

## APPLICATION FORM H(a)



Ref:	
Date Received:	
Application no:	
Approved:	Not Approved:
Date of Permit:	
Permit No:	

**PERMIT APPLICATION IN TERMS OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018) FOR THE DAMAGE, ALTERATION, REDECORATION, REMOVAL, SUBDIVISION OR AMENDMENT OF ANY PLAN OF A PUBLIC MONUMENT OR MEMORIAL PROTECTED UNDER SECTIONS 47, (READ IN CONJUNCTION WITH SECTIONS 44(1) AND (3)) & 45(1) AND (3))**

THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE CURRENT APPLICATION FORM IS USED. APPLICATIONS ON NON-COMPLIANT FORMS WILL NOT BE PROCESSED: Application Form H(a) must be used for applications for alterations to memorials. Form I must be used if work has commenced, alternatively been completed without a permit

**NB: IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE ACT (5/2018) TO MAKE ANY FALSE STATEMENT OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION (Consult the attached guidelines before completing this form)**

**ALL APPLICATION FORMS, REQUIRED SUPPORTING DOCUMENTATION AND PROOF OF PAYMENT MUST BE SUBMITTED TO THE KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE AS PER THE GUIDELINES ATTACHED, THE TYPE OF CONTAVENTION WILL DETERMINE THE METHOD OF SUBMISSION.**

**A. DECLARATION BY OWNER**

I, GRACE NONTUTHUZELO MAVUNDLA

(full names of owner/person authorized to sign) undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which the KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE may issue the permit to me.

Signature

Place EMADLANGENI MUNICIPALITY Date 27/02/2023

(The owner of the property must fill in these details and those in Section E: 3 and sign this document and any plans or other documents submitted in support of this application)

**B. PROPERTY DESCRIPTION:**

Name of property: <u>R 1186</u>	Title Deed No. <u>19368/1978</u>
Erf/Lot/Farm No: <u>Remainder of erf 186</u>	GPS Co-ordinates <u>66919.6 ; 3060391</u>
Street Address, suburb, town: <u>60 Kerk Street, Utrecht.</u>	
Local Municipality <u>eMadlangeni</u>	District Municipality <u>Amajuba</u>
Current zoning <u>Commercial</u>	Present use <u>office / Parking</u>

Detail of the Memorial or Statue and any other Structures or improvements on site:
historical house with architectural interest
built of sand stone.

**C. SIGNIFICANCE:**

**1. Status of the Site** (all monuments & public memorials are generally protected but some have been formally protected. Please state the protection status of the applicant site):

Heritage Landmark	Provincial Landmark	X	Listed on the Heritage Register	Heritage Conservancy
Provisionally Protected (notice issued)			Government Gazette Notice of Protection No 6028	26 May 1978

**2. Historical/Military Significance:**

Historical house situated on 6 Church street forms an essential part of the historic complex of Utrecht.

References:

**3. Aesthetic/Architectural Significance:**

Historical and architectural interest

References:

**4. Association with a particular person/community/event:**

N/A.

References:

**5. Archaeological/ Palaeontological Significance:**

N/A.

References: None.

**6. Other Significance:**

References

**D. PROPOSED WORK**

1. Purpose of Application (Indicate the reason by marking the relevant box)

Damage/destruction/demolition		Alterations/Additions		Redecoration	
Excavation		Exhumation		Write/draw on	
Collection/Removal from original site		Trade/export (heritage objects)		Restricted use of equipment s40(5)	
Development		Consolidation/Subdivision	X	Amendment of Plan	

2. Motivation for proposed work (Please motivate fully – on a separate sheet if necessary)

Remainder of erf 186 has always been incorrectly fenced. The site has a house and a vacant piece of land which has been leased by Spar for years. The municipality intends to sell this portion of land to Spar. The monument structure and gazetted size will remain untouched. No new impact will be visible as the sites have always appeared to be two. Please find detailed subdivision motivation attached.

3. Detail the alterations/additions/restorations proposed (Briefly outline the proposal)

The municipality intends to approve a subdivision and rezoning on a vacant portion of R 186. The site has been incorrectly fenced since the early 90s hence the site was gazetted as measuring 121 1/2 square feet, which will remain with more square meters after the subdivision (2578m<sup>2</sup>). After being sold the applicants intends to utilise the site for parking and receiving bay for "Spar" the business.

**E. CONTACT DETAILS**

1. **CONTRACTOR** (the person who will do the work)

NAME

		POST CODE
TEL	FAX/EMAIL	
CELL	QUALIFICATIONS	
REGISTRATION OF INDUSTRY REGULATORY BODY:		

<b>2. HERITAGE ARCHITECT/HERITAGE PRACTITIONER/CONSERVATOR</b>		
NAME		
POSTAL ADDRESS		
		POST CODE
TEL	FAX/EMAIL	
CELL	SACAP/ASAPA REG. NO.	
Author's Drawing Nos.		
SIGNATURE	DATE	

<b>3. OWNER OF PROPERTY</b> (Owner or delegated person to sign on the front of this form)		
NAME eMadlangeni local Municipality		
POSTAL ADDRESS Po Box 11		
Utrecht.		POST CODE 2980
TEL 0343313616	FAX/EMAIL	

<b>4. DELEGATED AUTHORITY</b> (The name of the person authorized to act on behalf of a company or institution – Power or Attorney/proof of authorization to be attached)		
NAME Grace Nontuthuzelo Mavundla		
TEL 0343313041	FAX/EMAIL mm@emadlangeni.gov.za	

<b>F. SUBMISSION FEE: R800.00 (subject to annual increment on the 1 April)</b>
The submission fee is payable to the KwaZulu-Natal Amafa And Research Institute by bank deposit/internet banking (EFT) and proof of payment must be submitted with the application.
<b>ACCOUNT DETAILS:</b>
<b>ABSA BANK: Branch: ULUNDI Bank Code: 630330</b>
Account in the name of the <b>KZN Amafa and Research Institute</b>
<b>Account No. 40-5935-6024</b>
<b>USE STREET ADDRESS/FARM NAME AS REFERENCE</b>

