

Using sound to talk with elephants

MARK CARRELS

Technology blends composition, infrasound

South African composer and Wits M.Mus graduate Franco Schoeman is making waves with ground-breaking technology that uses low frequency sound to manage wildlife. His talk entranced U3A members who attended his talk on the subject at Don Powis Hall, Settlers Park last week.

At the heart of it is his invention B1DR (Be Wonder): Infrasound Fusion that blends traditional composition with infrasound - extremely low frequency sound waves that are below the threshold of human hearing, that is, below 20Hz.

Schoeman, as a specialist in bio-acoustics, is part of a project called Land Ear that aims to strengthen people's connection with the environment. Bio-acoustic profiling, monitoring and data integration across Southern Africa is their 2030 goal, they explain on their website land-ear.com.

Schoeman's discoveries are being used in the 'Talking to Elephants' project, a wildlife management initiative in Limpopo Province that explores how infrasound can help guide wild elephants along intended routes across fenced landscapes.

It started with a visit to a ranger friend who showed Schoeman fence breaches by elephants. Common in elephant management, these are expensive to repair.

They realised that the elephants repeatedly breached fences in the same place.

"They were always taking the path of least resistance," Schoeman said

Could infrasound be a solution? they wondered.

The outcome was an automated gate equipped with camera that uses AI to identify each elephant.

TALKING MUSIC: Musician and sound expert, Franco Schoeman, engages U3A members at Don Powis Hall on his 'Talking Elephants' project that uses low frequency infrasound below the threshold of human hearing to assist with managing wildlife. **Picture: MARK CARRELS**



19th International Architecture Exhibition of La Biennale di Venezia (Venice) last year. There, Schoeman collaborated with architects and acoustic technologists using massive sub-woofers to explore how infrasonic frequencies — inspired by elephant communication — could help guide wildlife movement across landscapes in a way that aligns with the animals' natural communication channels.

Kruger Park management has approached

Once the entire herd is through, the system automatically closes the gate behind them.

The tool to get them into the camera's field of view was infrasound.

They built the gate and the infrasound system and set up the proof of concept.

Schoeman showed the U3A audience drone footage of the elephant herd moving together towards the watering hole as they followed the infrasound signal.

He explained that as they became drawn to the sound signal, they started to pick up their pace. The video shows them move closer (to the gate) and become excited. They follow the matriarch and correct their trajectory and move to where the sound is coming from.

"They build up a sense of trust with the sound and the whole herd comes together and they enter the gate. In no time, all of them are through and off to the watering hole."

On the strength of *Talking to Elephants*, Schoeman was asked to showcase B1DR at the



MAKING IT HAPPEN: Staff at Bushmans Recycling Centre, from left, Akhona Dyonase, Sinalo Kelemani, Sipelele Funde, Oluhlekuti Ralo, Akhona 'Kellis' Gqupu, Nasibulele Koti, Malibongwe Mambu, Onela Nkuntelo and Lerato Solani. **Picture: SUPPLIED**

Meet the people who make recycling possible

When we talk about recycling in our community, we often speak about bottles, cardboard, collections and bins.

What we talk about far less are the people who make the entire system work. Without the staff at our recycling centre, recycling in our area would simply not exist.

Every item that leaves a home or business and is collected or delivered to our site, requires human hands, judgment, and effort before it can be recycled. At the recycling centre, staff sort materials by type, remove any contaminants, bag and bale recyclables, and load trucks. They ensure materials meet the standards required by buyers and mills.

This work is physical, repetitive, and exacting. It requires knowledge, consistency, and pride in doing the job properly.

If any part of this process fails, recyclables are rejected, and will end up in landfill.

In other words, our ability to recycle depends directly on the people who show up every day to do this work.

These staff members are not invisible cogs in a system. They are parents, caregivers, and breadwinners. The recycling centre has given them something that is increasingly rare: an opportunity to earn a small but meaningful income close to home. For many, this income helps put food on the table, buy toiletries, pay school fees, pay for school lunches, buy uniforms,

and cover transport costs. It allows people to take care of themselves with dignity.

Beyond income, the recycling centre offers routine, purpose, and skills. Staff learn how to identify materials, operate equipment safely, work as a team, and take responsibility for quality and output. They are given opportunities to upskill, including doing first aid and being sent on courses.

These are transferable skills that build confidence and open doors to other opportunities.

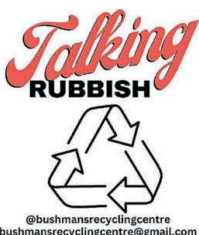
Just as importantly, the centre provides a sense of belonging and contribution. The work matters, and the people doing it know that.

Recycling is often spoken about as an environmental act, and it is. But in our community, it is also a social one. Every bottle recycled supports a local job. Every bale of cardboard

represents hours of labour that benefits both the environment and a household. When residents recycle, they are not only reducing waste; they are supporting livelihoods.

As a community, we should recognise and value the people behind the process. Treating recyclables correctly, separating materials, and supporting the recycling centre are ways of showing respect for the staff whose work makes our environmental aspirations possible. Our staff are incredible custodians of the environment.

Recycling does not happen because bins exist. It happens because people do.



@bushmansrecyclingcentre
bushmansrecyclingcentre@gmail.com



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR SUBDIVISION OF ERF 800, BOKNESSTRAND INTO ONE PORTION (PORTION A), LEAVING THE REMAINDER; CONSOLIDATION OF THE SUBDIVIDED PORTION (PORTION A) WITH ERF 799, BOKNESSTRAND AND CONSOLIDATION OF THE REMAINDER WITH ERF 801, BOKNESSTRAND.

Applicant: MEH SULTER & SON

Owner: LESLEY JANET LESTER

Property Description: ERF 800, BOKNESSTRAND

Physical Address: 23 ANKERROOD, BOKNESSTRAND, 6189

Detailed description of proposal:

The matter for consideration is an Application for the Subdivision of Erf 800, Boknesstrand Into One Portion (Portion A), Leaving The Remainder; Consolidation of The Subdivided Portion (Portion A) With Erf 799, Boknesstrand and Consolidation of The Remainder with Erf 801, 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 on or before **19 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: 43/2026

19 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 2, PERMANENT DEPARTURE TO PERMIT A PLACE OF INSTRUCTION (SPECIAL NEEDS SCHOOL) AND THE DEPARTURE TO RELAX THE STREET AND LATERAL BUILDING LINES ON ERF 221, BOESMASNRIVIERMOND.

Applicant: CITEPLAN (PTY) LTD

Owner: SANDRA BERYL BEALES

Property Description: ERF 221, BOESMASNRIVIERMOND

Physical Address: 21 SMUTS STREET, BOESMASNRIVIERMOND, 6190

Detailed description of proposal:

The matter for consideration is an Application for the Removal of Restrictive Title Deed Conditions, Rezonning from Residential Zone 1 to Residential Zone 2, Permanent Departure to Permit a Place of Instruction (Special Needs School) and Departure to Relax the Street and Lateral Building Lines on Erf 221, Boesmansriviermond as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 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 on or before **19 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: 44/2026

19 February 2026 ADV. R DUMEZWENI MUNICIPAL MANAGER

NDLAMBE MUNICIPALITY

Ndlambe Municipality
Corporate Services

12 NOV 2025



RECEIVED

LAND USE APPLICATION FORM

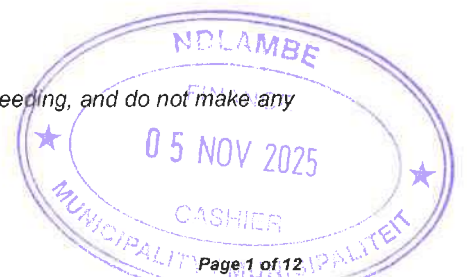
PART A: TYPE(S) OF APPLICATION

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
✓	Rezoning	R10 729, 68
	Consolidation	R
✓	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 8,583.74
✓	Departure Relaxation Building Line	R 5,110.89
	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
TOTAL ON FEES PAYABLE		R 35 153.99

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: *IN*



01137001

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:

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

**Town Planning Office
Ndlambe Municipality
Causeway Road, Civic Centre
Port Alfred
6170**

- 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: *JW*

- 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

NOTE: Complete this form using BLOCK letters and ticking the appropriate boxes	
PART C.1: APPLICANT DETAILS	
First name(s)	Eriva
Surname	Nanyonjo
Company name <i>(If applicable)</i>	CITEPLAN (Pty) Ltd
Street or Postal Address	19 Highfield Road, Beacon Bay, East London , 5241
Email Address	eriva@citeplan.net / info@citeplan.net
Contact Number	078 356 3281
PART C.2: REGISTERED LANDOWNER(S) DETAILS <i>(If different from applicant)</i>	
Registered owner(s) Name	Sandra Beryl Beales
Street or Postal Address	21 Smuts Street, Boesmansriviermond
E-mail Address	sandybeales76@gmail.com
Contact Number	078 322 9521

