or 1,57 m of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority.

- i) An outbuilding used solely for the purpose of motor vehicles and not exceeding 3m in height, measured from the ground floor of the building to the wall-plate thereof, may be erected within such side and rear spaces, and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12 measured from the rear boundary of the erf, provided that in the case a corner erf the distance of 12 m shall be measured from the point furthest from the streets abutting the erf.
- ii) An outbuilding in terms of paragraph (i) may only be erected nearer to the lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.

Firstly, the above conditions give Ndlambe Municipality authority to approve building line departures and Consent Use application described here in items 3.2 and 3.3.

Secondly, the 'outbuilding' defined in clause 6 (b) item (i) and (ii) above does not include the outbuilding erected on Erf 13, which is located on the corner of the erf, encroaching the street building line at two places, also it is not a single storey structure, but a full double storey structure.

I look forward to your positive consideration and approval of the required departures considering the fact that six of the seven adjacent property owners who have NO objections. The seventh has not responded to emails.

Yours Faithfully



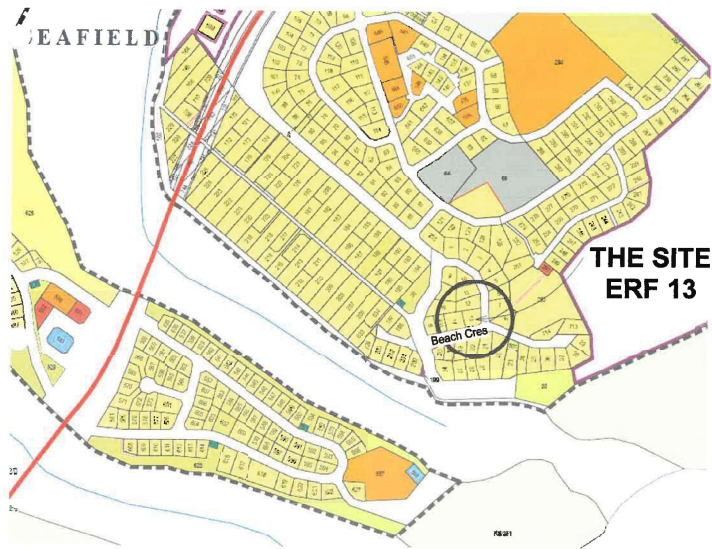
Hendri Frankenfeld Architect

Attached documents:

- 1 Town Planning General Application Checklist with all inclusions ticked
- 2 SPLUMA FORMS
- 3 Power of Attorney and ID copy of Elizabeth Hartley
- 4 Bondholder's Consent (Investec) -- amended 7 February 2023 per Town Planning request
- 5 Drawing 1842/App001 - Locality Maps
- 6 Drawing 1842/App002 - Locality map (Google image)
- 7 Drawing 1842/App003 - Zoning Map
- 8 Drawing 1842/App004 - Layout Plan
- 9 Drawing 1842/App005 - Proposed additions and alterations
- 10 Drawing 1842/App006 - Proposed additions and alterations
- 11 Drawing 1842/App007 - Surveyor drawing showing levels
- 12 Drawing 1842/App008 - Surveyor drawing showing max height
- 13 Drawing 1842/App009 - Photographs of the site and surrounds
- 14 Drawing 1842/App010 - Photographs of the site and surrounds
- 15 Motivation Report - this document
- 16 Copy of signed Title Deed and Conveyancer's Certificate
- 17 Proof of payment - Attached
- 18 Notices sent to neighbours: Erven numbers 7, 8, 12, 14, 19, 20 & 21
- 19 Comment(s) Sheet sent to neighbours as follows:
 - 19.1 Erf 7 - Van Heerden & Komarovsky S M & JC
 - 19.2 Erf 8 - Buckingham PF & L
 - 19.3 Erf 12 - Pansegrouw D & MH
 - 19.4 Erf 14 - Cockroft DW
 - 19.5 Erf 19 - Hussley LJ
 - 19.6 Erf 20 - Jonryl Trust

19.7 Erf 21 - Du Preez T

- 20 **Replies from neighbours:** Attached copy of email sent showing attachments included & copy of Ndlambe Municipality Comment(s) sheet. The Layout Plan was also sent but not returned by every owner, it is however not required as an additional document
- 20.1 Erf 7 – Van Heerden & Komarovsky S M & JC – Approved, no objections
- 20.2 Erf 8 – Buckingham PF & L – Approved, no objections
- 20.3 Erf 12 – Pansegrouw D & MH – Approved, conditional to the application being applicable to the Additional Dwelling only and not to other building lines.
- 20.4 Erf 14 – Cockroft DW - Approved, no objections
- 20.5 Erf 19 – Hussley LJ – two emails sent namely 30 August 2023 and 21 September 2023 with no response. The telephone number provided by Ndlambe Finance department information clerk is not correct. There are no names such as "Hussey" in the Port Elizabeth Telephone Directory.
- 20.6 Erf 20 – Jonryl Trust - Approved, no objections
- 20.7 Erf 21 - Du Preez T - Approved, no objections
- 20.8 Copies of HFA Layout Plan, drawing 1842/App-004 received as information only from erf 8, erf 12 and erf 20.
-