<b>G. PUBLIC PARTICIPATION:</b> (Contact details of Interested and Affected Parties Consulted - written opinion to be attached to form and drawings to be signed by I & A P. See Guidelines)	
Name	
Telephone	Fax/Email

<b>H. CHECKLIST OF SUPPORTING DOCUMENTATION</b>	<b>YES</b>	<b>NO</b>
APPLICATION FORM (COMPLETED & SIGNED BY OWNER & PLANS AUTHOR)	X	

MOTIVATION & PROPOSAL REPORT	X	
PHOTOGRAPHS	X	
CONSERVATION REPORT & / RELOCATION REPORT		
PLANS (X2 SETS) - NUMBERED AND COLOURED	X	
PROOF OF PROFESSIONAL ACCREDITATION (e.g. copy of accreditation card)		
PAYMENT/PROOF OF PAYMENT	X	

## KWAZULU-NATAL AMAFA AND RESEARCH INSTITUTE

THE KZN PROVINCIAL HERITAGE RESOURCES AUTHORITY  
(accredited in terms of the National Heritage Resources Act and established in terms of the  
KZN AMAFA AND RESEARCH INSTITUTE ACT (5 OF 2018))

### **GUIDELINES FOR THE PREPARATION OF APPLICATIONS FOR PERMITS FOR DAMAGE, ALTERATION, REDECORATION, REMOVAL, OR ANY OTHER WORK, INCLUDING SUBDIVISION OR AMENDMENT OF ANY PLAN OF A PUBLIC MONUMENT OR MEMORIAL**

Please read these guidelines carefully before preparing the application on Form H(a) for permits for work on sites/monuments/memorials protected under Section 47, read in conjunction with Sections 44(1), and (3); 45(1) and (3) and those listed on the Heritage Register in terms of the KwaZulu-Natal Amafa and Research Institute Act (4 of 2008)

#### **APPLICATION FORMS**

**A.** All applications must be made on the official application Form H(a) and must be accompanied by the relevant supporting documentation. The owner must sign the application form and any accompanying plans or documentation.

**B. PROPERTY:** Include the name of the property/memorial where applicable: e.g. King Dinuzulu Statue. The street address is the key information and is used as a tracking device in the filing system. Where several street numbers apply to the site, all the numbers must be included.

#### **C. SIGNIFICANCE:**

1. **STATUS:** Tick the appropriate box.

2. **HISTORICAL/MILITARY SIGNIFICANCE:** a brief history of monument/memorial and its related site, its construction/erection, as well as an assessment of historical significance is necessary.

3. **AESTHETIC/ARCHITECTURAL SIGNIFICANCE:** An assessment of the aesthetic/architectural elements, the construction methods employed, and any alterations, additions or remedial work carried out in the past is required. A full status quo architectural report must be provided, together with the plans.

4. **ASSOCIATION WITH A PARTICULAR PERSON/COMMUNITY/EVENT:** This aspect may be covered in the Historical Significance. Provide more details of the person/community associated with the memorial.

5. **ARCHAEOLOGICAL PALAEOLOGICAL SIGNIFICANCE:** An assessment of the condition and significance of the archaeological/paleontological remains on the site must be provided

6. **OTHER SIGNIFICANCE:** An assessment of any other significance the monument or memorial or the site on which it stands must be provided (e.g. there may be a grave of the person commemorated in the memorial attached to it)

**D. PROPOSED WORK:** Motivate and give full details of the proposed work.

**SUPPORTING DOCUMENTATION:** Accredited professionals with suitable heritage experience must compile the required supporting documentation. Permits issued will be conditional on that person overseeing the work. (Attach Proof of Professional Registration by SACAP or ASAPA or other registering authority)

#### **1. PHOTOGRAPHS OF EXISTING MONUMENT/MEMORIAL AND SURROUNDINGS:**

Postcard size/ larger photographs that clearly illustrate the features of the affected monument/memorial relevant to the application must be submitted. Photographs showing all the elevations/sides as well as general views showing the memorial in its context (streetscape/landscape, surrounding structures, aerial view, etc.) must also be provided.



KWAZULU-NATAL  
AMAFA

## 2. PLANS:

Plans detailing all existing features of the memorial and detailing the work to be undertaken must be drawn by professional architects accredited for heritage work and registered with the South African Council for the Architectural Profession. Two copies of the coloured plans must be submitted if the submission is made in hard copy. One copy will be stamped and sent back to the architect to submit to the Municipality. Plans must not be smaller than A3 size (210 x 297 mm) and must not be larger than A0 size (841 x 1 189 mm).

All supporting documentation submitted in hard copy must be folded to A4 size, with plans folded showing the title block containing all details of the owner, architect SACAP registration no., drawing nos. (with all revisions indicated), date of drawings and signatures of the owners and the architect.

### 2.1. SITE PLAN

The site plan must be drawn in accordance with the approved surveyor's diagram of the site and must show: scale; the north point; the erf/property/farm number of the site; the location of the site, the monument/memorial and any structures on it in relation to surrounding roads, buildings and other features; existing buildings, structures, and subterranean structures/remains on the site (coloured grey or uncoloured); proposed work (coloured red) and structures/parts of structures proposed for demolition (in dotted lines); and the extent of the declared area (in the case of a proclaimed property).

## 3. CONSERVATION REPORT:

This report should detail the current condition of the monument/memorial and propose immediate remedial actions required as well as provide a maintenance and conservation management plan for the future preservation of the monument/memorial. The report should contain detailed photographs of the affected areas requiring remedial action or further/future maintenance.

