

**PORTRAIT:** The winning photo of the Kowie Camera Club's January competition, taken by photographer Rob Heffer, who says, 'In order to fit the set subject 'Tell me you are South African', I took this photo while in Cape Town a couple of years ago at the Athlone Stadium during the new year Kaapse Klopse (Cape Town Minstrel) festivities. This festival, now celebrated on Human Rights Day, is such a wonderfully colourful and delightful event and should certainly be on your bucket list if you have not experienced it before. Dating back to the days of slavery, it has thankfully now become a celebration of unity and sustainability, with the noise, hype, colour and laughter portraying SA's rich cultural history. I took this photo with a Nikon D700, 70-200mm Nikon lens at f9 1/640 shutter speed.' The Kowie Camera Club meets twice a month. The club organises excursions and invites guest speakers to talk about their specialist genres. You do not need to have a professional camera or photography background to be a member of the club. To join, or for more information, call 078-428 9551. *Picture: ROBERT HEFFER*



## 'Five Centuries of Song' for St Paul's concert

MAGGY CLARKE

On Saturday, February 28 St Paul's Church Port Alfred will be privileged to host two talented musicians from Makhanda, who are presenting a concert at 3pm, 'Five Centuries of Song'.

Those who heard the Cathedral Consort, when they sang in St Paul's Port Alfred last April, will have been thrilled by the angelic voice of soprano Caitlin Balmer. She returns as a soloist, to sing numbers by composers from Purcell and Bach to Fauré and Frederick Loewe. Caitlin, neé Webb, grew up in a musical household in Gauteng, and studied at Rhodes University, specialising in Entomology and Classical Voice.

Peter Black is the Director of Music

at Grahamstown Cathedral, having previously served in similar posts in Port Elizabeth (Gqeberha), Kimberley and Windhoek Cathedrals.

Peter went to school in Gqeberha, where he not only sang in St Mary's Collegiate Church Choir, but was appointed organist at St Paul's parish at the tender age of 11. His tertiary studies were at UCT and in London. As well as accompanying Caitlin, he will showcase his versatility as an organ soloist in two contrasting items.

St Paul's Church is at 15 Ferndale Road. There is no entry charge for the concert, but there will be a retiring collection.

— Maggy Clarke is the Media Officer at St Paul's Anglican Church.



### NDLAMBE MUNICIPALITY PORT ALFRED

#### APPLICATION FOR REZONING OF ERF 8606, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO BUSINESS ZONE 2.

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

**Owner:** LOURIKA ERASMUS

**Property Description:** ERF 8606,  
PORT ALFRED

**Physical Address:** VAN DER RIET  
STREET, PORT  
ALFRED, 6170

#### Detailed description of proposal:

The matter for consideration is an Application for Rezoning of Erf 8606, Port Alfred, from Residential Zone 1 to Business Zone 2 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 **12 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: 26/2026

12 February 2026 ADV. R DUMEZWENI  
MUNICIPAL MANAGER



### NDLAMBE MUNICIPALITY PORT ALFRED

#### APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, REZONING FROM RESIDENTIAL ZONE 1 TO BUSINESS ZONE 2 AND PERMANENT DEPARTURE TO PERMIT A RESTAURANT ON ERVEN 328 AND 329, KENTON ON SEA.

**Applicant:** TSHANI CONSULTING  
CC

**Owner:** DAROS TRUST

**Property Description:** ERVEN 328 & 329,  
KENTON ON SEA

**Physical Address:** 3 & 5 EASTBOURNE  
ROAD, KENTON ON  
SEA, 6191

#### Detailed description of proposal:

The matter for consideration is an Application for Removal of Restrictive Title Deed Conditions, Rezoning from Residential Zone 1 to Business Zone 2 and Permanent Departure to Permit a Restaurant on Erven 328 and 329, 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 **12 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: 28/2026

12 February 2026 ADV. R DUMEZWENI  
MUNICIPAL MANAGER



### NDLAMBE MUNICIPALITY PORT ALFRED

#### APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE TO RELAX THE LATERAL BUILDING LINE ON PORTION 1 OF THE FARM MARSELLE NO. 348.

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

**Owner:** DIE NEDERDUITSE  
GEREFORMEERDE  
GEMEENTE DIAS TE  
PORT ALFRED.

**Property Description:** PORTION 1 OF THE  
FARM MARSELLE  
NO.348, DIVISION  
OF ALEXANDRIA,  
PROVINCE OF  
THE EASTERN  
CAPE.

**Physical Address:** FARM MARSELLE  
NO.348, DIVISION  
OF ALEXANDRIA,  
PROVINCE OF THE  
EASTERN CAPE.

#### Detailed description of proposal:

The matter for consideration is an Application Removal of Restrictive Title Deed Conditions and Departure to Relax the Lateral Building Line on Portion 1 of The Farm Marselle No. 348 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 **12 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: 27/2026

12 February 2026 ADV. R DUMEZWENI  
MUNICIPAL MANAGER



### NDLAMBE MUNICIPALITY PORT ALFRED

#### APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, REZONING FROM RESIDENTIAL ZONE 1 TO RESIDENTIAL ZONE 3 AND PERMANENT DEPARTURE TO RELAX STREET, BOTH LATERAL AND REAR BUILDING LINES AND DEPARTURE TO RELAX THE OPEN SPACE REQUIREMENT ON ERF 9627, PORT ALFRED.

**Applicant:** WADS PROJECTS  
(PTY) LTD

**Owner:** LIZO PATRICK MBIKO

**Property Description:** ERF 9627,  
PORT ALFRED

**Physical Address:** 35 - 37 SEA BREEZE  
DRIVE, PORT  
ALFRED, 6170

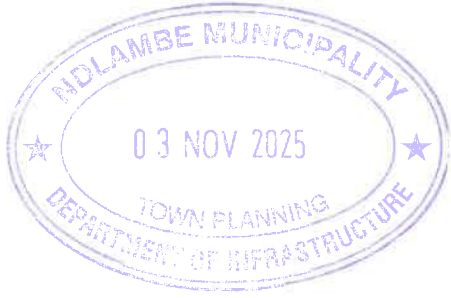
#### Detailed description of proposal:

The matter for consideration is an Application The Removal of Restrictive Title Deed Conditions, Rezoning from Residential Zone 1 to Residential Zone 3 and Permanent Departure to Relax Street, Both Lateral and Rear Building Lines and Departure to Relax the Open Space Requirement on Erf 9627, Port Alfred 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 **12 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: 29/2026

12 February 2026 ADV. R DUMEZWENI  
MUNICIPAL MANAGER



**NDLAMBE MUNICIPALITY**

Ndlambe Municipality  
Corporate Services



12 NOV 2025

**RECEIVED**

**LAND USE APPLICATION FORM**

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

| TICK                         | APPLICATION TYPE   | FEE AS PER FEE LIST    |
|------------------------------|--|------------------------|
| ✓                            | Rezoning   | R<br>10 729,68         |
|                              | Consolidation  | R                      |
|                              | Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land | R                      |
|                              | 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                      |
|                              | Consent use in terms of the Land Use Scheme  | R                      |
|                              | 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>R<br/>10 729,68</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: MdB

## 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<br/>Ndlambe Municipality<br/>P O Box 13<br/>Port Alfred<br/>6170</b></p> | <p><b>Town Planning Office<br/>Ndlambe Municipality<br/>Causeway Road, Civic Centre<br/>Port Alfred<br/>6170</b></p> |
|--|--|
- 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);

- 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)   | Mirinda                                  |
| Surname   | De Beer                                  |
| Company name<br><i>(If applicable)</i>  | Mirinda de Beer Town & Regional Planners |
| Street or Postal Address  | 117 Cape Road, Port Elizabeth, 6000      |
| Email Address   | mirinda@mdbtownplanner.co.za             |
| Contact Number  | 082 89 62686                             |
| <b>PART C.2: REGISTERED LANDOWNER(S) DETAILS <i>(If different from applicant)</i></b> |  |
| Registered owner(s) Name  | Lourika Erasmus                          |
| Street or Postal Address  | 32 Van Der Riet Street, Port Alfred      |
| E-mail Address  | r.rservices62@gmail.com                  |
| Contact Number  | 061 003 2955                             |

