

CLASSIFIED ADVERTISEMENTS

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Building Services

Architectural Plans
SACAP Registered
Affordable Building Plans
Drawn
Residential & Commercial
approved by Town Council
kathy@yourplans.co.za
082 930 6131

Kennels and Pets

Retreat 2 Eden
We are a non-profit who assist in the healing of abused and hurting animals and people. We are based on a small farm outside Port Alfred.

SPCA Ndlambe
Tel: 046 624 1519
081 280 3178
Emergency Contact:
082 676 8006
Pambola
Port Alfred & Ndlambe
District SPCA
Primary Health Care,
Boarding, Adoptions
available at your SPCA

Removals & Storage

ONE TO ONE REMOVALS
Pambola, Port Alfred, East London
Tel: 081 438 9788
el@onetooone.com

HOUSEHOLD FURNITURE REMOVALS AND BUSINESS RELOCATIONS
Local, National & SADC
call or whatsapp
Digs to Digs Removals
on 081 438 9788
to book and get your home or business moved safely.
Insurance cover
R234 000+

Employment Wtd.

OYNTHA is looking for domestic work. Full time or part time. References available. Port Alfred and surrounds. 082 937 8824.

OYNTHA is looking for domestic work. Full time or part time. References available. Port Alfred and surrounds. 082 938 1494.

DOROTHY is looking for domestic work. Available Tuesdays, Thursdays and Fridays. References are available. Port Alfred. 074 931 6788.

LONON is looking for general employment and/or domestic work. Good with children. Available full time or part time. References available. Port Alfred and surrounds. 084 931 5827.

LUCY is looking for domestic work. She is available on Mondays and Thursdays. References are available. Port Alfred. 073 937 9091.

MERJURY is looking for domestic work. Experienced in cleaning and ironing. Full time or part time. Port Alfred. Honest and reliable. 081 776 7768.

MIRIAM is looking for domestic work. Full time or part time. References available. Good with ironing and cleaning. Port Alfred and surrounds. 084 706 8048.

RICHARD is looking for general work. Grade 10. Can do painting, welding, painting, as well as electric work. Port Alfred and surrounds. 074 938 9835 / 082 937 1008.

VICTORIA is looking for full-time or part-time work. References are available. Good with children and overall housekeeping duties. 079 988 8888.

7

ACCOMMODATION

Accomm. Off / Wtd

FLAT WANTED
(Port Alfred and Surrounds)
From 1st October.
For mature lady. Safe, secure, private.
Good tenant.
Tel: 087 994 4614

PORT ELIZABETH - STONECRAFT SELF-CATERING/BALE
Private fully equipped, air-cond units, a donkey, 3000 from Greenzone. DSTV/Secure parking/Fire-sprinkler system.
For contact Carol: 041 378 3005 / 084 888 3008, stonecraft@portel.co.za, stonecraft@portel.co.za

Talk of the Town
29 Miles Street
Tel: 046 624 4356
talkofthetown.co.za

Classified deadline is 9am on the Monday before the Thursday publication

Talk of the Town
www.talkofthetown.co.za
@talkofthetown
Talk of the Town
talk_of_the_town.ndlambe



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR SUBDIVISION OF ERF 457, BOESMANSRIVERMOND INTO ONE PORTION (PORTION A) CLOSURE OF A PORTION OF PUBLIC OPEN SPACE (PORTION A)-A PORTION OF ERF 457, BOESMANSRIVERMOND; REZONING OF THE SUBDIVIDED PORTION (PORTION A) FROM OPEN SPACE ZONE 1 TO RESIDENTIAL ZONE 1; CONSOLIDATION OF THE SUBDIVIDED AND REZONED PORTION (PORTION A) WITH ERF 466, BOESMANSRIVERMOND; REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE TO RELAX THE REAR BUILDING LINE FOR ERF 466, BOESMANSRIVERMOND.

Applicant: M.E.H SULTER & SON INC
Owner: WB INTEGRATED PROJECTS CC

Property Description: ERF 466, BOESMANSRIVERMOND

Physical Address: 31 UMTHATI STREET, BOESMANSRIVERMOND, 6100

Detailed description of proposal:
The matter for consideration is an Application for Subdivision of Erf 457, Boesmansriviermond into One Portion (Portion A) Closure of A Portion of Public Open Space (Portion A)- A Portion of Erf 457, Boesmansriviermond; Rezoning of the Subdivided Portion (Portion A) from Open Space Zone 1 to Residential Zone 1; Consolidation of The Subdivided and Rezoned Portion (Portion A) with Erf 466, Boesmansriviermond; Removal of Restrictive Title Deed Conditions and Departure to Relax The Rear Building Line for Erf 466, Boesmansriviermond as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-Laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2016.

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 Town Planning Portal; Planning Applications-Public Participation. Any written comments may be addressed in terms of Section 98 of the said By-law to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before 07 October 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: 171/2024
05 September 2024 ADV. R DUMEZWENI MUNICIPAL MANAGER



NDLAMBE MUNICIPALITY PORT ALFRED

NDLAMBE MUNICIPALITY: PUBLIC INFORMATION SESSION ON SOLAR ELECTRICITY IMPLEMENTATION PLAN

Ndlambe Local Municipality will be hosting a public information session regarding the Solar Implementation plan on the 10th September 2024 @ 16:00 pm, Civic Centre Hall.

NOTICE NUMBER: 170/2024
5 September 2024 ADV. R DUMEZWENI MUNICIPAL MANAGER



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR PROPOSED SUBDIVISION OF ERF 2081, MARSELLE INTO ONE PORTION (PORTION A) LEAVING THE REMAINDER.

Applicant: M.E.H SULTER AND SON INC
Owner: NDLAMBE MUNICIPALITY

Property Description: ERF 2081, MARSELLE

Physical Address: MARSELLE, 6190

Detailed description of proposal:
The matter for consideration is an Application for Proposed Subdivision of Erf 2081, Marselle into One Portion (Portion A) Leaving The Remainder as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2016.

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 Town Planning Portal; Planning Applications-Public Participation. Any written comments may be addressed in terms of Section 98 of the said By-law to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before 07 October 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: 172/2024
05 September 2024 ADV. R DUMEZWENI MUNICIPAL MANAGER

2 PERSONAL
Personal Services

ALCOHOLICS ANONYMOUS
Recovery Group, Not Bound, Not Blind
7am - 9pm, Every Day
Not Bound of the mind, Not Blind
No paid fee, however, donations will be gratefully accepted.
Call Alcoholics Anonymous, 1st floor, 230 6640
6700: 081 058 8928

FAMSA (Families SA)
Non-profit Organization
021-164NPO
- Holistic counselling for family, couples, families
- Trauma debriefing
- Presentational counselling
FOR INFO ON SERVICES/ TRAINING:
(046) 508 0027
famsa@maginet.co.za

5 SERVICES & SALES GUIDE
Plumbing

EUGENE'S PLUMBING
Telephone: 083 452 9380

Misc. Wanted

PALCARE
Palliative and Support Care Centre for Dementia and Dementia Support Communication
MIY CHANITY HOME
16 Milner Street
Mon - Fri 09:00 - 16:00
Sat: 09:00 - 12:00 noon.
PA CHANITY HOME
Mon-Fri 09:00 - 12:00 noon.
We are constantly open to donations and volunteers assisting at the shops, should anyone be able to assist with this.