## 4. RELOCATION TO TEMPORARY STORAGE OR NEW SITE:

Should the work include removing the monument/memorial to a temporary or new site, the application must include a report on the new location, a full property description of the proposed site/storage facility, drawings of any work required for the re-erection, consent forms from the owner of the new site if it is not owned/controlled by the same authority, and a methodology statement on the removal, and transport of the monument/memorial to the new site, including the cost thereof. If it is to be kept in temporary storage pending re-erection the above report must include details on the safety and security at the temporary storage facility, along with the person or institution taking responsibility for the safeguarding thereof, and any costs involved in the storage.

G. **PUBLIC PARTICIPATION:** the applicant will be notified of the level of public participation required and will have to bear the costs thereof. The community associated with the monument/memorial, the Ward Councillor, and the local Heritage Societies and Tourism authorities should be consulted.

**SUBMISSION OF APPLICATIONS:** Application forms can be downloaded from

[www.heritagekzn.co.za](http://www.heritagekzn.co.za) – look under the “Permits” tab - download forms – Form H(a).

**APPLICATIONS FOR STRUCTURES:** Hard copy applications must be addressed to: The Head – Built Environment Section (not to an official's name), Kwazulu-Natal Amafa And Research Institute, either delivered to 195 Langalibalele Street, Pietermaritzburg, 3201 or posted to BOX 2685, Pietermaritzburg, 3200. Electronic submissions can be made via email to [beadmin@amafapmb.co.za](mailto:beadmin@amafapmb.co.za) or uploaded to the Sahr's system operated by the South African Heritage Resources Agency (confirm upload to [beadmin@amafapmb.co.za](mailto:beadmin@amafapmb.co.za)). Minor work applications can be brought into the Institute's offices on a Monday between 09:00-15:00 and, where possible, they will be handled within about an hour, provided that the bearer waits for the permit or collects it on the same day.

**PROCESSING OF APPLICATIONS:** applications are processed in the order in which they are received, except during the December/January holiday break. Allow 90 days for processing of complex applications as these may be submitted to external reviewers before submission to the Council of the Institute. Lobbying of external reviewers will disqualify the application and the matter will be reported to the relevant professional bodies. Written responses to applications will be forwarded to applicants by email. Telephonic or e-mails enquiries will not generally be responded to.

**\*PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Allow 90 days from the receipt of all required documentation**



## ***NOTIFICATION OF PAYMENT***

To Whom It May Concern:

First National Bank hereby confirms that the following payment instruction has been received:

-----

Date Actioned : 2023/03/07  
Time Actioned : 16:47:17  
Trace ID : 1MDDTKJK

### **Payer Details**

Payment From : Emadlangeni Local Municipality  
Cur/Amount : 800.00

### **Payee Details**

Recipient/Account No : ... 356024  
Name : AMAFA INSTITUTE  
Bank : ABSA BANK LIMITED  
Branch Code : 630330  
Reference : 60 CHURCH STR,UTRECHT

*END OF NOTIFICATION*

-----

To authenticate this Payment Notification, please visit the First National Bank website at [fnb.co.za](http://fnb.co.za), select the "Verify Payments" link and follow the on-screen instructions.

Our customer (the payer) has requested First National Bank Limited to send this notification of payment to you. Should you have any queries regarding the contents of this notice, please contact the payer. First National Bank Limited does not guarantee or warrant the accuracy and integrity of the information and data transmitted electronically and we accept no liability whatsoever for any loss, expense, claim or damage, whether direct, indirect or consequential, arising from the transmission of the information and data.

-----



## 1. INTRODUCTION

The Purpose of this application is to obtain planning approval from the eMadlangeni Municipality to apply for the following:

- ✓ Proposed **subdivision** of the Remainder of Erf 186 Utrecht to form Portion 10 and Remainder of Erf 186 Utrecht
- ✓ Proposed **rezoning** of Portion 10 of Erf 186 Utrecht from *Municipal and Government* to *Medium Impact Commercial*.

This is to be done in terms of the Spatial Planning and Land Use Management Act (SPLUMA) No. 16 of 2013 to be read with eMadlangeni Municipality's Spatial Planning and Land Use Management By-Law for planning approval in terms of the following:

- **Section 46(b)** : the amendment of a land use scheme
- **Section 46(g)** : the subdivision of land

## 2. PROPERTY DESCRIPTIONS

ERF NUMBER	:	Remainder of Erf 186 Utrecht
ERF SIZE	:	3,538 sq.m
ADDRESS	:	60 Church Street, Utrecht
TITLE DEED	:	T 9368/1978 <b>See Annexure A</b>
DIAGRAM	:	UTT 186/1881 <b>See Annexure B</b>
REGISTERED OWNER	:	eMadlangeni Municipality

## 3. LOCATION

The erf is situated at the corner of Church and Van Rooyen Street, as shown in figures 1 - 3 below.



Figure 1 : Google

The town is situated within Ward 2 of eMadlangeni Municipality (KZ253).