**PART D: PROPERTY DETAILS**

| <b>NOTE: Property details must be in accordance with title deed</b>  |   |                                     |   |                                     |
|--|---|-------------------------------------|---|-------------------------------------|
| Erf No   | 8606  | Suburb/Town/Area                    | Port Alfred   |                                     |
| Farm No  | N/A   | Portion (if applicable)             | N/A   |                                     |
| Physical or Street Address   | 32 Van Der Riet Street, Port Alfred   |                                     |   |                                     |
| Current Zoning   | Residential Zone 1  |                                     |   |                                     |
| Proposed Zoning  | Business zone 2   |                                     |   |                                     |
| Additional Rights or Consent Uses Approved   | N/A   |                                     |   |                                     |
| Current activities   | Conversion of single dwelling into a business   |                                     |   |                                     |
| 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? | Yes, the owner is busy renovating and modernising the building for business purposes. |                                     |   |                                     |
| Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?               | No - under construction   |                                     |   |                                     |
| Property Size/ Extent (m <sup>2</sup> / ha - as per Title Deed   | 793m <sup>2</sup>   |                                     |   |                                     |
| Title Deed Number  |   |                                     |   |                                     |
| Any additional/relevant information in regard to the property  | No  |                                     |   |                                     |
| Any restrictions ito Conveyance's Certificate?   | <input type="checkbox"/>  | <input checked="" 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"/>            |
| 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"/> |
| 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"/>            |
| Any existing unauthorized buildings and/or land use on the subject property(ies)?  | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            | If yes, is this application to legalise the building / land use?                                  | <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 checked="" type="checkbox"/> |

Applicant's Initials: MdB

**PART E: DETAILS OF THE APPLICATION**

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

.....  
It is the intention of the owner to utilize the property for business purposes,  
.....  
including the sale of boost pumps, water filtration systems and associated  
.....  
components, including the repair of these components. ....  
.....  
.....  
.....  
.....

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

.....  
Yes  
.....  
.....  
.....

3. Is a departure being applied for in order for a temporary change of use on the land unit?

If so, explain why rezoning is not being considered and supply reasons for the proposed period of the departure:

.....  
No  
.....  
.....  
.....

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: N/A

- 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 ..... 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?

If so, furnish details: N/A

.....  
.....  
.....  
.....

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:

.....  
.....  
.....  
.....

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:

.....  
.....  
.....  
.....

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:

.....  
.....  
.....  
.....

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

No

.....  
.....  
.....

**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? | ✓   |    | Ndlambe SDF: Port Alfred |
| 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)]  |     | ✓  |                          |
| Any other Municipal by-law that may be relevant to application? (If yes, specify)  |     | ✓  |                          |
| Does the proposal fall within the provisions/parameters of the land use scheme?  | ✓   |    |                          |
| Are additional applications required to deviate from the land use scheme? (if yes, specify)  |     | ✓  |                          |

**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?  |     | ✓  |                                 |
| Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?   |     | ✓  |                                 |
| 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)              |     | ✓  |                                 |
| Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?   |     | ✓  |                                 |
| 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. |     | ✓  |                                 |

|  |  |   |  |
|--|--|---|--|
| Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?   |  | ✓ |  |
| Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?  |  | ✓ |  |
| 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) |  | ✓ |  |
| Will the proposal have an impact on any National or Provincial roads?  |  | ✓ |  |
| Will the proposal have an impact on any National or Provincial roads?  |  | ✓ |  |
| 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   |  | ✓ |  |
| Will the proposal affect any land owned by any State-Owned Entity (Telkom, ESKOM, Transnet etc.) and/or servitudes?  |  | ✓ |  |
| Is the property subject to any existing mineral rights?  |  | ✓ |  |

**PART H: SERVICE REQUIREMENTS**

| DOES THE PROPOSAL REQUIRE THE FOLLOWING INFRASTRUCTURE / SERVICES? | YES | NO | COMMENT |
|--|-----|----|---------|
| Electricity supply   |     | ✓  |         |
| Water supply   |     | ✓  |         |
| Sewerage and wastewater  |     | ✓  |         |
| Storm water  |     | ✓  |         |
| Road network   |     | ✓  |         |
| Other, services. Please specify                                    |     | ✓  |         |

**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)                | ✓   |    |                |
| Company resolution/Minutes if property is registered under a company or entity               |     |    | ✓              |
| Resolution or other proof that applicant is authorised to act on behalf of a juristic person |     |    | ✓              |
| Full Copy of Signed Title Deed   | ✓   |    |                |
| Bondholder's consent   |     |    | ✓              |
| Locality map   | ✓   |    |                |
| Zoning map   | ✓   |    |                |
| Land-use map   | ✓   |    |                |
| Site Development Plan/ Site Layout   | ✓   |    |                |
| S.G / Erf Diagram  | ✓   |    |                |
| Motivation report  | ✓   |    |                |
| Written motivation pertaining to the desirability and impact of the application              | ✓   |    |                |
| Proof of payment   | ✓   |    |                |
| <b>MINIMUM AND ADDITIONAL REQUIREMENTS</b>   |     |    |                |
| Neighbours consent   |     |    | ✓              |
| Proposed subdivision plan  |     |    | ✓              |
| Proposed consolidation plan  |     |    | ✓              |
| Conveyancer's certificate  | ✓   |    |                |
| Flood-line certificate   |     |    | ✓              |
| Services Report or indication of all municipal services / registered servitudes              |     |    | ✓              |
| Environmental Authorisation (EA) / Record of Decision (ROD)                                  |     |    | ✓              |
| Heritage Impact Assessment (HIA)   |     |    | ✓              |
| Traffic Impact Assessment (TIA)  |     |    | ✓              |
| Traffic Impact Statement (TIS)   |     |    | ✓              |
| Major Hazard Impact Assessment (MHIA)  |     |    | ✓              |
| Home Owners Association Consent  |     |    | ✓              |
| Any other annexures, give details:<br>.....<br>.....<br>.....<br>.....                       |     |    | ✓              |

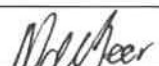
If any of the above questions, answers are no, give reasons:

.....  
 .....  
 .....  
 .....  
 .....



**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)                                | Mirinda de Beer   |   |            |
| Professional Capacity & Registration Number | Town & Regional Planner A/1037/1998   |   |            |
| Statutory Body                              | SACPLAN   | Are you In Good Standing with the Statutory Body? | Yes        |
| Applicant's Signature                       |  | Date  | 13/10/2025 |

Applicant's Initials: MdEB

| PART K: FOR OFFICE USE ONLY           |  |
|---------------------------------------|--|
| APPLICATION RECEIVED AND VERIFIED BY: |  |
| Full Name(s)                          | ZAMAGCINA DANTILE  |
| Title/Capacity                        | Assistant Town Planner   |
| Signature                             |   |
| Municipal Stamp                       |  |

# POWER OF ATTORNEY FOR LAND USE APPLICATIONS

This Power of Attorney is made on this 10<sup>th</sup> day of September 2025, by:

**Principal:**

Lourika Erasmus

ID:

**Agent 1:**

Mirinda de Beer Town & Regional Planners

117 Cape Road

Port Elizabeth

6000

ID:

**Whereas**, the Principal owns certain real estate property known as Erf 8606, Port Alfred (hereinafter referred to as the "Property");

**Whereas**, the Principal desires to appoint the Agent as an authorized representatives with the authority to submit and inquire about land use applications with the relevant municipality or local authority having jurisdiction over the Property.

---

## 1. Appointment of Authority

The Principal hereby appoints the Agent to act as the Principal's dual authority, having the right to both:

- Submit land use applications related to the Property to the Ndlambe Municipality for Rezoning, in terms of the Ndlambe Municipality SPLUM By-Laws (2016).
- Inquire about, follow up on, and obtain information regarding the status of land use applications submitted for the Property.

---

## 2. Powers Granted

The Agent, in their capacity as an authorized representative, shall have the following powers:

- To prepare and submit any necessary documents and applications for permits, zoning variances, or other land use requests on behalf of the Principal;
- To communicate with municipal officials, department staff, and any other authorities regarding the status or requirements related to land use applications for the Property;
- To make inquiries, provide additional documentation, and respond to requests for information from the municipality related to land use applications for the Property;
- To receive copies of all correspondence or decisions related to the land use applications;
- To take any actions necessary to facilitate or finalize the land use application process.

---

## 3. Duration

This Power of Attorney shall remain in full force and effect until it is revoked in writing by the Principal. The Principal has the right to revoke this Power of Attorney at any time, provided such revocation is executed in writing and delivered to the Agent and relevant municipal authorities.

---

4. Execution

IN WITNESS WHEREOF, the Principal has executed this Power of Attorney as of the day and year first written above.