SPLUMA Application for departures - ERF 13, C/r
 Beach & Milkwood Cresc, MRS. E. HARTLEY -
 LOCALITY MAP

Draw:# 1842/App-001	Scale:	Date: 12/05/2023
Hendri Frankenfeld Architects SACAP#: 7158	Shop 704, Southwell Road P.O. Box 2276, Port Alfred, 6170	Tel: +27 (0) 82 4364 440 Cel: +27 (0) 82 9241 362 hendri@hfac.co.za





SPLUMA Application for departures - ERF 13, C/r
 Beach & Milkwood Cresc, MRS. E. HARTLEY -
 LOCALITY MAP (Google image)

Draw#: 1842/App-002	Scale:	Date: 12/05/2023
Hendri Frankenfeld Architects SACAP#: 7158	Shop 704, Southwell Road, P.O. Box 2276, Port Alfred, 6170	Tel: +27 (0) 82 4364 440 Cell: +27 (0) 82 9241 362 hendri@hfaco.co.za



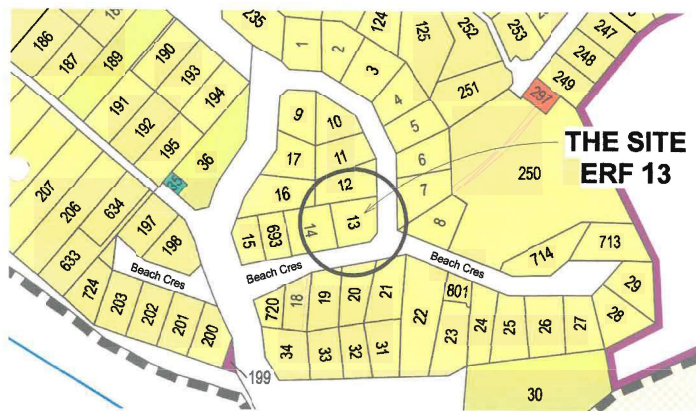


NDLAMBE
MUNICIPALITY
LAND USE
SCHEME

SEAFIELD

MARCH 2019
SHEET 1 of 1

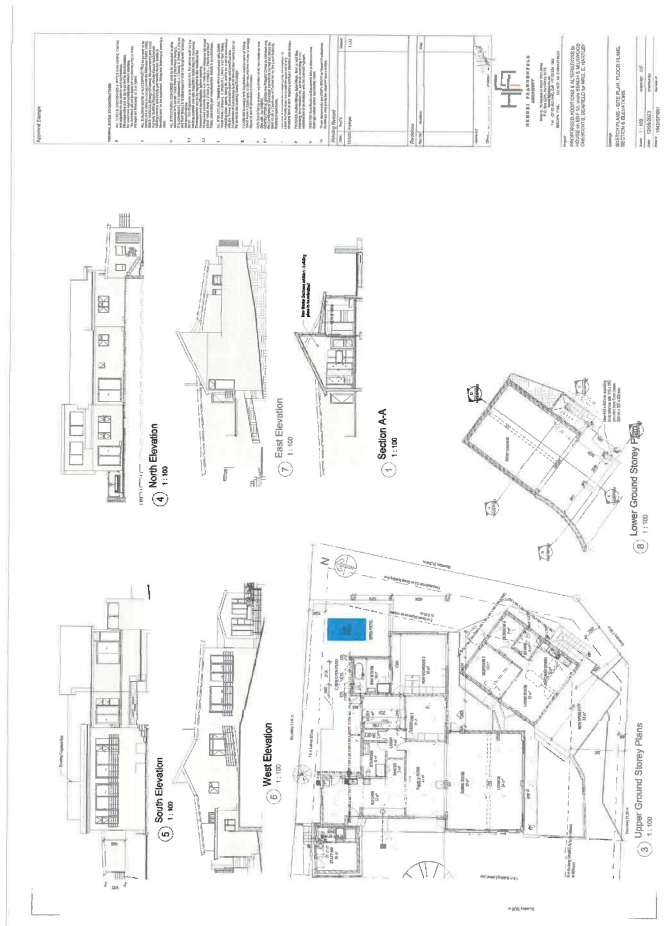
- | | | | |
|--|--|--|--|
|  | Residential Zone 1
<i>Dwelling Unit</i> |  | Community Zone 3
<i>Institution</i> |
|  | Residential Zone 2
<i>Group Housing</i> |  | Authority Zone
<i>Authority Use</i> |
|  | Residential Zone 3
<i>General Residential Building</i> |  | Open Space Zone 1
<i>Public Open Space</i> |
|  | Residential Zone 4
<i>Dwelling Unit</i>
<i>Incremental Housing</i> |  | Open Space Zone 2
<i>Private Open Space</i> |
|  | Business Zone 1
<i>General Business</i>
<i>General Residential Building</i> |  | Open Space Zone 3
<i>Nature Reserve</i> |
|  | Business Zone 2
<i>Office</i>
<i>Shop</i> |  | Transport Zone 1
<i>Public Roads and Parking</i>
<i>Transport Use</i> |



