

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**



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

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

Schoeman to help with the management of a specific population of 4,000 elephants.

Beyond guiding elephants through a gate, the ultimate goal is bigger: to connect fragmented habitats and restore a seasonal migration corridor of over 1,000km, linking fenced reserves with smaller protected areas and private land



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, clothes 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.

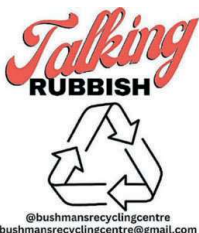
Just as importantly, the centre provides a sense of belonging and contribution. The work matters, and the people doing it know that.

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



26 NOV 2025

RECEIVED

LAND USE APPLICATION FORM

PART A: TYPE(S) OF APPLICATION

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
	Rezoning	R
✓	Consolidation	R 9 076.96
	Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land	R
	Departure Application: Permanent or Temporary Departure (for Land Use Change)	R
	Departure Relaxation Building Line	R
	Departure for Relaxation of Development Parameters (Height and/or Coverage)	R
	Consent use in terms of the Land Use Scheme	R
	Extension for validity of an approval	R
✓	Subdivision	R 8 583.74
	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 17 660.17

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: 

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 approval declared null and void if it was based on wrong information supplied by an applicant. Applicants must therefore ensure that information about restricting factors that could influence the application is provided.
- 1.5. Applicants may supply any additional information, on a particular issue, if they want to and when required to.

2. PRIOR LIAISON WITH OTHER INTERESTED PARTIES

- 2.1. Prior Liaison with interested bodies, including National and Provincial Departments, is strongly recommended, as the processing of applications will be expedited in this way. Where an applicant submits proof that an interested party is satisfied with a proposal, it will not be necessary to again approach such interested party for comments.
- 2.2. A list of the different authorities and other interested parties affected by the development, together with the names, telephone numbers and addresses of contact persons may be available from the Local Authority.

3. SUBMISSION OF APPLICATION

- 3.1. The application must be submitted in duplicate, together with all the required annexes, to the Local Authority in whose area of jurisdiction the land unit is situated. If the land is to be incorporated within the jurisdiction of a Local Authority, the application form must also be submitted to the Local Authority concerned.
- 3.2. Applications can be posted via registered mail or hand delivered to the following address:

<p>The Municipal Manager Ndlambe Municipality P O Box 13 Port Alfred 6170</p>	<p>Town Planning Office Ndlambe Municipality Causeway Road, Civic Centre Port Alfred 6170</p>
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- 3.3. Lack of information leads to delays and adds to the workload of the Section/Department. It is essential that all applications that are submitted for consideration contain all of the information necessary for the relevant authority to take a rational decision. Ideally applications should indicate the following:

3.3.1. Details in respect of the application

- A Locality sketch clearly showing the details of the application;
- A Description of the site that is to be developed;
- What does the owner intend to do with the land;
- What are the envisaged development parameters (for instance the proposed floor area and coverage);
- What portion of the site is to be developed;
- What is the existing zoning and use of the subject land;
- A copy of the advertisement of the proposal;
- A site development plan.

3.3.2. Details in relation to the existing and proposed development of the land in the vicinity of the subject land

- The existing uses and zonings to be shown on separate map;
- The visual or historical characteristics of the area;
- Topographical and physical features;
- Details of illegal and non-conforming uses.

3.3.3. Details in respect of the planning proposals for the subject area

- what are the existing and proposed conditions applicable to the subject land (servitudes, title deed and/or zoning scheme conditions);
- relevant details contained in 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 utilization 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);
- Flood line determination (report / plan);
- Copy of the Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) report;
- Confirmation of submission of EIA / HIA; or Copy of the Environmental Authorisation (EA) / Record of Decision (ROD);

- Services report or indication of all municipal services / registered servitudes;
- Typical unit types (plan & elevation);
- Abutting neighbour consent(s);
- Body Corporate / Home Owners Association (HOA) consent;
- Home Owners Constitution / architectural guidelines;
- Copy of original approval and conditions of approval;
- Minutes of pre-application consultation meeting;
- Confirmation from the Department of Rural Development and Land Reform regarding land claim(s) / restitution claim(s);
- Proof of lawful use right;
- Additional copies of selected documentation;
- Additional motivation; and
- Any other specialist studies, etc.