Figure 2: Ward 2

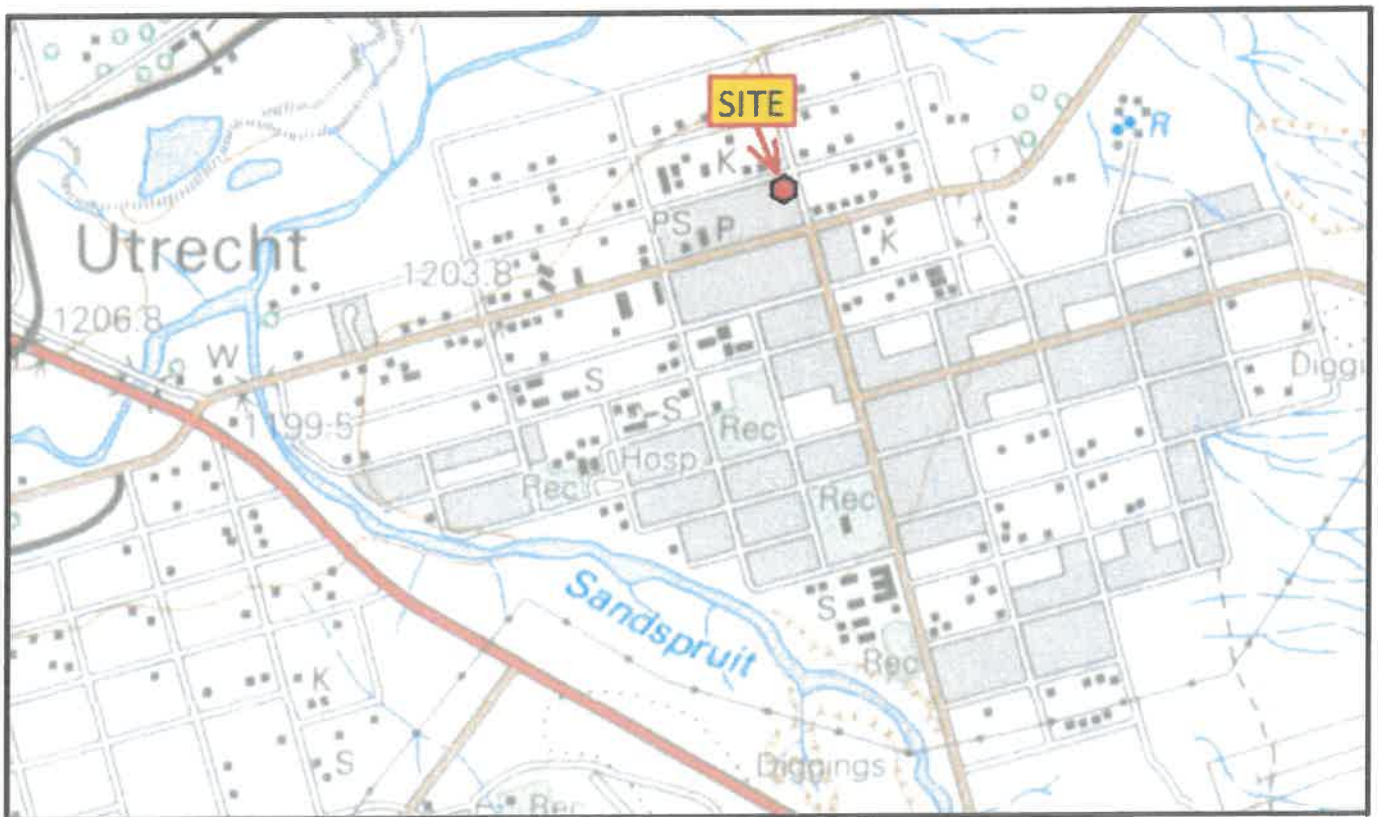


Figure 3: Locality (2730CB)

### 4. ZONING

#### 4.1. CURRENT ZONING AND LAND USE

The erf is zoned *Municipal and Government*, according to the Valuation Roll, and currently the use is Heritage Site and Parking. See Figure 4 below.



Figure 4 : ZONING

- General Commercial (Core Mixed Use)
- General Industry
- Institution
- Light Industry
- Low Impact Commercial (Mixed Use)
- Medium Density Residential
- Medium Impact Commercial (Mixed Use)
- Municipal and Government
- Old Age Home
- Petrol Filling Station
- Place of Worship



Figure 5 : Heritage Building

### 4.2. SURROUNDING ZONINGS AND LAND USAGE

The zoning of the neighbouring properties are all as shown in Figure 4.

With regards to Land Use, the neighbourhood is fairly built up with established residential properties to the north and commercial properties to the south and east.




Figure 6 : Land Use

### 4.3. PROPOSED ZONING AND USE OF SITE

The zoning of the proposed subdivision, being **Portion 10** is to be **Medium Impact Commercial** due to the fact that the site is less than 1000 sq.m. The use will remain parking for business purposes for the time being as is currently the case.

#### 1.6.2 MEDIUM IMPACT COMMERCIAL (MIXED USE) ZONE

USE ZONE	REFERENCE TO MAP	STATEMENT OF INTENT	INTENSITY –		MINIMUM STREET FRONTAGE (M)	BUILDING LINES, SIDE AND REAR SPACES			ADDITIONAL REQUIREMENTS /
			Min	Max		BUILDING LINES	SIDE SPACES	REAR SPACES	
Medium Impact Commercial	Fill: Blue R 051, G 102, B 255: 	To provide for a range of retail, offices, residential and community facilities to be located in secondary development nodes, along key interceptor locations, arterials and along certain transport corridors but may also serve as a transitional area between sensitive uses (such as low impact residential and conservation) and intensive (high impact) commercial uses.	750m <sup>2</sup>	N/A	10m, provided that for hatchet and panhandle shaped erven the minimum frontage is 4.5m. The latter may be increased at the discretion of the Municipality.	4.5m	4.5m	2 m	Refer to parking schedule in section 4

## 5. NEED AND DESIRABILITY FOR THE SUBDIVISION

### 5.1. General Principles of Land Development

- ✓ Promote the sustainable use of existing land resources.
- ✓ Optimise the use of existing resources
- ✓ Encourage growth of local economies.
- ✓ Limit “urban sprawl”.
- ✓ Mixed use development should be promoted.