SPLUMA Application for departures - ERF 13, C/r
Beach & Milkwood Cres, MRS E. HARTLEY -
ZONING MAP

Draw#: 1842/App-003	Scale:	Date: 12/05/2023
Hendri Frankenfeld Architects SACAP#: 7158	Shop 701, Southwell Road, P.O. Box 2276, Port Alfred, 6170	Tel: +27 (0) 82 4364 440 Cel: +27 (0) 82 9241 362 hendri@rflac.co.za



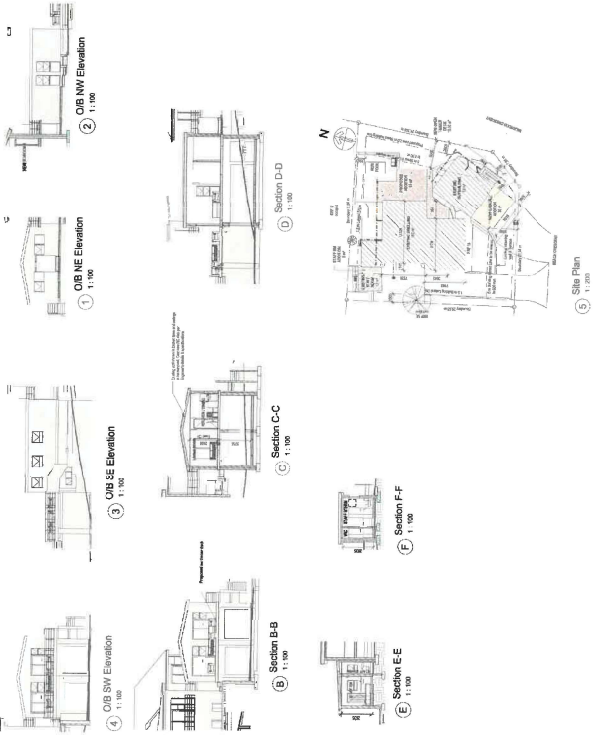


SPLUMA Application for departures - ERF 13, C/r
 Beach & Milkwood Cresc, MRS. E. HARTLEY -
 PROPOSED ADDITIONS & ALTERATIONS.
 Draw /001

Draw#: 1842/App-005	Scale:	Date: 12/09/2023
Hendri Frankenfeld Architects SACAP#: 7158	Shop 704, Southwell Road, P.O. Box 2276, Port Alfred, 6170	Tel: +27 (0) 82 4364 440 Cel: +27 (0) 82 9241 362 hendri@mfacc.co.za



<p>REVISIONS</p> <p>1. 12/05/2023: Initial design and drawing.</p> <p>2. 12/05/2023: Revisions to elevations and sections.</p> <p>3. 12/05/2023: Final design and drawing.</p>	<p>PROJECT INFORMATION</p> <p>Project Name: SPLUMA Application for departures - ERF 13, C/r Beach & Milkwood Cresc, MRS. E. HARTLEY - PROPOSED ADDITIONS & ALTERATIONS</p> <p>Client: Mrs. E. Hartley</p> <p>Site: Erf 13, C/r Beach & Milkwood Cresc, Port Alfred</p> <p>Scale: 1:100</p> <p>Date: 12/05/2023</p>
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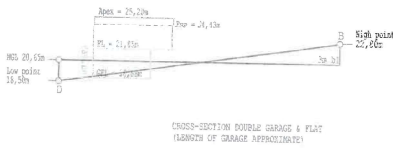
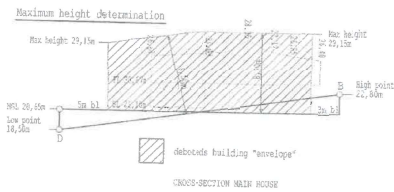


SPLUMA Application for departures - ERF 13, C/r Beach & Milkwood Cresc, MRS. E. HARTLEY - PROPOSED ADDITIONS & ALTERATIONS
Draw /002

Draw#: 1842/App-006	Scale: 1:100	Date: 12/05/2023
Hendri Frankenfeld Architects SACAP#: 7158	Shop 704, Southwell Road, P.O. Box 2276, Port Alfred, 6170	Tel: +27 (0) 82 4364 440 Cell: +27 (0) 82 6241 362 hendri@rfac.co.za



Height Certificate
 Erf 13 Seafield
 Administrative District of Bathurst
 Province of the Eastern Cape
 Scale: 1/250 (@A3)