Applicant's Initials: EW

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed				
Erf No	221	Suburb/Town/Area	BOESMANSRIVIERMOND	
Farm No		Portion (if applicable)		
Physical or Street Address	21 Smuts Street, Boesmansriviermond			
Current Zoning	Residential Zone 1			
Proposed Zoning	Residential Zone 2			
Additional Rights or Consent Uses Approved	no			
Current activities	Dwelling House, 2 Dwelling Units, Wendy House operating as classroom			
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?	The site currently houses one dwelling house. It has two additional dwelling units – one ground and one first storey floor - on what was historically the garage and converted. Also on the property is a Wendy House which currently operates as the homeschool.			
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	No, the site currently houses a dwelling house, 2 dwelling units as well as a wendy house being used as a classroom.			
Property Size/ Extent (m ² / ha - as per Title Deed	980sqm			
Title Deed Number				
Any additional/relevant information in regard to the property				
Any restrictions ito Conveyance's Certificate?	Y	<input checked="" type="checkbox"/>	If yes, list condition(s) in motivation report.	
Are the restrictive conditions in favour of a third party?	Y	<input checked="" type="checkbox"/>	If yes, list the party(ies) in motivation report.	
Is the property owned by Council?	Y	<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)	Y	<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?	Y	<input checked="" type="checkbox"/>	Is the building older than 60 years?	<input checked="" type="checkbox"/> N
Does the property fall inside the urban edge in terms of the SDF?	<input checked="" type="checkbox"/>	N	Does the property fall within the service edge in terms of SDF?	<input checked="" type="checkbox"/> N
Is the property encumbered with a bond	Y	<input checked="" type="checkbox"/>	If yes, is bond/mortgage holders consent attached	Y <input checked="" type="checkbox"/>
Any existing unauthorized buildings and/or land use on the subject property(ies)?	<input checked="" type="checkbox"/>	N	If yes, is this application to legalise the building / land use?	<input checked="" type="checkbox"/> N
NOTE: A contravention penalty may be imposed.				
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	<input checked="" type="checkbox"/>	Are there any land claim(s) registered on the subject property(ies)?	Y <input checked="" type="checkbox"/>

Applicant's Initials: *JW*

PART E: DETAILS OF THE APPLICATION

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

The application seeks to remove restrictive title conditions, rezone the property from Residential Zone 1 to Residential Zone 2, and permit a temporary Place of Instruction with associated building line departures. It aims to regularise existing structures and formalise the homeschool use for a limited 8-year period.

See attached Motivational Memorandum

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 attached Site Plan

The site area is 980sqm and total area covered is 320sqm.

3. Is a departure being applied for in order for a temporary change of use on the land unit? The application speaks a Permanent Departure for the Place of Instruction and for the encroachment of the lateral and street building lines. See memorandum. If so, explain why rezoning is not being considered and supply reasons for the proposed period of the departure:

An application for temporary departure is only valid for 5 years and will require extensions. The applicant only intends to have the Homeschool for a period of 8 years.

See attached memorandum

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:

- i. Lateral (side) building line(s) from ...1... m to ...0... m; and / or
- ii. Rear building line from m to m; and / or
- iii. Street building line from ...1... m to ...0... 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).....

Applicant's Initials: *JW*

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

If so, furnish details:

Clause C and D(i to iv) of the Title Deed See Motivational Memorandum.

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

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?	X		
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		Clause D(A)(i) benefiting a third party—the owner of Lot D of Consolidated Lot No 164 of Whitney Township Extension as per Deed of Transfer No. 1964.
Any other Municipal by-law that may be relevant to application? (If yes, specify)	X		
Does the proposal fall within the provisions/parameters of the land use scheme?	X		
Are additional applications required to deviate from the land use scheme? (if yes, specify)	X		Yes, departures are required to permit a Place of Instruction and to relax building lines from 1m to 0m.

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 / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		X	
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X	
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	
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X	
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	

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

PART H: SERVICE REQUIREMENTS

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

NOTE: Provide more detailed information in the motivation report.

Applicant's Initials: *JW*

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

Please indicate if the following Annexures are attached

ANNEXURE	YES	NO	NOT APPLICABLE
COMPULSORY INFORMATION REQUIRED			
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		
MINIMUM AND ADDITIONAL REQUIREMENTS			
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:			
Letters of support from neighbours. See Memorandum Meeting minutes with BRAGG Character reference and letters of support	X		

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

Type text here

.....

.....

.....

.....

.....

Applicant's Initials: *JW*



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)	Eriva Nanyonjo		
Professional Capacity & Registration Number	Professional Planner - Pr Pln No: A/2462/2017		
Statutory Body	SACPLAN	Are you In Good Standing with the Statutory Body?	Yes
Applicant's Signature	<i>Eriva Nanyonjo</i>	Date	30/10/2025

Applicant's Initials: EN

PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	ZAMAGANA DANILE
Title/Capacity	ASSISTANT TOWN PLANNER
Signature	
Municipal Stamp	

POWER OF ATTORNEY

I, the undersigned, **SANDRA BERYL BEALES** (ID: [REDACTED]) being the registered owner of **Erf 221, BOESMANSRIVIERMOND**, held under deed of transfer no [REDACTED]

do hereby nominate, constitute and appoint

ERIVA NANYONJO or in her absence any other registered Professional Planner of the firm **CITEPLAN (Pty) Ltd**

with power of Substitution to be my lawful Agent in name, place and stead,

in order to apply to the Ndlambe Local Municipality for a Removal of Restrictive Conditions against the land title together with a Permanent Departure of Erf 221, Boesmansriviermond from "Residential Zone 1" to "Residential 1 and Place of Instruction" for a period of 8 years, in terms of Section 69 (2) and Section 76 (1) read together with the provisions of Chapter 6 of the Ndlambe Municipal Planning By-Law, 2016.

Furthermore, with the right to continue with any appeal or other measure in terms of the said Planning By-law, and in terms of any other relevant legislation and to appoint an attorney, advocate, land surveyor and other professional persons to undertake such actions, appeals and/or other measures required to achieve the above-mentioned, *subject to approval*

and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as I might or could do if personally present and acting herein - hereby ratifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all and whatsoever my said Agent shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED AT Boesmansriviermond THIS 15 DAY OF August 2024 IN THE PRESENCE OF THE UNDERSIGNED WITNESSES.

AS OWNER:

S B Beales

AS WITNESSES:

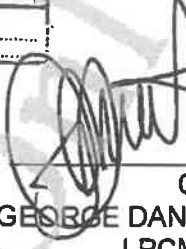
[Signature]
[Signature]

SMITH TABATA
INC
1
TEL (043) 643 4214

1
SNYMANS INCORPORATED
021 518 1256

	Amount	Office Fee
Purchase Price Value R		R 1371,00
Mortgage Capital Amt. R.....		R.....
ALL OTHER REGISTRATIONS		R.....
Reason For Exemption	Category Exemption.....	Exempt i.t.o Sect/Reg Act/Proc.....

Prepared by me


CONVEYANCER
GEORGE DANIEL SCHWULST
LPCM Number 86203

T

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LPC PRACTICE NO:
.....

appeared before me, REGISTRAR OF DEEDS at KING WILLIAM'S TOWN, the said Appearer being duly authorised thereto by a Power of Attorney granted to him/her by

1.

and CHRISTIAAN HENDRIK SWANEPOEL by virtue of a Special Power of Attorney signed at JOHANNESBURG on 15 FEBRUARY 2022 granted to him/her by

2.

which said Power of Attorney was signed at Ruimsig on 13 October 2022.

HM

SS T

For Information Only

And the Appearer declared that his/her said principal had, on 9 September 2022, 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:

SANDRA BERYL BEALES
Identity Number

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

ERF 221 BOESMANSRIVIERMOND
IN THE NDLAMBE LOCAL MUNICIPALITY
DIVISION OF ALEXANDRIA
PROVINCE OF THE EASTERN CAPE

IN EXTENT 980 (NINE HUNDRED AND EIGHTY) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T13062/1948 with Diagram SG Number 4891/1939 relating thereto and held by Deed of Transfer Number T36084/2006CTN

A. SUBJECT to the conditions referred to in Certificate of Township Title No. 11284/1939CTN, save insofar as these may have since lapsed or been cancelled.