Principal's Signature: 

Date: 11-09-2025

Agent Signature: 

Date: 10 September 2025

Witness Signature: 

Witness Name: Linda van Deventer

Date: 11 September 2025

---

BAX KAPLAN  
RUSSELL INC.  
**137**  
.043 706 8400

Gold & Stone Inc  
Campbell Street  
Port Alfred

Prepared by me

| Fee Endorsement         |                    | Office Fee                     |
|-------------------------|--------------------|--------------------------------|
|                         | Amount             |                                |
| Purchase Price/Value    | R .....            | R <u>1646.00</u>               |
| Mortgage Capital Amt.   | R .....            | R .....                        |
| ALL OTHER REGISTRATIONS |                    | R .....                        |
| Reason For Exemption    | Category Exemption | Exempt i.t.o Sect/Reg Act/Proc |

CONVEYANCER  
SUSAN GRAHAM McNAUGHTON (79047)

## DEED OF TRANSFER



BE IT HEREBY MADE KNOWN THAT

appeared before me, **REGISTRAR OF DEEDS: EASTERN CAPE at QONCE**, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

**Identity Number**  
**Married out of community of property**

which said Power of Attorney was signed at PORT ALFRED on 4 JUNE 2025

MS

A

And the appearer declared that his/her said principal had, on **14 March 2025**, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**LOURIKA ERASMUS**  
Identity Number  
Unmarried

her Heirs, Executors, Administrators or Assigns, in full and free property

**ERF 8606 PORT ALFRED**  
**NDLAMBE LOCAL MUNICIPALITY**  
**DIVISION OF BATHURST**  
**PROVINCE OF THE EASTERN CAPE**

**IN EXTENT 793 (SEVEN HUNDRED AND NINETY THREE) Square metres**

FIRST REGISTERED and still held by Certificate of Consolidated Title Number T19914/2021 with Diagram SG Number 357/2020 relating thereto

- I. **AS REGARDS** the figure A B C h F G on said Diagram SG Number 357/2020:
  - A. **SUBJECT** to such conditions as are referred to in Deed of Transfer Number T3114/1918CTN save insofar as these may have since lapsed or been cancelled.
- II. **AS REGARDS** the figure D E h on said Diagram SG Number 357/2020:
  - A. **SUBJECT** to such conditions as are referred to in Deed of Transfer Number T3114/1918CTN save insofar as these may have since lapsed or been cancelled.

MS

A

P

**WHEREFORE** the said Appearer, renouncing all rights and title which the said

**LORAIN ROSE GOSLETT, Married as aforesaid**

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

**LOURIKA ERASMUS, Unmarried**

her Heirs, Executors, Administrators or Assigns, now is 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 **R1 200 000,00 (ONE MILLION TWO HUNDRED 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: EASTERN CAPE** at QONCE on

25 AUG 2025



g.g.

In my presence



REGISTRAR OF DEEDS

MS

Motivational Report

# ERF 8606, PORT ALFRED

*Application for:*

- Rezoning Erf 8606, Port Alfred from Residential Zone 1 to Business Zone 2

*Compiled by:*



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

*Contact Details:*

Email: [mirinda@mbdtownplanner.co.za](mailto:mirinda@mbdtownplanner.co.za)

Cell: 082 896 2686

117 Cape Road, Mill Park

Port Elizabeth, 6001


[www.mdbtownplanner.co.za](http://www.mdbtownplanner.co.za)

OCTOBER 2025

# EXECUTIVE SUMMARY

Erf 8606, Port Alfred is 793m<sup>2</sup> in size and zoned for Residential 1 purposes. The property is located adjacent to the Central Business District of Port Alfred, situated on the corner of Van Der Riet Street and West Road. A dwelling unit is situated on the southern portion of the property. It is the owner's intention to convert the property into a business premises.

## Summary:

|                                      |  |
|--------------------------------------|--|
| <b>Existing Zoning</b>               | Residential Zone 1   |
| <b>Proposed Zoning</b>               | Business Zone 2  |
| <b>Area</b>                          | 793m <sup>2</sup>  |
| <b>Title Deed</b>                    |   |
| <b>Owner</b>                         | Lourika Erasmus  |
| <b>Address</b>                       | 32 Van Der Riet Street, Port Alfred  |
| <b>Bond</b>                          | There is no bond registered on the property  |
| <b>Spatial Development Framework</b> | Ndlambe Municipality Spatial Development Framework (2023)  |
| <b>Application required</b>          | Application in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), Ndlambe Municipality Spatial Planning and Land Use Management By-Laws (2016) and the Ndlambe Integrated Land Use Scheme (2019) for: <ul style="list-style-type: none"><li>• <b>Rezoning</b> of Erf 8606, Port Alfred from Residential Zone 1 to <b>Business Zone 2</b>, in terms of Section 68 of the Ndlambe Municipality SPLUMA By-Laws (2016).</li></ul> |



**Erf 8606, Port Alfred: 32 Van Der Riet Street**

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# ANNEXURES

## **A. MAPS**

1. Locality
2. Aerial View
3. Existing Zonings and Land Uses
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## **B. APPLICATION FORM**

## **C. PROPERTY DETAILS**

1. Power of Attorney
  2. Title Deed
  3. Cadastral Diagram
  4. Conveyance Certificate
  5. Ndlambe Municipality Spatial Development Framework: Port Alfred
-

## 1. The Applicant

Mirinda de Beer Town and Regional Planners (MDB) is appointed by the owner of Erf 8606, Port Alfred, Lourika Erasmus, to prepare and submit an application to the Ndlambe Municipality to obtain the necessary land use rights to permit shops and offices on the property.

The Power of Attorney is attached as **Annexure C.1.**

## 2. The Site

### Cadastral information:

The subject property is described as Erf 8606, Port Alfred, situated in the Ndlambe Municipal jurisdiction. The Cadastral Diagram (Cadastral Diagram No. 357/2020) is attached as **Annexure C.3.**

### Ownership:

The property is owned by the Lourika Erasmus.

### Property size:

793m<sup>2</sup>

## 3. Locality

The property is located adjacent to the Central Business District of Port Alfred, situated on the corner of Van Der Riet Street and West Road.

### Map 1: Locality



Map 1 illustrates the **Locality** of the subject site.

#### 4. Existing Zoning & Land Use

The property is currently zoned for Residential 1 purposes. A dwelling unit is located on the southern portion of the property.

Van Der Riet Street borders the north-eastern boundary of the site and West Road borders the south-eastern boundary of the site.

**Map 2: Aerial View**



**Map 2** illustrates the current Land Use of the subject property.

In terms of the Ndlambe Integrated Land Use Scheme (2019) the property is zoned Residential 1 purposes.

Current development parameters for **Erf 8606, Port Alfred**:

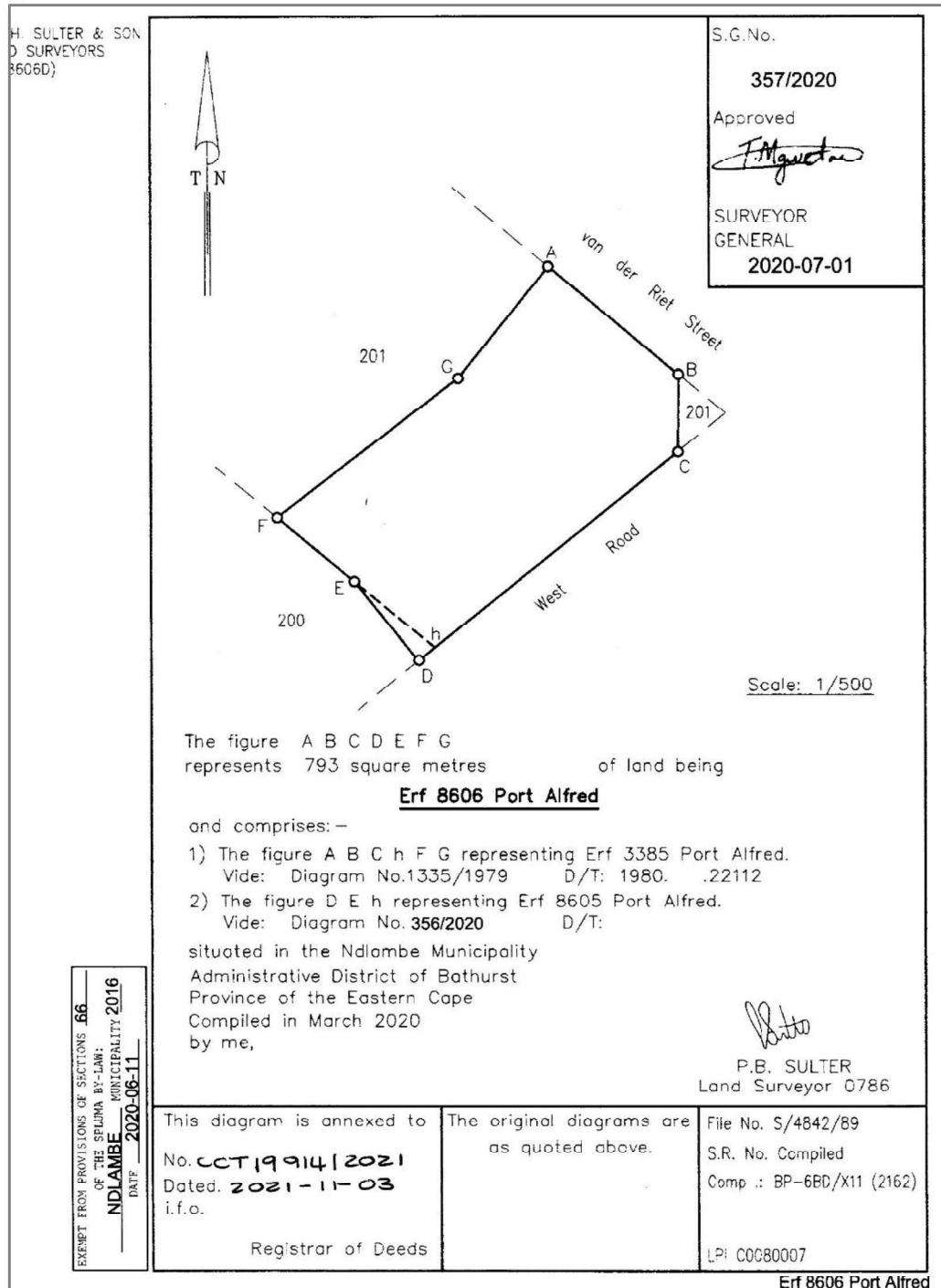
|                               |  |
|-------------------------------|--|
| <b>Zoning</b>                 | Residential Zone 1   |
| <b>Primary Use</b>            | Dwelling Unit <i>means a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation and includes such outbuildings as are ordinarily used therewith and permit a home occupation for a single household.</i> |
| <b>Coverage</b>               | 50%  |
| <b>Height</b>                 | 8,5m   |
| <b>Street Building Line</b>   | 5m   |
| <b>Lateral Building Lines</b> | 1,5m   |
| <b>Rear Building Line</b>     | 3m   |
| <b>Parking</b>                | 1 parking space / dwelling unit  |