Date: July 2022

S M.E.H. SULTER & SON INC.
 Professional Land Surveyors
 Township & Property Consultants
 Structural Title Practitioners
 3D scanning and building information modelling
 Medical Centre
 124 Malabar Street
 BATHURST
 Tel: 053 522 4441
 Email: sultan@mesulter.co.za
 T. B. Sultzer is an member of the S.A. Surveyors' Association
 S. van Wilgen is a member of the S.A. Surveyors' Association

(SEA-1396) (GNT)
 REF: SEA-13

SPLUMA Application for departures - ERF 13, C/r
 Beach & Milkwood Cresc, MRS. E. HARTLEY -
 Surveyor drawing showing max height

Draw#: 1842/App-008 Scale: Date: 27/2/2023
 Hendri Frankenfild Architects Shop 704, Southwell Road, Tel: +27 (0) 82 4364 440
 SACAP#: 7198 P.O. Box 2276, Port Alfred, 6170 Cel: +27 (0) 82 9241 382
 hendri@frack.co.za





Street elevation of the house on erf 13 with **Outbuilding right**



Street elevation of the **house and Outbuilding right** and steep driveway on the left. 2nd dwelling above the Garage. Dense vegetation on the street corner right of the Outbuilding to be retained



Street elevation of the house from across the street showing Milkwood Cresc starting on the right. The dense vegetation completely hides the Outbuilding and proposed garage extension



Street view of erf 13 right, with the neighbour's house erf 14 to the left, showing steep driveways with low density vegetation. The garage extension will have minimal impact when viewed from this angle.



Street view looking up Beach Crescent to a neighbour's house and erf 13 left side. The photo shows the clear vehicular sight and view lines, the wide road reserves for parking and negotiating traffic



Street view looking westwards down Beach Crescent showing unimpeded sight lines and wide road reserves with erf 13 right

SPLUMA Application for departures - ERF 13, C/r Beach & Milkwood Cresc, MRS. E. HARTLEY - Photos of the site

Draw#: 1842/App-009	Scale: 1 : 100	Date: 12/05/2023
Hendri Frankenfild Architects SACAP#: 7158	Shop 704, Southwell Road, P.O. Box 2276, Port Alfred, 6170	Tel: +27 (0) 82 4364 443 Cel: +27 (0) 82 9241 362 hendri@hfracc.co.za


HENDRI FRANKENFELD
 ARCHITECTS



Street elevation of the house on erf 20, directly across the road from erf 13 showing the wide road reserve



Street elevation of the house on erf 20, directly across the road from erf 13 showing the wide road reserve and main dwelling behind the high boundary wall



Street elevation showing the neighbour's house, erf 14 and the applicant's house to the left, erf 13



Street elevation showing erf 13 right and the neighbour's house, erf 14 on the left. Also showing wide road reserves and unimpeded views and sight lines for vehicles & pedestrians



Street view of the houses directly across Milkwood Crescent from erf 13 on the left, high perched double storey house on erf 7 at the back right and triple storey house on erf 8 in the front facing Beach Crescent.

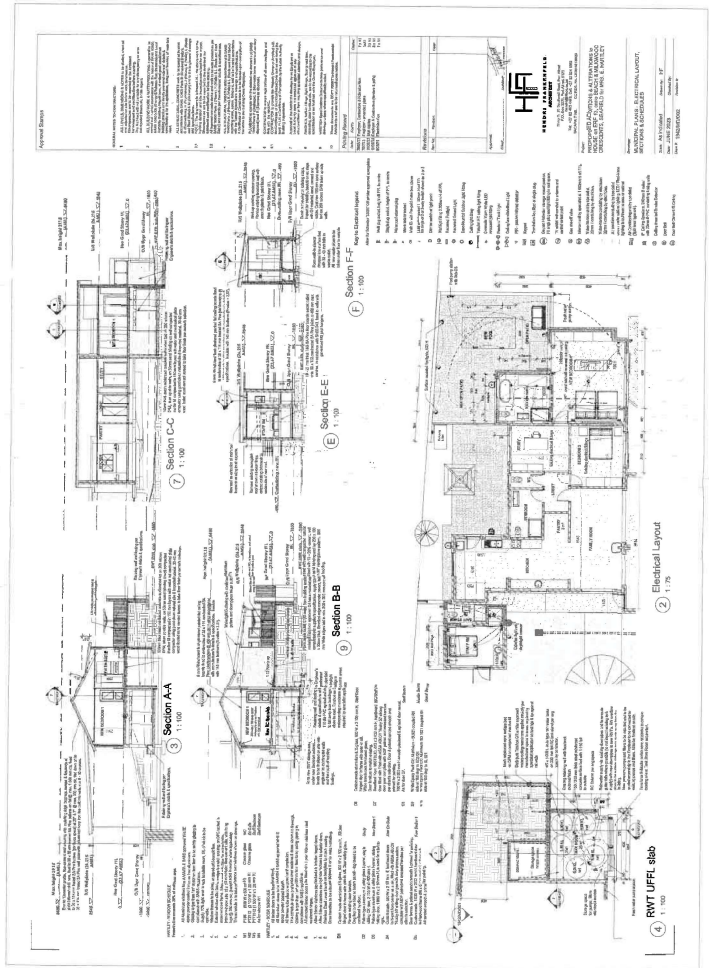


Looking down Beach Crescent to illustrate the wide road reserve and clear pedestrian and vehicular sight lines. Erf 13 on the right.

