

GOLF WEEKLY

ROYAL PORT ALFRED GOLF CLUB WEEKLY RESULTS

Wednesday April 22

Sponsor: Juan Pretorius Architecture

Competition: Individual Stableford

No of players: 68

Results: 1st: Richard Jackson — 40

2nd: Wandile Gege — 40

3rd: Wellman Gema — 38

4th: Bernie Loggenberg — 37

Best Gross: Richard Jackson — 72 Best Nett: Richard Jackson — 68

Nearest the Pins: 6th: Sponsor Fishaways/Debonairs: Wandile Gege

8th: Sponsor Efficient Insure: Mike Fuller

11th: Sponsor Bram's

@ The 19th: Luyanda Mbabela

13th: Sponsor The Firm: Leon Grobler

The Firmest Drive 18th: Sponsor The Firm: Patrick Feni

Remax Kowie Nearest for 2 on the 1st: Desmond Gema

Two Clubs: 8th: Mike Fuller

11th: Andre Van Zyl

ROYAL PORT ALFRED GOLF CLUB WEEKLY RESULTS

Saturday April 25

Sponsor: SA Brewery

Competition: Betterball Medal

No of players: 62

Results: 1st: Rouxle Pretorius and Sara Koopman — 59

2nd: Sonia Reynolds and Lindy Wright — 62

3rd: Trish Barwick and Margie Siegers — 64

4th: Nathi Mbabela and Luyanda Mbabela — 65

Best Gross: Dave Painting and Jarryd Hartly — 73

Best Nett: Sara Koopman — 68

Nearest the Pins: 6th: Sponsor Moonifontein Quarry: Conor Thompson

8th: Sponsor Juan Pretorius Architecture: Dave Painting

11th: Sponsor Bram's @ The 19th: Sonia Reynolds

13th: Sponsor Fishaways/Debonairs: Lindy Wright

The Firmest Drive 14th: Sponsor The Firm: Conor Thompson

Bram's @ The 19th Nearest for 2 on the 1st: Jarryd Hartly

Two Clubs: 6th: Arjan Sap, Nathi Mbabela

8th: Dave Painting, Nathi Mbabela

13th: Darryl Hooper, Lindy Wright, Kevin Heny

RPAGC LADIES GOLF RESULTS

April 21

Sponsor: Captain

Competition: 4 Ball Alliance

Trophy: Easter Shield

No of players: 39

Results:

1st Place: Trish Barwick, Kim Gardner, Margie Siegers, Shirley Henry — 92

2nd Place: Sandy Fryer, Bidy Collins, Anita De Bruin, Marleen Gibson

RPAGC 1820s GOLF RESULTS

April 20

No of players: 16

Winners — 43: Eugene Erasmus, Thomas Vrabel, Nick Van der Merwe, Dudley Kieser

Moosehead — 46: Ian Knight, Tom Tagg, Eddie Brown, Rick Hill

Good scores — 49: Peter Rinaldi

46: Thomas Vrabel

Two clubs — 6th: Patrick O'Kelly

8th: Thomas Vrabel

11th: Peter Van Raaij

SPAR chicken: Thomas Vrabel

Longest Drive: Hole 18

0 — 18 Playing Handicaps: Gill Handly

19 — 40 Playing Handicaps: Megan Moss

Nearest the pins:

6th: Sponsored by Royal St Andrews — Pogs Smith

8th: Sponsored by Hoelson Sisters — Kim Gardner

11th: Sponsored by Ladies Section — Margie Siegers

13th: Sponsored by Carrera Jar — Kim Gardner

Chicken Winner: Jill Lake

KENTON GOLF BROTHERHOOD (KGB) Tuesday April 21

An early warning that winter is on the horizon was the morning temperature which saw most of the field clad in extra sweaters as protection against the cold.

The field consisted of 38 players drawn in two three-balls and eight four-balls competing in an Alliance Stableford two-scores-to-count, with a bonus point available for a "sandy", a par from a bunker.

The wind swirled between northerly and north westerly as the last covey home regular visitor Ian Kidson, Dennis Herold, Zandile Jakavula and Berny Loggenberg sailed home with a winning 88 points. Don Thomson, Peter Reed, Ross Grainger and John Abbott were in worthy second on 87 points.

