

# Surfers Challenge and the athletes who made it happen

## TOTT CONTRIBUTOR

The Discovery Surfers has its origins in 1975: a road relay from King Williams Town, now Qonce, to East London was the catalyst when a team of surfers took on their Buffalo Road Running Club friends and lost.

The surfers decided to challenge the runners to a race on their own turf — on the beach, with two river crossings and a tough section commanded by rocks, shingle and other obstacles.

The surfers were confident, but all-round athlete Kenny Wilkinson proved too strong and won the first encounter in 1975.

The first hat-trick was Danny Biggs from Durban (1985, '86 and '87) He returned last year for the first time since those victories and enjoyed the experience. His fastest run was his second, when he recorded 60:13. Tides and weather were extremely favourable that year.

The first woman for whom we have a result for was Heidi Wust in 1983.

1984 was a big year for the women when Colleen Lindeque (De Reuck) won. Her brother Colin won the men's race. She later married Darren de Reuck from Gonubie, became a SA Champion and an Olympic athlete.

Wust won again in 1989.

Lizanne Holmes one of the top Border athletes of all time won twice, while the all time Queen of Surfers is undoubtedly Hanlie Botha who has won the longer version on 11 occasions.

A visitor for quite a few years was Myrette Brink, who won on three occasions with the fastest documented time for the women's race of 74:25 in 2014.

The first black man to win Surfers was Thabang Baholo in 1988, while a year later Mzwandile Shube ran the fastest time ever.

In 2025, the 50th running of the race, Keagan Cooke from Nelson Mandela Bay won in 68:44 - the second fastest since the distance was increased by a kilometre in 2010.

Gold medalists from the Comrades Marathon include two winners, in Alan Robb and Bruce

Fordyce, while Biggs and Shaw have run gold medal times and in the women's field Yolande MacLean the 2015 Surfers winner, is a multiple time gold medallist. But most importantly, Surfers is a race for absolutely everyone.



**The first woman for whom we have a result for was Heidi Wust in 1983**



**ENDURANCE:** The all time Queen of Surfers is undoubtedly Hanlie Botha, who has won the longer version of the race on 11 occasions. *Picture: SUPPLIED*



## NDLAMBE MUNICIPALITY PORT ALFRED

### APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE TO RELAX THE STREET AND LATERAL BUILDING LINES ON ERF 594, BOKNESSTRAND.

**Applicant:** LOUIS SCHELLINK

**Owner:** LOUIS SCHELLINK FAMILY TRUST

**Property Description:** ERF 594, BOKNESSTRAND

**Physical Address:** 594 KWAAIHOEK STREET, BOKNESSTRAND, 6189

#### Detailed description of proposal:

The matter for consideration is an Application for The Removal of Restrictive Title Deed Conditions and Departure to Relax The Street and Lateral Building Lines on Erf 594, Boknesstrand 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 Town Planning Portal on Ndlambe Municipal website (<https://www.ndlambe.gov.za/town-planning-portal/>) under Public Participation. Any written comments may be addressed in terms of Section 98 of the said Bylaw to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to [townplanning@ndlambe.gov.za](mailto:townplanning@ndlambe.gov.za) on or before **02 March 2026**. 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 NUMBER: 18/2026**

**ADV. R DUMEZWENI**  
29 January 2026 MUNICIPAL MANAGER



## NDLAMBE MUNICIPALITY PORT ALFRED

### APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE TO RELAX THE LATERAL AND REAR BUILDING LINES ON ERF 604, KENTON ON SEA.

**Applicant:** KYLE VAN NIEKERK (FOR M.E.H SULTER & SON INC)

**Owner:** CHRISTOPHER MATTHEW LEE

**Property Description:** ERF 604, KENTON ON SEA

**Physical Address:** 12 PAISLEY ROAD, KENTON ON SEA, 6191

#### Detailed description of proposal:

The matter for consideration is an Application for The Removal of Restrictive Title Deed Conditions and Departure to Relax The Lateral and Rear Building Lines on Erf 604, Kenton on Sea 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 Town Planning Portal on Ndlambe Municipal website (<https://www.ndlambe.gov.za/town-planning-portal/>) under Public Participation. Any written comments may be addressed in terms of Section 98 of the said Bylaw to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to [townplanning@ndlambe.gov.za](mailto:townplanning@ndlambe.gov.za) on or before **02 March 2026**. 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 NUMBER: 20/2026**

**ADV. R DUMEZWENI**  
29 January 2026 MUNICIPAL MANAGER



## NDLAMBE MUNICIPALITY PORT ALFRED

### APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, REZONING FROM RESIDENTIAL ZONE 1 TO BUSINESS ZONE 2 (TO ALLOW A SHOP) AND CONSENT USE FOR GENERAL RESIDENTIAL BUILDING ON ERF 3990, ALEXANDRIA.

**Applicant:** TN CONSULTING

**Owner:** SINDISWA ANDRONICA DLAKWE

**Property Description:** ERF 3990, ALEXANDRIA

**Physical Address:** WOODPECKER CRES, ALEXANDRIA, 6185

#### Detailed description of proposal:

The matter for consideration is an Application for the Removal of Restrictive Title Deed Conditions, Rezoning from Residential Zone 1 to Business Zone 2 (To Allow a Shop) and Consent Use for General Residential Building on Erf 3990, Alexandria 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 Town Planning Portal on Ndlambe Municipal website (<https://www.ndlambe.gov.za/town-planning-portal/>) under Public Participation. Any written comments may be addressed in terms of Section 98 of the said Bylaw to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to [townplanning@ndlambe.gov.za](mailto:townplanning@ndlambe.gov.za) on or before **02 March 2026**. 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 NUMBER: 19/2026**

**ADV. R DUMEZWENI**  
29 January 2026 MUNICIPAL MANAGER

# GBG

Accountants | Auditors | Consultants

In the Estate of the late **Valerie Anne Nel**, Identity Number 510807 0068 08 1 of Damant Lodge Retirement Village, 14 Pike Lane, Port Alfred, 6170 who was a widow and who died on the 2nd April 2023

Estate number – 2617/2023

The First and Final Liquidation Account in the above estate will lie for inspection at the Office of the Master of the High Court, Grahamstown and at the Magistrate's Court, Port Alfred for a period of twenty-one days from the date of the publication hereof.

#### **Agent to Executor**

Reginald David Gowar representing GBG Trustees (Pty) Ltd  
Address: 29 Church St, Cradock, 5880  
Email: [lynn@gbggroup.co.za](mailto:lynn@gbggroup.co.za)  
Tel: 048 881 1678

IN THE ESTATE OF THE LATE PHILLIPA SHIRLEE TINLEY, Identity No. 420922 0064 086, of 55 Westbourne Road, Kenton on Sea, who died on the 12th July 2025 and who was divorced

ESTATE NUMBER 2923/2025

Creditors and Debtors of the above deceased are hereby requested to lodge their claims with and pay their debts to the undersigned within 30 days of the 30th January 2026

DATED at PORT ALFRED on this the 19th Day of January 2026

GJ MARAIS  
Agent for the Executor  
Neave Stötter Inc  
25 Van Der Riet Street  
PORT ALFRED  
Ref. pk/112171

**NDLAMBE MUNICIPALITY**



Ndlambe Municipality  
Corporate Services

23 DEC 2025

**RECEIVED**

**LAND USE APPLICATION FORM**

**PART A: TYPE(S) OF APPLICATION**

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
X	Rezoning	R 3200, 01
	Consolidation	R
X	Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land	R10 729, 68
	Departure Application: Permanent or Temporary Departure (for Land Use Change)	R
	Departure Relaxation Building Line	R
	Departure for Relaxation of Development Parameters (Height and/or Coverage)	R
X	Consent use in terms of the Land Use Scheme	R 3200, 01
	Extension for validity of an approval	R
	Subdivision	R
	Road closure or Closure of Public Open Space	R
	Approval of Architectural Design Manual, Homeowners Constitution, Site Development Plan	R
	Amendment of Conditions of Approval	R
	Cancellation/Amendment of General Plan	R
	Other	R
<b>TOTAL ON FEES PAYABLE</b>		<b>R17 129, 70</b>

**INSTRUCTIONS:**

- Do not convert or edit the land use application form.
- Confirm the applicable fees with the Town Planning Office before proceeding, and do not make any payment without consent from the Town Planning Office.
- Initial the bottom of each page and sign the Declaration on Page 11.

Applicant's Initials: T.T.N

## **PART B: GENERAL 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 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 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:
 

<p><b>The Municipal Manager Ndlambe Municipality P O Box 13 Port Alfred 6170</b></p>	<p><b>Town Planning Office Ndlambe Municipality Causeway Road, Civic Centre Port Alfred 6170</b></p>
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- 3.3. Lack of information leads to delays and adds to the workload of the Section/Department. It is essential that all applications that are submitted for consideration contain all of 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 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 Spatial Development Framework, 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/MEC 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 of the Spatial Planning Land Use Management Act, 2013 (Act No.16 of 2013) (SPLUMA).
- When an application is submitted for an amendment, suspension or removal of restrictive conditions the criteria referred to in Section 47 of the Act, 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);

Applicant's Initials:           T.T.N

- Services report or indication of all municipal services / registered servitudes;
- Typical unit types (plan & elevation);
- Abutting neighbour consent(s);
- Body Corporate / Home Owners Association (HOA) consent;
- Home Owners 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.