SPLUMA Application for departures - ERF 13, C/r Beach & Milkwood Cresc, MRS. E. HARTLEY - Photos of the site - street context

Draw#: 1842/App-010	Scale: 1 : 100	Date: 12/05/2023
Hendri Frankenfeld Architects SACAPE: 7158	Shop 704, Southwell Road, P.O. Box 2278, Port Alfred, 6170	Tel: +27 (0) 82 4364 440 Cel: +27 (0) 82 9241 362 hendri@hfacc.co.za

HF
HENDRI FRANKENFELD
ARCHITECTS



ERF 17



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

Tel: (046) 604-6620
Fax: (046) 624-2389
www.ndlambe.gov.za
cp@taway@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 Chief Town Planner giving valid reasons against the application if they so wish.

APPLICATION FOR: Mrs Elizabeth Hartley

SITUATED ON ERF 13, STREET & NO. 15 Beach Crescent (C/R Milkwood Crescent), TOWNSHIP Seafield

It is confirmed that I (Name in Full) SUSAN MARGARET VAN HEERDEN being the registered owner of Erf 13 Township SEAFIELD

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

- a) A relaxation of the lateral building line from m to m from our common side;
- b) A relaxation of the rear building line from m to m;
- c) A relaxation of the street building line from 5.00 m to 0.60m, 1.50 m and 2.00m m;
- d) A relaxation of building height from m to m;
- e) A second dwelling unit not exceeding 70 m²;
- f) A relaxation of the lateral / street boundary wall / fence height restriction from m to m;
- g) Other (Give details): Consent Use for a Second Dwelling and to operate a Home Based Business (HBB) AS ALMOST HOUSE
(- ADDITIONAL DWELLING UNIT -)

shown on plan number 1842/APP-004 dated 3 May 2023

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: 06.06.2023

Residential Address (Of owner granting permission):
17 MILKWOOD CRESCENT
SEAFIELD
Home Tel: 083 262 0828
Work Tel:

WITNESSES
1. HENRI FRANKENFELD
Full Name
2.
Full Name

[Signature]
Signature

FROM ERF 8 - APPROVED



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

Tel: (046) 604-5520
Fax: (046) 624-2669
www.ndlambe.gov.za
dpitaway@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 Chief Town Planner giving valid reasons against the application if they so wish.

APPLICATION FOR: Mrs Elizabeth Hartley

SITUATED ON ERF 13, STREET & NO. 15 Beach Crescent (C/R Milkwood Crescent), TOWNSHIP Seafield

It is confirmed that I (Name in Full) LINDA BUCKINGHAM I PHILIP F. BUCKINGHAM being the registered owner of Erf 8 Township SEAFIELD

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

- a) A relaxation of the lateral building line from m to m from our common side;
- b) A relaxation of the rear building line from m to m;
- c) **A relaxation of the street building line from 5.00 m to 0.60m, 1.50 m and 2.00m m;**
- d) A relaxation of building height from m to m;
- e) A second dwelling unit not exceeding 70 m²;
- f) A relaxation of the lateral / street boundary wall / fence height restriction from m to m;
- g) **Other (Give details): Consent Use for a Second Dwelling and to operate a Home Based Business (B&B) (ADDITIONAL DWELLING UNIT) AS A GUEST HOUSE II**

shown on plan number 1842/APP-004 dated 3 May 2023

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).

Residential Address (Of owner granting permission):

Signed: L. Buckingham PF 15 BEACH CRESCENT
SEAFIELD

Date: 30 AUGUST 2023

Home Tel: 0828820019/20

Work Tel:

WITNESSES

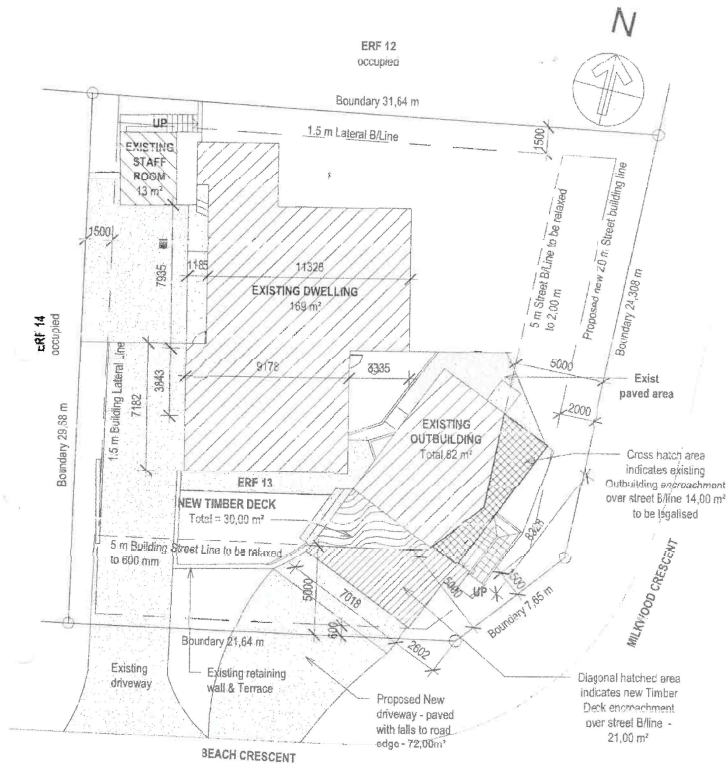
Thamsanga Ndlau
Full Name

[Signature]
Signature

Kesitja Ndlau
Full Name

[Signature]
Signature

ERF 8 - LAYOUT PLAN



Adjacent / Affected Property Erf: 8 Signature: A. Buitendijk Date: 30/08/2023

Name of neighbour/property owner: LINDA J. PHILLIP BUCKINGHAM
 (Please complete the attached N1 Lamba Comment(s) page) within the stipulated time frame.
 Written Comment (s) must be provided should there be objections.

SPLUMA Application for departures - ERF 13, C/r
 Beach & Milkwood Cresc, MRS. E. HARTLEY -
 LAYOUT PLAN

Drawn: 1842/App-004 Scale: 1 : 200 Date: 12/05/2023
 Hendri Frankentfeld Architects Shop 704, Southwell Road, Tel: +27 (0) 82 4384 443
 SACAP#: 7158 P.O. Box 2276, Port Alfred, 6170 Cel: +27 (0) 82 6241 362
 hendri@frankentfeld.co.za



ERF 12



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

Tel: (048) 604-5520
Fax: (048) 624-2669
www.ndlambe.gov.za
dpittavay@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 Chief Town Planner giving valid reasons against the application if they so wish.

APPLICATION FOR: Mrs Elizabeth Hartley

SITUATED ON ERF 13, STREET & NO. 15 Beach Crescent (C/R Milkwood Crescent), TOWNSHIP Seafield

It is confirmed that I (Name in Full), Dirk Pansegrouw M.H. Pansegrouw being the registered owner of Erf 12 Township Seafield

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

- a) A relaxation of the lateral building line from m to m from our common side;
- b) A relaxation of the rear building line from m to m;
- c) A relaxation of the street building line from 5,00 m to 0,80m, 1,50 m and 2,00m m;
- d) A relaxation of building height from m to m;
- e) A second dwelling unit not exceeding 70 m²;
- f) A relaxation of the lateral / street boundary wall / fence height restriction from m to m;
- g) Other (Give details): Consent Use for a Second Dwelling and to operate a Home Based Business (D&D) AS A SUBST HOUSE
(- ADDITIONAL DWELLING UNIT)

shown on plan number 1842/APP-004 dated 3 May 2023

Additional comments by consenting owner to the above consent:
Relaxation only applies for existing outbuilding footprint

(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).

Residential Address (Of owner granting permission):
 Signed: [Signature] 9 Milkwood Crescent
Seafield
 Date: 13.9.2023 Home Tel: 084 550 6130
 Work Tel:

WITNESSES

1. HENDRI FRANKENFELD
Full Name

[Signature]
Signature

2.
Full Name

Signature

ERF 13 - HUSSEY - NO RESPONSE



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

Tel: (046) 604-5520
Fax: (046) 624-2669
www.ndlambe.gov.za
dpittaway@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 Chief Town Planner giving valid reasons against the application if they so wish.

APPLICATION FOR: Mrs Elizabeth Hartley

SITUATED ON ERF 13, STREET & NO. 15 Beach Crescent (C/R Milkwood Crescent), TOWNSHIP Seafield

It is confirmed that I (Name in Full) L. J. HUSSEY being the registered owner of Erf 13 Township SEAFIELD

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

- a) A relaxation of the lateral building line from m to m from our common side;
- b) A relaxation of the rear building line from m to m;
- c) A relaxation of the street building line from 5.00 m to 0.60m, 1.50 m and 2.00m;
- d) A relaxation of building height from m to m;
- e) A second dwelling unit not exceeding 70 m²;
- f) A relaxation of the lateral / street boundary wall / fence height restriction from m to m;
- g) Other (Give details): Consent Use for a Second Dwelling and to operate a Home Based Business (B&B) AS A GUEST HOUSE
(ADDITIONAL DWELLING UNIT)

shown on plan number 1842/APP-004 dated 3 May 2023

Additional comments by consenting owner to the above consent:

K. P. M.

(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).