B. SUBJECT to the following special condition contained in Deed of Grant issued under the provisions of Act 7 of 1865 in favour of W J Scheepers on the 5th January 1872 (Alexandria Quitrents Vol. 1 No.19) viz:-

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

C. SUBJECT to the servitude modified by Condition 4(a) hereunder and reference whereto was endorsed on the 3rd March 1937, on Certificate of Consolidated Title No. 7618/1931, as follows:

"By Deed of Transfer No. 1964, dated the 3rd March 1937, the owner of the remainder of the property held hereunder or his successors in title is restrained from carrying on any trade or business excepting that of any hotel (for sale of liquor etc), boarding-house, café, eating-house or lodging house on such remainder as will more fully appear on reference to the said Transfer."

D. SUBJECT to the following special conditions contained in the said Deed of Transfer No. 13062/1948 imposed by the Administrator of the Province of the Cape of Good Hope:

1/10/22

(A) As being in favour of the registered owner of any Erf in the township and subject to amendment or alteration by the Administrator under the provisions of section 18(3) or Ordinance No. 33 of 1934, namely:-

- "(i) That this Erf, notwithstanding the provisions of the condition which is in favour of the owner of Lot D of Consolidated Lot No. 164 of Whitney Township Extension and which is contained in Deed of Transfer No. 1964, dated the 3rd March, 1937, be used for residential purposes only and no trade or business including that of a boarding-house may be conducted thereon.
- (ii) That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on the erf.
- (iii) That no more than half the area of this Erf be built upon.
- (iv) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf."

(B) As being in favour of the Administrator:-

- "(v) That this Erf be not subdivided except with the consent in writing of the Administrator."

(C) As being in favour of the Local Authority:-

- "(vi) That the owner of the Erf shall be obliged to allow the drainage or sewerage of any other Erf to be conveyed over this Erf, if deemed necessary by the Local Authority and in such manner and in such position as may from time to time be reasonably required by the said Local Authority."

hmm

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

- 1.
- 2.

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


SANDRA BERYL BEALES, 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 700 000,00 (ONE MILLION SEVEN 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 at KING WILLIAM'S TOWN on

2023 -01- 2 3


_____ q.q.

In my presence



REGISTRAR OF DEEDS

H.M.T



**PROPOSED SIMULTANEOUS REMOVAL OF RESTRICTIVE
CONDITIONS, REZONING, AND PERMANENT DEPARTURE OVER
ERF 221, BOESMANRIVIER**

East London Office

19 Highfield Road
Beacon Bay
East London
5241

Tel: +27 (0)78 356 3281

www.citeplan.net



CITEPLAN



Contact Details

Name of Bidder: CITEPLAN (Pty) Ltd

Address: 19 Highfield Road
Beacon Bay
East London
5241

Website: www.citeplan.net

Contact Person: Eriva Nanyonjo

Contact Number: +27 (0) 78 356 3281

Email: eriva@citeplan.net



APPLICATION FOR THE SIMULTANEOUS REMOVAL OF RESTRICTIVE CONDITIONS, REZONING, AND PERMANENT DEPARTURE OVER ERF 221, BOESMANRIVIER

TABLE OF CONTENTS

1.	GENERAL INFORMATION	4
1.1.	INTRODUCTION	4
1.2.	AGENT AND CLIENT	5
1.3.	LOCALITY	6
1.4.	OWNERSHIP	6
1.5.	EXISTING AND SURROUNDING ZONING	6
1.6.	EXISTING AND SURROUNDING LAND USES	8
1.7.	LEGAL ASPECTS	8
2.	THE APPLICATION	10
2.1.	LAND USE APPLICATIONS	10
3.	POLICY ENVIRONMENT	14
3.1.	SPATIAL PLANNING LAND USE MANAGEMENT ACT, 2013	14
3.2.	NDLAMBE MUNICIPALITY INTEGRATED DEVELOPMENT PLAN, 2025/2026	15
3.3.	NDLAMBE SPATIAL DEVELOPMENT FRAMEWORK, 2023	15
3.4.	NDLAMBE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2015	16
3.4	NDLAMBE MUNICIPALITY INTEGRATED LAND USE SCHEME, 2019	16
4.	MOTIVATION	18
3.5.	THE APPLICANTS INTENTION	18
4.1	TITLE DEED RESTRICTIONS	19
4.2	PLACE OF INSTRUCTION	19
4.3	NEED	22
4.4	DESIRABILITY	23
5.	CONCLUSION	25

LIST OF FIGURES

Figure 1:1 – Locality and Zoning Erf 221, Boesmansrivier	6
Figure 1:2 – Surrounding Zoning	7
Figure 2:1 – Site Development Plan	13



Figure 4:1 – Access from Smuts Street	21
---------------------------------------	----

LIST OF TABLES

Table 1: Title deed information	6
Table 2: Restrictive Conditions to be removed	10
Table 3: Provisions of Residential Zone 2	11

ANNEXURES

ANNEXURE A: LOCALITY, LAND USE & ZONING PLAN	
ANNEXURE B: SITE AND BUILDING PLANS	
ANNEXURE C: BEACON CERTIFICATE	
ANNEXURE D: TITLE DEED	
ANNEXURE E: POWER OF ATTORNEY	
ANNEXURE F: SG DIAGRAM	
ANNEXURE G: CONSENT FROM NEIGHBOURS	
ANNEXURE H: CHARACTER REFERENCES	
ANNEXURE I: LETTERS OF SUPPORT	
ANNEXURE J: BUSINESSES IN THE AREA	
ANNEXURE K: BRAGG MEETING SUMMARY	



1. GENERAL INFORMATION

This memorandum serves to introduce and motivate an application for various land use rights over Erf 221, Boesmansriviermond, in terms of the Ndlambe Spatial Planning and Land Use Management By-Law, 2015. The application includes the removal of restrictive title conditions in terms of Section 69, the rezoning of the property from Residential Zone 1 to Residential Zone 2 in terms of Section 67, a permanent departure to permit the operation of a place of instruction, and a departure for the relaxation of the street and lateral building lines from 1 metre to 0 metres, both in terms of Section 76 of said By-Law.

The full extent and rationale of the application are detailed in this memorandum, which is structured as follows:

- Chapter 1: General Information
- Chapter 2: The Application
- Chapter 3: Policy Environment
- Chapter 4: Motivation
- Chapter 5: Conclusion

1.1. Introduction

CITEPLAN (Pty) Ltd, as the duly authorised land use planning agent, has been appointed by the registered owner, Ms Sandra B. Beales, to lodge a land use application with Ndlambe Municipality in respect of Erf 221, Boesmansriviermond, situated at 21 Smuts Street (hereafter referred to as “the property” or “the site”). The application is submitted in terms of the Ndlambe Spatial Planning and Land Use Management By-Law, 2015 (hereafter referred to as “the By-Law”) and is accompanied by the necessary Power of Attorney.

The application entails the following components:

- Removal of restrictive title conditions in terms of *Section 69* of the By-Law to eliminate limitations on the number of dwellings, the use of the property for non-residential purposes, and prescribed building setbacks;
- Rezoning of the property from *Residential Zone 1* to *Residential Zone 2* in terms of *Section 67* of the By-Law to regularise the presence of multiple dwelling units on the site;
- A permanent departure in terms of *Section 76* to permit the operation of a place of instruction (homeschool); and



- A departure to relax the street (Smut Street) and lateral building lines (northern and western boundary) from 1 metre to 0 metres to accommodate existing structural encroachments.

This motivational memorandum outlines the nature of the application and provides a comprehensive assessment of its merits, including need and desirability, in accordance with the Spatial Planning and Land Use Management Act, 2013 (SPLUMA), the Ndlambe Municipal Land Use By-Law, 2015, and the provisions of the Ndlambe Integrated Land Use Scheme, 2019.