**PART C: INFORMATION TO BE COMPLETED BY THE APPLICANT**

<b>NOTE: Complete this form using BLOCK letters and ticking the appropriate boxes</b>	
<b>PART C.1: APPLICANT DETAILS</b>	
First name(s)	TIFFANY
Surname	NEMANDANDILA
Company name <i>(If applicable)</i>	TN CONSULTING
Street or Postal Address	2 GEORGE STREET GRAHAMSTOWN 6139
Email Address	consultingtn@yahoo.com
Contact Number	071 535 6757
<b>PART C.2: REGISTERED LANDOWNER(S) DETAILS <i>(If different from applicant)</i></b>	
Registered owner(s) Name	NONZAME DLAKWE
Street or Postal Address	ERF 3990 WOODPACKER CRESCENT ALEXANDRIA 6185
E-mail Address	N/A
Contact Number	073 554 7031

**PART D: PROPERTY DETAILS**

<b>NOTE: Property details must be in accordance with title deed</b>					
Erf No	3990	Suburb/Town/Area	ALEXANDRIA		
Farm No	N/A	Portion (if applicable)	N/A		
Physical or Street Address	ERF 3990, WOODPACKER CRESCENT, WENTZEL PARK, ALEXANDRIA				
Current Zoning	RESIDENTIAL ZONE 1				
Proposed Zoning	BUSINESS ZONE 2				
Additional Rights or Consent Uses Approved	NONE				
Current activities	DWELLING HOUSE (RDP HOUSE)				
Are any departures applicable to the land unit?	NO				
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	RDP HOUSE. IT IS IN GOOD CONDITION				
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	YES. THE SITE IS USE FOR RESIDENTIAL PURPOSES				
Property Size/ Extent (m <sup>2</sup> / ha - as per Title Deed)	289 SQUARE METERS				
Title Deed Number					
Any additional/relevant information in regard to the property	NO				
Any restrictions ito Conveyance's Certificate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If yes, list condition(s) in motivation report.		
Are the restrictive conditions in favour of a third party?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, list the party(ies) in motivation report.		
Is the property owned by Council?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.		
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, indicate which section are triggered in motivation report and attach relevant permit.		
Is the property or building located within the historical core or contains any heritage significant features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the building older than 60 years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the property fall inside the urban edge in terms of the SDF?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the property fall within the service edge in terms of SDF?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property encumbered with a bond	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, is bond/mortgage holders consent attached	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any existing unauthorized buildings and/or land use on the subject property(ies)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If yes, is this application to legalise the building / land use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>NOTE: A contravention penalty may be imposed.</b>					
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any land claim(s) registered on the subject property(ies)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**PART E: DETAILS OF THE APPLICATION**

1. Describe the proposed development in detail (A separate motivational report **MUST** be added):

.....  
REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS  
.....  
REZONING FROM RESIDENTIAL ZONE 1 TO BUSINESS ZONE 2 TO ALLOW A SHOP  
.....  
CONSENT USE FOR GENERAL RESIDENTIAL BUILDING TO ALLOW AN RDP HOUSE/DWELLING  
.....  
.....  
.....  
.....  
.....  
.....

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:

.....  
SEE SDP  
.....  
.....  
.....

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:

.....  
N.A  
.....  
.....  
.....

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 (2016) for a relaxation of the: NO RELAXATION OF BUILDING LINES

- 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 **NONE** 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 to ..... m;
- vii. Relaxation of parking requirements from.....bays to..... bays
- viii. Other zoning scheme condition(s) (as specified).....

5. RESTRICTING FACTORS

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

5.1 Are there any title deed restrictions, which may have an effect on the application?  
YES. SEE MOTIVATION AND TITLE DEED

If so, furnish details:

.....  
CONDITION B(1); B(2); B(3) AND B(4)  
.....  
.....  
.....

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

NO

If so, furnish details:

.....  
N.A  
.....  
.....  
.....

5.3 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

If so, furnish details:

.....  
N.A  
.....  
.....  
.....

5.4 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:

.....  
N.A  
.....  
.....  
.....

Are there any other restrictions of which you are aware, but which were not mentioned above? NO

.....  
N.A  
.....  
.....  
.....

**PART F: PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION POLICIES / GUIDELINES**

Please answer the following questions and provide comments:

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		SEE MOTIVATION
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? List condition numbers and third party(ies)]		X	N/A
Any other Municipal by-law that may be relevant to application? (If yes, specify)	X		SEE MOTIVATION
Does the proposal fall within the provisions/parameters of the land use scheme?	X		SEE MOTIVATION
Are additional applications required to deviate from the land use scheme? (if yes, specify)		X	N/A

**PART G: CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE**

Please answer the following questions and provide comments:

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	OBTAIN APPROVAL / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X	N.A
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X	N.A
Is the property/land situated within 100m from the high-water mark of the sea or tidal river? (NOTE: Please check with the Environmental Compliance Officer of the Municipality)		X	N.A
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X	N.A
Have you obtained a determination from DEDEAT, confirming whether the proposal triggers any listed activities in terms of NEMA? If Yes, please attach communication/confirmation from DEDEAT.		X	N.A

Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		X	N/A
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		X	N/A
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA)		X	N/A
Will the proposal have an impact on any National or Provincial roads?		X	N/A
Will the proposal have an impact on any National or Provincial roads?		X	N/A
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993(Act 85 of 1993): Major Hazard Installations Regulations		X	N/A
Will the proposal affect any land owned by any State-Owned Entity (Telkom, ESKOM, Transnet etc.) and/or servitudes?		X	N/A
Is the property subject to any existing mineral rights?		X	N/A

**PART H: SERVICE REQUIREMENTS**

DOES THE PROPOSAL REQUIRE THE FOLLOWING INFRASTRUCTURE / SERVICES?	YES	NO	COMMENT
Electricity supply		X	NONE
Water supply		X	NONE
Sewerage and wastewater		X	NONE
Storm water		X	NONE
Road network		X	NONE
Other, services. Please specify		X	NONE

**NOTE: Provide more detailed information in the motivation report.**

**PART I: DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION**

Please indicate if the following Annexures are attached

ANNEXURE	YES	NO	NOT APPLICABLE
<b>COMPULSORY INFORMATION REQUIRED</b>			
Power of Attorney / Owner's consent if applicant is not owner (if applicable)	X		
Company resolution/Minutes if property is registered under a company or entity			X
Resolution or other proof that applicant is authorised to act on behalf of a juristic person			X
Full Copy of Signed Title Deed	X		
Bondholder's consent			X
Locality map	X		
Zoning map	X		
Land-use map	X		
Site Development Plan/ Site Layout	X		
S.G / Erf Diagram	X		
Motivation report	X		
Written motivation pertaining to the desirability and impact of the application	X		
Proof of payment	X		
<b>MINIMUM AND ADDITIONAL REQUIREMENTS</b>			
Neighbours consent	X		
Proposed subdivision plan			X
Proposed consolidation plan			X
Conveyancer's certificate			X
Flood-line certificate			X
Services Report or indication of all municipal services / registered servitudes			X
Environmental Authorisation (EA) / Record of Decision (ROD)			X
Heritage Impact Assessment (HIA)			X
Traffic Impact Assessment (TIA)			X
Traffic Impact Statement (TIS)			X
Major Hazard Impact Assessment (MHIA)			X
Home Owners Association Consent			X
Any other annexures, give details:			X
.....			X
.....			X
.....			X
.....			X


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

.....  
 NONE  
 .....  
 .....  
 .....



**PART J: DECLARATION BY THE APPLICANT**

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'm aware that it is an offense in terms of section 111(4)(e) of Ndlambe Municipality Spatial Planning and Land Use Management, By-law, 2016, to provide inaccurate, false or misleading information.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is 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. 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.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true, and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false, or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false, or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information, or answers in a land use application in terms of the Ndlambe Municipality Spatial Planning and Land Use Management By-law, 2016, knowing it to be incorrect, false, or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. By initialling each page of this form, I confirm that I have read and understood the contents therein, and I declare that all information completed in this form and provided as part of this application is true, correct, and complete to the best of my knowledge and belief. I understand that any false or misleading information may result in the rejection of the application or other legal consequences.
16. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public, other sector departments or organs of state, as part of processing the application and public participation processes.