Services Offered
FOAM SHOP
Luxury Mattresses and Foam Cut to Size
PHONE: 082 335 0000
32 NORTH ST., P.A.
TOPP, TRAFFIC DEPT.

6 EMPLOYMENT
Employment Wtd.

CAROLINE is looking for work as a carer. Home based care qualification and first aid level 1. References available. Port Alfred and surrounds. 088 806 7844.



Ndlambe Municipality
Corporate Services

31 MAY 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)	R
	Consolidation	R
	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)	R
	Departure Relaxation building line	R
	Consent use in terms of the Land Use Scheme	R
	Extension approval	R
✓	Subdivision	R 6 744.85
	Road closure or Closure of Public Open Space	R
		R
		R
		R 6 744.85

COMPLETE THE FOLLOWING:

Local Authority:	NDLAMBE MUNICIPALITY
Description of Land:	ERF 2061 MARSELLE
Registered owner(s):	NDLAMBE MUNICIPALITY
Street Address:	CAUSEWAY ROAD PORT ALFRED
Postal Address:	P.O. BOX 13 PORT ALFRED Code: 6170
Email Address of Owner:	kradingoana@ndlambe.gov.za
Applicant (With Power of Attorney):	M.E.H. SULTER & SON
Postal Address:	15A MILNER STREET GRAHAMSTOWN Code: 6170
Email Address of Applicant:	peter@surveyec.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 provided for in terms of other legislations.
- 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 Municipality Spatial Planning and Land Use Management By-law (2016).
- 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 incorrect 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 the information necessary for the relevant authority to take a rational decision. Ideally applications should indicate the following:

3.3.1. Details in respect of the application

- A Locality sketch clearly showing 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 utilization 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 Chapter 2 and Section 42 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA).

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);
- Flood line 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 Authorization (EA) / Record of Decision (ROD);
- Services report or indication of all municipal services / registered servitudes;
- Landscaping / Tree plan;
- Typical unit types (plan & elevation);
- Abutting neighbor consent;
- Body Corporate / Homeowners Association (HOA) consent;
- Homeowners Constitution / architectural guidelines;
- Copy of original approval and 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 THE APPLICANT

Your reference number	MAR-2061
Name of person to whom correspondence should be addressed	P.B. SULTER C/o M.E.H. SULTER & SON
Address:	15A MILNER STREET GRAHAMSTOWN 6139
Telephone number:	046-6224441
Email:	peter@surveyec.co.za

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): **NDLAMBE MUNICIPALITY**

1.3. Is the property encumbered with a bond? **NO**

If so, please attach the authorization of the mortgage holder to the application. **N/A**

2. DETAILS OF LAND UNIT

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

ERF 2061 MARSELLE
Title deed: **T 62592/2016CTN**
Area of land: **8 201 SQ.M.**

2.2. What is the present zoning of land unit? **COMMUNITY ZONE 2**

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? **CHURCH – SEE SUBDIVISION PLAN**

2.5. Is the site being used in accordance with its present zoning? **YES**

If not, how is the land being utilised? **N/A**

3. DETAILS OF APPLICATION

3.1. Describe the proposed development in detail (A separate motivational report MUST be added): - **SEE MOTIVATION REPORT**

3.2. Does the proposed development involve the entire land unit? **NO**

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: **ONLY PORTION A IS AFFECTED – SEE SUBDIVISION PLAN.**

3.3 Is a departure being applied 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 departure: **N/A**

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. Northern lateral (side) building line from m to m; and / or
- II. Rear building line from m to m; and / or
- III. Street building line from m to m; 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 tom;
- VII. Other zoning scheme condition(s) (as specified).....

RESTRICTING FACTORS

(a separate report may be added to address the restricting factors)

3.3. Are there any title deed restrictions, which may have an effect on the application? **NO**

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

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

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

4.3 Is any portion of the land unit situated in a flood-plain of a river under the 1 in 50 year's flood-line or subject to any floods? **NO**

3.5. 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: **N/A**

3.6. Are there any other restrictions of which you are aware, but which were not mentioned above? **N/A**

4. POSSIBLE REFERRAL TO OTHER BODIES

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

If so, please give details as far as they affect the application under consideration:

NDLAMBE SPATIAL DEVELOPMENT PLAN

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

4.3. Is the land unit situated within the boundaries of a nature area 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, 1976 (Act 57 of 1976). **NO**

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

4.4. 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**

4.5. 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): **NO**

4.6. 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**

4.7. 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 harbor? **NO**

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

4.8. Are there any conservation worthy buildings/grave/rock engravings/archeological finds on the property including those that have not been declared national monuments? **N/A**

4.9. 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 to 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 authorized 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 Signed Title Deed	*		
Conveyancer's certificate		*	
Proof of payment	*		
Any other annexures, give details			

If any of the above questions, answers are no, give reasons: **N/A**

AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION		
YES	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)
YES	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
YES	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations
YES	N/A	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.

DECLARATION

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I am 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) 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: 27TH MAY 2024

Full Name:

PETER BROCAS SULTER

Professional capacity & Registration Nr:

PROFESSIONAL LAND SURVEYOR PLS 0786

FOR OFFICE USE ONLY

DATE RECEIVED	30 MAY 2024
RECEIVED BY	Zamagana Dantile
FOR ERF NUMBER	Brf 2061 Marseille



SECTION A: INTRODUCTION

The Ndlambe Municipality Council has agreed to sell a portion of erf 2061 Marselle to The Old Apostolic Church. The church erected a church building on erf 2061 Marselle in 1998.

MEH Sulter & Son have been appointed by The Old Apostolic Church to apply to the Ndlambe Municipality for the following.

- Subdivision
 - To subdivide erf 2061 into 1 portion leaving the Remainder.

Refer to the attached Session Resolution from the Church - **Annexure 2**.

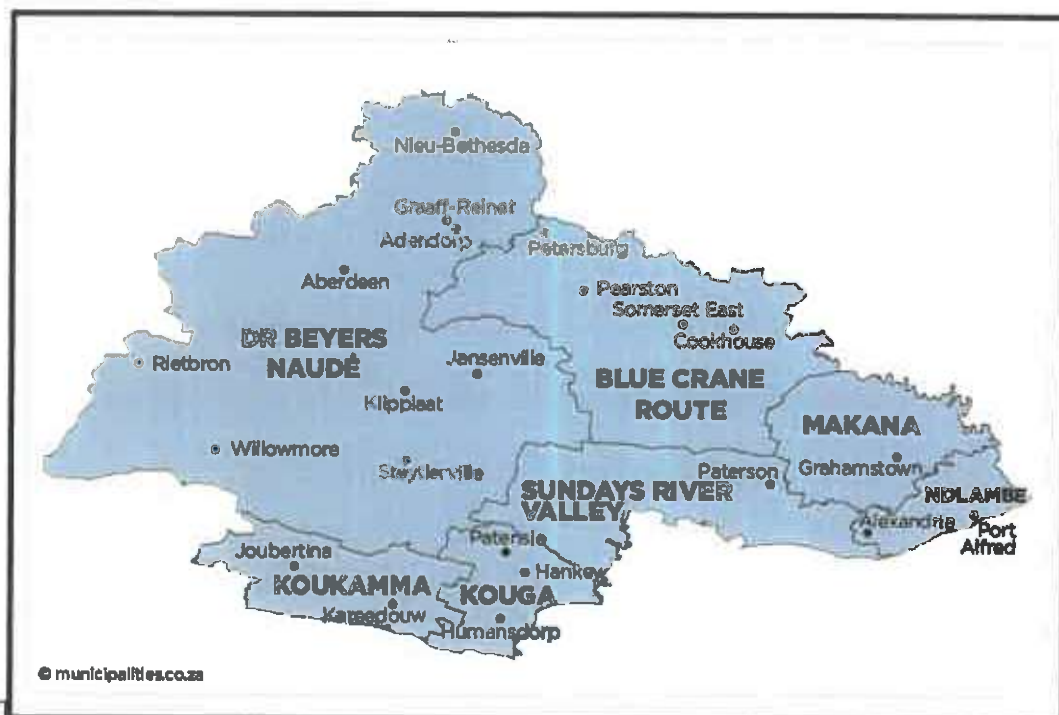
The contents of this report, therefore, serves as a motivation for the subdivision of erf 2061 Marselle into 1 portion leaving the Remainder.