1.2. Agent and Client

The authorised town planning agent acting on behalf of the client is:

Name	:	Citeplan (Pty) Ltd
Responsible Persons	:	Eriva Nanyonjo
Postal Address	:	P O Box 2784, Beacon Bay, East London 5241
Contact Number	:	078 356 3281
Email	:	eriva@citeplan.net / info@citeplan.net

The client's / owner's details are as follows:

Name	:	Sandra Beales
Contact Person	:	Sandra Beales
Postal Address	:	21 Smuts Street, Boersmansriviermond
Contact Number	:	0783229521



1.3. Locality



The property lies west of the Bushmans River, south of the R72 and is located at 21 Smuts Street, on the corner of Smuts and Wit Street in Boesmansrivier. (Annexure A)

Figure 1:1 – Locality and Zoning Erf 221, Boesmansrivier

Source: GoogleEarth

1.4. Ownership

1.5.1 Title Deed

(Refer to Title Deed)

Table 1: Title deed information

Property Description	Registered Owner	Title Deed	Size	Zoning
ERF 221 BOESMANSRIVIERMOND	Sandra Beryl Beales		908sqm	Residential Zone 1

1.5.2. Power of Attorney

(Refer to Power of Attorney)

CITEPLAN has obtained a formal signed Power of Attorney from SANDRA BERYL BEALES, the owner of the subject property. This permits CITEPLAN to submit this application on behalf of the owner to the Ndlambe Local Municipality.

1.5. Existing and Surrounding Zoning

1.6.1 Existing Zoning



ERF	ERF 3397
Use Zone	: Residential Zoning 1
Primary Use	: Dwelling House
Consent Use	: Additional Dwelling Unit, Creche, Guest House, Home Enterprise, Medical Use, Social Facility
Height	: 8.5 m
Coverage	: 50%
FAR	: 1
Building Line	: 5m – Street, 1.5m – Lateral, 3m – Rear
Parking	: 1 space per dwelling unit

1.6.2 Surrounding Zoning

The surrounding zoning is predominantly Residential Zone 1. Opposite the site to the east is Community Zone 2 and directly to the south is Open Space Zone 2. Further to the west and southwest of the south are proposed new extensions for development, zoned Residential



Zone 2. Northwest of the majority of sites are zoned Business Zone 1.

Figure 1:2 – Surrounding Zoning

Source: Ndlambe Municipality Integrated Land Use Scheme, 2019



1.6. Existing and Surrounding Land Uses

1.7.1 Existing Land Use

The site currently houses one dwelling house. It has two additional dwelling units – one ground and one first storey floor – on what was historically the garage and converted. Also on the property is a Wendy House which currently operates as the homeschool.

1.7.2 Surrounding Land Use

The character of the area where the property is located is predominantly Residential in nature. Within a 5km radius of the site, a land use survey identified over 20 varying home businesses, from guest houses, bed and breakfasts and self-catering units, a furniture shop, a restaurant, real estate offices, garden services, financial brokers etc. Additionally, to the south along Smut Street, is a cemetery. Within the vicinity of Krog Street is the tennis club.

The above indicates that whilst the predominant land use is residential, trends in the neighbourhood show that there are functioning secondary activities together with the main land use.

1.7. Legal Aspects

1.8.1 Bond

No bond exists over the property.

1.8.2 Restrictive Conditions

(See copy of the Title Deed)

Under the Title Deed of _____ the following restrictive conditions are identified and should be removed to unlock the potential of the property: Conditions to be removed include:

Clause C) *Subject to the servitude modified by Condition 4(a) hereunder and reference thereto was endorsed on the 3rd March 1937, on Certificate of Consolidated Title _____ as follows:*

“By Deed of Transfer No 1964, dated the 3rd March 1937, the owner of the remainder of the property held hereunder or his successors in title is restrained from carrying on any trade or business excepting that of any hotel (for sale of liquor etc), boarding house, café, eating-



house or lodging house on such remainder as will more fully appear on reference to the said Transfer.”

Clause D) (A):

- i. *” That this erf, notwithstanding the provisions of the condition which in favour of the owner of Lot D of Consolidated Lot No 164 of Whitney Township Extension and which is contained in Deed of Transfer No 1964, dated 3rd March 1937, be used for residential purposes only and no trade or business including that of a boarding-house may be conducted thereon.*
- ii. *That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on the erf.*
- iii. *That no more than half the area of this Erf be built upon.*
- iv. *That no building or structure or any portion thereof, except boundary walls and fences shall be erected nearer than 4.72 meters to the street line which forms a boundary of this erf.”*

1.8.3 Servitudes

There are no servitudes registered in the title deed of the property.

1.8.3 Communication with neighbours

In compliance with Section 85(2)(b) and Section 86 of the Ndlambe Spatial Planning and Land Use Management By-Law, 2015, all directly adjoining property owners of Erf 221, Boesmansriviermond—namely the owners of Erf 222, Erf 223, and Erf 289—have been notified of the application. Please refer to the attached documentation for proof of such notification.



2. THE APPLICATION

This section goes into the detail of the proposed development controls.

2.1. Land Use Applications

Removal of Restrictive Conditions of Title

The Title Deed currently contains conditions that prohibit the current use of the property. The table below highlights which condition and the reason for its removal.

Table 2: Restrictive Conditions to be removed

PROPOSED CONDITION TO BE REMOVED, APPLICATION TO TITLE DEED APPLICABLE TO ERF 221 BOESMANSRIVIERMOND	MOTIVATION FOR REMOVAL OF THE CONDITION IN ALIGNMENT WITH THE PROVISIONS SECTION 69(5)
Clause C) Subject to the servitude modified by Condition 4(a) hereunder and reference thereto was endorsed on the 3 rd March 1937, on Certificate of Consolidated Title as follows: "By Deed of Transfer No 1964, dated the 3 rd March 1937, the owner of the remainder of the property held hereunder or his successors in title is retained from carrying on any trade or business excepting that of any hotel (for sale of liquor etc), boarding house, café, eating-house or lodging house on such remainder as will more fully appear on reference to the said Transfer."	This condition means that the property may not be used for any trade or business except those which are specified. All other forms of business, trade or commercial activity would be prohibited unless the condition is removed. Should in future there want to be any other type of business activity, this clause would hinder that.
Clause D) (A): i. " That this erf, notwithstanding the provisions of the condition which in favour of the owner of Lot D of Consolidated Lot No 164 of Whitney Township Extension and which is contained in Deed of Transfer No 1964, dated 3 rd March 1937, be used for residential purposes only and no trade	i. The condition states that the erf may only be used for residential purposes, even prohibiting a boarding house. As the title deed overrides zoning, even if the zoning or a consent permits, the condition would prohibit any other use unless removed. As the property is used as a residential home but also has a homeschool (a non-



<p>or business including that of a boarding-house may be conducted thereon.</p> <p>ii. That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on the erf.</p> <p>iii. That no more than half the area of this Erf be built upon.</p> <p>iv. That no building or structure or any portion thereof, except boundary walls and fences shall be erected nearer than 4.72 meters to the street line which forms a boundary of this erf."</p>	<p>residential use), this clause needs to be removed.</p> <p>ii. This condition limits development to one primary residential unit, not permitting second dwellings units. Since there is more than one dwelling unit on the property, it will need to be removed.</p> <p>iii. This condition states that the coverage of the property should be restricted to 50%. Under the intended zoning of Residential zone 2, which allows a 70% coverage, this condition would be restrictive and need to be removed.</p> <p>iv. This condition set the building line at 4.72 metres. Any structure encroaching on this line is not compliant. By removing it, it will enable the relaxation of the building lines from 1m to 0m.</p>
--	---

Rezoning Application

The property currently houses the main dwelling house, an outbuilding with 2 units – ground and first floor flats being utilised for residential purposes by family members. Having two additional flats, each with its own kitchen, exceeds the scope of Residential 1. Additionally, the presence of the Wendy House adds another structure on the property.

Residential Zone 2 permits multiple dwelling units (flats, townhouses, group housing, etc) and responds to the current number of dwelling units on the property. The development parameters under *Residential Zone 2* are as follows:

Table 3: Provisions of Residential Zone 2

DEVELOPMENT CONTROLS	PERMISSIBLE UNDER RES 2	ACHIEVED AS PER SDP
Height	8.5 metres	8.5 (compliant)
Coverage	70%	33%
Floor Area Ratio	1.0	0.38
Building Lines	1 metre (street, lateral and rear)	0m (relaxation requested)
Parking	One parking bay per unit	5 Bays (compliant)



The table above indicates that the provisions of the Residential Zone 2 as per the Scheme, have been met.

Permanent Departure Application – Place of Instruction

The Ndlambe Land Use Scheme does not permit a Place of Instruction within “Residential Zone 1” and “2”, and the existing educational activities do not align with the definition of a crèche, which is a consent use in these zones. Therefore, there is a need to depart from these zonings.

The scheme allows 5 years for a temporary departure and as the requirement of the applicant is for the homeschool to operate for a period of 8 years, applying for a permanent departure responds to this. The common duration for a temporary departure is a maximum of 5 years. Thereafter, the departure would have to be renewed prior to the expiry of the original approval. This would mean the applicant would have to comply to administrative process of renewal, which leaves room for error.