Full Name(s)	TIFFANY NEMANDANDILA		
Professional Capacity & Registration Number	C/8911/2019		
Statutory Body	SACPLAN	Are you In Good Standing with the Statutory Body?	YES
Applicant's Signature		Date	19/08/2025

Applicant's Initials: T.T.N

PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	Khoiselo Radingana.
Title/Capacity	Manager: Town Planning
Signature	
Municipal Stamp	

## POWER OF ATTORNEY

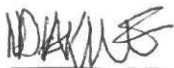
I, the undersigned, Nonzame Dlakwe, Identity Number: 800507 1058 086, being the Owner of Erf 3990, Alexandria, by virtue of the Letter of Authority dated 06 August 2025 issued by the Master of the High Court, Grahamstown Division, hereby appoint and authorise TN Consulting (hereinafter referred to as "the Agent"), to be my lawful agent with full power and authority to act on my behalf in respect of lodging the following applications to Ndlambe Municipality:

1. **Removal of Restrictive Title Deed Conditions:** To lodge an application for the removal of restrictive title deed conditions B(1), B(2), B(3) and B(4) contained in Title Deed No. T000066647/2003, in terms of Section 69 of the Ndlambe Municipality Spatial Planning and Land Use Management By-Law, 2016.
2. **Rezoning Application:** To lodge an application for the rezoning of Erf 3990, Alexandria from Residential Zone 1 to Business Zone 2 (to allow a Shop), in terms of Section 68 of the Ndlambe Municipality Spatial Planning and Land Use Management By-Law, 2016.
3. **Consent Use Application:** To lodge an application for Consent Use for a General Residential Building, in order to allow the continued use of the existing residential house/dwelling unit (RDP House), in terms of Section 74 of the Ndlambe Municipality Spatial Planning and Land Use Management By-Law, 2016.

The Agent is further authorised to sign all documents, pay any necessary fees, attend to correspondence, and generally to do all things necessary to give effect to the above applications as if I were personally present and acting therein.

This Power of Attorney shall remain valid until the conclusion of the above matters, unless revoked in writing by me.

Signed at Alexandria on this 18 day of August 2025



**Ms. Nonzame Dlakwe**  
ID No: 800507 1058 086

3990

No. 52  
BISSET BOEHMKE McBLAIN  
CAPE TOWN

Prepared by me

  
CONVEYANCER  
Farley LA

SEELREG DUTY R.....
FOOI FEE R. 55,00

T

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

appeared before me, Registrar of Deeds, at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney granted to him by

THE NDLAMBE MUNICIPALITY

which said Power of Attorney was signed at PORT ALFRED on 23 JUNE 2003

CAF

And the said appearer declared that his principal had, on 17 April 2003, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

Identity Number

Unmarried

her heirs, executors, administrators or assigns, in full and free property

**Erf 3990 ALEXANDRIA, Situated in the Ndlambe Municipality,  
Administrative District of Alexandria, Eastern Cape Province;**

**IN EXTENT 289 (TWO HUNDRED AND EIGHTY NINE) Square Metres**

**As will appear from General Plan SG No. 6682/2001 and held by  
Certificate of Registered Title No. T 68947/2002**

The said land is held:

- A. SUBJECT** to the conditions referred to in Deed of Grant with a diagram issued under the provisions of the Act No. 9 of 1879 (Alexandria Quitrents Vol. 6 No. 8) dated 8 July 1901 and the following special conditions mentioned therein, reading as follows:

"The land thus granted being further subject to all such duties and regulations as either are already or shall in future be established respecting lands granted on similar tenure".

- B. ENTITLED** to the terms of a servitude endorsement dated 25 July 1947 endorsed on Deed of Transfer No T 11082/1924, reading as follows:

UAE

"REGISTRATION OF SERVITUDE

By Deeds of Trf. Nos. 14133-14151 dated 25/7/47 & T. 25137/47, 25138/47, T. 17214/49 restrictive conditions have been imposed against the erven thereby transferred in favour of the Municipality of Alexandria and its successors in title to the remainder of the land held hereunder; such conditions relating to:-

- (1) use of erven for residential purposes only.
- (2) erection of only one dwelling house on an erf.
- (3) not more than half of the area of an erf to be built upon.
- (4) building lines.
- (5) conveyance of sewerage, drainage and stormwater over erven with right of access for maintenance etc. as will more fully appear on reference to the said Deed of Transfer."

**C. SUBJECT FURTHER** to the following condition imposed by the Provincial Housing Department for its benefit and enforceable by it in terms of Section 10 A(1) of the Housing Act 107 of 1997:-

The transferee or his/her successors in title shall not sell or otherwise alienate the property within a period of 8 (eight) years from date of sale without the written consent of the relevant Provincial Housing Department or its successors in title or assigns, first having been had and obtained.

UPD

WHEREFORE the said Appearer, renouncing all right and title which the said

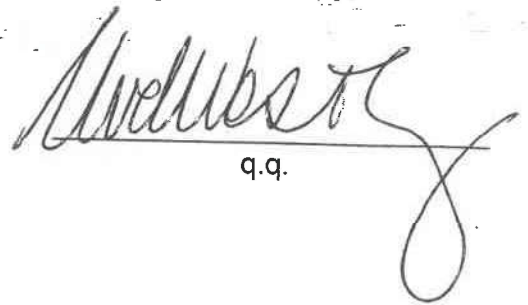
**NDLAMBE MUNICIPALITY**

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

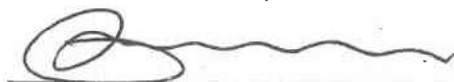
her heirs, executors, administrators or assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R 6 000.00 (SIX THOUSAND RAND)**.

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on 21 July 2003

  
q.q.

In my presence



REGISTRAR OF DEEDS

**APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE  
DEED CONDITIONS, REZONING FROM RESIDENTIAL  
ZONE 1 TO BUSINESS ZONE 2 (TO ALLOW A SHOP),  
CONSENT USE FOR GENERAL RESIDENTIAL BUILDING IN  
RESPECT TO ERF 3990, WENTZEL PARK, ALEXANDRIA**



**PREPARED FOR:  
NDLAMBE MUNICIPALITY  
P O BOX 13  
PORT ALFRED  
6170**

**PREPARED BY:  
TN CONSULTING  
2 GEORGE STREET  
GRAHAMSTOWN  
6139**

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## PART A: PROPERTY INFORMATION

### 1. The Applicant

TN Consulting has been appointed by the owner of Erf 3990 Alexandria to lodge an application to Ndlambe Local Municipality for Rezoning (Erf 3990 Alexandria, Wentzel Park) from Residential Zone 1 to Business Zone 2, Removal of Restrictive Title Deed and Consent Use to allow General Residential Building. The Power of Attorney is attached as **Annexure - B**.

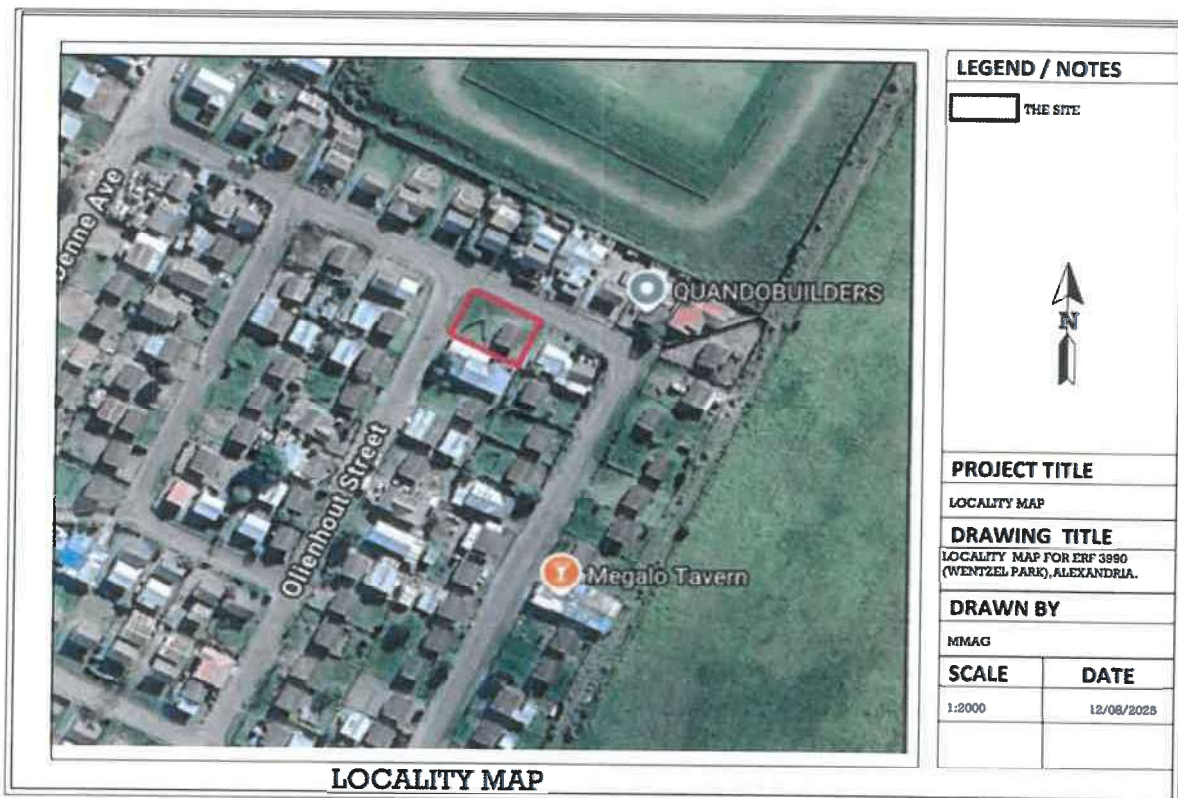
### 2. Property Ownership

Erf 3990 Alexandria was owned by Sindiswa Andronica Dlawe (now deceased), however as per the Letter of Authority dated 2025-08-06 from the Master of High Court, Grahamstown Division, the property is now under Nonzame Dlakwe.