On a rather slower moving barge, possibly shipping water, Martin Evans, Bob Shaw and Steve Kennedy gained ownership of the Hamer & Sukkel with 73 (68+5) points.

Colin Tucker birdied the par three 8th as Ian Kidson birdied the par three 13th to capture the 2-club pool, thus ensuring his covey were the only ones financially rewarded on the day.

Ian Kidson and Dennis Herold shot individual 70 nets as player of the day was Colin Tucker with an individual 68 nett.

Friday April 24

Evidence of the onset of winter was a chilly morning that saw 40 players drawn in ten 4-balls to compete in an Alliance Stableford 2-scores-to-count on the par fours and fives and 3-scores-to-count on the par threes.

The coveys being balanced allowed the draw master to add the opportunity for bonus points for a "Portuguese", three points or better from three players on the same hole, as well as a "sandy", a par from a bunker.

Cool conditions and a mild easterly wind, less run on the fairways and rough with slightly longer grass, did not thwart John Dell, Wayne Harris, Maureen McGarvie and Keith Buttemer as they posted a winning 98 points.

Gaby Hausmann, Bob Shaw, Hein Barnard and Peter Reed, also playing well, were on their heels in second with 97 points.

A dark cloud hovered overhead and seemed to follow Mike Stadler, Martin Evans, John Ralph and Paul Fryer around the course, with balls relinquishing ownership being donated to those that might follow their wayward journey, as they posted 78 points, leaving no contenders for the Hamer & Sukkel.

Bob Shaw and Andries Pienaar both birdied the par three 6th; as Keith Buttemer and Len Bohnen both birdied the par three 13th.

Len and Andries, playing together, took the 2-club pool for their covey.

Craig Harebottle shot an individual 77 gross as player of the day was Keith Buttemer with an individual 68 nett.



CROQUET CORNER

A warm welcome to all our PA Classic participants!

The annual tournament starts on Monday April 27, and runs until Saturday May 2.

The greens will be open at 2pm on Sunday April 26 for practice, after which a 'Meet and Greet' will take place in the clubhouse.

Games start each day at 8am and finish at 5pm. Spectators are welcome to come and watch.

Updates and photos will be posted on our Facebook page. Good luck to all players.

Due to the hosting of the tournament, the Wednesday coaching session and usual social play will be postponed for a week.

For any croquet queries, Trevor Welbourne is available on 082-202-2541.



PRECISION: A cold and windy Day 2 of the Port Alfred Croquet Classic Tournament at the Port Alfred Bowling and Croquet Club. Starting on Monday with a field of 50 players, the tournament, which attracts players from all over South Africa, will end on Sunday. **Picture:** SUE MACLENNAN



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR THE REZONING OF ERF 1491, KENTON ON SEA FROM AUTHORITY ZONE TO RESIDENTIAL ZONE 1 AND THE CONSOLIDATION OF ERF 1490, KENTON ON SEA WITH THE REZONED ERF (ERF 1491, KENTON ON SEA).

Applicant: M.E.H SULTERANDSON

Owner: NDZONDELELO SIMUNCA

Property Description: ERF 1490, KENTON ON SEA

Physical Address: 43 OCEAN VIEW, KENTON ON SEA, 6191

Detailed description of proposal:

The matter for consideration is an Application for the Rezoning of Erf 1491, Kenton on Sea from Authority Zone to Residential Zone 1 and the Consolidation of Erf 1490, Kenton on Sea with the Rezoned Erf (Erf 1491, Kenton on Sea) as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the abovementioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway, and Port Alfred Municipal Office. The application can also be viewed on the Town Planning Portal on Ndlambe Municipal website (<https://www.ndlambe.gov.za/town-planning-portal/>) under Public Participation. Any written comments may be addressed in terms of Section 98 of the said Bylaw to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before **03 June 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: 95/2026