This application is made in terms of Section 59(1) of the Ndlambe Municipal By-laws promulgated in terms of the Spatial Planning and Land Use Management Act No.16 of 2013.

SECTION B: LOCALITY OF THE PROPERTIES

The locality of the properties can be broken down into municipal and local levels. The municipal level refers to which municipal borders the properties fall into, and the local level refers to the erven inside the town in which the properties fall. In this instance the property falls within the Ndlambe Municipality and inside the town of Port Alfred. The borders of the Ndlambe Municipality can be seen on Map 1 below.

Map 1: Ndlambe Local Municipality



Bushmansrivermouth, Cannon Rocks, Kenton-on-Sea, Port Alfred and Seafield.

SECTION D: TITLE DEED RESTRICTIONS

There are no conditions preventing subdivision.

See copy of the title deed under Annexure 3.

SECTION E: BOND HOLDERS CONSENT

There is no bond over erf 2061 Marselle. Sec Annexure 3.

SECTION F: EXISTING AND ADJACENT LAND USE

The property is situated in Marsell Township in Bushmansrivermouth as shown on the locality plan.

The surrounding properties in the immediate vicinity are residential erven and vacant land. For the last 26 years the church members have gained informal access over erf 2059 which belongs to the Ndlambe Municipality.



Map 4: Land Use Plan – aerial view

SECTION G: SERVITUDES

There are no servitudes encumbering the erven at present. It has been suggested that a servitude be created over erf 2059 and the Remainder of erf 2061 as access to the church but at the time of submitting the application we have not received a reply to this suggestion.

SECTION H: EXISTING SERVICES

The purpose of this section is to highlight the existing infrastructural services available to erf 206 Marselle.

The church was erected on erf 2061 in 1998.

All services have been installed.

- **Electricity**
ESKOM provides electricity to the site.
- **Refuse Removal**
The Municipality is currently responsible for refuse removal.
- **Roads**
Informal access to the site is over erf 2059 and Remainder erf 2061 both owned by the Ndlambe Municipality.
- **Sanitation**
The site is connected to the existing municipal sewer system.
- **Storm water**
Is via natural run off and drains.
- **Water**
The site has an existing municipal water connection.

SECTION I: EXISTING AND PROPOSED ZONING

As mentioned previously the property is situated in Marselle Township Bushmansrivermouth.

Erf 2061 Marselle is zoned Community Zone 2 (CZ2).

Both Portion A and the Remainder will remain Community Zone 2.

The erf is bounded to the north by vacant land. To the east and south by public open space and to the west by two residential erven, one of which is vacant and acts as informal access to the church.

The zoning parameters currently applicable to the land units are as follows:-

Commercial Zone 2 (CZ1):

- **Primary Use:** *Place of Assembly, Place of Worship*
- **Consent Use:** *Care facility, Place of Assembly, Telecommunication Mast*
- **Building lines:** *Street 8m, lateral 8m and rear 8m*
- **Height:** *11m*
- **Coverage:** *50%*

See zoning certificate under Annexure 4.

SECTION J: DESIRABILITY – EXISTING & PROPOSED DEVELOPMENT

The main criterion of establishing a need and desirability is to ensure that the land use development proposals are necessary and desirable in the public interest. This will result in sustainable land utilization which is publicly acceptable and relevant in all aspects such as economic growth, convenience, and benefit the community at all levels.

Erf 2061 Marselle is owned by the Ndlambe municipality. In 1998 the Old Apostolic Church built a church building on the land. The Ndlambe Municipal Council has agreed to sell approximately 2 000 square metres of land around the church.

The proposed subdivision will rectify the “illegal” occupation of this portion of land and allow the Church to take ownership of the land on which the church building has been erected.

Both portions will remain Community Zone 2 (CZ2).

All building lines and other development parameters as per the Ndlambe ILUMS will be retained and no application is being submitted for departures.

The objective of this application is to subdivide erf 2061 Marselle into one portion leaving the Remainder as shown on page 8:-

- Erf 2061 (Figure ABCDEFGH) is 8 201 Sq.m. and held under Title Deed No. T 52069/2000.
- Portion A (Figure CHA.CHB.CHC.CHD) is 2 012 Sq.m. and is to be sold to The Old Apostolic Church.
- Remainder erf 2061 is to be retained by the Ndlambe Municipality.

The subdivision is desirable from a Town Planning point of view for the following reasons.

- The proposed development aligns itself with the Ndlambe SDF which encourages Infrastructure Investment and Sustainable Development.
- The development will be guided by the Spatial Planning and Land Use Management Act 16 of 2013.
- The local authority will benefit from the subdivision in perpetuity from additional rates and taxes and supplying of services.
- The proposal promotes densification and better utilization of existing services.
- The proposal will rectify an “illegal” situation.

In addition to the above a single subdivision also has the following economic benefits which are often referred to as the “revolving rand”

- The application creates an opportunity for a Town Planner or another professional to earn fees
- The Municipality gets application fees
- The subdivision creates an opportunity for work for a Professional Land Surveyor
- The Surveyor General receives examination fees
- A Conveyancer transfers the land and receives transfer fees
- The Deeds Office will get transfer duty
- The Receiver of Revenue receives Capital Gains taxes (mostly)
- A Draughtsman or Architect will earn income when drawing the church plans as there do not appear to be any approved plans
- The municipality will receive building plan fees when the building plans are submitted for approval
- The municipality will benefit in perpetuity for connection fees, consumption fees and rates and taxes

SECTION K: POLICY ALIGNMENT – DEVELOPMENT PRINCIPLES, NORMS & STANDARDS

Ndlambe Municipality Integrated Development Plan (2022/2023)

The Ndlambe Municipality 2030 vision:

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.