### 3. Locality

The property is situated in Wentzel Park, Alexandria at the Corner of Woodpacker Crescent and King Fisher Road. See **Annexure – E** for locality map.

#### Map 1: Locality Map



#### 4. Property Zoning

The property is zoned Residential Zone 1 as reflected in the Land Use Scheme, 2019 for Ndlambe Municipality. Residential Zone 1 allows for Dwelling Unit as a primary right, which is defined as “a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation and includes such outbuildings as are ordinarily used therewith and permit a home occupation for a single household” in terms of the Land Use Scheme 2019 for Ndlambe Municipality.

**Map 2: Zoning Map**



See Annexure – F for Zoning Map.

#### 5. SG Diagram and General Plan

Erf 3990 Alexandria appears under General Plan Number: 6682/2001

**Diagram 1: General Plan**



**General Plan No: 6682/2001**

**6. Title Deed**

The property is registered under Title Deed Number – T000066647/2003. Erf 3990 Alexandria was owned by Sindiswa Andronica Dlakwe (now deceased), however as per the Letter of Authority dated 2025-08-06 from the Master of High Court – Grahamstown Division, the property is now under Nonzame Dlakwe. See Annexure - C for Title Deed as well as the Letter of Authority.

The property is 289 square meters in size, as reflected in the Title Deed.

**7. Servitudes**

There are no servitudes registered under the property.

**8. Bond Holders**

There is no mortgage bond registered under the property.

**9. Restrictive Conditions**

There are restrictive title deed conditions in the Title Deed - T000066647/2003. This title deed conditions will hamper the development of the shop and therefore must be removed

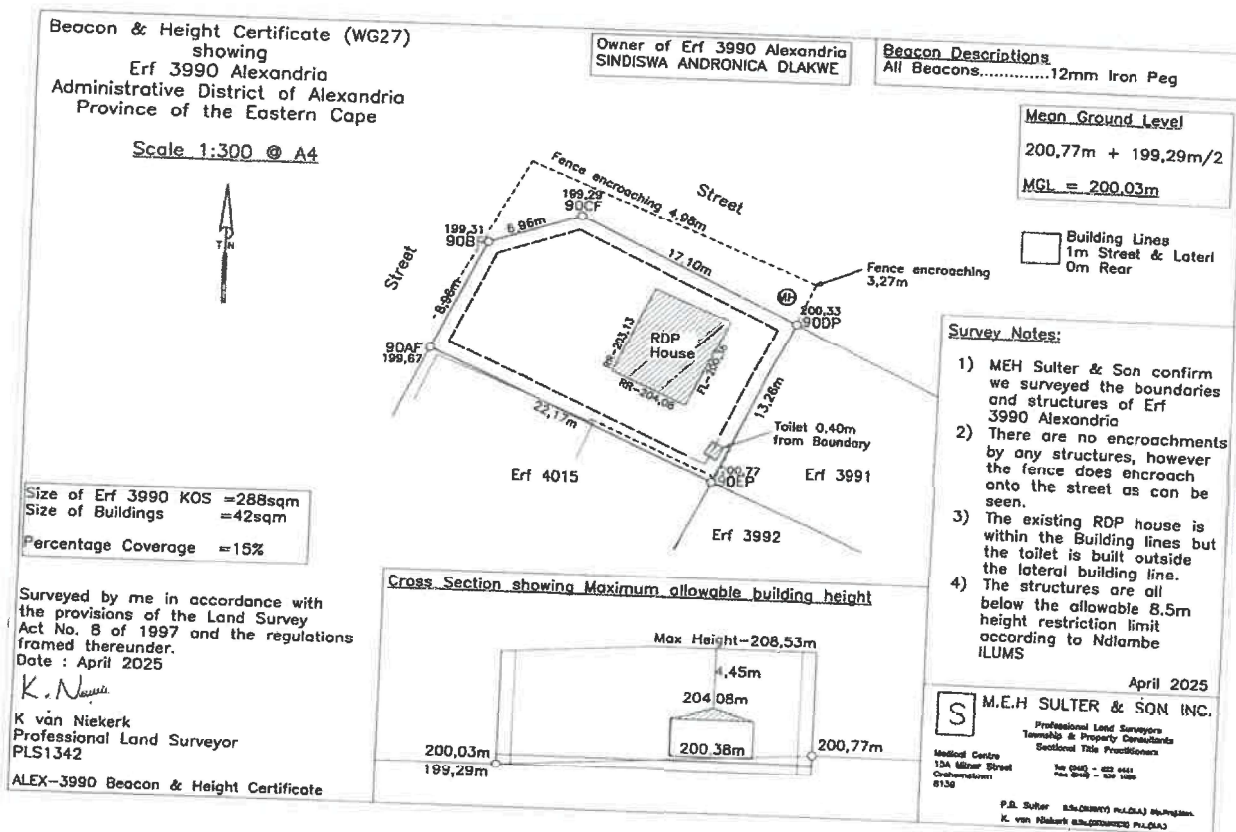
to ensure alignment. The restrictive Title Deed Conditions are Condition B(1) to B(4). We also apply that these conditions be removed.

## 10. Encroachments on the Property

There are no structural encroachments over the boundaries of the property or any property. However, it must be noted that the fence was encroaching on the streets. This has since been rectified. The fence on the front of the street has since be removed and on the other site of the street. It has been relocated according to the beacons. See photographs that have been provided.

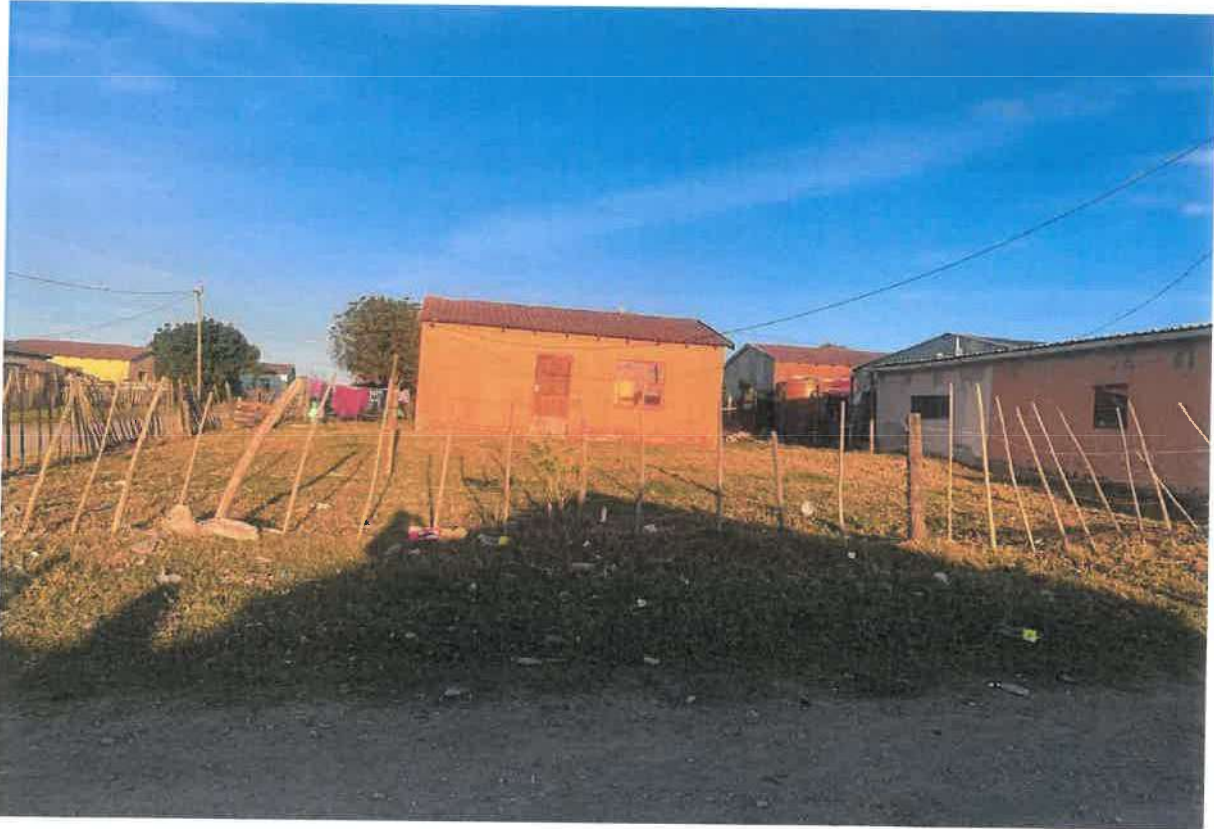
See Annexure - I for a beacon certificate.