## 5. Title Deed, Servitudes and Bond Holder

Title Deed [redacted] is relevant to the subject site. A copy of the Title Deed is attached as **Annexure C.2.**

There are no servitudes registered on the property. A copy of the Cadastral Diagram is attached as **Annexure C.3.**

### Cadastral Diagram:



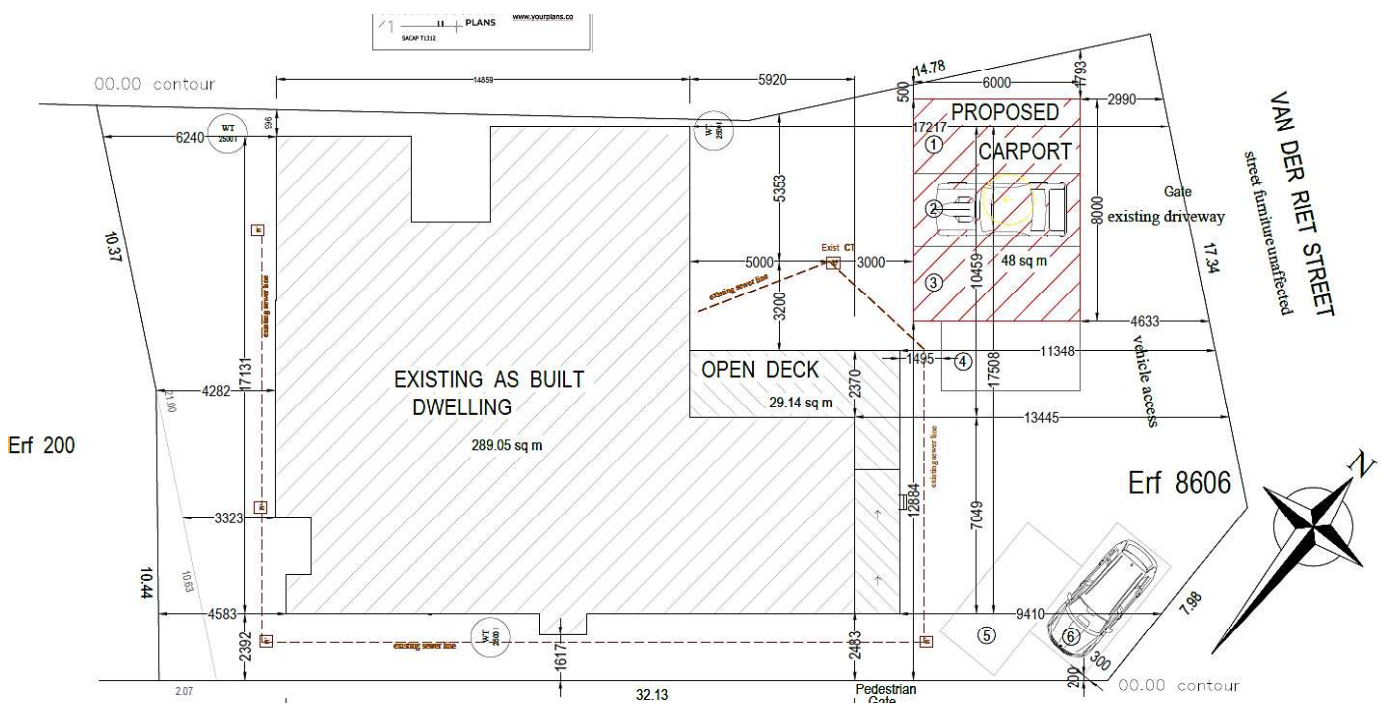
There is no bond registered on the property. Subsequently, consent from a bond holder is not required.

**This application is,** based on the stipulations of the Ndlambe Integrated Land Use Scheme (2019), Ndlambe Spatial Planning and Land Use Management By-Laws (2016) and Section 33(1) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), **for Erf 8606, Port Alfred:**

1. **Rezoning** of Erf 8606, Port Alfred from Residential Zone 1 to **Business Zone 2**, in terms of Section 68 of the Ndlambe SPLUMA By-Laws (2016).

Development parameters on site:

|                               |  |
|-------------------------------|--|
| <b>Zoning</b>                 | <b>Business Zone 2</b>   |
| <b>Primary Land Uses</b>      | Office means a building used only for professional, clerical, administrative work, medical uses and includes storage areas ancillary to the office use.<br>Shop means land or a building used for retail or trade, including a workshop and/or store which is directly related to but subordinate to the retail or trade use and does not exceed more than 30% of the total floor area of the retail or trade use. |
| <b>Street Building Line</b>   | 0m   |
| <b>Lateral Building Lines</b> | 0m   |
| <b>Rear Building Line</b>     | 0m   |
| <b>Height</b>                 | 8,5m   |
| <b>Coverage</b>               | 100%   |
| <b>Floor Factor</b>           | 1.5  |
| <b>Parking</b>                | Office: 4 spaces / 100m <sup>2</sup> floor space<br>Shop: 2 spaces / 100m <sup>2</sup> floor space   |



Site Development Plan: Erf 8606, Port Alfred

## 1. Development Proposal

- ▶ It is the intention of the owner to utilize the property for business purposes including the selling of boost pumps, water filtration systems and associated components, including the repair of these components.
- ▶ Access to consistent water pressure and portable water remains an ongoing challenge for many residents and businesses in the Ndlambe Municipal area. Boost pumps play a pivotal role in ensuring adequate water pressure, especially in areas affected by aging infrastructure or elevated terrain like Port Alfred and the surrounding area.
- ▶ Growing concern about water quality and safety demands the availability of affordable and quality water filtration solutions.
- ▶ The owner has identified a shortage in boost pump and water filtration systems repair option in Port Alfred.
- ▶ By establishing a business focused on repairing and reselling of boost pumps, alongside the supply of water filtration systems, the business aims to fill a critical gap in local service delivery.
- ▶ The business will be fenced with controlled access and security systems installed to secure safety of goods and a secure environment.
- ▶ The following benefits are envisioned from the business:
  - Improved access to quality water and enhanced water pressure, reducing complaints and service requests directed to the Municipality.
  - Environmental sustainability by repairing and refurbishing boost pumps e-waste will be reduced.
  - The proposed development will create a variety of permanent and semi-permanent jobs supporting local economic development.
  - The business will provide affordable water quality related products and services.
- ▶ The business will operate in normal working hours in line with the existing business in the adjacent central business district:
  - Mondays – Friday: 7am – 5pm
  - Saturday: 7am – 1pm
  - Sunday: 7am – 12am
- ▶ The business will only operate from within the existing building and no outside workspace will be allowed or created.
- ▶ The existing character of the area will remain unchanged, and the proposed renovation and conversion of the dwelling into a business building will contribute to the character of the area and present a refurbished building.
- ▶ Granting the proposed Business 2 zoning, which is considered a less intensive and intrusive zoning than Business Zone 1 will not have a negative impact on the existing residential and commercial environment.