ADV. ROLLY DUMEZWENI
30 April 2026 MUNICIPAL MANAGER



Help Guide

BIKES & E-BIKES SALES & SERVICE
QUALIFIED TECHNICIAN

The Cycle Asylum
All Brands - Collect & Deliver
Tel: 046 624 8358
072 727 7382

ELECTRICIAN

DN Electrical
Devon Nicholson: 084 058 2222

ESTATE AGENTS

RE/MAX Kowie
Tel: 046 624 1110

FINANCE AND TAX

Roelof Siegers CA(SA)
Cell: 082 772 6713

GAS SUPPLIES & SERVICES

LP Gaz Port Alfred
Tel: 046 624 8070
072 188 2633

Gas Wize
Cell: 084 504 0761

TYRES

Supa Quick
Tel: 082 455 9071

KOWIESTRIDERS

TIME TRIAL RESULTS

April 21 — 55 runners

5km Run

Calum Betts 22:07

Avethandwa Matsalo 22:10

Luniko Mbambisa 22:10

Cuan Heyerdahl 23:42

Monica Pretorius 23:57

Alison Heyerdahl 24:22

Rick Betts 25:08

Kate Arnold 25:40

Alex Weed 26:47

Jessica Goulding 27:24

Maric Streso 27:24

Tor Heyerdahl 28:15

Ben Gaunt 28:45

Ian Knight 28:45

Liesl van Zyl 28:45

Cynthia Toerien 29:50

Nelly Phiri 30:25

Lance Parker 31:44

Mackenzie Strugnell 31:44

Lulu Mceka 32:15

Trevor Von Borg 33:05

Heather Von Borg 35:19

Gail Strobel 36:05

Hayden Strugnell 37:52

Michelle Strugnell 37:52

5km Walk

Kobus Munro 49:22

3km Run

Xabiso Mazontsi 09:21

Lukhanyo Mafani 09:33

Zukisa Potwana 09:22

Unathi Stamper 10:02

Quinn Elliot 12:03

Gabby Schweyer 15:03

Elijah Gaunt 20:07

Sarah Cohen 21:50

Brandon Smith 21:50

Charlotte Strugnell 28:03

Luke Strugnell 28:03

3km Walk

Beryl Clur 24:31

Cynthia Buttenworth 24:31

Joe Betts 25:53

Dee Joiner 35:00

Colin Murphy 35:00

Pauline Weed 35:00

Eddie Wepener 40:52

Ray Basson 40:52

8km Run

Jason Brown 40:50

Pierre Schweyer 41:37

Chris van Rensburg 51:54

Moon Harvey 54:57

Scott Harvey 54:57

10km Run

David Parker 53:22

Nomi Mtati 57:26

5km Trail

Ricky Daneel 34:12

GBG

Accountants | Auditors | Consultants

In the Estate of the late **Gerrit Hendrik Jacobus Kruger**, Identity Number 401029 5017 086 of Cottage 32, Settlers Park Association, Cnr Horton Road, Bathurst Street, Port Alfred, 6170 who was married out of community of property and who died on the 17th January 2026

Estate number – 000689/2026

All persons having claims against the above Estate are required to lodge such claims with the undersigned within thirty (30) days from date of publication hereof.

Executor

Reginald David Gowar representing GBG

Trustees (Pty) Ltd

Address: 29 Church St, Cradock, 5880

Email: lynn@gbggroup.co.za

Tel: 048 881 1678



NDLAMBE MUNICIPALITY



Ndlambe Municipality
Corporate Services

09 MAR 2026

RECEIVED

LAND USE APPLICATION FORM

PART A: TYPE(S) OF APPLICATION

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
✓	Rezoning	R 10 729.68
✓	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
	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 19 806.64

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:

Applicant's Initials:

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);

Applicant's Initials: _____



- 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	NDZONDELELO SIMUNCA
Street or Postal Address	OCEAN AVENUE KENTON-ON-SEA 6191
E-mail Address	
Contact Number	

Applicant's Initials: 

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed				
Erf No	1490	Suburb/Town/Area	KENTON-ON-SEA	
Farm No		Portion (if applicable)		
Physical or Street Address	OCEAN AVENUE, KENTON-ON-SEA			
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?	NO – CURRENTLY VACANT			
Property Size/ Extent (m ² / ha - as per Title Deed)	879 SQ.M.			
Title Deed Number				
Any additional/relevant information in regard to the property	NO			
Any restrictions in to Conveyance's Certificate?		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, <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	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	N	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	Y N
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	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)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y N