### Diagram 2: Beacon Certificate



### Beacon Certificate from a Professional Land Surveyor

**Fence Encroachment Before Construction of the Shop**



***Front Fence Removed. No Encroachment, Shop is built.***



***Beacon Peg Showing No Encroachment of Fence***



***Fence Placed According to the Pegs***



## PART B: THE PROPOSED DEVELOPMENT

The proposed development entails the following:

### 1. Development of a Shop

The shop has already been constructed and is measuring 77 square meters – See attached SDP – Annexure - D. The shop sells all convenient goods. Spaza shops in South Africa primarily sell basic food items, beverages, and household necessities, but their offerings have expanded over time. They are a crucial part of the informal economy, particularly in townships, providing convenient access to goods for local communities.

The Shop name is **DISCOUNT SHOP** and operates between 6am until 8pm - 9pm.

The shop sells the following convenient goods:

#### a) Essential Groceries:

- **Food:** This includes staples like bread, milk, sugar, mielie meal, and canned goods (sardines, baked beans, etc.).
- **Beverages:** Soft drinks, juices, water, and other non-alcoholic beverages.
- **Snacks:** Chips, chocolates, biscuits, and other popular snacks.

#### b) Household Items:

- **Toiletries:** Soap, toothpaste, toilet paper, and other personal care items.
- **Basic Cleaning Supplies:** Detergents, dish soap, and other cleaning essentials.
- **Other:** Airtime for mobile phones, and sometimes even basic household hardware or electronics.

#### c) Other Products:

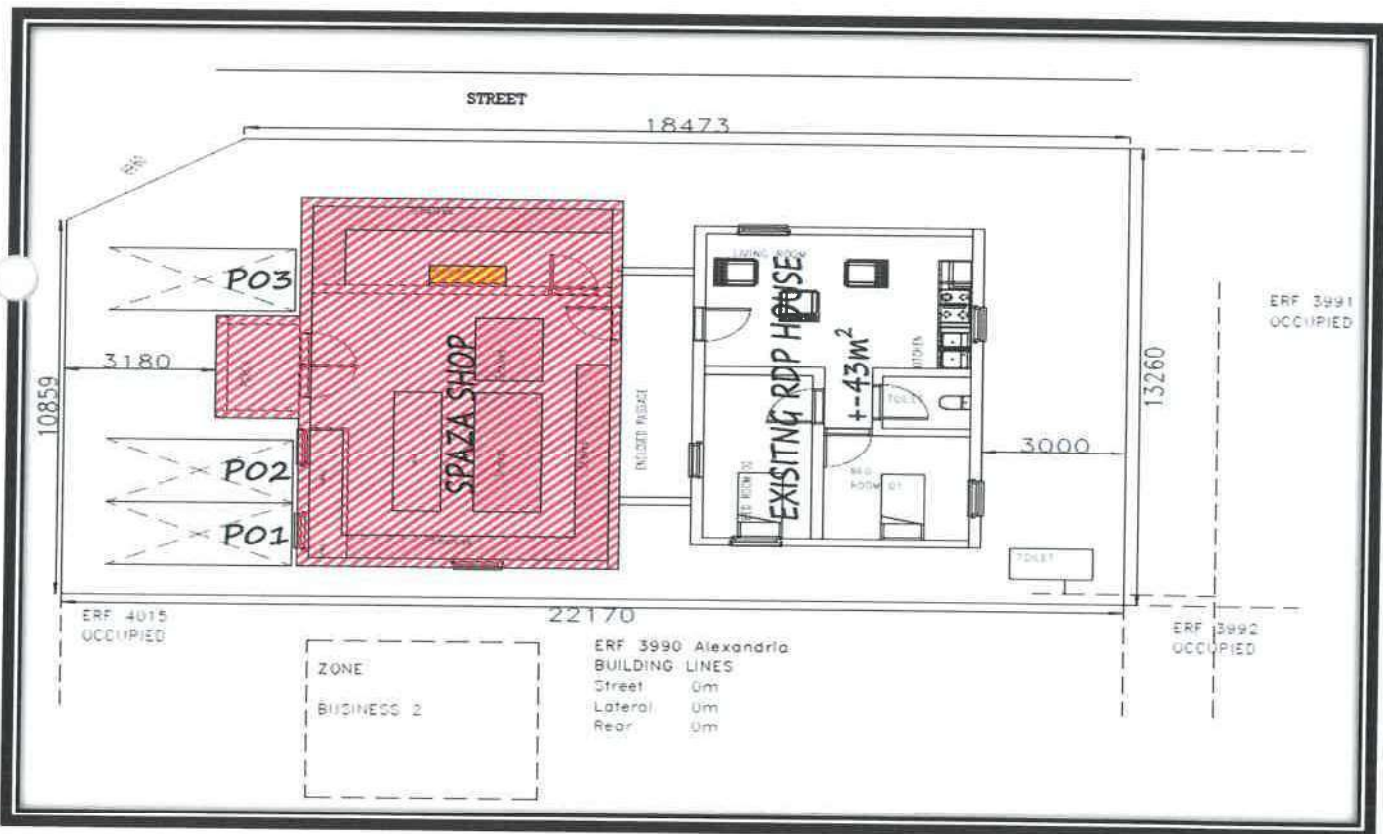
- **Baked Goods:** Items like bread, scones, and buns, often sold fresh upon delivery.
- **Stationery:** Pens, paper, and other school supplies.
- **Tobacco Products:** Cigarettes and related items. As per regulations.
- **Fresh Produce:** A number of fruits and vegetables will also be sold.

The shop does not sell any hardware or building materials. The notion or idea of having a spaza shop is to sell items that are convenient and do not require the housed to visit a Central Business District/Mall or big retail store to get access for such items. **There will not be any bedroom or toilet or bathroom at the shop. The shop operator will stay at a separate house/dwelling.**

## 2. Dwelling Unit/House

The property currently has an RDP House that is already built and existing and it is measuring 42 square meters. See attached Site Development Plan, Annexure - D. The application for consent use to allow a General Residential Building is made in order to ensure that the RDP House/Dwelling Unit is compliant with the Land Use Scheme and to ensure that it is legal under the new Business Zone 2 zoning. In terms of the Land Use Scheme, **General Residential Building** means a building for human habitation, together with such outbuildings and support facilities relating to the operation and sustainability of the scheme or building, and includes a boarding house, backpackers' facility, residential rooms, guest house, children's home, retirement village, hostel, hotel, group housing, dwelling units, flats and a gate house. The RDP house does fall under this definition as it can be regarded as a building for human habitation. *It is important to indicate that the RDP House will be for the shop owners to stay in and for the family to stay in the RDP House hence the consent use application for General Residential Building. There will not be any bedroom or toilet or bathroom at the shop. The shop operator will stay at a separate house/dwelling (RDP House).*

**Diagram 3: Site Development Plan**



See Annexure – D for the Site Development Plan.

**d) Social benefit of the restrictive conditions remaining in place**

There is no significant social benefit in retaining these outdated restrictions. The same development controls (coverage, building lines, permitted uses) are adequately addressed in the Ndlambe Integrated Land Use Scheme, 2019, which ensures orderly development.

**e) Social benefit of the removal or amendment of the restrictive conditions**

Removal will result in clear, consistent, and modern development controls governed by the municipal land use scheme rather than outdated title deed restrictions. The property will be able to accommodate a mixed-use development (shop and dwelling unit), which promotes local economic development, convenience for residents, and efficient use of land. This aligns with SPLUMA principles of spatial efficiency, spatial justice, and sustainability.

**f) Whether removal will completely remove all rights enjoyed by beneficiaries or only some**

The restrictive conditions do not grant enforceable rights to any third-party beneficiaries. Their removal therefore does not extinguish any personal or real rights of others, but merely eliminates outdated development controls, transferring regulation fully to the Ndlambe Integrated Land Use Scheme, 2019.

The removal of these restrictive conditions is essential to give effect to the intended rezoning and consent use application, which is fully aligned with the Ndlambe Integrated Land Use Scheme, 2019. The conditions are outdated, inconsistent with current planning policy, and hinder the property's potential to contribute to local economic development, integrated land use, and efficient urban form.

### **3. Application For Rezoning of Erf 3990 Alexandria**

This application in terms of Section 68 of Ndlambe SPLUM By-law, 2016, seeks approval for the rezoning of Erf 3990, Alexandria, from Residential Zone 1 to Business Zone 2 in terms of the Ndlambe Integrated Land Use Scheme, 2019. The intent of the application is to permit the establishment of a shop, thereby formalising economic activity while ensuring compliance with municipal planning and land use management policies. The motivation for rezoning is set out under the following key factors:

**a) Apartheid Planning and Exclusion in Previously Disadvantaged Townships:**

Historically, apartheid spatial planning deliberately excluded townships from formal commercial opportunities. Economic activities were restricted, forcing township residents to travel long distances to access goods and services in town centres. Informal spaza shops emerged in response to this exclusion, but without proper planning controls or supportive zoning. The rezoning of Erf 3990, Alexandria, contributes to redressing these spatial injustices by providing a formal platform for small-scale enterprise within a township area, bringing economic opportunities closer to where people live, in line with SPLUMA's principle of spatial justice (Section 7), promoting inclusive urban development, correcting historic inequities in land use allocation.