The Permanent Departure application will include the condition of “valid for 8 years” or whatever is deemed adequate. This means that after the 8 years, the Place of Instruction will not be compliant. Which is in line with the applicant’s intention of retiring once the last student has matriculated.

Permanent Departure Application – Relaxation of Building lines

The Site Plan (Figure 2:1) illustrates that several existing structures on the site encroach upon the standard building lines as prescribed under both the current zoning and the applicable title deed conditions.

In terms of the restrictive title conditions, a building line of 4.72metres is applicable along the street boundary, while the current Residential Zone 1 zoning prescribes building lines of 5metres (street), 1.5metres (lateral), and 3metres (rear). Even under the proposed Residential Zone 2 zoning, which permits 1-metre building lines along all boundaries, the current as-built structures would remain non-compliant.

Specifically, the following encroachments have been identified:

- The wendy house, which is utilised as a classroom, is constructed along the street building line (Smuts Street) and encroaches within the 1-metre setback;



3. POLICY ENVIRONMENT

This Chapter speaks to the policy environment in alignment with Section 85(2)(d) of the By-law.

3.1. Spatial Planning Land Use Management Act, 2013

All land development within South Africa must adhere to the regulations set forth by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA). SPLUMA establishes the framework for development across the country, offering comprehensive guidelines for land use and management. Under this Act, any development must align with its core principles of efficiency, sustainability, resilience, justice, and good administration. The proposed application embodies these principles in the following ways:

Spatial Sustainability:

- The development considers both current and future costs related to infrastructure and social services for all stakeholders.
- It is strategically located in an already developed area, thereby curbing urban sprawl.
- The project is deemed viable, backed by extensive research and planning.

Spatial Efficiency:

- The development utilises existing resources and infrastructure effectively.
- This application is supported by evidence-based research.

Spatial Resilience:

- The development aligns with the spatial objectives of the Ndlambe Municipality.
- It aims to sustain the livelihood of the owner.

Good Administration:

- The formalization of the appropriate statutory rights.
- The application will be circulated among relevant sectors for their input.
- It complies with the municipality's land development requirements.

By meeting these principles, the proposed application ensures a balanced approach to growth and sustainability, fostering a well-planned and equitable environment.



The proposed land use applications allow for the formalisation of the existing land use over the site and is in support of the above stated principles of SPLUMA, 2013. The adaptation and flexibility of development rights to meet changing needs reflect adherence to SPLUMA and resilience and efficient functioning of development management by the Ndlambe Municipality.

3.2. Ndlambe Municipality Integrated Development Plan, 2025/2026

The Ndlambe Integrated Development Plan (IDP) 2025–2026 serves as a strategic framework for guiding the municipality’s development trajectory and is fully aligned with national and provincial growth imperatives. The IDP places strong emphasis on improving access to quality education as a core component of human capital development and poverty alleviation. It highlights the need to support learning environments that are inclusive and community-oriented, including alternative and supplementary educational models. This aligns directly with the motivation to formalise the existing homeschool use on the property, which provides localised access to education—particularly beneficial for learners requiring a supportive and adaptable environment.

3.3. Ndlambe Spatial Development Framework, 2023

The Ndlambe SDF (2023) places emphasis on the need to improve access to education, particularly in historically underserved or marginalised communities. It encourages the provision of “education and training facilities, including for vulnerable groups such as people with disabilities” as a core strategy to promote social equity and inclusion. The SDF advocates for “compacting, restructuring and integrating settlements in a sustainable manner” and calls for the “adaptive reuse of existing buildings and infill development” where appropriate. Additionally, it supports the goal of creating “liveable, integrated, and inclusive settlements” that accommodate various community needs without compromising the character of the surrounding environment.

In terms of its planning principles, the Ndlambe SDF advocates:

- **Densification and Infill Development**, whereby densification can be achieved through infill development.



- The promotion of Local Economic Development that is crucial in improving the livelihoods of people and promotes the growth of local industries.

As part of the proposals in the SDF and its policy intent, the proposed development seeks to retain the existing residential land use, repurpose one of its structures for a educational use within a residential neighbourhood, thereby avoiding urban sprawl and ensuring efficient land use.

The formalisation of the current use on the property—providing a homeschool , including for children with special needs—aligns directly principle of inclusivity. By supporting alternative and accessible education modalities in residential areas. The current use of the property contributes meaningfully to the SDF's vision of a more inclusive and supportive community infrastructure.

3.4. Ndlambe Spatial Planning and Land Use Management By -Law, 2015

In terms of the By-Law, Sections 63, 69, and Section 76, the following documentation will be submitted together with this application:

- Completed application form
- Motivation report
- Locality, Land Use and Zoning plan
- Building plans/site plan showing encroachment
- Power of attorney
- Title deed

The proposed application fulfils the requirements as prescribed by the By-Law.

3.4 Ndlambe Municipality Integrated Land Use Scheme, 2019

Application is submitted for 1) Rezoning, 2) Removal of Restrictive conditions 3) for a departure for the purposes of a Place of Instruction" and 4) departure to address the encroachment of the lateral and street building lines.

The Ndlambe Land Use Scheme currently does not accommodate a Place of Instruction within the Residential Zone 1. Additionally, the existing educational activities at the property do not align with the definition of a crèche, which is a permissible use under Residential



Zone 1. Therefore, it is proposed that an application for a departure from the Land Use Scheme provisions be submitted to permit the operation of a Place of Instruction at the property. The definition of Place of Instruction is provided below:

Place of Instruction is defined as *land or a building used as a crèche, nursery school, school, college, technical institution, university, academy, lecture hall, convent, public library, art gallery, museum or other such facility which is utilised for education purposes and includes facilities directly related thereto.*

Public Notice of the application will occur in the media and served in accordance with Section 93 (1) (a) of the By-Law.



4. MOTIVATION

The main purpose of establishing need and desirability is to ensure that the land use development proposals are necessary for development purposes and desirable in the public interest, resulting in sustainable land utilisation which is publicly acceptable and relevant in terms of overall economic growth and development, convenience, and benefit at all levels. The central question relating to development applications of this kind is whether it satisfies the twin criteria of “need and desirability”. This section provides a consolidated motivation in support of the proposed rezoning, removal of title conditions, and departure applications, based on the development context and policy environment detailed above.

3.5. The Applicants Intention

The applicant is an educator who, for over 15 years, has dedicated her career to nurturing and educating children with severe learning difficulties, successfully running a specialised homeschool tailored to their unique needs. In 2023, upon relocating to the subject property, she was inspired to find that 15 of her dedicated students, spanning various grades, were determined to complete their education and obtain their matriculation certificates.

Driven by her dedication to these students and their academic success, the Applicant is prepared to extend her career. Although she has contemplated retirement, her paramount wish is to see these 15 students through to their matriculation.

The Applicant’s dedication and experience, coupled with the structured support system already in place, underscore her capability and commitment to ensuring the academic success and well-being of her students. She respectfully seeks the municipality’s approval to maintain this educational haven for the next eight years, fulfilling her mission to guide these children to their rightful academic achievements. This period is crucial to provide the necessary stable and supportive environment for these students to thrive academically and ensure that all 15 complete their matric. As a result, using a Wendy House as a class, she has continued to support these students.

During the process of formalising the homeschool land use rights, it was noted that some of the structures, namely the existing outbuilding and the Wendy House where the classroom is located, were encroaching on the street and lateral lines. Additionally, when the property was purchased, the owner was unaware that the converted garage, which



houses 2 units was in breach of the current zoning. As a result of the aforementioned, this application is intended to remove the restrictive conditions that prohibit any other land use other than residential and does not allow any building within the property building lines, rezone to Residential Zone 2 in line with the structures on the property, apply for a permanent departure for a Place of Instruction to formalise the operation of the school for the next 8 years as well as to relax the lateral and street building lines to ensure that the encroaching structures are compliant with the relevant planning and building policies.

4.1 Title Deed Restrictions

The restrictions in the title deed present significant barriers to the proposed development and therefore must be removed to enable the approval of the Departure application. Under Title Deed several restrictive conditions have been identified that currently inhibit the potential of the property to support the intended educational use.

These title deed restrictions, dating back to the early 20th century, no longer serve the public interest in 2024 and are inhibiting the property's development potential. Their removal is essential to align the property's use with contemporary planning objectives, support the educational needs of the community, and ensure that the development proposal meets the criteria of need and desirability. Removing these restrictions would unlock the property's potential, enabling its use as a specialised school that contributes to the community's social and educational fabric while adhering to sustainable development principles.