Applicant's Initials: 

NOTE: Property details must be in accordance with title deed				
Erf No	1491	Suburb/Town/Area	KENTON-ON-SEA	
Farm No		Portion (if applicable)		
Physical or Street Address	OCEAN AVENUE, KENTON-ON-SEA			
Current Zoning	AUTHORITY ZONE			
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?	NO – CURRENTLY VACANT			
Property Size/ Extent (m ² / ha - as per Title Deed)	150 SQ.M.			
Title Deed Number				
Any additional/relevant information in regard to the property	NO			
Any restrictions in the Conveyance's Certificate?		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, <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	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	N	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	Y N
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	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)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y 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) from.....m tom
- ii. Rear building line from m tom; and / or
- iii. Street building line fromm tom; 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:  _____

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**

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

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

Please answer the following questions and provide comments:

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

Applicant's Initials: 

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

PART H: SERVICE REQUIREMENTS

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

NOTE: Provide more detailed information in the motivation report.

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: 

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.

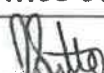
Full Name(s)	PETER BROCAS SULTER		
Professional Capacity & Registration Number	PROFESSIONAL LAND SURVEYOR (PLS 0786)		
Statutory Body	SOUTH AFRICAN GEOMATICS COUNCIL	Are you In Good Standing with the Statutory Body?	YES
Applicant's Signature		Date	2ND FEBRUARY 2026



Applicant's Initials: 

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.
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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	2nd MARCH 2026

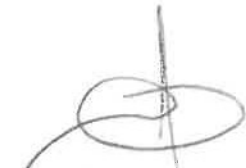
PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	ZAMAGCINA DANTILE
Title/Capacity	ASSISTANT TOWN PLANNER
Signature	
Municipal Stamp	

SPECIAL POWER OF ATTORNEY

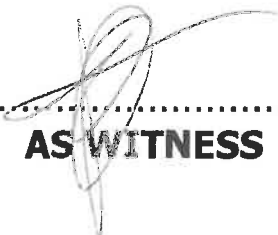
I the undersigned, being the registered owner of erven 1490 and 1491 Kenton-on-Sea, do hereby appoint Peter Sulter of M.E.H. Sulter and Son Land Surveyors in Makhanda to handle all and whatsoever applications that are necessary and to sign all documentation necessary on my behalf insofar as it relates to the application for:-

- i) The re-zoning of erf 1491 from Authority Zone to Residential Zone 1
- ii) The consolidation of erven 1490 and 1491

Signed at **East London** this **12TH** day of **December 2025**.



.....
NDZONDELELO SIMUNCA
OWNER



.....
AS WITNESS

CLARK_LAING Inc
136
 043 721 1556

Neave Stötter Inc.
 25 Van der Riet Street
 Port Alfred
 6170

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

CONVEYANCER
 GRANT JOHANNES MARAIS (79148)

VERBIND	MORTGAGED
VIR FOR R	
B	<i>[Signature]</i>
2025-02-17	REGISTRATEUR/REGISTRAR

2

T

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

André du Plessis (791483) *[Signature]*

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

NEW KENTON PROPERTIES PROPRIETARY LIMITED

which said Power of Attorney was signed at JOHANNESBURG on 9th January
 2025

[Signature]

97

And the appearer declared that his/her said principal had, on **14 November 2024**, 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:

NDZONDELELO SIMUNCA
Identity Number

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

ERF 1490 KENTON-ON-SEA
IN THE AREA OF NDLAMBE LOCAL MUNICIPALITY
DIVISION OF BATHURST
PROVINCE OF THE EASTERN CAPE

IN EXTENT 879 (EIGHT HUNDRED AND SEVENTY NINE) Square metres

AS WILL APPEAR from General Plan SG Number 4266/1987 (TP11852) and held by Deed of Transfer Number T55596/2000CTN