**b) Compliance Issues Regarding Spaza Shops in South Africa:**

Across South Africa, many spaza shops operate without proper zoning rights or building plan approvals, which creates compliance, health, and safety challenges. This rezoning application ensures that the shop operates legally within the framework of the Ndlambe Integrated Land Use Scheme, 2019. It will ensure compliance with building regulations (safety, ventilation, sanitation), bring the property under the ambit of municipal rates and services, enhancing revenue collection and contribute to the Municipality's objective of formalising informal businesses while supporting local economic development.

#### **4. Application For Consent Use for General Residential Building**

This application in terms of Section 74 Ndlambe SPLUM By-law, 2016, seeks approval for a consent use in terms of the Ndlambe Integrated Land Use Scheme, 2019 to permit a General Residential Building on Erf 3990, Alexandria. The purpose of the consent use is to allow a residential building on the same erf where a shop is proposed, thereby promoting a mixed-use development that integrates both living and trading functions. A **General Residential Building** as defined in the Ndlambe Integrated Land Use Scheme, 2019 means a building for human habitation, together with such outbuildings and support facilities relating to the operation and sustainability of the scheme or building, and includes a boarding house, backpackers facility, residential rooms, guest house, children's home, retirement village, hostel, hotel, group housing, dwelling units, flats and a gate house. *It is important to indicate that the RDP House will be for the shop owners to stay in and for the family to stay in the RDP House hence the consent use application for General*

***Residential Building. There will not be any bedroom or toilet or bathroom at the shop. The shop operator will stay at a separate house/dwelling (RDP House).***

- a) **Integrated Living and Working Environment:** Allowing a residential component on the same erf ensures that the property owner or caretaker resides on-site, improving security, management, and accountability of the shop. The presence of a dwelling contributes to the residential character of the area, while the shop enhances neighbourhood convenience.
- b) **Compact and Efficient Land Use:** The integration of residential and commercial functions on a single erf prevents urban sprawl and promotes compact settlement patterns in line with national and municipal planning policies. The property will be used more efficiently, combining both economic and residential functions without requiring additional land take-up.
- c) **Social and Economic Benefits:** The consent use strengthens local livelihoods by ensuring the owner has both a home and a business on the same property. It reduces commuting needs, thereby saving on transport costs for the household and reinforcing the socio-economic resilience of the local community.
- d) **Compatibility with Surrounding Land Uses:** The property is situated in a predominantly residential area, and maintaining a residential component ensures compatibility with the surrounding land use character. The proposed general residential building is small-scale and neighbourhood-oriented, ensuring that it complements, rather than disrupts, the existing environment.
- e) **Health, Safety, and Service Considerations:** The residential building will be subject to compliance with the National Building Regulations, ensuring appropriate health and safety standards. The erf is already serviced by municipal water, sanitation, and electricity networks, which are sufficient to accommodate the proposed residential and commercial uses. Waste management and parking requirements can be addressed in accordance with municipal standards.

In a nutshell, the application for consent use to allow a General Residential Building on Erf 3990, Alexandria, is:

- Permissible under the Ndlambe Integrated Land Use Scheme, 2019,
- Consistent with SPLUMA principles of spatial efficiency, sustainability, and integration,
- Supportive of both economic development and residential security,
- Compatible with the surrounding township environment, and

- Aligned with the Municipality's objectives of creating integrated, inclusive, and sustainable human settlements.

It is therefore recommended that the application for consent use be approved.

## PART D: SITE CONDITIONS, NEED AND DESIRABILITY

The site conditions and context to the site and the application is as follows:

### 1. Site Conditions

The property, Erf 3990 Alexandria is slightly sloped, and not relatively flat. The site conditions can be discussed as follows:

- a) Existing Structures:** Currently the shop has not been built. The only existing structure on site is the RDP House. Which has already been built with an outside toilet.
- b) Built Context:** The erf is within the township urban footprint of Alexandria, surrounded by land uses such as residential dwellings, schools, local businesses, churches and a tavern.
- c) Access & Mobility:** The property is located at the Corner of Woodpacker Crescent and King Fisher Road. These roads make it easy for the property to be easily accessible and allow free mobility. The property is also ideal for a shop as it will be located at corner of two streets.
- d) Services:** Municipal services are already existing on site. The RDP House is already connected to municipal water, sewer, electricity and should any municipal services be required. The relevant municipal department will be contacted to request and upgrade.
- e) Environmental & heritage:** No listed environmental constraints/heritage will be triggered by the proposed development.

**Images Photographed 2 December 2025**

**Shop Already Existing Built: (Name of the Shop is Discount Shop – Name to be Painted)**



**Inside the Shop**



## Inside the Shop



## Shop Ventilation/Windows



## Existing RDP House



RDP and shop are separates by an enclosed passage with a wall for security purposes and thus was done to avoid multiple break ins in the shop and the house which has happened multiple times. There is a passage that divides the house, and the shop has a door/burglar, and the house has a door as well. The Shop and House are interleading, but each has sperate doors and are separated by the passage.



## 2. Need & Desirability

SPLUMA and the Ndlambe SPLUM By-laws, 2016 requires that the need and desirability be considered when an application is considered by the Municipality. The need and desirability are discussed as follows:

### a) Need for the Proposed Development (Shop)

- **Local convenience & accessibility:** The community requires accessible daily goods and services within walking distance, particularly for residents who cannot afford frequent long-distance travel. Establishing a shop on the erf reduces dependency on distant town centres and supports spatial justice by providing facilities closer to where people live (Section 7(a) of SPLUMA)
- **Addressing service gaps:** Existing retail facilities in the area are limited and concentrated in specific nodes. A shop in this location responds to demonstrated demand for small-scale convenience retail and relieves pressure on existing facilities, contributing to balanced service provision across Alexandria.
- **Economic empowerment:** The shop will support local entrepreneurship and create employment opportunities (directly and indirectly), thereby addressing socio-economic needs in line with spatial sustainability and the National Development Plan objectives.
- **Infrastructure efficiency:** The site is within the serviced urban edge of Alexandria, meaning existing municipal services (water, sanitation, electricity, access roads) can accommodate the development without requiring costly extensions. This makes efficient use of existing infrastructure, in line with SPLUMA's principle of efficiency (Section 7(b)(ii)).

### b) Desirability of the Proposed Development

- **Location appropriateness:** The erf is well-situated along/near an activity street or accessible route, making it highly visible and accessible to both pedestrians and local vehicle users. This strengthens its potential for a viable retail use while minimising negative traffic impacts.
- **Compatible land use:** The proposed shop is compatible with the surrounding mixed-use/residential context and will be subject to land use controls (building lines, parking, signage) that mitigate potential nuisance. This ensures land-use efficiency and neighbourliness, in line with Section 42(1)(b) of SPLUMA.

- **Supporting compact settlement form:** By situating retail within the existing urban footprint, the development reduces urban sprawl, consolidates services, and contributes to the Municipality's goal of creating more compact, sustainable settlements.
- **Enhancing resilience:** Providing local economic and retail opportunities in established residential areas promotes local economic resilience, allowing communities to better withstand shocks such as fuel price hikes, job losses, or economic downturns. This aligns with SPLUMA's principle of spatial resilience (Section 7(d)).
- **Good administration and governance:** The shop will operate formally in compliance with municipal by-laws and the Ndlambe Integrated Land Use Scheme, ensuring consumer protection, health and safety, and proper revenue collection for the municipality. This supports good administration under (Section 7(e) of SPLUMA.