Residential Address (Of owner granting permission):

Signed:

Date:

Home Tel:

Work Tel:

WITNESSES

1.....
Full Name Signature

2.....
Full Name Signature

FROM ERF 14 - APPROVED



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

Tel: (049) 694-5526
Fax: (049) 824-2869
www.ndlambe.gov.za
dpitaway@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 Chief Town Planner giving valid reasons against the application if they so wish.

APPLICATION FOR: Mrs Elizabeth Hartley

SITUATED ON ERF 13, STREET & NO. 15 Beach Crescent (C/R Milkwood Crescent), TOWNSHIP Seafield

It is confirmed that I (Name in Full) DAVID WILLIAM COCKROFT being the registered owner of Erf 14 Township SEAFIELD

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

- a) A relaxation of the lateral building line from into m from our common side;
- b) A relaxation of the rear building line from m to m;
- c) A relaxation of the street building line from 5,00 m to 3,60m, 1,60 m and 2,00m m
- d) A relaxation of building height from m to m;
- e) A second dwelling unit not exceeding 70 m²;
- f) A relaxation of the lateral / street boundary wall / fence height restriction from m to m;
- d) Other (Give details): Consent Use for a Second Dwelling and to operate a Home Based Business (B&B) AS A GUEST HOUSE
ADDITIONAL DWELLING UNIT

shown on plan number 1842/APP-004 dated 3 May 2023

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 granting permission):
13 KINGSVALE ESTATE
14th STREET SEAFIELD
 Date: 31/08/2023 Home Tel: 082-8770267
 Work Tel:

WITNESSES

1. COLBY DAVID COCKROFT
 Full Name
 2. Margaret Jay Cockroft
 Full Name

[Signature]
 Signature
[Signature]
 Signature

ERF 19 - HUSSEY

Hendri Frankenfeld

From: Hendri Frankenfeld <hendri@hfacc.co.za>
Sent: Wednesday, 30 August 2023 3:37 PM
To: 'lulubun7@gmail.com'
Cc: 'Liz Hartley'
Subject: FW: LETTER TO NDLAMBE CHIEF TOWN PLANNER - COMMENTS ON APPLICATION for ERF 13 SEAFIELD
Attachments: SPLUMA Application Hartley erf 13 Seafield - HFACC draw 1842 App 004 - 3 May'23.pdf; Ndlambe Minor Departure Neighbour Comment(s) Sheet E Hartley Erf 13 Seafield.pdf; E Hartley erf 13 Seafield - SPLUMA Application Cover Letter & Motivation - 30 Aug'23.pdf

Dear L J Hussey,

We have previously sent you the above application.

I wish to trouble you to please complete these forms again and take note of changes made to the application in order to suit the current town planning scheme. The application remains the same. See the amended motivation letter clarifying the idea of a B&B within the municipal definition of a "Guest House" and the second dwelling to be renamed an "Additional Dwelling" (and not a second dwelling unit) all in line with the current Town Planning scheme.

Please complete the Comment (s) sheet and the Layout plan of HFACC draw 1842 App 004 and return at your earliest convenience.

Regards



Hendri Frankenfeld Architect B. Arch
Principal at HFACC
Cell: 082 924 1362
Office cell: 082 4634 440
Shop 70 d, Southwell Road,
P O Box 2276,
Port Alfred, 6170

From: linda@dvc.co.za [mailto:linda@dvc.co.za]
Sent: Friday, 26 May 2023 3:09 PM
To: dpittaway@ndlambe.gov.za
Cc: hendri@hfacc.co.za
Subject: LETTER TO NDLAMBE CHIEF TOWN PLANNER - COMMENTS ON APPLICATION for ERF 13 SEAFIELD

Dear Sir / Madam,

ERF 20



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

Tel: (048) 624-5520
Fax: (048) 624-2659
www.ndlambe.gov.za
dpittaway@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 Chief Town Planner giving valid reasons against the application if they so wish.