### 5.2. Spatial Development Framework

The eMadlangeni Municipality’s Vision by 2036 is :

- ✓ A self-sustaining exemplary local municipality
- ✓ With a diverse thriving economy
- ✓ Where people enjoy a high quality of life
- ✓ Within a sustainable and resilient environment

The *Spatial Development Framework* also provides for the following:

- ✓ To create a spatial environment that promotes and facilitates economic development and growth.
- ✓ To facilitate the development of sustainable human settlements across the community and in line with national policy directives
- ✓ To promote sustainable development and enhance the quality of the natural environment.
- ✓ To facilitate sustainable and efficient utilisation of land.
- ✓ To guide private and public investment to the most appropriate areas in support of the municipal spatial development vision;

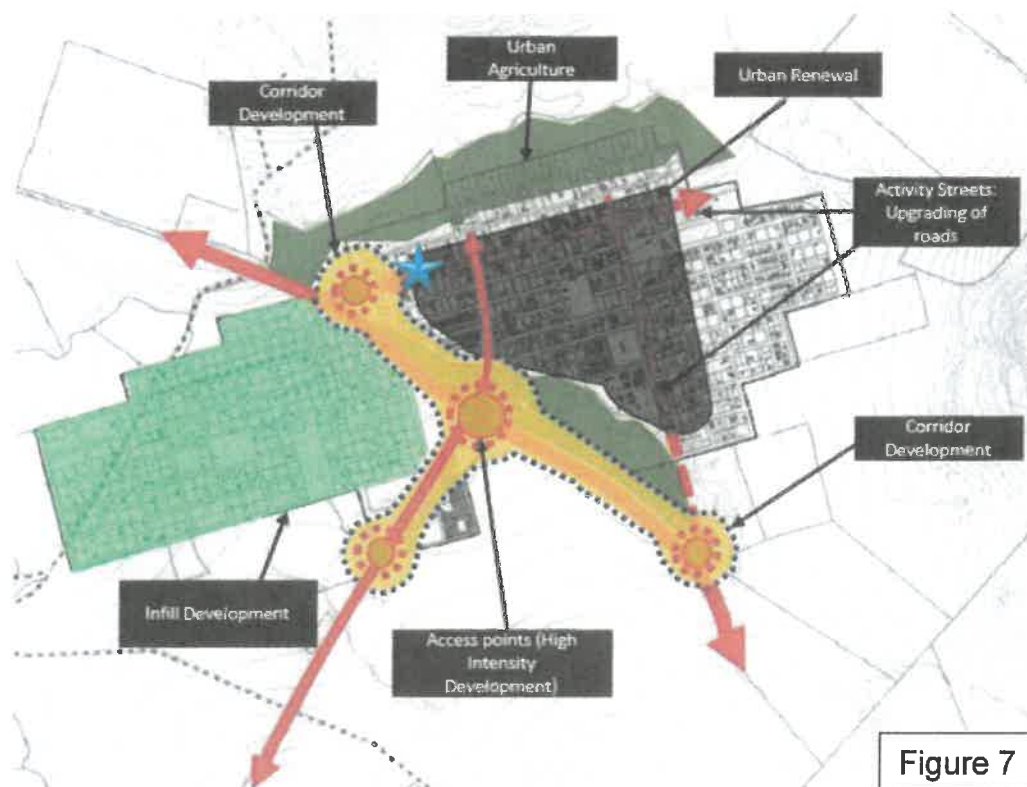


Figure 7 : Infill

### 5.3. Need

#### 5.3.1 Subdivision

Subdividing the property encourages higher densities within the Town’s Urban Edge, which is in-line with the eMadlangeni Municipality’s densification strategy in terms of their Spatial Development Framework.

The property was declared a National Monument in 1978, as per Figures 9a and 9b. The property currently has a Heritage building situated on same, and the southern portion forming part of the proposed subdivision has been utilised as a parking area for a number of years. The existing Heritage Building and surrounding garden has been fenced off with a palisade fence.

As the parking area has no historic value, the eMadlangeni Municipality have agreed to sell same to a member of the local community.

*The portions comply with the Scheme’s minimum Lot size requirements:-*

Remainder of Erf 186 Utrecht comprises 3,538 sq.m, which after subdivision :-

Portion (A) : Portion 10 of Erf 186 Utrecht	=	960 sq.m
Remainder of Erf 186 Utrecht	=	2,578 sq.m