## PART E: COMPLIANCE WITH PLANNING LEGISLATIONS & FRAMEWORKS

The following planning legislations and frameworks which are applicable to the application are discussed as follows:

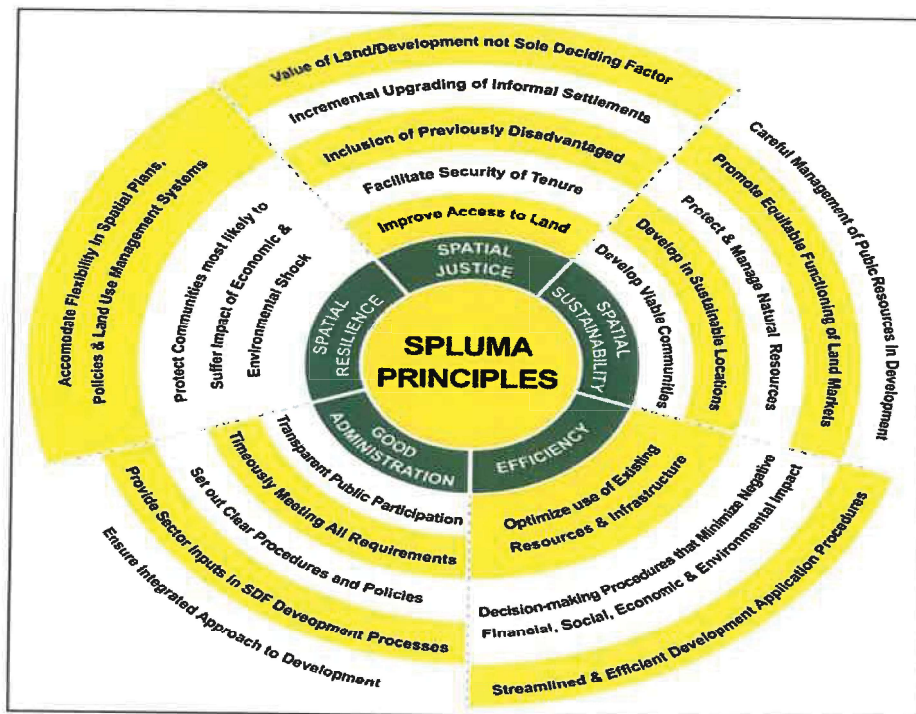
### 1. National Development Plan, 2030

The National Development Plan (NDP) 2030 promotes the creation of inclusive, job-creating and spatially transformed settlements characterised by compact towns, shorter travel distances, well-located housing and economic opportunities, and the efficient use of infrastructure. By enabling the proposed development of the shop on a well-located erf within the urban footprint of Alexandria, the application gives practical effect to this vision. The shop will not only provide convenient access to goods and services for surrounding communities, but will also stimulate local economic activity, create employment opportunities, and reduce the need for residents to travel long distances to larger centres for daily necessities. In doing so, the development supports the NDP's objectives of promoting equitable access, lowering household transport costs, strengthening local economies, and consolidating growth within serviced areas, all critical to building more sustainable and spatially just towns.

## 2. Spatial Planning and Land Use Management Act, 2013

Section 7 of SPLUMA sets the mandatory development principles that must guide spatial planning, land development and land use management: Spatial Justice, Spatial Sustainability, Efficiency, Spatial Resilience, and Good Administration. Section 42 requires the Municipal Planning Tribunal (MPT) to be guided by those principles and to consider public interest, constitutional transformation, facts and circumstances, rights and obligations of affected parties, engineering services/social infrastructure/open space, and any prescribed factor.

**Diagram 4: SPLUMA Principles**



### a) Principle of Spatial Justice

The principle of spatial justice requires redress in past spatial imbalances by improving access to and use of land; include previously excluded areas/communities; enable incremental upgrading; and do not let decisions be constrained solely by effects on land/property value. The property is located in the township of Alexandria, which is an area previously excluded from just planning practices. This application gives effect to this principle by promoting proximity & access. The proposed development of a shop locates everyday retail inside the existing urban fabric of Alexandria, within walking distance/short taxi rides for nearby residential areas (including lower-income households), reducing cost and time spent travelling for basic goods.

#### **b) Principle of Spatial Sustainability**

This seeks to promote land development within fiscal/institutional means; protect key environmental resources; align with environmental instruments; stimulate efficient/equitable markets; consider full life-cycle costs; limit sprawl and support viable communities. The shop is an infill/intensification of an already serviced erf within the urban footprint, avoiding extension of engineering networks and curbing edge expansion.

#### **c) Principle of Efficiency**

This principle advocates for optimisation use of existing resources/infrastructure; design decision-making to minimise negative financial/social/economic/environmental impacts; ensure application procedures are efficient and time-bound. A shop on Erf 3990, Alexandria leverages existing roads and services, achieving a high benefit-to-infrastructure ratio. Locating daily goods close to residents shortens trips, reduces congestion on longer town-to-neighbourhood links, and saves household time and money.

#### **d) Principle of Spatial Resilience**

The principle requires flexibility in plans, policies and land use management to secure sustainable livelihoods, especially for communities most vulnerable to economic/environmental shocks. From a local economic resilience point of view, a neighbourhood shop anchors micro-economies (suppliers, informal traders at the edge, short-haul deliveries), cushioning communities during fuel price spikes or downturns by keeping essentials. The zoning and building typology can adapt to small business cycles (e.g., convenience retail to service shop) without major re-investment, improving the site's resilience and maintaining active frontages.

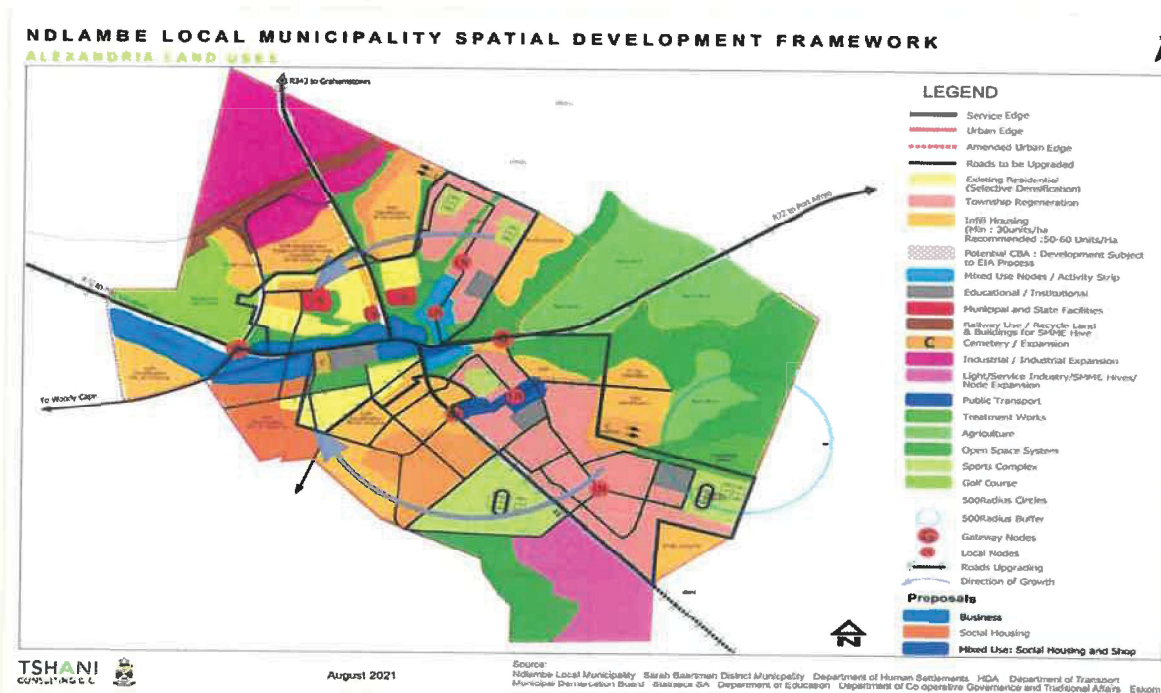
#### **e) Principle of Good Administration**

What the principle requires is an integrated approach across spheres; sector inputs; compliance with applicable laws timeously; transparent public participation; clear policies and procedures that inform the public. The application follows Ndlambe's By-law procedures for notices, circulation and comment handling. The applicant will undertake public participation by placing clear site notices, accessible contact details, and provide an SDP that illustrates access, parking etc, and as directed by the Municipality.

The proposed rezoning and development of a shop on Erf 3990 directly supports these directives by:

- Locating investment within the defined urban footprint.
- Reinforcing an existing node by introducing a compatible retail facility.
- Supporting thresholds for public transport and municipal service provision.
- Stimulating local economic activity in a manner consistent with the SDF's compact-growth model.

The proposal does not compromise any identified public investment priorities or environmental management areas in the SDF. It therefore complies substantively with the Ndlambe SDF, 2023, and advances the municipality's long-term spatial vision for sustainable, compact and inclusive settlements.



Ndlambe SDF, 2023

## 6. Ndlambe Municipality IDP 2025/2026

The Final IDP 2025/26 explicitly positions SPLUMA compliance and alignment with the 2023 SDF as cornerstones of municipal decision-making. It prioritises inclusive economic growth through support for SMMEs and township economies, settlement compaction to limit infrastructure strain, and improved access to services within established towns such

as Alexandria. The proposed rezoning for a shop on Erf 3990 is consistent with these IDP priorities. It will:

- Support local entrepreneurship and job creation, contributing to inclusive growth.
- Strengthen the township economy by offering formal, accessible retail space close to communities.
- Reinforce compaction and infrastructure efficiency by making use of existing urban land and service infrastructure.
- Enhance service accessibility for residents, reducing travel costs and time burdens.

Accordingly, the application not only complies with the IDP but also contributes to its core developmental objectives.