APPLICATION FOR: Mrs Elizabeth Hartley

SITUATED ON ERF 13, STREET & NO. 15 Beach Crescent (C/R Milkwood Crescent), TOWNSHIP Seafield

It is confirmed that I (Name in Full) JENNIFER BEADFIELD being the registered owner of Erf 20 Township SEAFIELD

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

- a) A relaxation of the lateral building line from m to m from our common side;
- b) A relaxation of the rear building line from m to m;
- c) A relaxation of the street building line from 5.00m to 0.60m, 1.60m and 2.00m m;
- d) A relaxation of building height from m to m;
- e) A second dwelling unit not exceeding 70 m²;
- f) A relaxation of the lateral / street boundary wall / fence height restriction from m to m;
- g) Other (Give details): Consent Use for a Second Dwelling and to operate a Home Based business (H&H) AS A REQUEST HOUSE
(ADDITIONAL DWELLING UNIT)

shown on plan number 1842/APP-004 dated 3 May 2023

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 granting permission): 22 Riverside Drive
Port Alfred

Date: 05/01/2023 Home Tel: 082 272 0394
Work Tel: 046 625 0815

WITNESSES

1. Manette Dickson
Full Name

2. Albert vd Venter
Full Name

[Signature]
Signature

[Signature]
Signature



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

Tel: (046) 604-5520
Fax: (046) 624-2659
www.ndlambe.gov.za
cp@taway@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 Chief Town Planner giving valid reasons against the application if they so wish.

APPLICATION FOR: Mrs Elizabeth Hartley

SITUATED ON ERF 13, STREET & No. 15 Beach Crescent (C/R Milkwood Crescent) . TOWNSHIP Seafield

It is confirmed that I (Name in Full) Theresa du Preez being the registered owner of Erf 21 Township Seafield Kleinmond

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

- a) A relaxation of the lateral building line from m to m from our common side;
- b) A relaxation of the rear building line from m to m;
- c) A relaxation of the street building line from 5.00 m to 0.60m, 1.50 m and 2.00m;
- d) A relaxation of building height from m to m;
- e) A second dwelling unit not exceeding 70 m²;
- f) A relaxation of the lateral / street boundary wall / fence height restriction from m to m;
- g) Other (Give details): Consent Use for a Second Dwelling and to operate a Home Based Business (HBB) AS A GUEST HOUSE

shown on plan number 1842/APP-004 dated 3 May 2023

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: T. du Preez Residential Address (Of owner granting permission): Sandy Lane 8 Kleinmond
 Date: 19 September 2023 Home-Tel:
 Work Tel: 083 301 7422

WITNESSES
 1. Johannes R. van der Merwe Signature
 Full Name
 2. LORIANNE DU PREEZ Signature
 Full Name

ERF 19 - HUSSEY

Attached please find letter addressed to the Chief Town Planner of the Ndlambe Municipality.

Yours sincerely,

Phil and Linda Buckingham
Erf 8 Seafield



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ERF 19 - HUSSEY

Hendri Frankenfeld

From: Hendri Frankenfeld <hendri@hfacc.co.za>
Sent: Thursday, 21 September 2023 10:18 AM
To: 'lulubun7@gmail.com'
Cc: 'Liz Hartley'
Subject: FW: LETTER TO NDLAMBE CHIEF TOWN PLANNER - COMMENTS ON APPLICATION for ERF 13 SEAFIELD
Attachments: SPLUMA Application Hartley erf 13 Seafield - HFACC draw 1842 App 004 - 3 May'23.pdf; Ndlambe Minor Departure Neighbour Comment(s) Sheet E Hartley Erf 13 Seafield.pdf; E Hartley erf 13 Seafield - SPLUMA Application Cover Letter & Motivation - 30 Aug'23.pdf

Dear L J Hussey,
Please see the email sent on 30 August 2023 as well as previously.
I have not received a response from you and therefore accept that you do NOT have any objections to the application for Mrs E Hartley per the attached.
This application will now be processed to the Ndlambe Municipality.

Regards



Hendri Frankenfeld Architect B. Arch
Principal at HFACC
Cell: 082 924 1362
Office cell: 082 4634 440
Shop 70 d, Southwell Road,
P O Box 2276,
Port Alfred, 6170

From: Hendri Frankenfeld [mailto:hendri@hfacc.co.za]
Sent: Wednesday, 30 August 2023 3:37 PM
To: 'lulubun7@gmail.com' <lulubun7@gmail.com>
Cc: 'Liz Hartley' <liz@wasteboards.co.za>
Subject: FW: LETTER TO NDLAMBE CHIEF TOWN PLANNER - COMMENTS ON APPLICATION for ERF 13 SEAFIELD

Dear L J Hussey,

We have previously sent you the above application.

I wish to trouble you to please complete these forms again and take note of changes made to the application wording to suit the current town planning scheme. The application remains the same.
See the amended motivation letter clarifying the idea of a B&B within the municipal definition of a "Guest House" and the second dwelling to be renamed an "Additional Dwelling" (and not a second dwelling unit) all in line with the current Town Planning scheme.

ERF 19 - HAUSSEY

Please complete the Comment (s) sheet and the Layout plan of HFACC draw 1842 App 004 and return at your earliest convenience.

Regards



Hendri Frankenfeld Architect E. Arch
Principal at HFACC
Cell: 082 924 1362
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Dear Sir / Madam,

Attached please find letter addressed to the Chief Town Planner of the Ndambe Municipality.

Yours sincerely,

Phil and Linda Buckingham
of 8 Seafield

 Virus-free www.avast.com