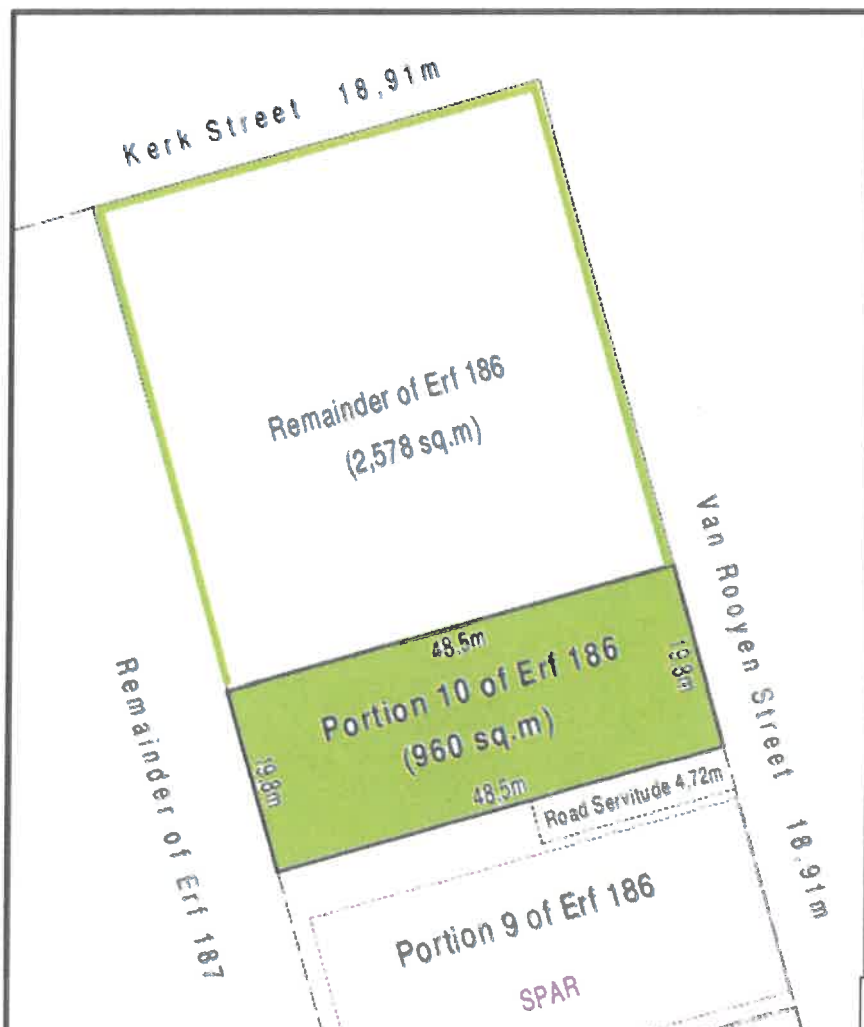


Figure 8 : Layout Plan

No. 1072 26 May 1978  
**NATIONAL MONUMENTS ACT, No. 28**  
**OF 1969**

**DECLARATION OF ERF 186, WITH THE HISTORIC HOUSE THEREON, AT UTRECHT**

By virtue of the powers vested in me by section 10 (1) of the National Monuments Act, 1969 (Act 28 of 1969), I, Pieter Gerhardus Jacobus Koornhof, Minister of National Education, hereby declare Erf 186, with the historic house thereon, situate at 62 Church Street, Utrecht, to be a national monument.

*Description*

Erf 186, with the historic house thereon, at Utrecht, described as certain piece of land, in extent 247 square roods and 121½ square feet (Cape measure), being the northern half of Erf 186 (formerly No. 4), and situate at the corner of Church and Van Rooyen Streets, in the Township of Utrecht, Colony of Natal.

Deed of Transfer 1107/1908, dated 21 August 1908.

*Historical and architectural interest*

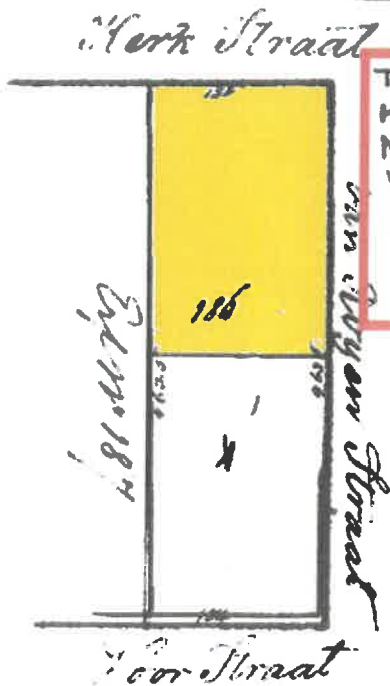
Erf 186, together with the house thereon, forms an essential part of the historic complex of Utrecht. 10/2/558.

P. G. J. KOORNHOF, Minister of National Education.

Figure 9a : Gazette

**Landmeter-Generaal der S. J. Republiek.**

NOU ERF.....186.....DORP  
 .....Utrecht.....



The Remainder of this property has been proclaimed a National Monument.  
 Vide Proc. No. 1072 dated 26.5.1978  
 H. H. H. H.  
 Surveyor-General.  
 7/0/1978

For Sub A see Sub 276  
 fol 42

Figure 9b : Diagram

### 5.3.2 Densification

Subdividing the property complies with the densification strategy within the SDF, as shown in Figures 7 and 10.

The eMadlangeni Municipality will also benefit by obtaining additional rates and taxes from the new residential property to be created.

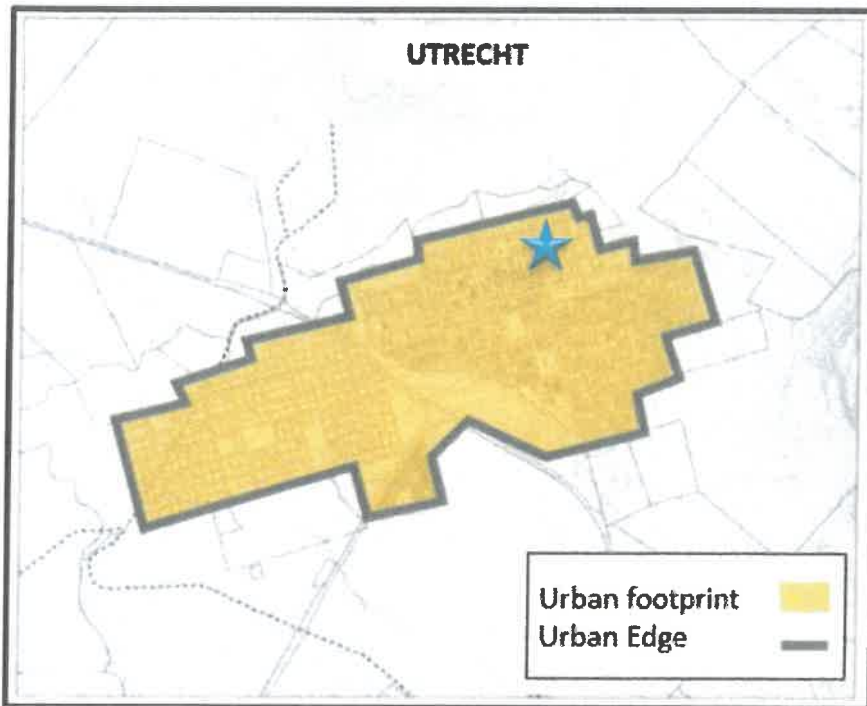


Figure 10 : Urban

### 5.4. Desirability and Impact Assessment

The area is well located and suitable to the proposed subdivision. Proposed Portion 10 will face Van Rooyen Street. As can be seen in Figure 11, the area is used as a parking area. This also assists with keeping traffic free flowing on the road network.



Figure 11 : Parking



#### 5.4.1. Possible impact on adjacent road network

The subdivision of the property will have no effect on the existing road network.

Proposed Portion 10 of Erf 186 will obtain direct access from Van Rooyen Street, as is currently the case, see Figure 12.

The proposed Remainder of Erf 186 will obtain direct access from Church Street, as is currently the case. There is a pedestrian gate and a vehicular access gate from Church street as shown in Figure 13.



Figure 12 : Van Rooyen Street

Thus no new access points are required as the existing access points remain suitable for access.