PART C: INFORMATION TO BE COMPLETED BY THE APPLICANT

NOTE: Complete this form using BLOCK letters and ticking the appropriate boxes	
PART C.1: APPLICANT DETAILS	
First name(s)	PETER
Surname	SULTER
Company name <i>(If applicable)</i>	MEH SULTER & SON
Street or Postal Address	15A MILNER STREET MAKHANDA 6139
Email Address	peter@surveyec.co.za
Contact Number	082 654 9849
PART C.2: REGISTERED LANDOWNER(S) DETAILS <i>(If different from applicant)</i>	
Registered owner(s) Name	LESLEY JANET LESTER
Street or Postal Address	ANKEROORD COMPLEX BOKNESSTRAND
E-mail Address	Simon.Lester@clarksons.com
Contact Number	082 568 4866

Applicant's Initials:

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed					
Erf No	800	Suburb/Town/Area	BOKNESSTRAND		
Farm No		Portion (if applicable)			
Physical or Street Address	ANKEROORD COMPLEX, BOKNESSTRAND				
Current Zoning	RESIDENTIAL ZONE 1				
Proposed Zoning	N/A				
Additional Rights or Consent Uses Approved	NO				
Current activities	VACANT				
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?	NO				
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	YES				
Property Size/ Extent (m ² / ha - as per Title Deed)	312 SQ.M.				
Title Deed Number					
Any additional/relevant information in regard to the property	NO				
Any restrictions to Conveyance's Certificate?	Y	N	If yes, list condition(s) in motivation report.		
Are the restrictive conditions in favour of a third party?	Y	N	If yes, list the party(ies) in motivation report.		
Is the property owned by Council?	Y	N	If yes, attach a power of attorney signed by the Municipal Manager or delegated authority.		
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N	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	N	Is the building older than 60 years?	Y	N
Does the property fall inside the urban edge in terms of the SDF?	Y		Does the property fall within the service edge in terms of SDF?	Y	N
Is the property encumbered with a bond	Y	N	If yes, is bond/mortgage holders consent attached		N
Any existing unauthorized buildings and/or land use on the subject property(ies)?		N	If yes, is this application to legalise the building / land use?	Y	N
NOTE: A contravention penalty may be imposed					
Are there any pending court case(s) / order(s) relating to the subject property(ies)?		N	Are there any land claim(s) registered on the subject property(ies)?		N

Applicant's Initials: 

PART E: DETAILS OF THE APPLICATION

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

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

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3. Is a departure being applied for in order for a temporary change of use on the land unit? **NO**

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

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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)m to.....m
- ii. Rear building line fromm tom; and / or
- iii. Street building line fromm to.....m; and / or
- iv. Coverage factor from % to%; and / or
- v. Building height restriction from m to..... m; and / or
- vi. Street boundary wall / fence height restriction from m to.....m;
- vii. Relaxation of parking requirements frombays to.....bays
- viii. Other zoning scheme condition(s) (as specified).....

Applicant's Initials:

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? **NO**

If so, furnish details:

N/A

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

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

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

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

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5.4 Are there any physical restrictions (such as steep slopes, unstable soil formations, swamps etc.) which could affect the development? **NO**

If so, furnish details and state how the problem can be solved: **N/A**

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

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Applicant's Initials: 

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?	YES		NDLAMBE SPATIAL DEVELOPMENT PLAN
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)]		NO	
Any other Municipal by-law that may be relevant to application? (If yes, specify)		NO	
Does the proposal fall within the provisions/parameters of the land use scheme?	YES		
Are additional applications required to deviate from the land use scheme? (if yes, specify)		NO	

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

Please answer the following questions and provide comments:

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	OBTAIN APPROVAL / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		NO	
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		NO	
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)		NO	
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		NO	
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.		NO	

Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		NO	
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		NO	
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)		NO	
Will the proposal have an impact on any National or Provincial roads?		NO	
Will the proposal have an impact on any National or Provincial roads?		NO	
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		NO	
Will the proposal affect any land owned by any State-Owned Entity (Telkom, ESKOM, Transnet etc.) and/or servitudes?		NO	
Is the property subject to any existing mineral rights?		NO	

PART H: SERVICE REQUIREMENTS

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

NOTE: Provide more detailed information in the motivation report.

Applicant's Initials:

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

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


.....



Applicant's Initials: *OB*

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 am 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 initialing 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)	PETER BROCAS SULTER		
Professional Capacity & Registration Number	PROFESSIONAL LAND SURVEYOR (PLS 0786)		
Statutory Body	SOUTH AFRICAN GEOMATICS COUNCIL	Are you In Good Standing with the Statutory Body?	YES
Applicant's Signature		Date	25TH NOVEMBER 2025

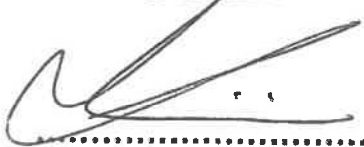
PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	ZAMAGCINA DANTILE
Title/Capacity	ASSISTANT TOWN PLANNER
Signature	
Municipal Stamp	

SPECIAL POWER OF ATTORNEY

I the undersigned, being the registered owner of erven 799 , 800 and 801 Boknesstrand, do hereby appoint Peter Sulter of M.E.H. Sulter and Son Land Surveyors in Grahamstown to handle all and whatsoever applications that are necessary and to sign all documentation necessary on my behalf insofar as it relates to the application for the consolidation of the above erven and re-subdivision into one portion (Portion A) leaving the Remainder.