## 2. Development Parameters

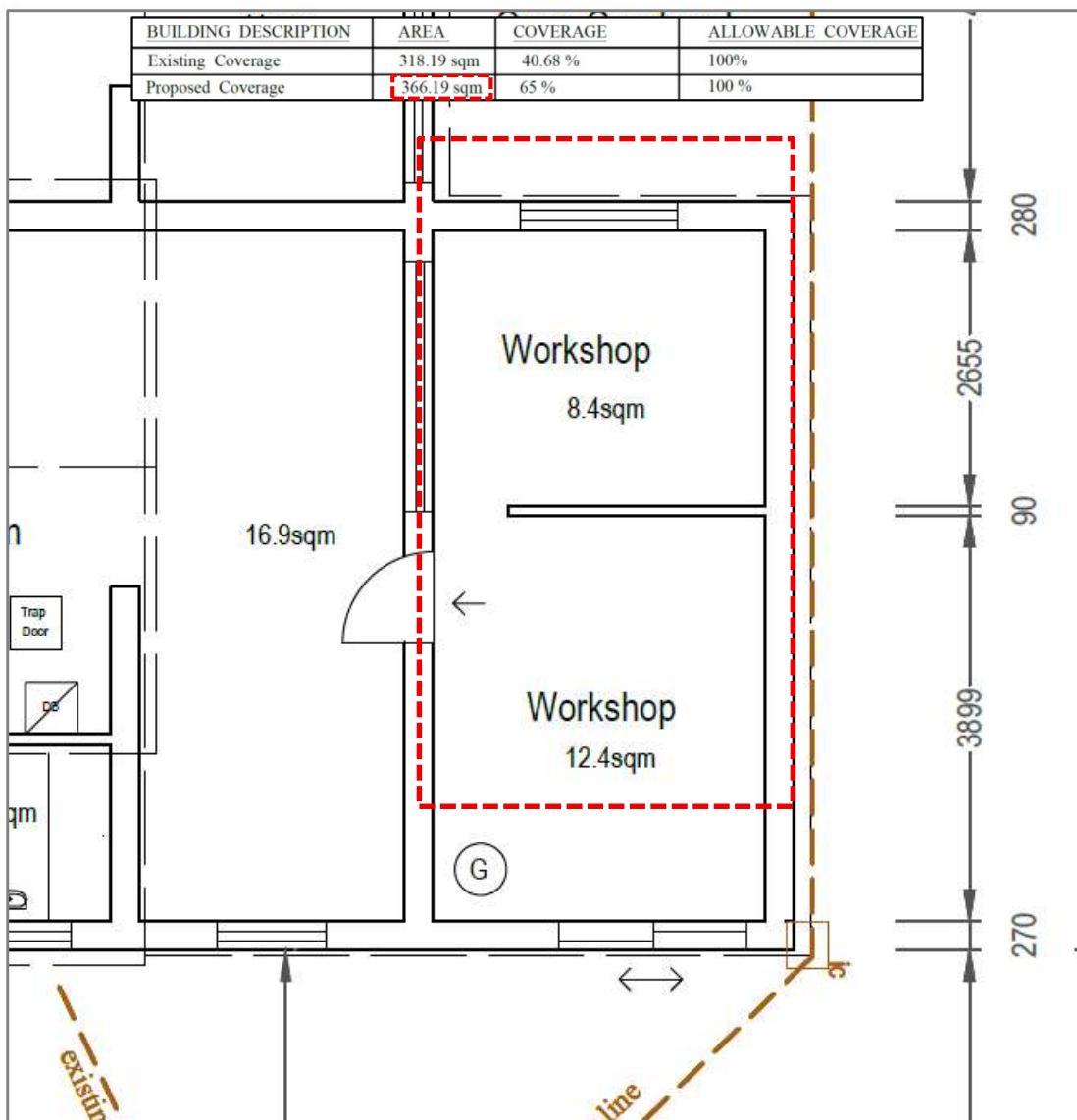
- ▶ The purpose of this application is to obtain the necessary land use rights to permit business development on the property.
- ▶ A dwelling unit is situated in the southern part of the property, obtaining access from Van Der Riet Street in the north-east.
- ▶ Rezoning the property to Business Zone 2 will permit the owner to convert the dwelling into a business building comprising of shops and offices.
- ▶ Access will be controlled by means of a security gate from Van Der Riet Street in the north-east.

- ▶ Granting the rezoning to Business Zone 2 will permit the owner to operate a shop and offices from the subject site as per the primary uses listed in the Ndlambe Integrated Land Use Scheme (2019).
- ▶ On-site parking will be provided in accordance with the Ndlambe Municipality Land Use Scheme (2019) parking requirements for the following land uses:

| Land Uses                | Parking Requirements                     | Area (m <sup>2</sup> ) | Required Spaces |
|--------------------------|--|------------------------|-----------------|
| Shop                     | 2 space / 100m <sup>2</sup> floor space  | ±212,5m <sup>2</sup>   | 4,25            |
| Office                   | 4 spaces / 100m <sup>2</sup> floor space | ±39m <sup>2</sup>      | 1,56            |
| Parking Required:        |  |                        | 6               |
| <b>Parking Provided:</b> |  |                        | <b>6</b>        |

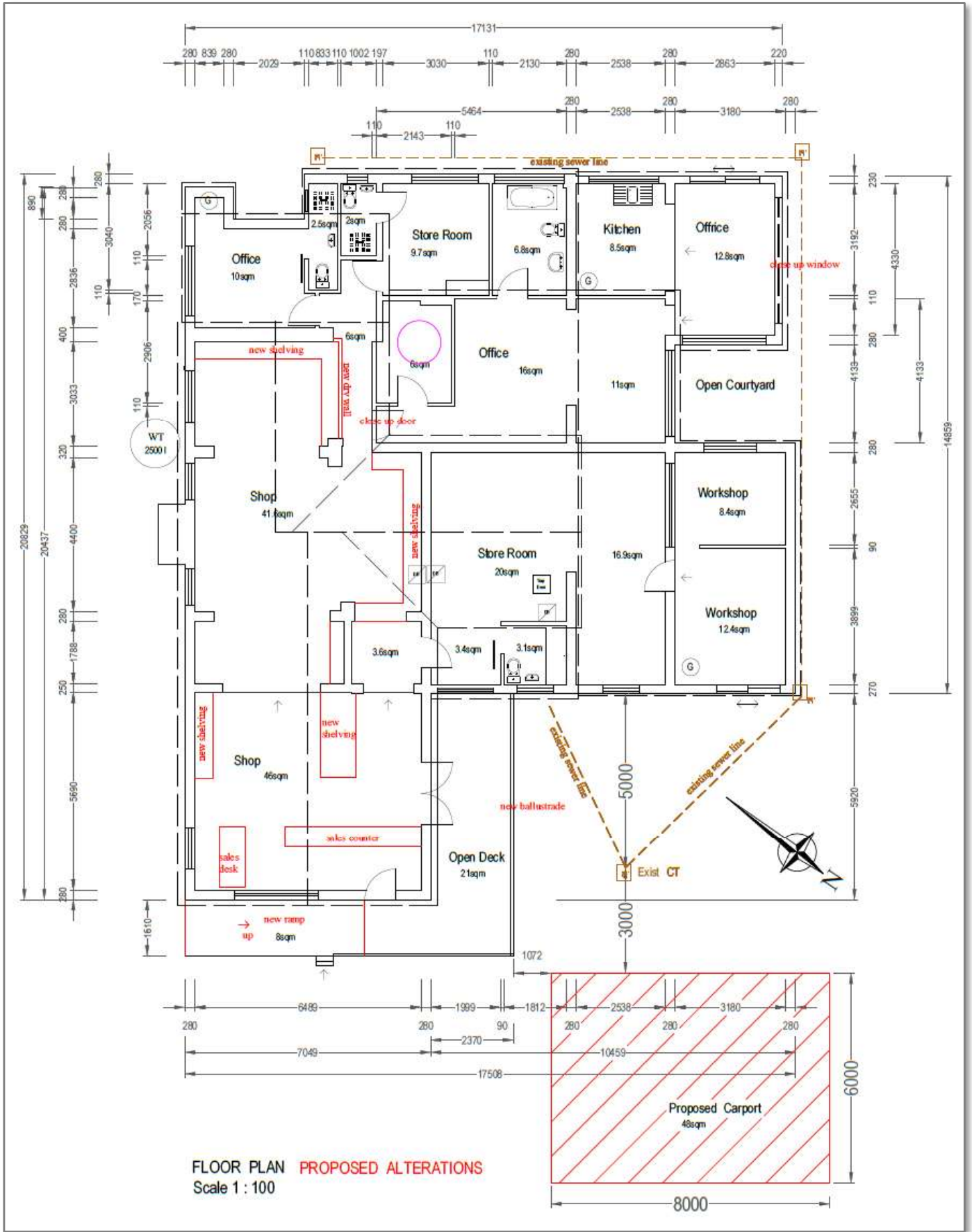
▶ **Workshop area:**

- In accordance with the Ndlambe Integrated Land Use Scheme (2019) a workshop area may be provided for on a property with a Business 2 zoning if the workshop area does not exceed 30% of the total floor area.
- The workshop area will be used for repairs of small water pumps or filtration systems.
- As per the Floor Plans the proposed workshop area is 20,4m<sup>2</sup> or 5,6% of the total floor area (366,19m<sup>2</sup>), which allows the owner to expand the workshop area in the future should it prove to be profitable and/or required.