4.2 Place of Instruction

As stated in previous sections, the property is currently zoned Residential Zone 1, where a Place of Instruction is not permitted as of right. The use has been ongoing informally and is now being formalised to ensure alignment with municipal by-laws and SPLUMA principles. The homeschool caters to a small group of learners (15 in total), including children with disabilities, offering specialised attention in a home-based educational environment.

The request for a permanent departure, rather than a temporary one, is made due to the scale and integrated nature of the use within the residential context. The proposed land use is temporary in nature (limited to eight years), but a permanent departure is sought for administrative efficiency and to avoid multiple short-term applications.

1) Compatibility with the Residential Environment



Residential neighbourhoods typically value peace, character consistency, and a predictable pattern of use. The educational activity on the property is modest in scale, conducted primarily indoors, and deliberately structured to avoid intrusive elements that may compromise neighbouring amenity. The property retains its residential appearance and form. There is no commercial signage, bells, loudspeakers or announcements, or any feature that is intrusive. The number of children has deliberately been kept low to ensure that the day-to-day rhythm of the area is preserved. Figure 4:1 depicts the scale of the Wendy House in comparison to the residential uses on the property.

2) Noise Sensitivity

A common concern associated with places of instruction in residential areas is noise generation, particularly from children at play. In this case, several factors mitigate potential noise impact:

- Activities occur primarily within the classroom.
- Outdoor time is limited, supervised, and managed quietly, without the use of noisy equipment or play structures.
- The number of children present at any time is intentionally restricted, further reducing cumulative sound levels.
- No events, assemblies, or performances are conducted on the property. All communication with parents occurs on WhatsApp or they make appointments should they need a meeting. Social events occur off the property.

In the time that the homeschool has been in operation, only one noise complaint has been received.

3) Traffic and Access Considerations

All the students who attend the homeschool, do so via 2 Taxi's and one private car. The vehicles arrive in the morning before school, drop them off on Smuts Street, which is sandwiched between the property and a cemetery, and collect them after school. All access for school purposes happens along Smuts Street, which is not public-facing, out of the way of traffic. Figure 4:1 illustrates where the vehicles drop and collect the students and how the access is not in the way of traffic.



Figure 4:1 – Access from Smuts Street
Source: Google Street View

4) Operational Parameters

The day-to-day operations of the educational facility are limited to the hours of 07:00 to 13:00, operating only during standard weekday school hours. Only one student remains until 2.30 pm when they can be collected. This means that the homeschool operates for only half of the day, with no afternoon or evening activities, no weekend programmes, and no aftercare or extended use. This limited time frame significantly reduces the potential impact on surrounding properties in terms of noise, traffic, and general activity levels.

Furthermore, the applicant confirms that the school is intended to remain in operation for a maximum period of **eight years**, specifically to accommodate the completion of studies by the small group of learners currently enrolled. This commitment ensures that the land use is transitional and purpose-driven, with no intention of indefinite expansion or escalation beyond what is currently proposed.



4.3 Need

There is a clear and compelling need for the formalisation of this homeschool on Erf 221, Boesmansrivier, stemming from educational, social, and community considerations:

- **Specialised Educational Provision:** The primary need arises from the 15 children with severe Autism, ADHD, and other learning difficulties who are currently enrolled with the applicant. These learners have very limited alternatives available in the region. Mainstream schools often lack the resources or appropriate environment to support such learners. By providing a dedicated homeschool, the applicant fills a critical educational gap in the community. It ensures these children receive tailored education suited to their needs, which is something no other nearby facility offers. The continuation of this school is necessary to uphold these children's right to education and development.
- **Continuation to Matriculation:** Many of the students have been with the applicant for years and are on track to complete their matriculation (high school graduation) under her guidance. Halting the homeschool due to planning regulations would jeopardise their academic progress and future prospects. Thus, there is a tangible need to allow the school to continue at least until they finish matric. This provides long-term educational benefits: the students will be better prepared for adulthood, possibly pursue higher education or vocational training, and ultimately have improved career opportunities. The community benefits when its youth – including those with disabilities – can reach their potential and become contributing members of society.
- **Inclusive Education and Social Equity:** On a broader level, the need ties into inclusive education goals. Government policy encourages inclusive education, meaning children with special needs should be accommodated in the education system rather than excluded. However, inclusive education is often best achieved through specialized programs and smaller class settings (as provided here). By formalising the homeschool, the municipality supports inclusivity, ensuring these learners aren't left behind. This contributes to a more equitable community – one that cares for all its members. In turn, this fosters cultural enrichment and understanding: having a school for neurodiverse children within the community raises awareness and acceptance, enriching the social fabric (neighbors and students' families interact more, reducing stigma).
- **Utilisation of Existing Infrastructure:** From a developmental perspective, allowing the homeschool to operate here makes use of existing residential infrastructure for



a public benefit. The house and outbuilding were already in place and the Wendy House operates as the homeschool, avoiding the need for new infrastructure or public spending. This efficient use of resources is wise in a municipality with constrained budgets and a mandate to use land sustainably. In essence, the community is getting a functional education center “for free”, in the sense that it piggybacks on an existing home. This underlines the need to support such organic, low-cost solutions for community facilities.

4.4 Desirability

Desirability is based on the appeal and suitability (reasonableness) of the proposed development in terms of certain criteria. The following statements indicate why the proposed development is desirable:

1) Sustainable development goals

The proposed development of maintaining and operating a specialised school for students with severe learning difficulties aligns well with several of the United Nations Sustainable Development Goals (SDGs). Here’s how the project aligns to specific SDGs:

1. **Quality Education (SDG 4):** The school's focus on providing tailored educational opportunities to students with severe learning challenges directly supports SDG 4, which advocates for inclusive and equitable quality education and promotes lifelong learning opportunities for all. By ensuring that these students can complete their education, the development promotes academic inclusivity.
2. **Reduced Inequalities (SDG 10):** By offering specialised education to students who might otherwise be marginalised, the school contributes to reducing inequalities within the community. This effort directly aligns with SDG 10, which aims to reduce inequality within and among countries.
3. **Sustainable Cities and Communities (SDG 11):** The school's location in an already built-up area helps to minimise urban sprawl, which supports sustainable urban planning principles under SDG 11. This goal focuses on making cities inclusive, safe, resilient, and sustainable, which includes the provision of community-oriented services like education.
4. **Decent Work and Economic Growth (SDG 8):** Although indirectly, by providing education that can lead to matriculation certificates, the school enables students



to access better job opportunities in the future, thus contributing to sustained economic growth and decent work for all.

5. **Partnerships for the Goals (SDG 17):** The applicant's request for municipal approval and collaboration showcases the importance of partnerships in achieving the SDGs. By working together with local authorities and possibly other educational entities, the school exemplifies how cooperative efforts can enhance educational outcomes and community well-being.

The applicant's proposed continuation of the school not only ensures that current students receive necessary support but also integrates these global goals into local development strategies, demonstrating a commitment to both local and global advancements in education and equality.

2) Alignment with National to Local policy

It is aligned with the spatial planning policy, vision and development direction of the municipality and it responds to the development principles that government land use development in the country. See Chapter 3.

3) Collaboration with and adherence to the Local Authority

The school's operation fosters collaboration between educational institutions and local authorities, promoting a unified approach to addressing the educational needs of the community.

4) Adherence to Zoning Laws

The request for continued operation and application for the amendment of the scheme, adheres to local zoning laws, ensuring the property is utilised in a manner consistent with municipal regulations and community planning objectives.

5) Compliance with Educational Mandates

The school aligns with national and provincial educational mandates by providing specialised education to students with severe learning difficulties, fulfilling legislative requirements for inclusive education. Additionally students are provided with two meals when at school.



6) Minimal Environmental Impact

The school's operation within an existing residential property has little to no environmental impact or disruption .

7) Transport logistics and safety

The transportation logistics for the students have been thoughtfully arranged. They are safely dropped off daily between the cemetery and the property on Smut Street, avoiding any disruption along Wit Street, and are picked up promptly at the end of the school day.

5. CONCLUSION

This motivational memorandum has comprehensively set out the case for the removal of restrictive title conditions in terms of Section 69, rezoning from Residential Zone 1 to Residential Zone 2 in terms of Section 68, and a permanent departure in terms of Section 76 to allow for both the relaxation of the street and lateral building lines (from 1m to 0m) and the operation of a Place of Instruction on Erf 221, Boesmansriviermond.

The proposed Place of Instruction use is specifically limited to an eight (8)-year period to accommodate a small group of 15 learners with special educational needs, ensuring continuity of their schooling through to matriculation.