Signed at **BOKNES** this **7TH** day of **October 2025**.


.....
LESLEY JANET LESTER
OWNER


.....
AS WITNESS
Laurens Miller

ANKEROORD HOA

Skool Street Boknesstrand 6189

ANKEROORD HOA RESOLUTION

It was resolved that an application be made to the Ndlambe Municipality for the subdivision of Erf 800 Boknesstrand and the consolidation of the subdivided portions with the adjoining erven 799 and 801 Boknesstrand.

That Peter, of M.E.H. Sulter & Son Land Surveyors in Grahamstown, be authorised to sign the application, in this regard, to the Ndlambe Municipality on behalf of the owners.


Signed at Boknesstrand this 22nd of September 2025


.....
LESLEY JANET LESTER


.....
ELAINE VAN DEVENTER

ANKEROORD HOMEOWNERS ASSOCIATION
Skool Street
BOKNESSTRAND 6189

Email ankeroordhoa@outlook.com

SIGNATURE:  DATE: 22/9/2025

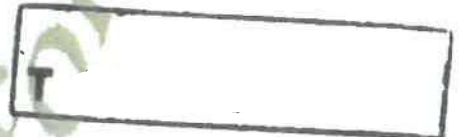
DE JAGER & LORDA
 25 Retief Street
 Alexandria
 6185

Fee Endorsement		
	Amount	Office Fee
Purchase Price/Value	R.....	R. 1275,00
Mortgage Capital Amt.	R.....	R.....
ALL OTHER REGISTRATIONS		R.....
Reason For Exemption	Category Exemption.....	Exempt t.c Secl/Reg Act/Proc.....

Prepared by me


 CONVEYANCER
SAMANTHA LEE-ANN VOCKERODT
 (83310)

DEED OF TRANSFER



BE IT HEREBY MADE KNOWN THAT

Legal Practice Council Membership Number 83310

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

Registration Number

which said Power of Attorney was signed at Alexandria on 17 June 2025

And the Appearer declared that his/her said principal had, on 2 June 2025, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

LESLEY JANET LESTER
Identity Number

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

1. **ERF 799 BOKNESSTRAND
NDLAMBE LOCAL MUNICIPALITY
DIVISION OF ALEXANDRIA
PROVINCE OF THE EASTERN CAPE**

IN EXTENT 312 (THREE HUNDRED AND TWELVE) Square metres

AS WILL APPEAR from General Plan SG 780/2004 and held by Deed of Transfer T119762/2004CTN

A. SUBJECT to the conditions referred to in Deed of Transfer Number T12543/1967CTN, save in so far as these may have since lapsed or been cancelled.

B. ENTITLED to the benefit of the servitude endorsement dated 4th March 1936 on Deed of Transfer Number T4078/1926CTN reading as follows:-

"By Transfer T1731/1936CTN dated 4/3/1936 the property held by paragraph 1 hereunder together with Weltevreden held thereunder is entitled to a road and right of way running from the said farm Weltevreden over the remainder of the land Bakana Mond then over the land Nooitgedacht to the farm Vetmaak Vlake as will more fully appear on reference to condition (1) mentioned in the said Deed of Transfer."

C. SUBJECT to the following condition imposed by Ankeroord CC as Transferor in favour of the Ankeroord Home Owners Association established for the Township in respect of the subdivision of Erf 789 Boknesstrand, reading as follows:

The Owner of this property may not transfer the property without the prior written approval of the Ankeroord Home Owners Association whereof the Owner shall be a member at all times for as long as he remains the Owner there.

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2. ERF 800 BOKNESSTRAND
NDLAMBE LOCAL MUNICIPALITY
DIVISION OF ALEXANDRIA
PROVINCE OF THE EASTERN CAPE

IN EXTENT 312 (THREE HUNDRED AND TWELVE) Square metres

AS WILL APPEAR from General Plan SG 780/2004 and held by Deed of Transfer T119762/2004CTN

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T12543/1967CTN, save in so far as these may have since lapsed or been cancelled.
- B. ENTITLED to the benefit of the servitude endorsement dated 4th March 1936 on Deed of Transfer Number 4078/1926CTN reading as follows:-

"By Transfer T1731/1936CTN dated 4/3/1936 the property held by paragraph 1 hereunder together with Weltevreden held thereunder is entitled to a road and right of way running from the said farm Weltevreden over the remainder of the land Bakana Mond then over the land Nooitgedacht to the farm Vetmaak Vlake; as will more fully appear on reference to condition (1) mentioned in the said Deed of Transfer."