Mission:

To achieve our vision by enabling optimal performance within each of the five Key Performance Areas of Local Government within the context of available resources

Values:

- Commitment.
- Transparency.
- Honesty.
- Trustworthiness; and
- Care

Strategic Goals and Objectives:

Below are the Strategic goals and objectives that emanate from the long-term strategy of the municipality:

Goal 1:	A premier place to work and do business
Strategic Objectives	1.1. Improve the efficient running of and the governance of the Municipality 1.2. Develop state-of-the-art physical infrastructure 1.3. Develop a vibrant, rapidly growing, employment generating agri-based economy 1.4. Develop a vibrant, rapidly growing, employment generating tourism economy, including the heritage economy 1.5. Develop a vibrant, rapidly growing, employment generating oceans economy
Goal 2:	2. Destination of choice for living Strategic Objectives
Strategic Objectives	2.1. Improve financial viability of the municipality 2.2. Provide sustainable, efficient, cost effective, adequate and affordable services to all our citizens 2.3. Create a safe and secure living environment 2.4. Position the municipality as a learning hub of excellence
Goal 3:	3. Tourist destination of choice for people, who love natural and cultural heritage and adventure water sports
Strategic Objectives	3.1. Preserve the natural beautiful environment 3.2. Develop and support adventure and extreme water sports 3.4. Develop cultural heritage economy

The proposed subdivision supports the principles of the Integrated Development Plan and aims to create a vibrant community, investment opportunities, service delivery and economic development.

Municipal Spatial Development Framework (2023):

The Ndlambe Spatial Development Framework sets out the long-term spatial development for the municipality. The SDF is a framework that seeks to guide overall spatial distribution of current and desirable land uses within a municipality, to give effect to the vision, goals and objectives of the municipal Integrated Development Plan.

The Ndlambe SDF is a high-level strategic policy plan which is a component of the IDP. It is a living document.

Spatial Planning Principles - Section 9:

The SDF for the Ndlambe Municipality is guided by the following planning principles:

- Development of sustainable human settlements
- Ensuring a sustainable and functioning environment
- Managing and maintaining safe and accessible infrastructure provision
- Access and affordable public transport and accessible linkage between settlements
- Thriving economy which is well positioned within the province and within the country
- “Smart City” and information technology
- Effective Governance

Further the following spatial structuring elements should apply.

The key elements of the structuring elements are as follows:-

- **Contain urban sprawl – the erf is in an established township and the proposal will not create urban sprawl**
- **Promote urban and social integration – this will not change as the church already exists and has been used as such since 1998**
- **Promote higher densities - the proposed subdivision will result in densification and will not result in any additional burden on services as the church already exists**
- **Create quality urban environments – Legalising the church will create a better urban environment**
- **Promote pedestrian friendly environments and movement patterns – these will not change**
- **Create a sense of space – the subdivision of erf 2061 will allow the church to own and improve the land for its members**
- **Enhancement of investment opportunities – not applicable in this case.**
- **Simplifying decision making regarding development applications – a key point to note. The application could be streamlined as it is not necessary to submit it to the Ndlambe Municipal Tribunal**

It should be emphasized that this proposal will not negatively impact on the character of the area.

This application aligns with the growth and development of Ndlambe in that it conforms to the Spatial Development Framework for the Ndlambe Municipality.

Spatial Planning and Land Use Management Act (SPLUMA), Act No.16 of 2013:

SPLUM at a Municipal level (often referred to as Municipal Planning) includes mainly two broad categories:



The SPLUMA has been introduced as framework legislation to outline how SPLUM must be done by municipalities with the support of provinces and national government. The aim of the SPLUMA is to:

- Provide a single, uniform framework for spatial planning and land use management on a national level;
- Provide for inclusive, developmental, equitable and efficient spatial planning at the different spheres of government;
- Provide a framework for policies, principles, norms and standards for spatial planning and land use management;
- Address past spatial and regulatory imbalances;
- Promote greater consistency and uniformity in procedures and decision-making by authorities;
- To provide for the establishment, functions and operations of Municipal structures (Planning Tribunals) to consider development applications; and
- Provide for the facilitation and control of land use and development.

The application is made in terms of Sections 59(1) of the Ndlambe Municipal By-laws promulgated in terms of the Spatial Planning and Land Use Management Act No.16 of 2013.

Decisions need to be based on Sections 7, 22(1) and 42(1) of the aforementioned Act and Sections 53(1) and 53(4) of the Ndlambe Spatial Planning and Land Use Management By-laws.

The application needs to be assessed in terms of Development Principles contained in Section 7 Chapter 2 of the Spatial Planning and Land Use Management Act No.16 of 2013.

Section 42(1) of the Spatial Planning and Land Use Management Act No.16 of 2013 stipulates that a Municipal Planning Tribunal, before considering and deciding on an application must:

- 42(1)(a) Be guided by the development principles set out in Chapter 2 - The relevant development principles in Chapter 2 of the Act have been addressed in the memorandum.
- 42(1)(b) Make a decision which is consistent with norms and standards, measures designed to protect and promote sustainable use of agricultural land (not applicable on this application), national and provincial government policies and the municipal spatial development framework.

This development is in accordance with the following Spatial Planning Principles.

Section 7 of SPLUMA stipulates:

Such principals include but are not limited too.

- The principal of Spatial Justice
- The principal of Spatial Sustainability
- The principal of Efficiency
- The principal of Spatial Resilience
- The principal of Good Administration

The proposed re-zoning and consolidation is in line with the SPLUMA Development Principles (Section 42(1)(1)) in the following manner:

SPLUMA REFERENCE		Development Compliance
7 (a)	<p>Spatial Justice</p> <p>i) The principle of spatial justice requires that past spatial and other development imbalances must be addressed through improved access to and use of land.</p> <p>ii) Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation;</p> <p>iii) Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons;</p> <p>iv) Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;</p> <p>v) Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas and</p> <p>vi) A Municipal Planning Tribunal considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that</p>	<ul style="list-style-type: none"> ● The location of this property in the town and the type of land use supports spatial justice. ● The application is being submitted so that the occupiers can take tranter of the portion of land on which the church has been built. ● The property is already within a fully developed area and will contribute to the prevention of urban decay and to regeneration and urbanization if owned separately. ● The subdivision will contribute to the improved use of the land and will be more sustainable

	the value of land or property is affected by the outcome of the application;	
7 (b)	<p>Spatial Sustainability</p> <ul style="list-style-type: none"> i) Promote land development that is within the fiscal, institutional and administrative means of the Republic; ii) Ensure that special consideration is given to the protection of prime and unique agricultural land; iii) Uphold consistency of land use measures in accordance with environmental management instruments; iv) Promote and stimulate the effective and equitable functioning of land markets; 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; and vii) result in communities that are viable; 	<ul style="list-style-type: none"> • The erf is within the urban edge of Bushmansrivermouth and in an established residential area. • This proposal will certainly not conflict with the present character of the area. • The erf is in an established township and no environmental authorization is necessary. The area is not particularly environmentally sensitive.
7 (c)	<p>Efficiency</p> <ul style="list-style-type: none"> i) Land development optimises the use of existing resources and infrastructure; ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and iii) Development application procedures are efficient and streamlined and timeframes are adhered to by all parties; 	<ul style="list-style-type: none"> • The proposal will promote the optimal utilization of the subject property and existing infrastructure. • The proposal supports the principle of nodal development • It could create temporary and permanent job opportunities • It will support and strengthen the existing residential node
7 (d)	<p>Spatial Resilience</p> <ul style="list-style-type: none"> i) The principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks 	<ul style="list-style-type: none"> • This proposal is in line with the Ndlambe Municipality Spatial Development Framework

7 (e)	<p>Good Administration</p> <p>i) All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;</p> <p>ii) All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks;</p> <p>iii) The requirements of any law relating to land development and land use are met timeously;</p> <p>iv) The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them;</p> <p>v) Policies, legislation and procedures must be clearly set to inform and empower members of the public.</p>	<ul style="list-style-type: none"> ● The Ndlambe Municipality is obligated to consider the application fairly and within the timeframes provided. ● It is important that decision making is aligned with sound policies based on national, provincial and local development policies. This 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. ● This application will be processed in accordance with the prescribed application procedures and stipulated in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).
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Building Controls

Any new buildings will have to have plans drawn and submitted to the Ndlambe Municipality for approval to ensure that they comply with the National Building Regulations.