The client will however still comply with any recommendations and requests made by the eMadlangeni's Traffic department.



Figure13 : Church Street

#### **5.4.2. Possible impact on the receiving physical and bio-sphere environment**

The proposed subdivision and rezoning will not negatively impact the physical and bio-sphere environment.

The application does not trigger any of the activities listed in the EIA Regulations, 2014.

#### **5.4.3. Municipal infrastructural service (Sewage; storm water; water; electricity)**

The bulk municipal services will not be affected by the subdivision and rezoning.

## 6. Assessment of Application

SPLUMA highlights five primary development principles applicable to spatial planning, land use management and land development:

- ✓ Spatial Justice
- ✓ Spatial Sustainability
- ✓ Efficiency
- ✓ Spatial resilience
- ✓ Good administration

When assessing this application we can see that our proposal is consistent with these principles in the following way:

### • Spatial Justice

#### AIM

- Radical land reform
- Clustering of Development at Tertiary Nodes
- Improving access to social facilities

#### CONSISTENCY

- The subdivision and rezoning will allow the new owner with access to tenure.
- The proposed new property will be rezoned to comply with Utrecht's Town Planning Scheme regulations.

### • Spatial Sustainability

#### AIM

- Ensuring sustainability and spatial resilience
- Promotion of infill development

#### CONSISTENCY

- The subdivision and rezoning will enhance the efficient and effective use of the land. This is also in line with the densification strategy that the eMadlangeni Municipality has for the town of Utrecht.
- The subdivision lies within the Utrecht town boundaries and contributes to a more integrated urban environment.

### • Efficiency

#### AIM

- Promote Compact Development
- Densification Strategy

**CONSISTENCY**

- There are existing bulk services already servicing the proposed subdivision.
- The subdivision and simultaneous rezoning will not negatively affect the character of the surrounding area.

• **Spatial resilience**

**AIM**

- Developing sustainable human settlements
- Mitigating land degradation

**CONSISTENCY**

- The subdivision and simultaneous rezoning complies with the eMadlangeni Spatial Development Framework.

• **Good administration / Governance**

**AIM**

- Developing sustainable integrated spatial planning system
- Integration of traditional land allocation processes with municipal spatial strategy

**CONSISTENCY**

- This application assists the eMadlangeni Municipality with complying with the directive of the SPLUMA.

**7. Conclusion**

When considering the abovementioned motivation, it is clear that the application for the:

- ✓ Proposed **subdivision** of the Remainder of Erf 186 Utrecht to form Portion 10 and Remainder of Erf 186 Utrecht
- ✓ Proposed **rezoning** of Portion 10 of Erf 186 Utrecht from *Municipal and Government* to *Medium Impact Commercial*.

meets the criteria as set out in the SPLUMA and By-Laws, and is therefore recommended that the application be supported and approved by the eMadlangeni Municipality.

**DEPARTMENT OF NATIONAL EDUCATION**

No. 1071

26 May 1978

**NATIONAL MONUMENTS ACT, No. 28  
OF 1969****DECLARATION OF A PORTION OF ERF 63 WITH  
THE HISTORIC ST PAUL'S ANGLICAN CHURCH  
THEREON, AT KOMGA**

By virtue of the powers vested in me by section 10 (1) of the National Monuments Act, 1969 (Act 28 of 1969), I, Pieter Gerhardus Jacobus Koornhof, Minister of National Education, hereby declare a portion of Erf 63 with the historic St Paul's Anglican Church thereon, at Komga, to be a national monument.

*Description*

Certain piece of land with the historic St Paul's Anglican Church thereon, being that portion of Erf 63, Komga, previously known as Lots 5 and 10 of Block 1, Komga, each lot being in extent two (2) square roods. King William's Town Freeholds 1/30b, dated 3 July 1865.

*Historical and architectural interest*

The original part of this church was completed in 1866 and was used as a temporary fort during the Ninth Frontier War (1877-78). The chancel was added in 1880 and the castellated tower early in the 20th century. 10/2/559.

P. G. J. KOORNHOF, Minister of National Education.

No. 1072

26 May 1978

**NATIONAL MONUMENTS ACT, No. 28  
OF 1969****DECLARATION OF ERF 186, WITH THE HISTORIC  
HOUSE THEREON, AT UTRECHT**

By virtue of the powers vested in me by section 10 (1) of the National Monuments Act, 1969 (Act 28 of 1969), I, Pieter Gerhardus Jacobus Koornhof, Minister of National Education, hereby declare Erf 186, with the historic house thereon, situate at 62 Church Street, Utrecht, to be a national monument.

*Description*

Erf 186, with the historic house thereon, at Utrecht, described as certain piece of land, in extent 247 square roods and 121½ square feet (Cape measure), being the northern half of Erf 186 (formerly No. 4), and situate at the corner of Church and Van Rooyen Streets, in the Township of Utrecht, Colony of Natal.

Deed of Transfer 1107/1908, dated 21 August 1908.

*Historical and architectural interest*

Erf 186, together with the house thereon, forms an essential part of the historic complex of Utrecht. 10/2/558.

P. G. J. KOORNHOF, Minister of National Education.

No. 1073

26 May 1978

**NATIONAL MONUMENTS ACT, No. 28  
OF 1969****DECLARATION OF THE HISTORIC METHODIST  
CHURCH AND MANSE AT LELIEFONTEIN,  
NAMAQUALAND**

By virtue of the powers vested in me by section 10 (1) of the National Monuments Act, 1969 (Act 28 of 1969), I, Pieter Gerhardus Jacobus Koornhof, Minister

**DEPARTEMENT VAN NASIONALE OPVOEDING**

No. 1071

26 Mei 1978

**WET OP NASIONALE GEDENKWAARDIG-  
HEDE, No. 28 VAN 1969****VERKLARING VAN 'N GEDEELTE VAN ERF 63,  
MET DIE HISTORIESE ANGLIKAANSE KERK ST.  
PAUL'S DAAROP, TE KOMGA**

Kragtens die bevoegdheid my verleen by artikel 10 (1) van die Wet op Nasionale Gedenkwaardighede, 1969 (Wet 28 van 1969), verklaar ek, Pieter Gerhardus Jacobus Koornhof, Minister van Nasionale Opvoeding, hierby 'n gedeelte van Erf 63, met die historiese Anglikaanse Kerk St. Paul's daarop, te Komga, tot nasionale gedenkwaardigheid.