- C. SUBJECT to the following condition imposed by Ankeroord CC as Transferor in favour of the Ankeroord Home Owners Association established for the Township in respect of the subdivision of Erf 789 Boknesstrand, reading as follows:

The Owner of this property may not transfer the property without the prior written approval of the Ankeroord Home Owners Association whereof the Owner shall be a member at all times for as long as he remains the Owner there.

SR

cy

3. ERF 801 BOKNESSTRAND
NDLAMBE LOCAL MUNICIPALITY
DIVISION OF ALEXANDRIA
PROVINCE OF THE EASTERN CAPE

IN EXTENT 312 (THREE HUNDRED AND TWELVE) Square metres

AS WILL APPEAR from General Plan SG 780/2004 and held by Deed of Transfer T119762/2004CTN

- A. SUBJECT to the conditions referred to in Deed of Transfer Number T12543/1967CTN, save in so far as these may have since lapsed or been cancelled.
- B. ENTITLED to the benefit of the servitude endorsement dated 4th March 1936 on Deed of Transfer Number 4078/1926CTN reading as follows:-

"By Transfer T1731/1936CTN dated 4/3/1936 the property held by paragraph 1 hereunder together with Weltevreden held thereunder is entitled to a road and right of way running from the said farm Weltevreden over the remainder of the land Bakana Mond then over the land Nooitgedacht to the farm Vetmaak Viakte as will more fully appear on reference to condition (1) mentioned in the said Deed of Transfer."

- C. SUBJECT to the following condition imposed by Ankeroord CC as Transferor in favour of the Ankeroord Home Owners Association established for the Township in respect of the subdivision of Erf 789 Boknesstrand, reading as follows:

The Owner of this property may not transfer the property without the prior written approval of the Ankeroord Home Owners Association whereof the Owner shall be a member at all times for as long as he remains the Owner there.

91

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

Registration Number

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

LESLEY JANET LESTER,

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 R690 000,00 (SIX HUNDRED AND NINETY THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS: EASTERN CAPE at QONCE on

2025-08-28


g.g.

In my presence


REGISTRAR OF DEEDS

sc

g



M.E.H. SÜLTER & SON Inc.

Professional Land Surveyors / Professionele Landmeters
Township & Property Consultants / Dorps- en Eiendomsraadgewers
Sectional Title Surveyors / Deeltitelopmeters
3D Scanning and Data Modelling / 3D Skandering en Datamodellering

Medical Centre
15A Milner Street
Grahamstown 6139

Tel: 046-6224441
Cell: 082-6549849
072-7976479

E-mail: peter@surveycc.co.za
kyle@surveyec.co.za

Motivation Report for erf 800 Boknesstrand

- **Subdivision of erf 800 Boknesstrand into 1 portion (Portion A) leaving the Remainder**
- **Consolidation of the subdivided portion (Portion A) with erf 799 Boknesstrand**
- **Consolidation of the Remainder erf 800 with erf 801 Boknesstrand**

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Annexures:

Annexure 1: Application form

Annexure 2: Ankeroord CC Resolution

Annexure 3: Title deed

Annexure 4: Municipal zoning certificate

Maps:

Map 1: Local Municipal Map

Map 2: Locality Plan and extract from Municipal Zoning Map

Map 3: Land Use Map – aerial view

Map 4: Subdivision & consolidation plan

Map 5: Surveyor General's general plan

SECTION A: INTRODUCTION

MEH Sulter & Son have been appointed by Lesley Janet Lester (owner of erven 799 to 801 Boknesstrand) to apply to the Ndlambe Municipality for the following in connection with erven 799 to 801 Boknesstrand.

- **The subdivision of erf 800 into one portion (Portion A) leaving the Remainder.**
- **The consolidation of the subdivided portion (Portion A) with erf 799 and the Remainder of erf 800 with erf 801 Boknesstrand.**

Refer to the attached Special Power of Attorney from the owners - **Annexure 2**.