Floor Plan: Erf 8606, Port Alfred



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

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

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

#### The principle of spatial justice:

| Criteria:  | Compliance: Planning Implication  |
|--|---|
| Section 7 (a) deals with past spatial and other development imbalances must be redressed through improved access to and use of land. | The proposed development will create employment opportunities during the construction phase, ongoing maintenance and operational phase. |
|  | The provision of a business on Erf 8606, Port Alfred will support the expansion and intensification of the central business district.   |

#### The principle of spatial sustainability:

| Criteria:  | Compliance: Planning Implication  |
|--|---|
| Section 7 (b) deals with:<br><br>(i) promotion of land development in strategic location, protecting the environment, stimulation of land markets and viable communities.<br>(v) consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.<br>(vi) promote land development in locations that are sustainable and limit urban sprawl.<br>(vii) result in communities that are viable. | The development proposal is fully Ndlambe SDF compliant. The proposed development of the subject property would stimulate the local economy and would result in positive impacts on the land market in the area.  |
|  | The development is situated within the urban edge of the Port Alfred area and within an established urban environment.  |
|  | Given the need to contain urban sprawl, effective utilization of properties located within the urban edge is regarded as one of the approaches to execute spatial sustainability.   |
|  | Erf 8606, Port Alfred is situated within the Central Business District (CBD) expansion area of Port Alfred and zoned for Residential 1 purposes. The renovation and modernisation of the building will support mixed land uses in the CBD of Port Alfred.   |
|  | The future growth of the municipality is dependent on its ability to attract new investment in the business sector as this will create sustainable employment opportunities in the entire value chain. The proposed development will support the CBD of Port Alfred, strengthening the sustainability of Port Alfred. |
|  | The development proposal will result in increased rates for the property and will have a direct positive impact for the Municipality in increased rates revenue.  |

### The principle of efficiency:

| Criteria:  | Compliance: Planning Implication   |
|--|--|
| Section 7 (c) deals with:<br><br>(i) land development optimises the use of existing resources and infrastructure.<br>(ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts. | The subject property is situated within an established urban environment with sufficient engineering services infrastructure and development of the site will accordingly optimise the use of existing resources (developable land). |
|  | The development will create economic benefits such as contribute to the municipal rate base, increase property value and development levies.   |

### The principle of spatial resilience:

| Criteria:   | Compliance: Planning Implication  |
|---|---|
| Section 7 (d) deals with flexibility of spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities that are most likely to suffer from environmental and economic shocks. | The development is in accordance with the Municipal policies and land use management. |
|   | It will have no negative impact on the livelihood of the community.                   |

### The principle of good administration:

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

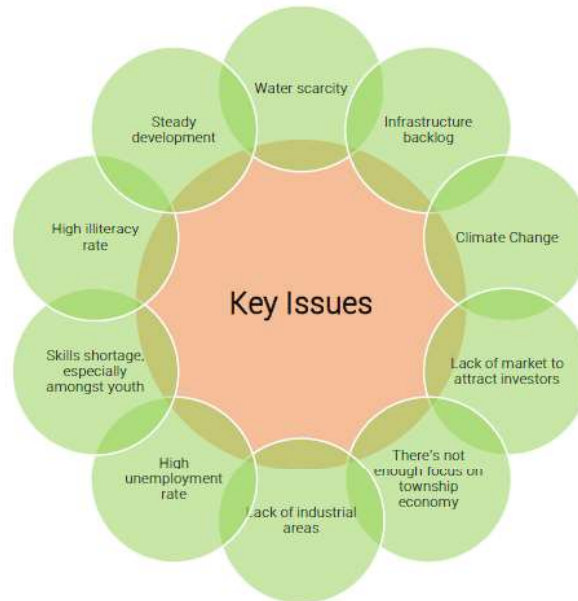
## 2. Ndlambe Municipal Spatial Development Framework (SDF) (2023)

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

## Key Issues

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



The Ndlambe Municipality Spatial Development Framework can be regarded as a spatial representation of the municipal Integrated Development Plan. It shows the areas of desired aims, the SDF act as a guide for future development to ensure that the municipality maximizes co-ordination of planned activities within its area of jurisdiction.

## Vision 2023

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The vision of the Ndlambe Municipality is as follows:

### Vision

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

## Spatial Objectives

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

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

The following objectives have been identified specifically for **Urban** areas (*applicable to this application*):

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

### **Development Strategies**

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

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

### **Spatial Planning Principles**

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

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

### **Spatial Structuring Elements**

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

- ▶ Contain urban sprawl
- ▶ Promote urban and social integration
- ▶ Promote higher densities
- ▶ Create quality urban environments
- ▶ Promote pedestrian friendly environments and movement patterns.
- ▶ Create a sense a place
- ▶ Enhancement of investment opportunities
- ▶ Simplifying decisions-making regarding development application

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

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

### **Nodes**

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

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

### **Nodal Plan:**



The functions of a District Centre and associated land uses:

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

## Corridors

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A “Development Corridor” is normally used to symbolise the area where important economic activities are to be encouraged along a particular route.

The subject site is situated in close proximity to the following corridors :

- R72 – Primary Corridor / Tourism Corridor
- R67 – Secondary Corridor / Regional Route



## Urban Edge and Service Edge

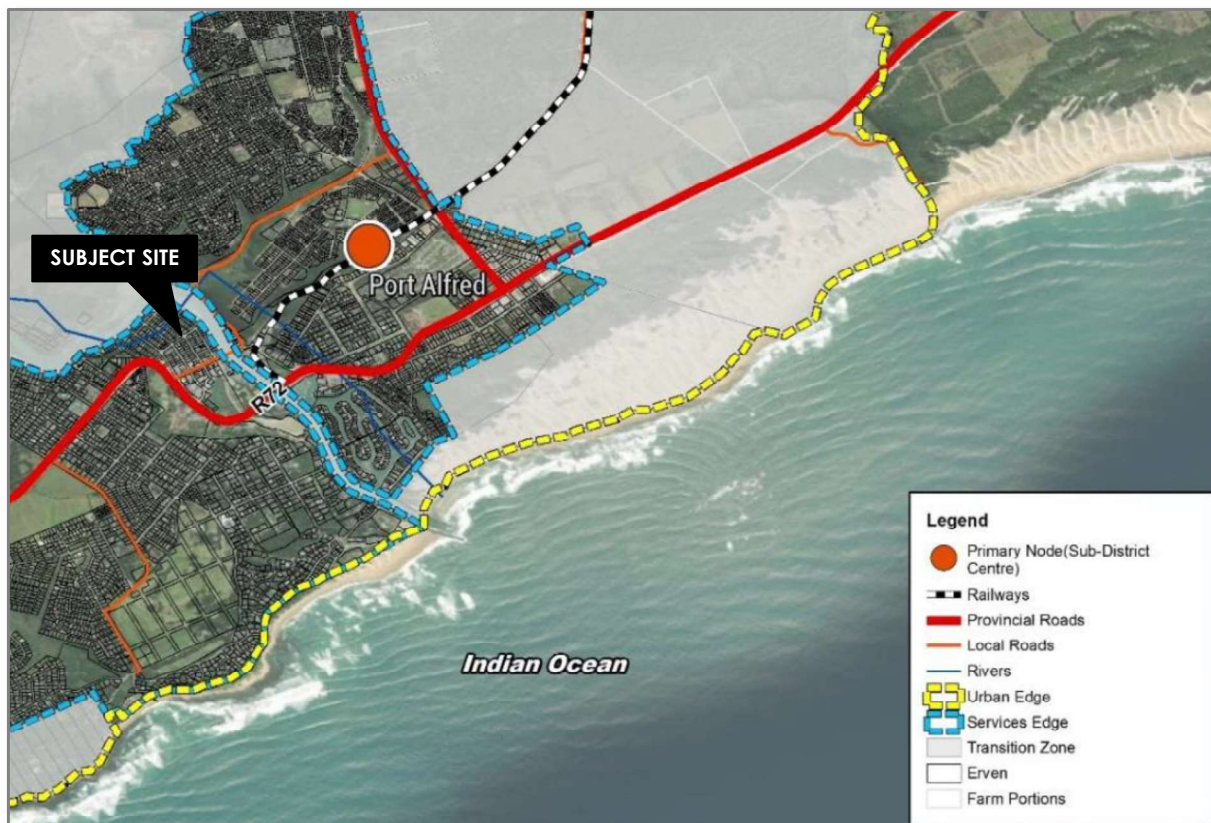
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The function of an **Urban Edge** is : A purpose drawn and defensible line used as a means of restructuring the urban area and integrating the currently segregated social groups and urban uses. Development first takes place within the existing urban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

The **Services Edge** is described as the area within which the Ndlambe Local Municipality is able to provide services within. This is the space that is promoted for densification. Development within this zone serves to manage, direct, and limit urban expansion.