*Beskrywing*

Sekere stuk grond, met die historiese Anglikaanse Kerk St. Paul's daarop, synde daardie gedeelte van Erf 63, Komga, wat voorheen bekend was as Erwe 5 en 10 van Blok 1, Komga, elke perseel groot twee (2) vierkante roede. King William's Town-vrypagte 1/30b, gedateer 3 Julie 1865.

*Historiese en argitektoniese belang*

Die oorspronklike gedeelte van hierdie kerk is in 1866 voltooi en is tydens die Negende Grensoorlog (1877-78) as tydelike fort gebruik. Die kanselruimte is in 1880 en die gekanteelde toring vroeg in die 20ste eeu aangebou. 10/2/559.

P. G. J. KOORNHOF, Minister van Nasionale Opvoeding.

No. 1072

26 Mei 1978

**WET OP NASIONALE GEDENKWAARDIG-  
HEDE, No. 28 VAN 1969****VERKLARING VAN ERF 186, MET DIE HIS-  
TORIESE HUIS DAAROP, TE UTRECHT**

Kragtens die bevoegdheid my verleen by artikel 10 (1) van die Wet op Nasionale Gedenkwaardighede, 1969 (Wet 28 van 1969), verklaar ek, Pieter Gerhardus Jacobus Koornhof, Minister van Nasionale Opvoeding, hierby Erf 186, met die historiese huis daarop, geleë te Kerkstraat 62, Utrecht, tot nasionale gedenkwaardigheid.

*Beskrywing*

Erf 186, tesame met die historiese huis daarop, te Utrecht, beskryf as sekere stuk grond, groot 247 vierkante roede en 121½ vierkante voet (Kaapse mate), synde die noordelike helfte van Erf 186 (voorheen No. 4), en geleë op die hoek van Kerk- en Vanrooyenstraat, in die dorpsgebied Utrecht, kolonie Natal.

Transportakte 1107/1908, gedateer 21 Augustus 1908.

*Historiese en argitektoniese belang*

Erf 186, tesame met die huis daarop, vorm 'n essensiële deel van die historiese kompleks van Utrecht. 10/2/558.

P. G. J. KOORNHOF, Minister van Nasionale Opvoeding.

No. 1073

26 Mei 1978

**WET OP NASIONALE GEDENKWAARDIGHEDE,  
No. 28 VAN 1969****VERKLARING VAN DIE HISTORIESE METODIS-  
TEKERK EN -PASTORIE TE LELIEFONTEIN,  
NAMAKWALAND**

Kragtens die bevoegdheid my verleen by artikel 10 (1) van die Wet op Nasionale Gedenkwaardighede, 1969 (Wet 28 van 1969), verklaar ek, Pieter Gerhardus Jacobus



# EMADLANGENI

MUNICIPALITY UMASIPALA MUNISIPALITEIT

☒ 11 UTRECHT 2980

☎ 034 - 331 3041

F-☒ 034 - 331 4312

e-☒

☞ \_\_\_\_\_

☞ \_\_\_\_\_

Extract from the minutes of the Emadlangeni Municipal Special Council Meeting held on the 26 May 2022.

## MINUTES OF EMADLANGENI MUNICIPAL SPECIAL COUNCIL MEETING HELD ON 26 MAY 2022

**PRESENT:**

Cllr M.J Mthethwa	Speaker
Cllr M.L Buthelezi	Mayor
Cllr P.F.Chongo	Deputy Mayor
Cllr N.M Dekker	
Cllr K.V Sibisi	
Cllr N.Nkosi	
Cllr S.M Khoza	
Cllr V.C.Ndlovu	

**OFFICIALS:**

Mrs G.N.Mavundla	Acting Municipal Manager
Ms N.Zungu	Acting Director Corporate Services
Mr W.S.Mpanza	Acting Chief Financial Officer
Mr Zamisa	Acting Director Infrastructure & Planning Development
Mr M.Jele	IT Officer
Mr S.Simelane	Finance Manager
Ms B.Kiewiets	Committee Officer

**SP.COUN.2022.05.26**

**A90/2022 REQUEST FOR AUTHORITY TO SIGN MUNICIPAL DOCUMENTS**

### **RESOLVED**

- a) that the Acting Municipal Manager be granted authority to sign municipal documents.
- b) that the Acting Municipal Manager Mrs G.N.Mavundla be granted authority to sign municipal documents.

*The town  
within a  
game park*

Cllr M.J.Mthethwa accepted the resolution and was supported by Cllr N.M.Dekker.

CERTIFICATE

I, Mrs GN Mavundla in my capacity as the Municipal Manager of the Emadlangeni Municipality certify that the above-mentioned is a true and correct extract from the minutes of the Emadlangeni Special Council Meeting held on the 26 May 2022.



**MRS GN MAVUNDLA  
MUNICIPAL MANAGER**

KZ 253

I  
C  
I  
C  
B  
H  
A  
  
E  
L  
I  
N  
G  
A  
P  
H  
A  
K  
A  
T  
H  
I  
  
K  
W  
E  
S  
I  
Q  
I  
W  
I  
  
•  
  
D  
I  
E  
  
D  
O  
R  
P  
  
G  
E  
L  
E  
E  
  
I  
N  
  
'  
N  
  
W  
I  
L  
D  
S  
P  
A  
R  
K  
  
•  
  
T  
H  
E  
  
T  
O  
W  
N  
  
W  
I  
T  
H  
I  
N  
  
A  
  
G  
A  
M  
E  
  
P  
A  
R  
K