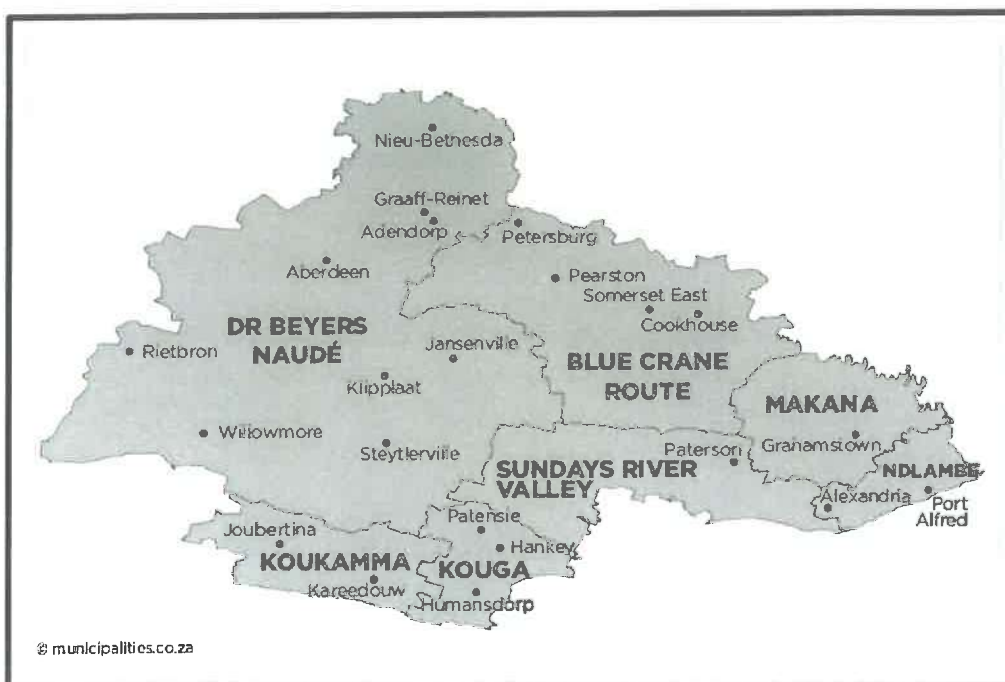
The contents of this report, therefore, serve as a motivation for the subdivision of erf 800 Boknesstrand and consolidation of the subdivided portions with the adjoining erven 799 and 801.

This application is made in terms of Sections 59(1) and 71(2) of the Ndlambe Municipal By-laws promulgated in terms of the Spatial Planning and Land Use Management Act No.16 of 2013.