- A. SUBJECT** to such conditions as are referred to in Deed of Transfer Number T8365/1924CTN save in so far as these may have since lapsed or been cancelled.
- B. SUBJECT FURTHER** to the Servitude referred to in the Servitude endorsement thereon dated 9th September 1929 relating to an Order of the Water Court (Water Court District No. 10) dated 5th, 6th & 7th December 1927.
- C. SUBJECT FURTHER** to the following conditions imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance 33/1934 when approving the establishment of Kenton-on-Sea Extension No. 10, ~~namely: and created in and within Power of Attorney, namely :-~~
1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the Regulations published under Provincial Notice No. 623 dated 14 August 1970
 2. In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any condition of title applicable to this erf shall take precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 17 of Ordinance No. 19 of 1976, as amended.
 3. No building on this erf shall be used or converted to use for any purpose other than that permitted in terms of these conditions.

4. The owner of this erf shall, without compensation, be obliged to allow gas mains, electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local or any other statutory authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
5. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf, as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
- 6.(a) This erf shall be used solely for the purpose of erecting thereon one dwelling or other buildings for such purposes as the Administrator may, from time to time after reference to the Townships Board and the local authority, approve, provided that if the erf is included within the area of a Town Planning Scheme, the local authority may permit such other buildings as are permitted by the scheme subject to the conditions and restrictions stipulated by the scheme.
- (b) No building or structure or any portion thereof except boundary walls and fences shall, except with the consent of the Administrator, be erected nearer than 5,0 metres to the street line which forms a boundary of this erf, nor within 3,0 metres of the rear or 1,5 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority –
 - (i) an outbuilding used solely for the housing of motor vehicles and not exceeding 3,0 metres in height, measured from the ground floor of the outbuilding to the wall-plate thereof, may be erected within such side and rear spaces, and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12,0 metres measured from the rear boundary of the erf, provided that in the case of a corner erf the distance of 12,0 metres shall be measured from the point furthest from the streets abutting the erf.
 - (ii) an outbuilding in terms of subparagraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.
- (c) On consolidation of this erf or any portion thereof with any abutting erf which is subject to the same conditions as herein set forth these conditions shall apply to the consolidated holding as if it was one erf.
- (d) In the event of this erf being subdivided each subdivided portion, other than any portion deducted for road or similar purposes, shall be subject to the conditions herein set forth as if it were the original erf.

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

NEW KENTON PROPERTIES PROPRIETARY LIMITED

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


NDZONDELELO SIMUNCA,

his 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 **R750 000,00 (SEVEN HUNDRED AND FIFTY 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

2025-02-17



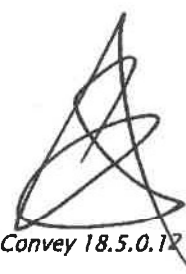

q.q

In my presence



REGISTRAR OF DEEDS



52



Neave Stötter Inc.
25 Van der Riet Street
Port Alfred

Fee Endorsement		6170
	Amount	Office Fee
Purchase Price/Value	R.....	R. 50,00
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
GRANT JOHANNES MARAIS (79148)

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

André du Plessis *(19763) | X*



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

NEW KENTON PROPERTIES PROPRIETARY LIMITED

which said Power of Attorney was signed at PORT ALFRED on 28TH November 2025

And the appearer declared that his/her said principal had, on 19 November 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:

NDZONDELELO SIMUNCA
Identity Number

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

ERF 1491 KENTON-ON-SEA
IN THE AREA OF NDLAMBE LOCAL MUNICIPALITY
DIVISION OF BATHURST
PROVINCE OF THE EASTERN CAPE

IN EXTENT 150 (ONE HUNDRED AND FIFTY) Square metres

AS WILL APPEAR from General Plan SG No. 4266/1987 (TP11852) and held by Deed of Transfer Number T55596/2000CTN

- A. **SUBJECT** to such conditions as are referred to in Deed of Transfer Number T8365/1924CTN save in so far as these may have since lapsed or been cancelled.
- B. **SUBJECT FURTHER** to the Servitude referred to in the Servitude endorsement thereon dated 9th September 1929 relating to an Order of the Water Court (Water Court District No. 10) dated 5th, 6th & 7th December 1927.
- C. **SUBJECT FURTHER** the land hereby conveyed having been paid out as a township called Kenton-on-Sea Township Extension No. 10 remains subject to the provisions of Ordinance No. 33 of 1934 and the public places forming part of the land hereby conveyed and the right of owners or erven and of other persons to such public places are not affected by this transfer.