The subject site is located within the urban edge and service edge of Port Alfred.

## Urban Edge and Service Edge: Port Alfred



## Land Use Proposals: Port Alfred

The following Land Use Proposals have been developed through a detailed study of understanding the current land use patterns of the towns of Ndlambe as well as unpacking Land use development trends within these towns and likelihood of development guidelines and future trends and direction of growth.

The “Port Alfred” urban concentration has been identified as a “*District Centre*” owing to its location along the R72 (Tourism Route) and a large number of tourism activities situated in town where tourists from all over the country visit.

### Business / Retail:

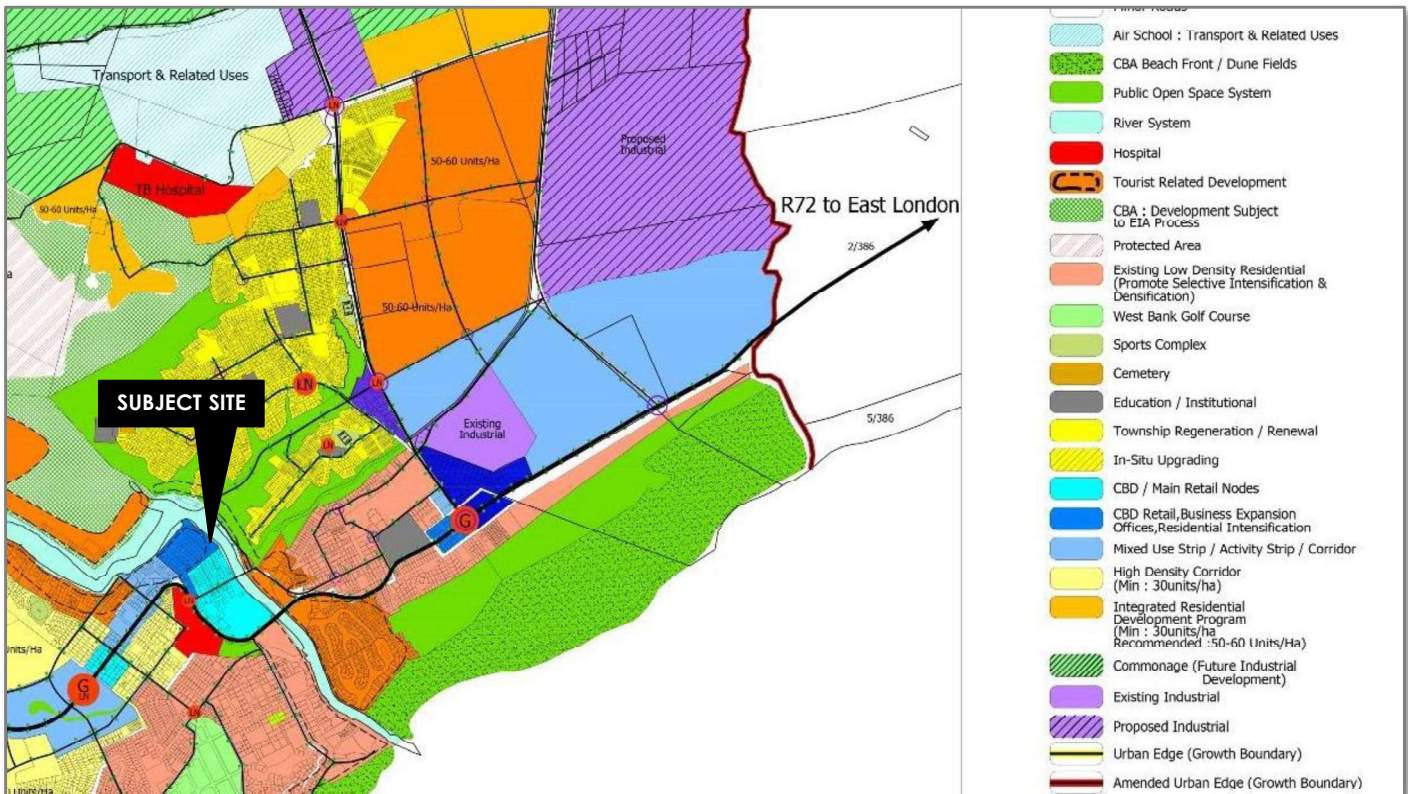
Most major business uses in Port Alfred are concentrated in the CBD. The CBD is the commercial and retail node of the town consisting of national chain stores, local shops, offices, hotels, Bed and Breakfast, banks and owner operated businesses. Demand for business uses is evident through the conversion of residential buildings east of the CBD to offices. This is the only feasible area for the expansion of the CBD as the river, steep terrain and R72 road form barriers to expansion north, west and southwards respectively. Mixed use development such as home businesses, offices and residential development is slowly emerging at the entrance to the town (from Port Elizabeth) along the R72 from the Caltex fuel station toward the CBD.

**The subject property is situated within the CBD upgrading and expansion corridor, as illustrated below. This area (including the subject property) is earmarked for Mixed Use / Activity / Corridor development purposes.**

**Port Alfred CBD: Proposed expansion and upgrading:**



**Port Alfred: Proposed Land Uses:**



## Consistency with the Ndlambe SDF: Port Alfred

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- ▶ Erf 8606, Port Alfred is situated within the urban edge and service edge of Port Alfred and is suitable for business development.
- ▶ The site is situated in the proposed expansion area of the CBD of Port Alfred, classified as a District Centre. The business will promote the concentration of urban development and mixed land use within the CBD expansion activity strip.
- ▶ The proposed business will contribute to local economic development by creating a variety of jobs for skilled and semi-skilled individuals.
- ▶ Optimal development of land within the existing urban structure will be supported and will minimize urban sprawl.
- ▶ The proposed development will bring capital investment to the area.
- ▶ The subject property is near important corridors and activity routes (including the R72 and Main Street).
- ▶ The proposed development will strengthen and support the existing mixed-use character along Van Der Riet and West Road.
- ▶ The proposed development will support the Spatial Objectives with specific reference to sustainable economic development, provision of job opportunities and contributing to compact urban development.

The Ndlambe Municipality SDF: Port Alfred is attached as **Annexure C.5**.

## 1. Land Suitability

- ▶ The subject property is 793m<sup>2</sup> in size, located on the corner of Van Der Riet Street and West Road.
- ▶ A dwelling unit is situated on the southern portion of the property.
- ▶ The topography of the property is fairly flat, posing no negative impact on the proposed development. Subsequently development can proceed without significant challenges related to terrain or construction. Flat surfaces are easier to maintain and less prone to erosion compared to sloping land, offers better accessibility, is easier and less expensive to building on.
- ▶ Rezoning the property from Residential Zone 1 to Business Zone 2 will enable the owner to operate shops and offices from the property.
- ▶ **Map 2** illustrates the current physical characteristics of the subject property, as illustrated below.

**Map 2: Aerial View**



- ▶ The proposed development will not have a negative impact on the physical characteristics of the subject property but will make more effective use of land, which is a scarce resource, especially in an established environment adjacent to the central business district.
- ▶ All vehicle movement occurs on the property. The **Site Development Plan** illustrates the on-site vehicle movement and access point.
- ▶ The proposed development will attract investment to the property, with significant capital being spent on improvements. This will upgrade the physical characteristics of the site, enhance the existing urban fabric, and promote controlled development.
- ▶ It is hereby concluded that the proposal will not have any material and undue impact on the subject property or surrounding properties.