SECTION B: LOCALITY OF THE PROPERTIES

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

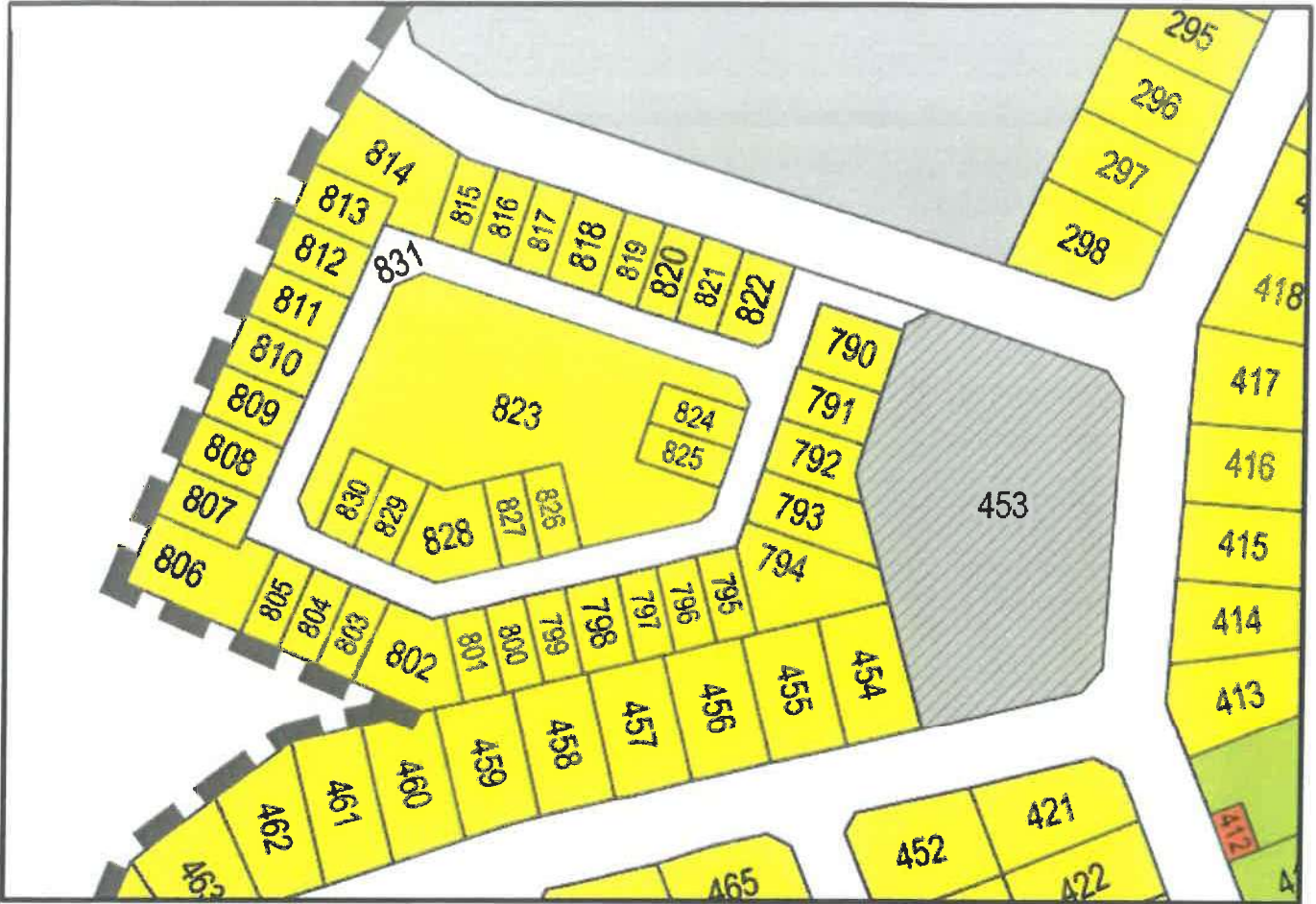
Map 1: Ndlambe Local Municipality



The Ndlambe Municipality consists of towns such as Alexandria, Bathurst, Boknesstrand, Bushmans River Mouth, Cannon Rocks, Kenton-on-Sea, Port Alfred and Seafield.

Within the town of Boknesstrand, the locality of the subject property can be seen below.

The erf is situated in the Ankeroord complex in Boknesstrand.



Map 2: Locality of the property & extract from Ndlambe Municipality Zoning Map

SECTION C: OWNERSHIP, ZONING AND EXTENT OF THE PROPERTIES

All legal information which is relevant, and which relates to this application is detailed as follows.

a) OWNERS PARTICULARS

Property Details	Registered Owner	Title Deed	Extent
ERF 799	LESLEY JANET LESTER		312 SQ.M.
ERF 800	LESLEY JANET LESTER		312 SQ.M.
ERF 801	LESLEY JANET LESTER		312 SQ.M.

A copy of the title deed is attached to this application marked **Annexure 3**.

b) ZONING

In terms of the Ndlambe Integrated Land Use Management Scheme, all three erven are zoned **Residential Zone 1**.

SECTION D: TITLE DEED RESTRICTIONS

There are no restrictive title deed conditions that prevent subdivision or consolidation in the title deed.

SECTION E: BOND HOLDERS CONSENT

There is no bond over any of the properties.

SECTION F: EXISTING AND ADJACENT LAND USE

The property is situated in the Ankeroord Complex in Boknesstrand.

The surrounding properties mostly belong to permanent residence of Boknesstrand while some are holiday homes.

To the south-west and north-west the complex adjoins Portion 53 of the farm Richmon No.343 Alexandria.



Map 3: Land Use Map – aerial view

SECTION G: SERVITUDES

There are no servitudes over the erf.

SECTION H: EXISTING SERVICES

The purpose of this section is to highlight the existing infrastructural services available to erven 799 to 801 Boknesstrand.

- **Electricity**
There is an existing electrical supply to the site.
- **Refuse Removal**
The Municipality is currently responsible for refuse removal.
- **Roads**
Access to the sites is via School Street.
- **Sanitation**
The sites in this area all have their own conservancy tanks.
- **Storm water**
Is via natural run off and drains.
- **Water**
The site has an existing water connection.

SECTION I: EXISTING AND PROPOSED ZONING

As mentioned previously the property is situated in the Ankeroord Complex in Boknesstrand.

The property is zoned Residential 1.

The surrounding properties are all zoned Residential Zone 1.

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

Residential Zone 1 (RZ1): - See municipal zoning certificate under **Annexure 4.**

- **Primary Use:** Dwelling unit
- **Consent Use:** Additional dwelling unit, Crèche, Guest House, Home Enterprise, Medical Use, Social Facility
- **Building lines:** Street 5m, lateral 1,5m and rear 3m
- **Height:** 8,5m
- **Cóverage:** 50%
- **Floor factor** 1.0

SECTION J: DESIRABILITY – EXISTING & PROPOSED DEVELOPMENT

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

In terms of the South African Constitution, local authorities are responsible to manage and control land use and development within their boundaries.

The Land use scheme is a tool used to:-

- Determine the use rights of a property by giving it a specific zoning category and
- Lay down development parameters and restrictions for each property including locality of the building on the site, building size and height, coverage etc

- 1) **Subdivision and consolidation of erf 800 Boknesstrand into one portion leaving the Remainder in terms of Sections 59(1) and 71(2) of the Ndlambe Municipal By-laws promulgated in terms of the Spatial Planning and Land Use Management Act No.16 of 2013.**

The application is being submitted on behalf of the owner of erven 799 to 801 who wishes to increase the size of the properties adjoining erf 800. She feels slightly bigger erven will be easier to dispose of. This will reduce the density of the erven as no additional land units are being created.