The proposal will rectify an existing “non-compliant” situation.

SECTION L: APPLICATION FORM

This application form, in terms of the Spatial Planning and Land use Management Act, Act No.16 of 2013, for the subdivision of the erf can be found under Annexure 1.

SECTION M: SUMMARY & CONCLUSION

The application which has been submitted is for the:-

- **Subdivision of erf 2061 Marselle into 1 portion (Portion A) leaving the Remainder.**

The application is being submitted on behalf of the Old Apostolic Church so that they can take transfer of the land on which their church was erected in 1998.

It is recommended that the Council supports and approves the above-mentioned application based on the following.

- The proposal will create additional revenue for the municipality through additional rates and taxes and through the provision of services.
- The proposed subdivision will have little or no impact of the surrounding owners as both buildings and vehicle entrances already exist.
- The development is aligned with the Development Parameters as set out by Ndlambe Municipality and ties in with the spatial policies

Accordingly, it is recommended that Ndlambe Municipality favourably considers the application for approval.

P.B. Sulter
Professional Land Surveyor
May 2024



NDLAMBE MUNICIPALITY PORT ALFRED

Gateway
P.O. Box 18
Port Alfred
6178

Phone: (048) 824 2200
Fax: (048) 824 2201
port.alfred@ndlambe.co.za
<http://www.ndlambe.co.za>

Please address all correspondence to The Municipal Manager.

Our Ref: 7/2/1/1

Enquiries: Shirley-Ann Boshoff

E-mail: compliancy@ec.oidapostolic.com

District Secretary
Old Apostolic Church
P.O. Box 7307
Newton Park
PORT ELIZABETH
6055

09 November 2023

Dear Sir

PROPOSED PURCHASE OF A PORTION OF ERF 2061 KLIPFONTEIN MARSELLE TOWNSHIP, BOESMANSRIVIERMOND

Your letter reference Erf 2061 – Klipfontein dated 11th of July 2023 refers.

We are pleased to inform you that Council at its meeting held on the 27th of October 2023, Resolution NCM023/10/2023, resolved inter alia as follows:

- *c) THAT the request from the Old Apostolic Church to purchase a portion, 2000 m² of Portion of Erf 2061 Marseille, zoned Community Zone 2 (Place of Worship) measuring 8201 m² in extent for the purpose securing ownership of the property on which the church has been erected and for parking purposes, as depicted on LOCALITY PLAN NO. PTN ERF 2061 MARSELLE, ownership which vests in the Ndlambe Municipality vide Title Deed No. T82592/2009, BE APPROVED, subject to the following conditions:
- i) The selling price is determined at R89 000.00 (VAT Inc) as per the appraisal dated 04 October 2023 from John Muirhead Appraiser.
 - ii) All costs associated with the transactions are borne by the applicant.
 - iii) The applicant first indicates the acceptance of conditions c (i) to (ii) in writing before the transaction is proceeded with."

Furthermore, the Church must first comply with all the statutory and land use requirements by lodging a formal application with the Town Planning Section for the subdivision of the subject portion as indicated in (c) above in terms of the Ndlambe Municipal Spatial Planning and Land Use Management By-Laws, 2015, and any other requirements, within a period of three (3) months of acceptance of condition (iii) above by rendering the services of a professional Land Surveyor.

You are hereby requested to inform this office in writing before or on Friday, 10 November 2023 if you accept the conditions as per condition (iii) above in writing, and if positive, to proceed with paragraph 3 above.

Your co-operation in advance is very much appreciative.

Kind regards

DR. N. VITHI-MASIZA
DIRECTOR: INFRASTRUCTURAL DEVELOPMENT



NDLAMBE MUNICIPALITY

Enquiries	ELD LEON RANDALL
Email	compliancy.ec@oacww.com
Your ref	Erf 2061 Kipfontein
Our ref	Erf 2061 Kipfontein
Date	23 November 2023

Session Resolution

It was resolved that an application be made, to the relevant authorities, to apply for:-

- The subdivision of approximately 2 000 square metres of erf 2061 Marselle as per the letter from the Ndlambe Municipality dated 9th November 2023 (Ref: 7/2/1/1).

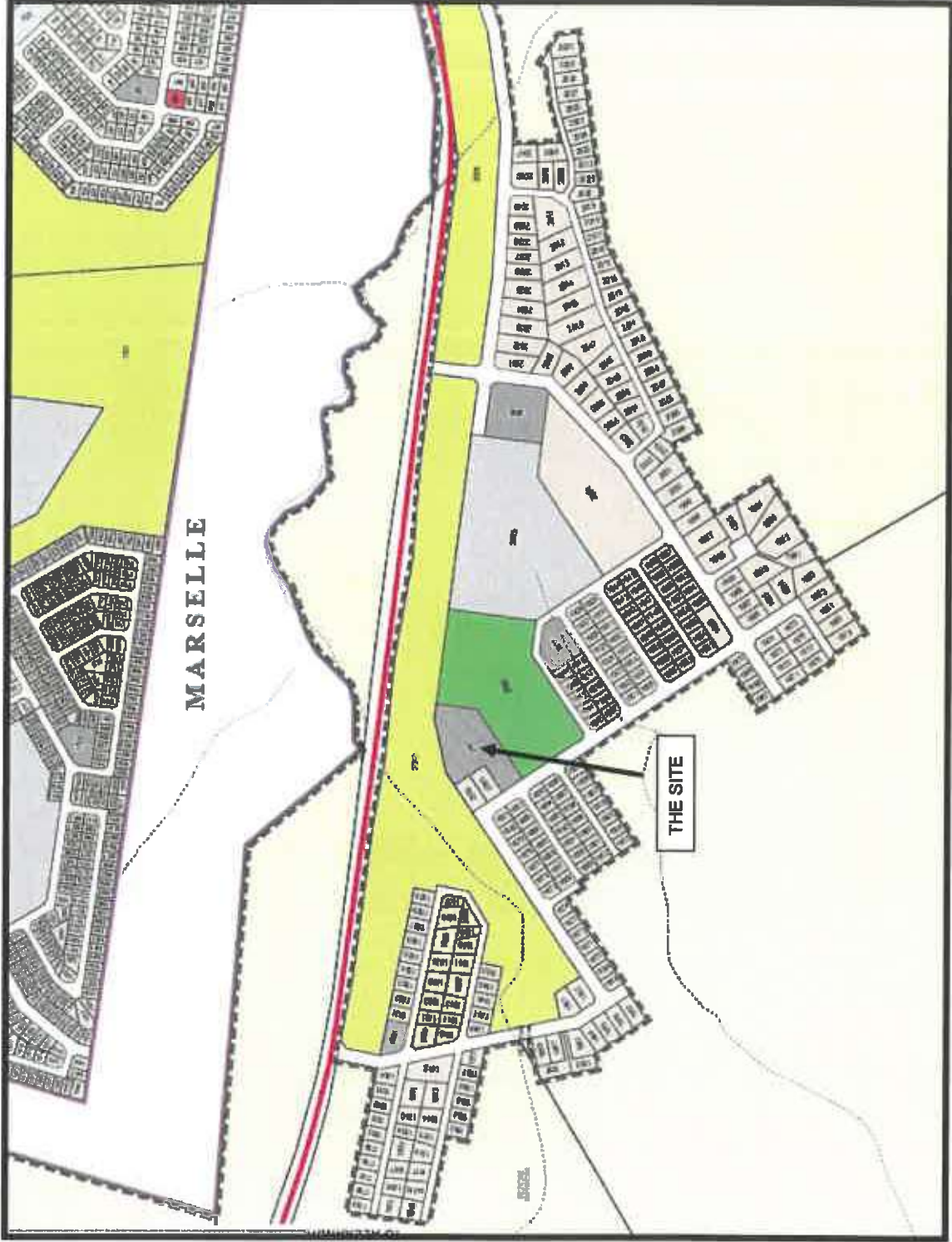
That Peter Sulter, of M.E.H. Sulter & Son Land Surveyors in Grahamstown, be authorised to prepare, sign and submit the application, in this regard, on behalf of Church.