## 2. Locality and Accessibility

- ▶ Erf 8606 is strategically located within Port Alfred, a growing coastal town situated between Kenton-on-Sea to the south-west and Seafield to the north-east. The town is easily accessible via two major regional routes, the R67 and the R72, which connect it to the broader region and support economic activity.
- ▶ The property is positioned adjacent to the Central Business District (CBD) of Port Alfred, ±700 meters north of the R72 and ±300 meters from Main Street. This proximity to the CBD ensures convenient access to essential services and commercial activity while supporting integration with the town's urban core.
- ▶ Access to Erf 8606 is highly favourable. The site benefits from connectivity to both the R72 and Main Street via West Road, with direct vehicular access proposed from a single entrance/exit point (6 metres wide) on Van Der Riet Street, located to the north-east. This controlled access point is sufficient for the scale of the proposed business, which is not expected to generate high traffic volumes. As such, the development will not adversely impact traffic flow along Van Der Riet Street or surrounding roads.
- ▶ Importantly, the property falls within the designated CBD expansion area. Its location, along with surrounding access infrastructure, the availability of land, and the site's size, significantly enhances its development potential. The proposal aligns with the town's spatial development goals by optimising underutilised urban land close to the CBD.
- ▶ In summary, Erf 8606 is ideally situated for business purposes, offering excellent accessibility, minimal traffic impact, and strong alignment with the town's broader planning objectives. The proposed development will support local economic growth while complementing the surrounding urban environment.

## 3. Compatibility with surrounding area

- ▶ Situated in close proximity to the established Central Business District of Port Alfred, the property is situated in an area characterised by mixed use land uses and a concentration of economic interaction due to the variation of business-related land uses.
- ▶ The surrounding businesses, offices, institutions include the following, amongst other:
  - Blompot Nursery
  - Ocean Basket
  - Hair Studio
  - Graze Café
  - Doctors Rooms
  - Kenny's Sports Bar
  - Hotspot Bar
  - Churches
  - SAPS
  - Department of Home Affairs
  - Hayes Electrical
  - Smart Hearing

### Map 3: Existing Zonings and Land Uses



- ▶ The proposed development will not lead to a loss in property value or the quality of life in terms of the right to privacy and sunlight.
- ▶ The project is aligned with the vision of the Ndlambe Municipality Spatial Development Framework for the property and surrounding area. It is the intention of the Ndlambe Municipality to promote mixed use development in this specific area.
- ▶ The development will bring capital investment to the central business district and Port Alfred.

#### 4. Economic Growth & Job Creation

- ▶ The provision of water filtration systems and boost pump business in Port Alfred would likely have a range of positive economic impacts. The local economy will be stimulated. New businesses will attract customers and investors, boosting consumer spending. Increased foot traffic can benefit existing small and medium enterprises (SMEs) nearby.
- ▶ The renovation phase will create temporary employment opportunities for labourers, contractors, and suppliers. Each job created will have a significant downstream and indirect contribution to the local economy. Each household head earning an income has an average of three dependants. The unemployment rate illustrates the need for additional job creation.
- ▶ The operational phase will create permanent jobs in retail, security, maintenance, management, and service delivery.
- ▶ In addition to the direct jobs that will be created during the construction phase it is foreseen that several indirect jobs will be created, including but not limited to the following:
  - Professionals including, Town Planners, Architects, Engineers etc.
  - Transportations drivers delivering building materials.
  - Suppliers and Manufacturers.
- ▶ The future growth of the municipality is dependent on its ability to attract new investment in the commercial sector as this will create sustainable employment opportunities in the entire value chain.

## 5. Engineering Services

- ▶ The application area is located within the existing urban fabric with all necessary Municipal services.
- ▶ The property is situated within an area of adequate existing service infrastructure and capacity with regards to roads, sewer, electricity, and storm-water reticulation.
- ▶ There should be no negative impact on external engineering services. The application will be circulated to relevant services branches for comment.

This report has provided background, a statement of the current situation and motivation which supports the Rezoning of Erf 8606, Port Alfred for business purposes.

In light of this motivation and the information contained in the foregoing report, it is clear that the application for Erf 8606, Port Alfred:

- ▶ **Rezoning** of Erf 8606, Port Alfred from Residential Zone 1 to Business Zone 2, in terms of Section 68 of the Ndlambe SPLUMA By-Laws (2016),

meets the criteria as set out in The Spatial Planning and Land Use Management Act, 2013 (SPLUMA), Ndlambe Municipality SPLUM By-Laws (2016) and the Ndlambe Integrated Land Use Scheme (2019).

To conclude :

- ▶ **Best use of the land**

The “best use” of land can be viewed from a number of important perspectives: location, accessibility and size of the property. Situated within the Central Business District of Port Alfred, the site is suited for offices and shops given its proximity to the central business district, residential neighborhoods, several businesses and major and local transport networks, which makes the positioning of the site more desirable.

- ▶ **Impact on traffic flows**

The scale of the proposed development is unlikely to have an impact on the existing traffic network and therefore will not contribute to the congestion in the area. The property is easily accessible from Van Der Riet Street and Main Street.

- ▶ **Impact on surrounding uses**

It is evident that the business will not change the overall character of the area; but would rather improve on the nature and integrity of the surrounding context, by providing a renovated and modernized building.

# ANNEXURE A

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## MAPS

- 1. Locality**
- 2. Aerial View**
- 3. Existing Zonings & Land  
Uses**
- 4. Site Development Plan**



ERF 8606, PORT ALFRED

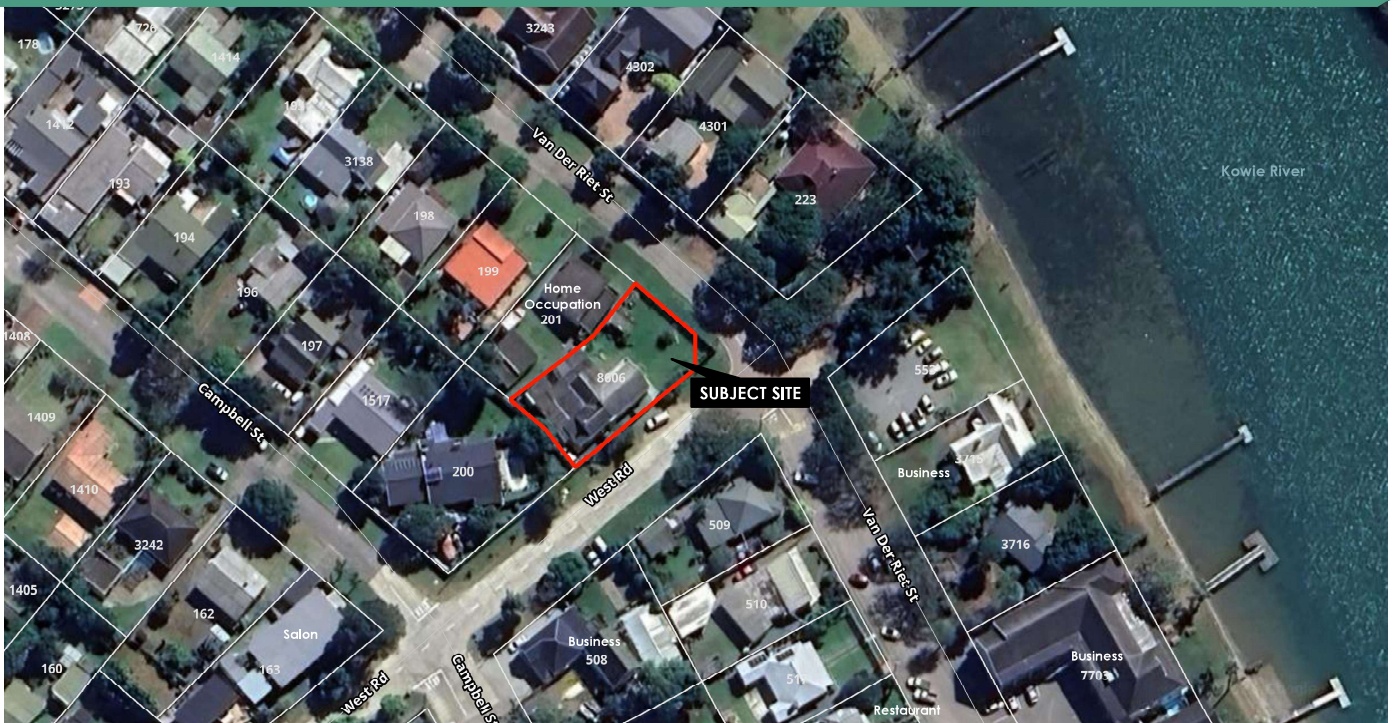


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