The proposed subdivision and consolidation will have no impact on the surrounding owners.

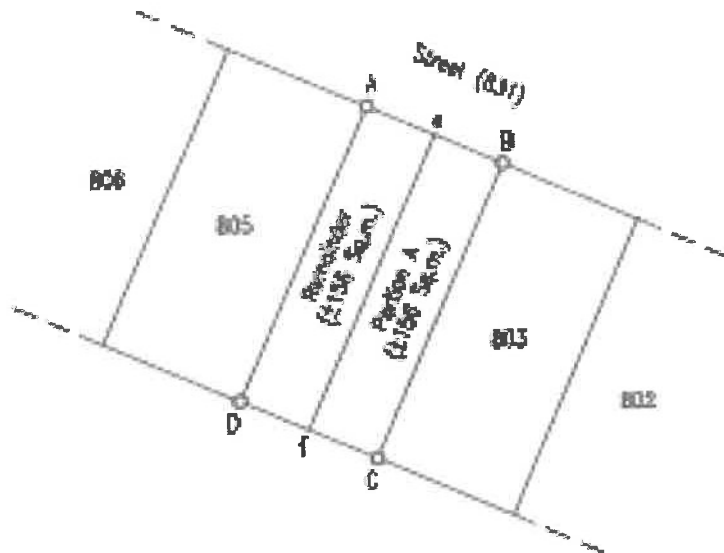
Plan showing
 proposed subdivision of erf 804 Boknesstrand &
 Consolidation of the subdivided portions with
 with the adjoining erven 803 & 805
 Administrative District of Alexandria
 Scale: 1/500



NOTES:

- 1) The figure ABCD represents erf 804 Boknesstrand
- 2) It is proposed to subdivide Portion A (Figure BCfe) leaving the Remainder.
- 3) It is proposed to consolidate Portion A with erf 803.
- 4) It is proposed to consolidate the Remainder with erf 805.

SCHEDULE OF AREAS & ZONING			
	Sq.m	PRESENT ZONING	PROPOSED ZONING
Erf 803	312	SR21	SR21
Erf 804	312	SR21	SR21
Erf 805	312	SR21	SR21



Date: September 2025



M.E.H. SULTER & SON INC

Professional Land Surveyors
 Townships & Property Classification
 Sectional Title Practitioners
 All zoning & title planning

Medical Centre
 20A New Street
 Grahamstown
 6130

Tel: 846 - 422 444
 E-mail: info@mesulter.co.za

SA 012027
 R. van der Merwe

Member of the Public Practice
 Incorporated in 1997

1021-1024 PLAN
 PER 1021-1024

Map 4: Subdivision & consolidation plan

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

Municipal Spatial Development Framework (2023):

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

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

Spatial Planning Principles - Section 9:

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

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

Further the following spatial structuring elements should apply.

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

- Contain urban sprawl – **the erf is in an established township, and the proposal will not create urban sprawl**
- Promote urban and social integration – N/A
- Promote higher densities – N/A
- Create quality urban environments – **The area is already a quality urban environment**
- Promote pedestrian friendly environments and movement patterns – N/A
- Create a sense of space – N/A
- Enhancement of investment opportunities – N/A

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

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

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

Section 7 of SPLUMA stipulates:

Such principals include but are not limited too.

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

The application is in line with the SPLUMA Development Principles (Section 42(1)(1)) in the following manner:

SPLUMA REFERENCE		Development Compliance
7 (a)	<p>Spatial Justice</p> <p>i) Promote land development that is within the fiscal, institutional and administrative means of the Republic;</p> <p>ii) Ensure that special consideration is given to the protection of prime and unique agricultural land;</p> <p>iii) Uphold consistency of land use measures in accordance with environmental management instruments;</p> <p>iv) Promote and stimulate the effective and equitable functioning of land markets;</p> <p>v) Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;</p> <p>vi) Promote land development in locations that are sustainable and limit urban sprawl; and</p> <p>vii) result in communities that are viable;</p>	<ul style="list-style-type: none"> ● In summary this principle of spatial justice requires that past spatial and other development imbalances must be addressed through improved access to and use of land. ● The location of this property in Boknesstrand and the type of land use supports spatial justice. ● Two larger erven will allow larger houses to be built.
7 (b)	<p>Spatial Sustainability</p> <p>i) Land development optimises the use of existing resources and infrastructure;</p> <p>ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and</p> <p>iii) Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;</p>	<ul style="list-style-type: none"> ● This principle deals with the promotion of land development in strategic location, protecting the environment, stimulation of land markets and viable communities. ● The erven are within the urban edge of Boknesstrand and in an established residential area. ● This proposal will certainly not conflict with the present character of the area.