Signed at **Port Elizabeth** this **23rd** day of **November 2023**.

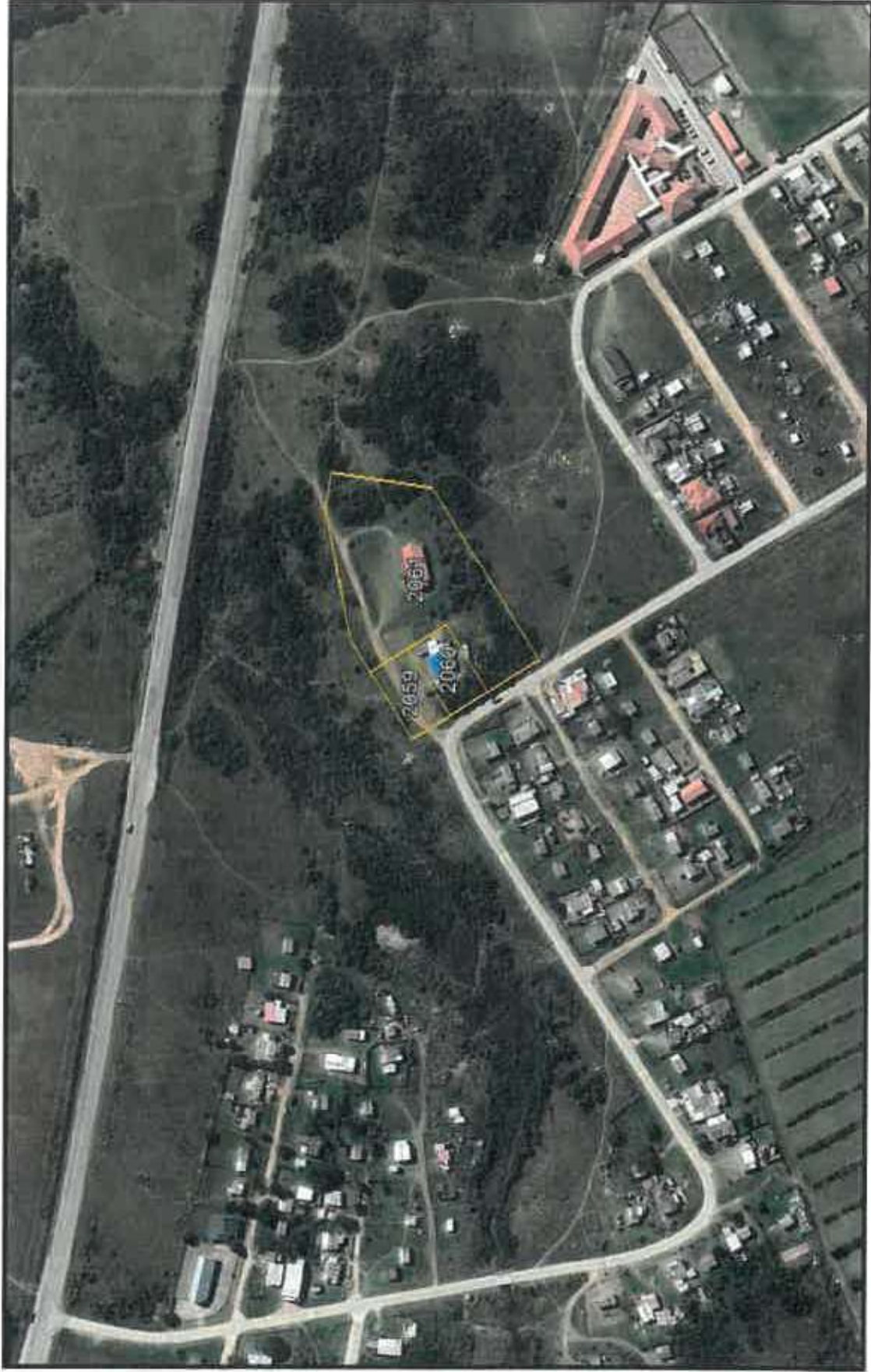
Elder L Randall
Compliancy Administrator