This application demonstrates full compliance with the Ndlambe Spatial Planning and Land Use Management By-Law, 2015, the Ndlambe Integrated Land Use Scheme, 2019, and is consistent with the development goals and spatial principles of the 2025–2026 Integrated Development Plan (IDP) and the 2023 Spatial Development Framework (SDF). It aligns with the SPLUMA development principles, especially inclusivity, spatial justice, and efficient use of land and services.

In light of the above, it is respectfully submitted that the application warrants approval.

ANNEXURE A: LOCALITY, LAND USE & ZONING PLAN



ERF 221 BOESMANRIVIERMOND



LEGEND

SITE 

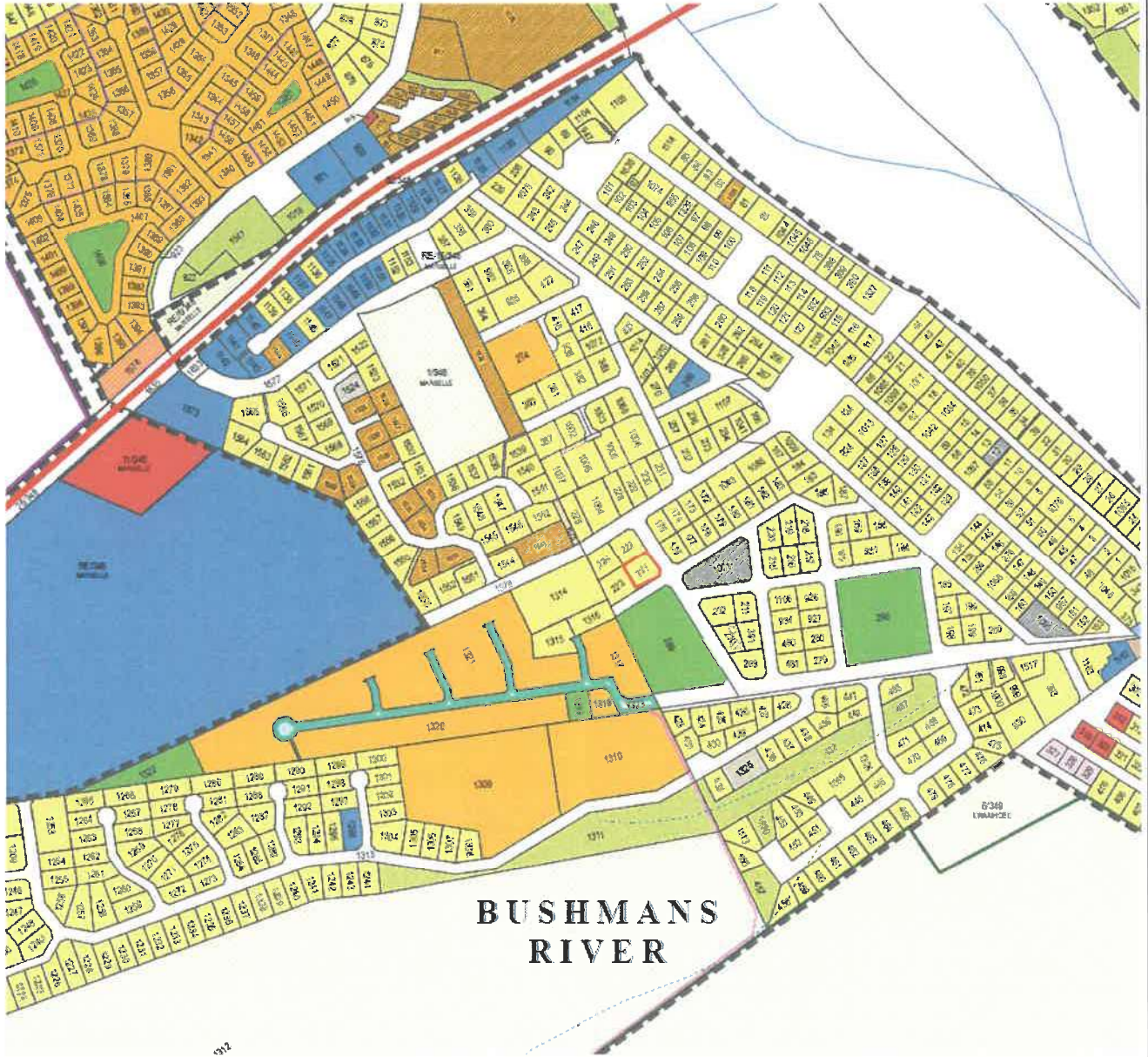
LOCALITY PLAN

DATE: OCT 2025

SCALE: NTS



ERF 221 BOESMANRIVIERMOND



BUSHMANS RIVER

LEGEND

SITE			
RESIDENTIAL ZONE 1		OPEN SPACE ZONE 1	
RESIDENTIAL ZONE 3		OPEN SPACE ZONE 2	
RESIDENTIAL ZONE 4		BUSINESS ZONE 2	
COMMUNITY ZONE 1		AUTHORITY ZONE	
COMMUNITY ZONE 3		UNDETERMINED	

ZONING PLAN

DATE: OCT 2025

SCALE: NTS



CITEPLAN

ERF 221 BOESMANRIVIERMOND



LEGEND

SITE		AGRICULTURE HOLD	
RESIDENTIAL		GRAVEYARD	
GUEST HOUSE/BNB		PUBLIC OPEN SPACE	
BUSINESS			
CHURCH			
PRIVATE OPEN SPACE			

LAND USE PLAN

DATE: OCT 2025

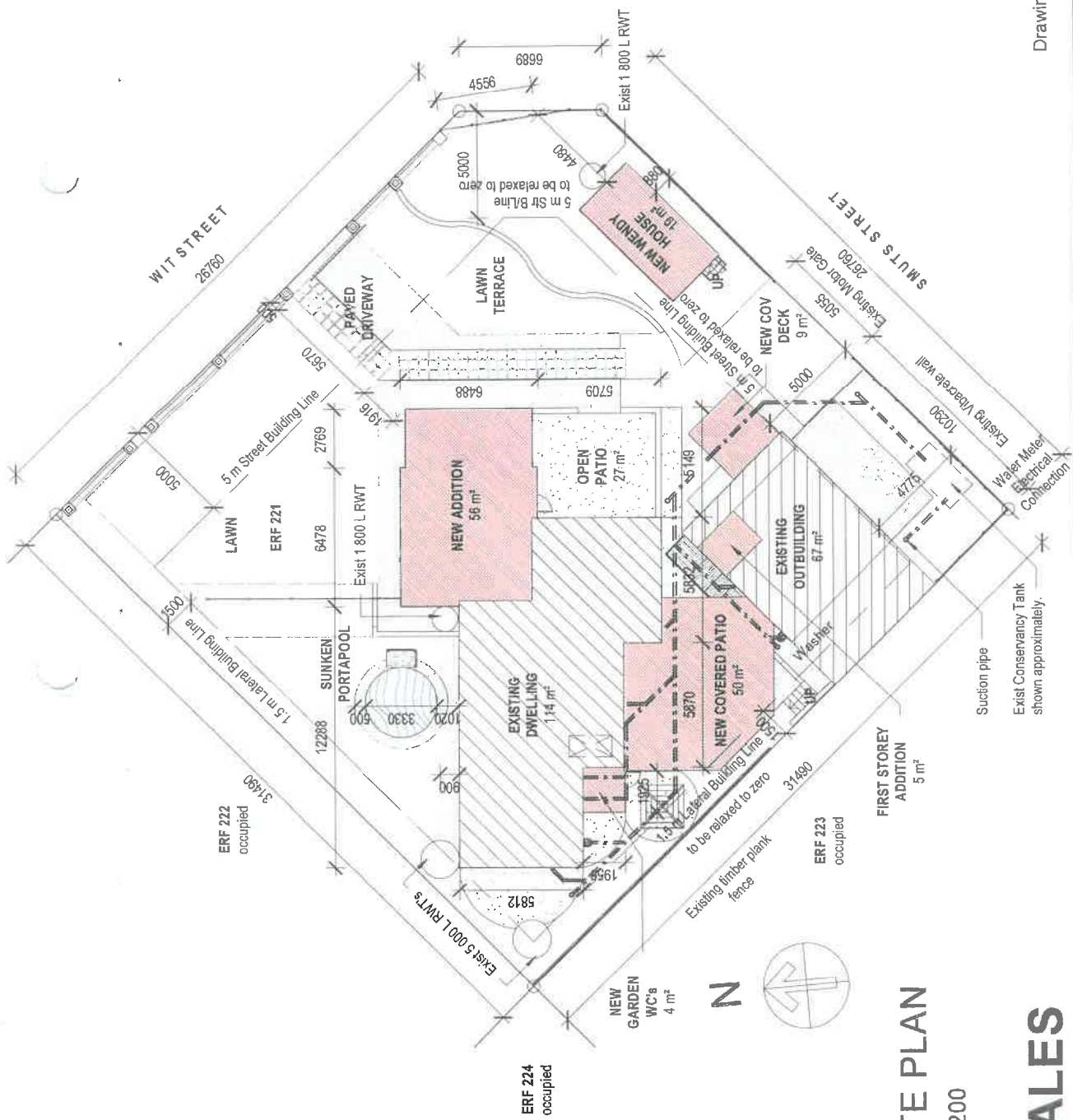
SCALE: NTS



CITEPLAN

ANNEXURE B: SITE AND BUILDING PLANS





TOWN PLANNING INFORMATION AND AREAS

Building lines:
 Street: 5 m; Lateral: 1.5 m; Rear: 3 m

Existing Dwelling enclosed = 114 m²
 Existing Outbuilding (Gnd Storey) = 68 m²
 Subtotal = 182 m²