7 (c)	<p>Efficiency</p> <p>i) Land development optimises the use of existing resources and infrastructure;</p> <p>ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and</p> <p>iii) Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;</p>	<ul style="list-style-type: none"> ● This principle advocates for optimization of resources, minimization of impact and sufficiency of land development. ● The proposal will promote the optimal utilization of the subject properties and existing infrastructure. ● The proposal supports the principle of nodal development
7 (d)	<p>Spatial Resilience</p> <p>The principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks</p>	<ul style="list-style-type: none"> ● The proposed changes to the land use rights are in accordance with the land use management of the Ndlambe Municipality and Ndlambe Municipal land policies
7 (e)	<p>Good Administration</p> <p>i) All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act;</p> <p>ii) All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks;</p> <p>iii) The requirements of any law relating to land development and land use are met timeously;</p> <p>iv) The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them;</p> <p>v) Policies, legislation and procedures must be clearly set to inform and empower members of the public.</p>	<ul style="list-style-type: none"> ● The Ndlambe Municipality is obligated to consider the application fairly and within the timeframes provided. ● It is important that decision making is aligned with sound policies based on national, provincial and local development policies. This application complies with all relevant policies, legislation and procedures as well as transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them. ● This application will be processed in accordance with the prescribed application procedures and stipulated in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).

SECTION L: APPLICATION FORM

This application form, in terms of the Spatial Planning and Land use Management Act, Act No.16 of 2013, for the removal of restrictions, parament Departure and consent us for an additional dwelling unit can be found under **Annexure 1**.

SECTION M: CONCLUSION

The application which has been submitted is for the:-

- **The subdivision of erf 800 into one portion (Portion A) leaving the Remainder.**
- **The consolidation of the subdivided portion (Portion A) with erf 799 and the Remainder of erf 800 with erf 801 Boknesstrand.**

The application is being submitted on behalf of the owner of erven 799 to 801 Boknesstrand who have purchasers for larger sites. The larger erven will improve the use, comfort, viability and their saleability.

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

P.B. Sulter
Professional Land Surveyor
November 2025

Plan showing
 proposed subdivision of erf 800 Boknesstrand &
 Consolidation of the subdivided portions with
 with the adjoining erven 799 & 801
 Administrative District of Alexandria

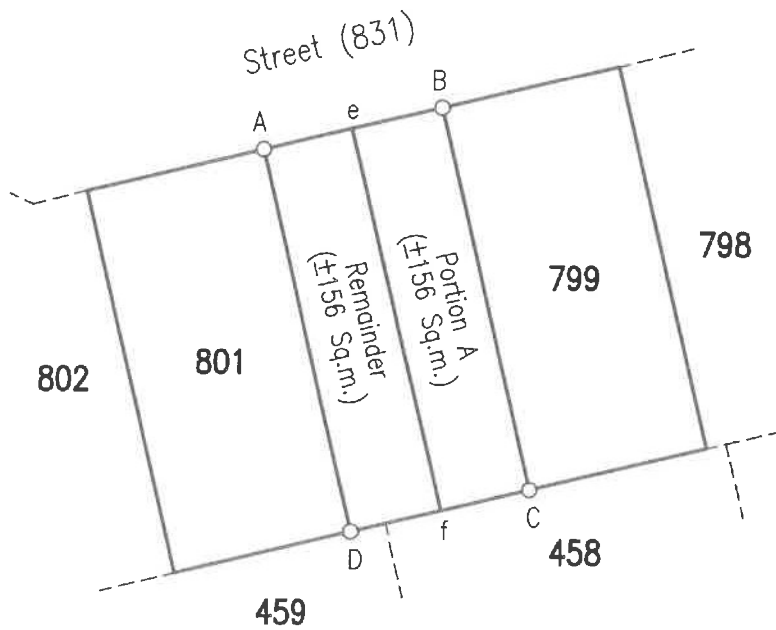
Scale: 1/500



NOTES:

- 1) The figure ABCD represents erf 800 Boknesstrand
- 2) It is proposed to subdivide Portion A (Figure BCfe) leaving the Remainder.
- 3) It is proposed to consolidate Portion A with erf 799.
- 4) It is proposed to consolidate the Remainder with erf 801.

SCHEDULE OF AREAS & ZONING			
	Sq.m.	PRESENT ZONING	PROPOSED ZONING
Erf 799	312	SRZ1	SRZ1
Erf 800	312	SRZ1	SRZ1
Erf 801	312	SRZ1	SRZ1



Date: October 2025



M.E.H SULTER & SON INC

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

Medical Centre
 15A Miner Street
 Grahamstown
 6139

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

P.B. Sulter
 K. van Niekerk

B.Sc.(SURVEY) Pr-L.(S.A.G.C.) Dip.Proj.Man.
 B.Sc.(GEOMATICS) Pr-L. (S.A.G.C.)