Overseer MA Venter
District Accountant

ERF 2061 MARSELLE – LOCALITY MAP & EXTRACT FROM NDLAMBE MUNICIPALITY ZONING MAP



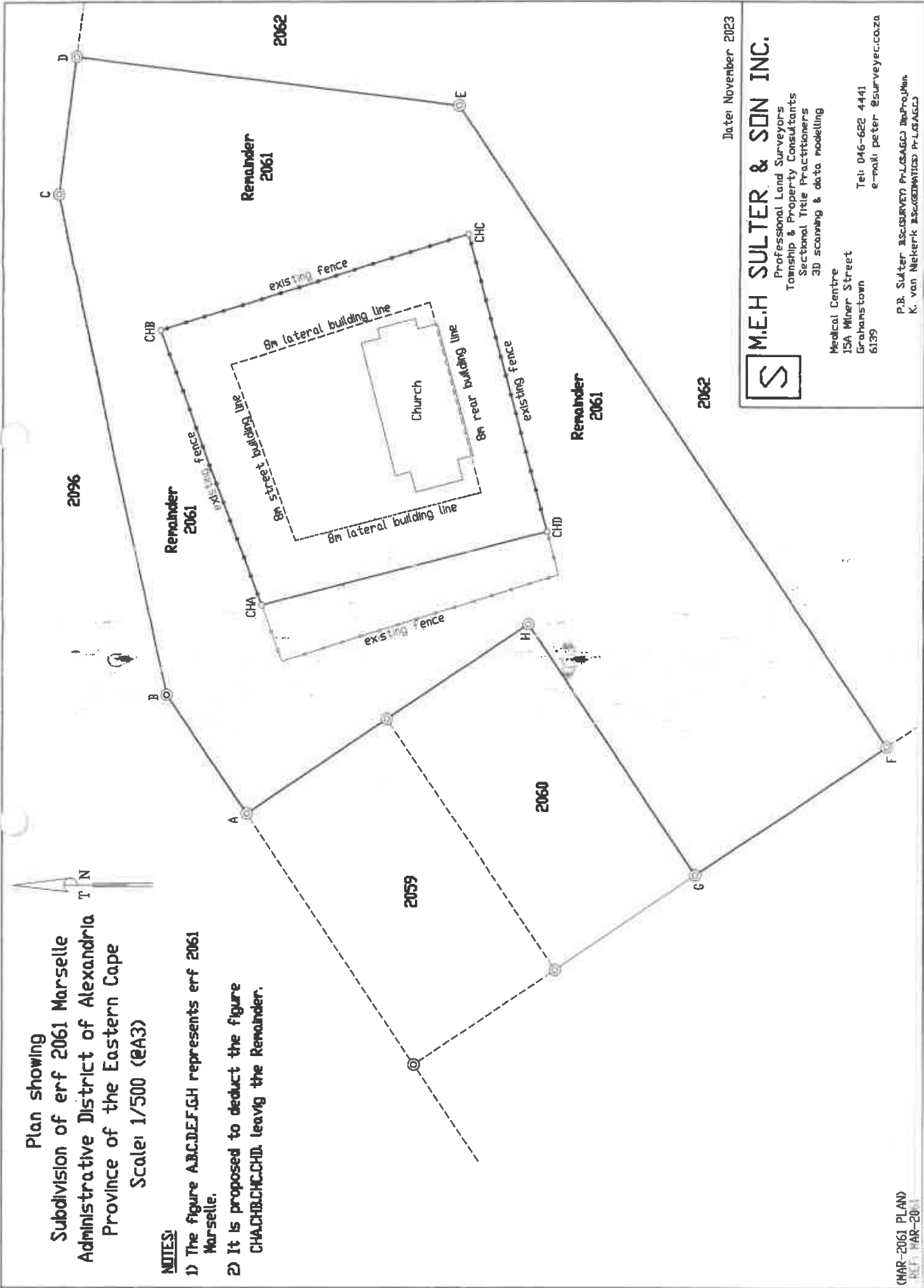
ERF 2061 MARSELLE - LAND USE MAP



Plan showing
 Subdivision of erf 2061 Marselle
 Administrative District of Alexandria
 Province of the Eastern Cape
 Scale: 1/500 (EA3)

NOTES:

- 1) The figure A.B.C.D.E.F.G.H represents erf 2061 Marselle.
- 2) It is proposed to deduct the figure CHACHC.CHC.CHD, leaving the Remainder.



Dated November 2023



M.E.H. SULTER & SDN INC.

Professional Land Surveyors
 Township & Property Consultants
 Sectional Title Practitioners
 3D scanning & data modelling

Medical Centre
 15A Miner Street
 Grahamstown
 6139

Tel: 046-622 4441
 e-mail: peter@surveyeccc.co.za

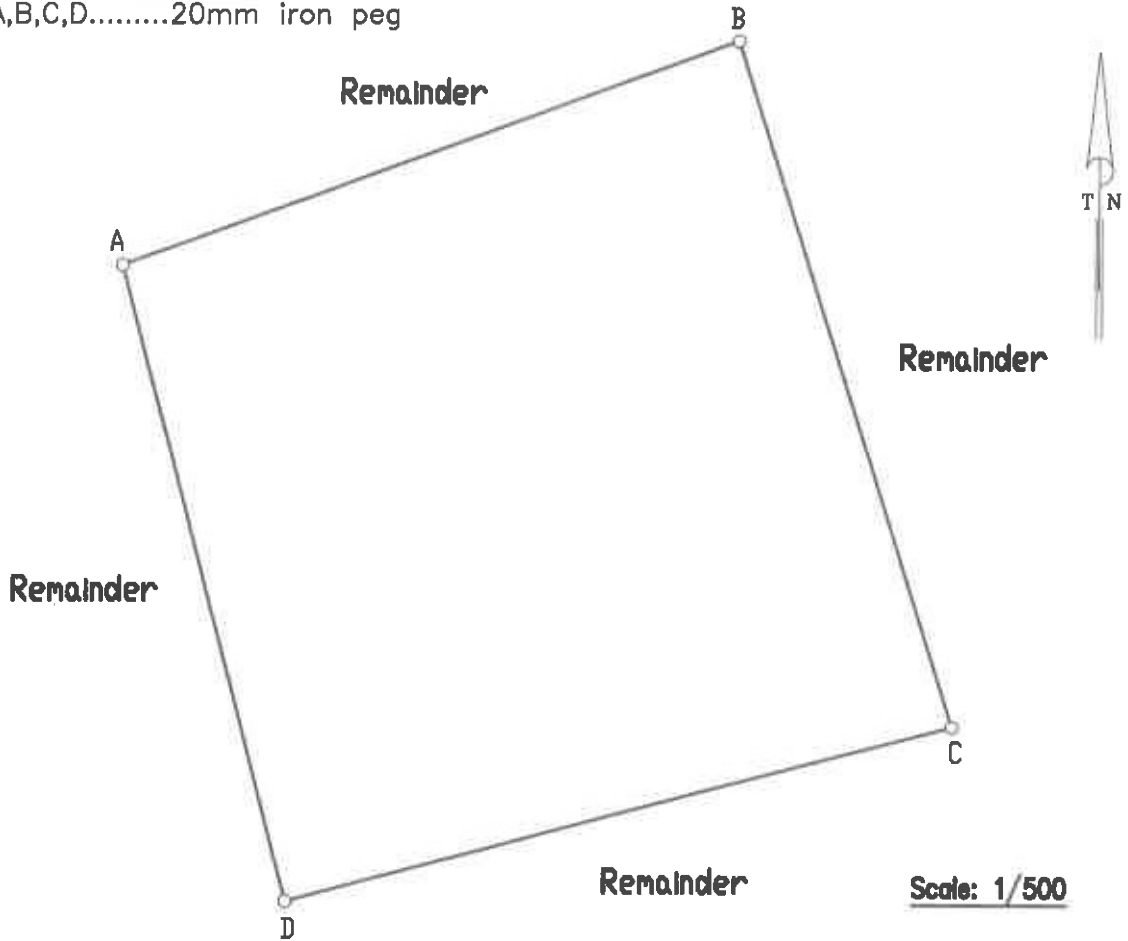
P.B. Sulter BSC(SURVEY) P.L.S.A.G.CJ ImpPro/Man
 K. van Niekerk BSC(GEOMETRICS) P.L.S.A.G.CJ

M.E.H. SULTER & SON
 LAND SURVEYORS
 (MAR-2101D)

	SIDES metres	ANGLES of DIRECTION	CO-ORDINATES		S.G.No.
			Y System:	WG. 27° X	
			Constants :		
			+30 000,00	+3720 000,00	
AB	43,02	249 54 50	A + 4 433,47	+ 9 293,54	Approved
BC	47,46	342 38 30	B + 4 393,07	+ 9 278,77	
CD	45,21	75 08 40	C + 4 378,91	+ 9 324,07	
DA	43,49	165 32 10	D + 4 422,61	+ 9 335,66	
		BATH 5 No. 72	Δ + 1 294,79	+ 7 846,92	for SURVEYOR GENERAL
		KLIPFONTEIN NO. 78	Δ + 4 444,47	+ 10 316,67	

Description of beacons:

A,B,C,D.....20mm iron peg



The figure represents A B C D
 2 012 Square metres of land being

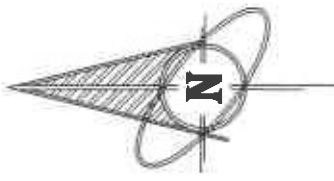
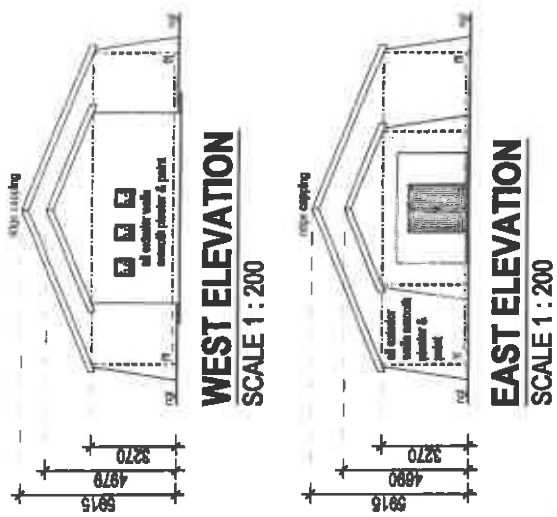
Erf 2101 (portion of Erf 2061) Marselle

situate in the Ndlambe Municipality
 Administrative District of Alexandria
 Province of The Eastern Cape
 Surveyed in November 2023
 by me,

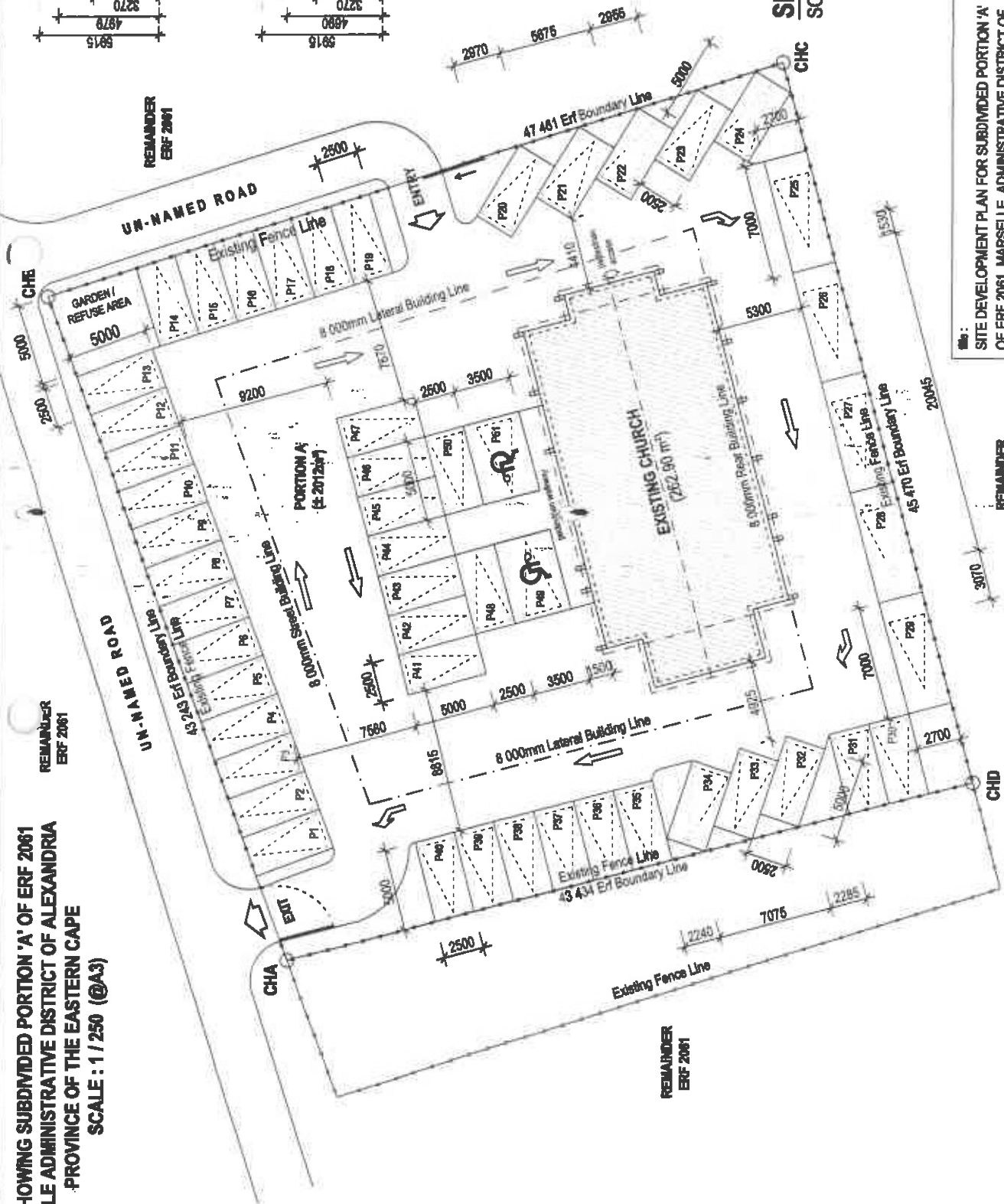
P.B. Sulter
 Land Surveyor 0786

This diagram is annexed to No. dated i.f.o. Registrar of Deeds	The original diagram is Diagram No.	File: Alex/346 S.R. No. Comp. BP-6C (4416) BP-6CDA (4420) LPI C0040000
	Transfer: No.	

PLAN SHOWING SUBDIVIDED PORTION 'A' OF ERF 2061 MARSELLE ADMINISTRATIVE DISTRICT OF ALEXANDRIA PROVINCE OF THE EASTERN CAPE SCALE: 1/250 (@A3)



SITE DEVELOPMENT PLAN SCALE 1:250 (IF PRINTED ON A3)



SCHEDULE OF AREAS & ZONING CRITERIA			
ERF DESCRIPTION	ERF SIZE	EXISTING ZONE	PROPOSED ZONE
PORTION A (CHURCH)	2012.0m²	COMMUNITY ZONE II	UNAFFECTED
DESCRIPTION	AREA	COVERAGE	PARKING REQUIREMENTS
EXISTING BUILDING	262.90m²	13.06 %	1 PRAY PER 8 SEATS
TOTAL DEVELOPMENT	262.90m²	13.06 %	51 PARKING BAYS

Title: SITE DEVELOPMENT PLAN FOR SUBDIVIDED PORTION 'A' OF ERF 2061, MARSELLE, ADMINISTRATIVE DISTRICT OF ALEXANDRIA PROVINCE OF THE EASTERN CAPE			
drawn: DSC	scale: 1:250	project: 2061MAR	drawing no: F.06.24
checked by: MF-B		page size: A3	page no: 1 of 1
date: 17 May 2014			

project: SUBDIVISION OF ERF 2061 MARSELLE

TOWN PLANNING APPLICATION

FREELANCE
 Drafting Consultancy
 M H Bekken Prinsloo (Pty) Ltd
 1 Bonaire Street, Grahamstown
 Cellphone & Whatsapp: 082 432 2883
 Email: mhbekken@freelance.co.za