## **PART F: CONCLUSION**

The proposed application for the rezoning, removal of restrictive title deed conditions, and consent use on Erf 3990 Alexandria, is fully aligned with the guiding principles of SPLUMA (2013), the Ndlambe SPLUM By-law (2016), the Ndlambe Integrated Land Use Scheme (2019), the Ndlambe Spatial Development Framework (2023), and the Ndlambe Municipality IDP (2025/26). The proposal gives effect to the SPLUMA development principles of spatial justice, spatial sustainability, efficiency, resilience and good administration by promoting inclusive access to services, enabling efficient use of existing infrastructure, stimulating the local economy, and reinforcing compact settlement development within the town's urban footprint. The removal of restrictive title conditions is necessary to bring the property in line with the current planning framework, thereby ensuring orderly and sustainable land use.

The application is consistent with the Ndlambe Land Use Scheme in that the proposed rezoning to a recognised Business Zone is appropriate to its context and will comply with all applicable development parameters. The consent use element ensures that the proposed shop and related uses are formally authorised within the framework of the Scheme. In terms of the Ndlambe SDF (2023), the erf is located within Alexandria's established urban footprint and supports the municipality's vision of nodal reinforcement, infill, densification, and infrastructure efficiency. The application further gives effect to the IDP (2025/26) by creating local employment, supporting SMME and township economic development, and improving access to goods and services in an inclusive and sustainable manner.

At a broader level, the proposal advances the vision of the National Development Plan 2030 by contributing to job creation, strengthening the local economy, reducing travel

distances for daily needs, and fostering spatial transformation through compact and integrated settlement development. It is therefore submitted that the proposed rezoning, removal of restrictive conditions, and consent use to allow general residential building on Erf 3990 Alexandria is both desirable and in the public interest and should be approved subject to standard municipal conditions of approval.

## **PART G: ANNEXURES**

The following annexures are attached to the application:

- **Annexure A – Ndlambe Municipality Application Form**
- **Annexure B – Power of Attorney**
- **Annexure C – Title Deed and Letter of Authority**
- **Annexure D – Site Development Plan**
- **Annexure E – Locality Map**
- **Annexure F – Zoning Map**
- **Annexure G – Land Use Map**
- **Annexure H – SG Diagram**
- **Annexure I – Beacon Certificate**
- **Annexure J – Lease Agreement**
- **Annexure K – Neighbours Consent**



# **ANNEXURE - E**



LOCALITY MAP

**LEGEND / NOTES**

 THE SITE



**PROJECT TITLE**

LOCALITY MAP

**DRAWING TITLE**

LOCALITY MAP FOR ERF 3990  
(WENTZEL PARK), ALEXANDRIA.

**DRAWN BY**

MMAG

**SCALE**

1:2000

**DATE**

12/08/2025



# **ANNEXURE - F**

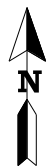




**ZONING MAP**

**LEGEND / NOTES**

- DWELLING HOUSES
- PLACE OF WORSHIP
- PUBLIC OPEN SPACE
- INSTITUTION



**PROJECT TITLE**

ZONING MAP

**DRAWING TITLE**

ZONING MAP FOR ERF 3990  
(WENTZEL PARK), ALEXANDRIA.

**DRAWN BY**

MMAG

**SCALE**

1:2000

**DATE**

12/08/2025



# **ANNEXURE - G**





**LAND USE MAP**

**LEGEND / NOTES**

- DWELLING HOUSES
- PLACE OF WORSHIP
- PUBLIC OPEN SPACE
- INSTITUTION



**PROJECT TITLE**

LAND USE MAP

**DRAWING TITLE**

LAND USE MAP FOR ERF 3990 (WENTZEL PARK), ALEXANDRIA.

**DRAWN BY**

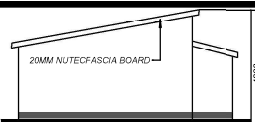
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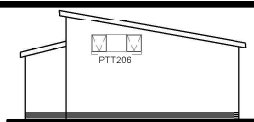
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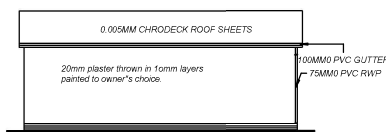
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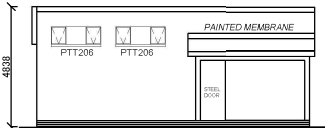
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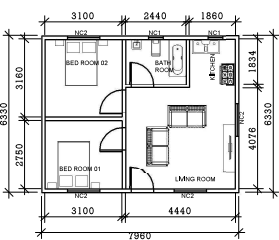
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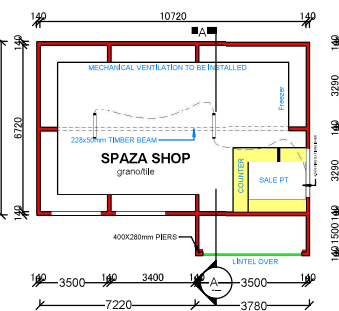
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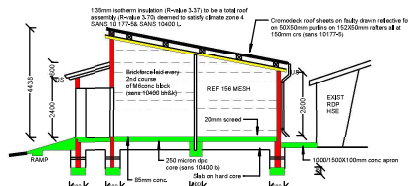
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SCALE 1:100**



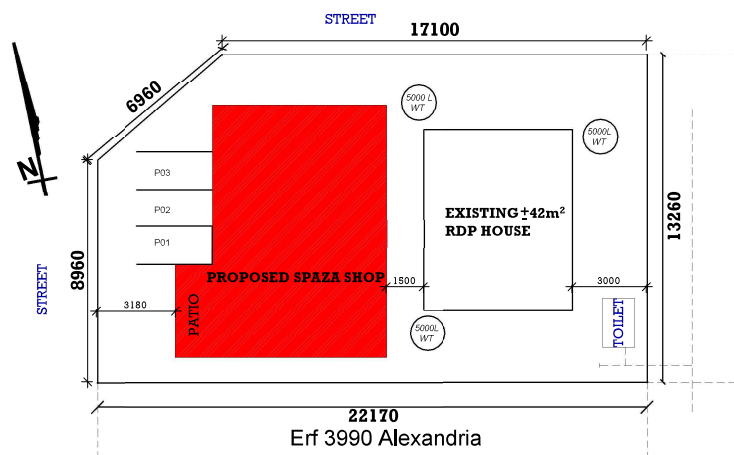
**FLOOR PLAN  
EXIST RDP HOUSE**



**FLOOR PLAN  
SCALE 1:100**



**SECTION A-A  
SCALE 1:100**



**SITE PLAN  
SCALE 1:100**

**TOWN PLANNING INFO**

**BUILDING LINES**

Street	0m
Laterals	0m
Rear	0m

**PARKING REQUIREMENTS**

2 Spaces Per 100m<sup>2</sup> Floor Space  
 Parking Required : 1 Parking Bay  
 Parking Provided : 3 Parking Bays

**PROPOSED ZONING**

Business Zone 2  
 Height - 8.5m  
 Coverage - 100%  
 Floor Factor- 1.5

**PROJECT TITLE**  
 PROPOSED CONSTRUCTION OF A SPAZA SHOP ON ERF 3990 (WENTZEL PARK), ALEXANDRIA .

OWNER  
DLAKWE S.A

<b>DRAWN BY</b> MMAG	<b>DRAWING NO.</b> 04/ERF 3990
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<b>PROPERTY INFO</b>	<b>DATE</b>
Erf Area 289m <sup>2</sup>	2025/08/12
Existing 42,00m <sup>2</sup>	
Spaza Shop 77,00m <sup>2</sup>	
Patio 5,87m <sup>2</sup>	
Total Area 125,55m <sup>2</sup>	
Coverage 43,58%	

NAME AND SURNAME	ERF NO OR STREET ADDRESS	COMMENTS/OBJECTIONS	CONTACT NUMBER	DATE	SIGNATURE
	Woodpecker 3995	The shop made our life better		18-08-25	
	Woodpecker 3995	The shop make our life better		18-08-25	
	4012 Kingfisher Rd	The shop will make a life better		19-08-25	
	4012 Kingfisher rd	The shop will make thing easier		07-25	
	4012 Kingfisher Rd	The shop will make thing better		19-08-25	
	DENALAND	The Shop will make things better		19-08-25	
	CANNIA CRESSENT	The Shop will make things better		19-08-25	
	Kingfisher	The shop will make thing better		19-08-25	
	Woodpecker Street	The Shop will make thing better for us		19-08-25	

NAME AND SURNAME	ERF NO OR STREET ADDRESS	COMMENTS/OBJECTIONS	CONTACT NUMBER	DATE	SIGNATURE
	WOODPECKER	The shop will make things better		16/8/2025	
	WOODPECKER	The shop will make thing better		18/8/2025	
	WOODPECKER	The shop will make thing better		18/8/2025	
	3930 WOODPECKER cres	The shop makes our lifes easier its close by		18/8/2025	
	3930 WOODPECKER cres	We have no problem with the shop so the bigger it gets the more stock we will have. The shop will be more helping us more		18/8/2025	
	3929 WOODPECKER Street	The shop will be on the right spot		18/8/2025	
	WOODPECKER cres 3929	The shop will make things easier			
	WOODPECKER cres 3929	The shop will make things very easy		18/8/2025	