Additions:
 Dwelling Addition = 56 m²
 First Storey Addition = 5 m²
 Subtotal = 61 m²

Covered Patio = 50 m²
 New Garden WC = 4 m²
 New Covered Deck = 9 m²
 Wendy House = 15 m²
 Subtotal = 82 m²

Existing Outbuilding First Storey = 37 m²
 Existing Outbuilding Covered areas = 7 m²

Total area covered = 320 m²
 Site area = 980 m²
 Coverage used = 33%
 (Coverage permitted = 50% = 490 m²)

SITE PLAN

1 : 200

1

BEALES

Drawing number: 1049/MD/003 Date: JUNE 2025

MARQUERETT VAN DIJK
 PROFESSIONAL ARCHITECTURAL TECHNOLOGIST

44 George Areet, Port Alfred, 6170
 marg6170@outlook.com
 Cell: +27 82 331 2525

SACAP #: PAT24750368; SAIAT #: 72325

ANNEXURE G: CONSENT FROM NEIGHBOURS





COMMENT (S) TO APPLICATION

NOTE: The owner of the property does not have to sign this document if they do not consent to the application. They may submit a letter of objection or comment to the Manager: Town Planning giving reasons against the application if they so wish.

APPLICATION FOR: Removal of Restrictive Title Conditions, Rezoning from Residential Zone 1 to Residential Zone 2, Permanent Departure for the purpose of a Place of Instruction and Relaxation of Building lateral and street Building Lines.....

SITUATED ON ERF 221 **, STREET & NO.** 21 Smuts Street **, TOWNSHIP** Boesmansriviermond

It is confirmed that I (Name in Full of affected land owner)..... JOHANNES GELHARDUS STEYDAM SMIT

being the registered owner of Erf 223 Township BOESMANSRIVIERMOND

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

- a) A relaxation of the lateral building line from ...1... m to ...0... m from our common side;
- b) A relaxation of the rear building line from m to m;
- c) A relaxation of the street building line from ...1... m to ...0... m;
- d) A relaxation of building height from m to m;
- e) A second dwelling unit not exceeding m²;
- f) A relaxation of the lateral / street boundary wall / fence height restriction from m to m;
- g) Other (Give details)

shown on plan number 1049/MD/003 undated JUNE 2025

Additional comments by consenting owner to the above consent:

.....

.....

(If additional space is required a separate sheet may be attached)

I, the undersigned, hereby declare that I am familiar with the contents of the building plan(s) and site plan by signing the building plan(s).

Residential Address (Of owner giving consent):

.....

Signed: [Signature]

Date: 20/06/2025

Home Tel:

Work Tel:

WITNESSES

.....
 Full Name

.....
 Full Name

[Signature]
 Signature

[Signature]
 Signature

ANNEXURE I: LETTERS OF SUPPORT



Consent For Homeschooling Facility

Address _____

Contact Number: _____

I GARY OPENSHAW . Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: 

Consent For Homeschooling Facility

Address _____

Contact Number _____

I Heather Symon . Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: 

Consent For Homeschooling Facility

Address _____

Contact Number: _____

I Laura's Cratley . Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: 

Consent For Homeschooling Facility

Address

Contact Number:

I JM J van der Steen Do not have any Objections to Sandy Beales Homeschooling Facility for not more than the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: [Signature]

Consent For Homeschooling Facility

Address

Contact Number

I IAN W. R. SMITH Do not have any Objections to Sandy Beales Homeschooling Facility for not more than the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: [Signature]

Consent For Homeschooling Facility

Address

Contact Number:

I D Engelbrecht Do not have any Objections to Sandy Beales Homeschooling Facility for not more than the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: [Signature]

Consent For Homeschooling Facility

Address

Contact Number:

I Gavin Bosch. Do not have any Objections to Sandy Beales Homeschooling Facility for not more than the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: 

Consent For Homeschooling Facility

Address

Contact Number:

I YANDIWA SAKASA. Do not have any Objections to Sandy Beales Homeschooling Facility for not more than the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: 

Consent For Homeschooling Facility

Address

Contact Number:

I Eric Paul Ikereji. Do not have any Objections to Sandy Beales Homeschooling Facility for not more than the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: 

Consent For Homeschooling Facility

Address

Contact Number:

I Kayleen Janet Smith. Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: Smith

Consent For Homeschooling Facility

Address

Contact Number:

I SHECI ALEXANDER. Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: Alexander

Consent For Homeschooling Facility

Address

Contact Number

I Sabine Booth. Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: Booth

Consent For Homeschooling Facility

Address _____

Contact Number: _____

I Julia Raux . Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: Raux

Consent For Homeschooling Facility

Address _____

Contact Number: _____

I V. de Lange . Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: [Signature]

Consent For Homeschooling Facility

Address _____

Contact Number: _____

I Jesse Souchey . Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: [Signature]

Consent For Homeschooling Facility

Address _____

Contact Number: _____

I Adri Mollet . Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: A. Mollet

Consent For Homeschooling Facility

Address _____

Contact Number: _____

I Cecilia Wedemøed . Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: [Signature]

Consent For Homeschooling Facility

Address _____

Contact Number: _____

I Colleen Barnard . Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: [Signature]

Consent For Homeschooling Facility

Address _____

Contact Number: _____

I Jill Walker . Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: _____

Consent For Homeschooling Facility

Address _____

Contact Number: _____

I Marilene Peters . Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: MPeters . _____

Consent For Homeschooling Facility

Address _____

Contact Number: _____

I Karolina Van Rensburg . Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: _____

Consent For Homeschooling Facility

Address _____

Contact Number: _____

I May Cannon Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: _____


Consent For Homeschooling Facility

Address _____

Contact Number: _____

I Nick Cannon Do not have any Objections to Sandy Beales Homeschooling Facility for not more that the 15 students currently attending at 21 Smuts Street Bushmans River Mouth 6190.

Signature: _____


➤ **Forwarded**

Hallo Kobus, Sandy

Hiermee wil ek met bevestig dat ek geen probleem het met die skooltjie wat op julle erf bedryf word nie. Dit was nog nooit vir my 'n steurnis nie.

Groete

Hannes Smit

07:54

985

08/30

Report: I got lawyerman NIB to report that I attended to a complaint at No. 211 Smith Street. Fishman from Max - Mrs. Sandy Becker reports a neighbor Mr. Frank Verone who is having her son's kids. She reports that she was a home schooling of her house and Mr. Verone has a problem with that. Mr. Becker from reports the Mr. Verone is being victim of her school trust. I went on to hear Mr. Verone's side of the story. Who denied all the allegations against him. I gave Mr. Becker feedback and advised her to call the police immediately if the complaint continues.

[Handwritten signature]

From: Sandy Beales sandybeales76@gmail.com
Subject: Fwd: Care centre special needs children
Date: 07 March 2024 at 07:52
To: Nikita Eveleigh nikitaeveleigh171@gmail.com

----- Forwarded message -----

From: JACQUES HERSELMAN <j.herselman5@gmail.com>
Date: Thu, 07 Mar 2024, 07:19
Subject: Care centre special needs children
To: <SandyBeales76@gmail.com>

To whom it may concern.

I, Jacques Herselman confirm that the activities of the centre situated next to my residence, influencing my living arrangements as a neighbour to Mrs Sandy Beale's property.

Kind regards

Jacques Herselman

is not disturbing or