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

NEW KENTON PROPERTIES PROPRIETARY LIMITED

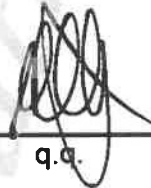
heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

NDZONDELELO SIMUNCA,

his 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 **R10 000,00 (TEN 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 2025-12-09



q.q.

In my presence



REGISTRAR OF DEEDS



Home Loans
Sales and Service Enablement

9 Lothbury Road
Auckland Park, 2092
Private Bag 72007
Cresta, 2118
South Africa

T 0860 111 007
Swift address: ABSAZAJJ
absa.co.za

27.02.2026

Private/Confidential

**M.E.H. SULTER & SON INC.
MEDICAL CENTRE
15A MILNER STREET
6139**

Your Ref: KEN-1490

REQUEST RECEIVED FOR:

PROPOSED CONSOLIDATION & REZONING

Borrower(s) name:

MR N SIMUNCA

Mortgage loan account number:

Property description:

ERF 1490 KENTON-ON-SEA

We refer to the above account, and we grant the consent to the proposed consolidation of Erf 1490 and Erf 1491 and rezoning from Authority Zone to Residential Zone 1 on the above – mentioned property.

Kindly note the consent is valid for only one year.

Yours faithfully

A handwritten signature in black ink, appearing to read "Lindy Maseko", written over a horizontal line.

Property Control

Our ref: Lindy Maseko
Tel: 011 846 5690
Email: hlpc@absa.co.za



Home Loans
Sales and Service Enablement

9 Lothbury Road
Auckland Park, 2092
Private Bag 72007
Cresta, 2118
South Africa

T 0860 111 007
Swift address: ABSAZAJJ
absa.co.za

27.02.2026

Private/Confidential

**MR N SIMUNCA
7 RUSTIC ROAD
BEACON BAY
5241**

Dear Client / s

REQUEST RECEIVED FOR: PROPOSED CONSOLIDATION & REZONING

Mortgage loan account number:

Request received from: M.E.H. SULTER & SON INC TEL: 046 622 4441

We refer to the above account, and we grant the consent to proposed consolidation of Erf 1490 and Erf 1491 and rezoning from Authority Zone to Residential Zone 1 on the above – mentioned property.

According to your mortgage loan agreement it is your responsibility to ensure that you have sufficient property insurance.

If you are insured with Absa and need to update the insurance, kindly contact 0860 100 876.

Yours faithfully

A handwritten signature in black ink, appearing to be "Lindy Maseko", written over a faint horizontal line.

Property Control

Our ref: Lindy Maseko

Tel:011 846 5690

Email: hlpc@absa.co.za



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@surveyec.co.za
kyle@surveyec.co.za

ERVEN 1491 & 1992 KENTON-ON-SEA

Motivation Report

for

- 1) Re-zoning application to rezone erf 1491 from Authority Zone to Residential Zone 1**
- 2) The consolidation of erven 1490 and 1491**

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SECTION K: POLICY ALIGNMENT - DEVELOPMENT PRINCIPLES & NORMS & STANDARDS	9-13
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Annexures:

Annexure 1: Application form

Annexure 2: Special Power of Attorney from the owner

Annexure 3: Title deeds

Annexure 4: Municipal zoning certificates

Plans

Map 1: Local Municipal Map

Map 2: Locality Plan and extract from Municipal Zoning Map

Map 3: Consolidation plan

Map 4: Draft consolidation diagram

Map 5: Land Use Map – aerial view

Map 6: Surveyor General's diagrams

SECTION A: INTRODUCTION

MEH Sulter & Son have been appointed by Ndzonelelo Simunca, owner of erven 1490 and 1491 Kenton-on-Sea, to apply to the Ndlambe Municipality for the following.

- **The re-zoning of erf 1491 from Authority Zone to Residential Zone 1**
- **Consolidation of erven 1490 and 1491**

Refer to the attached Special power of Attorney - **Annexure 2**.

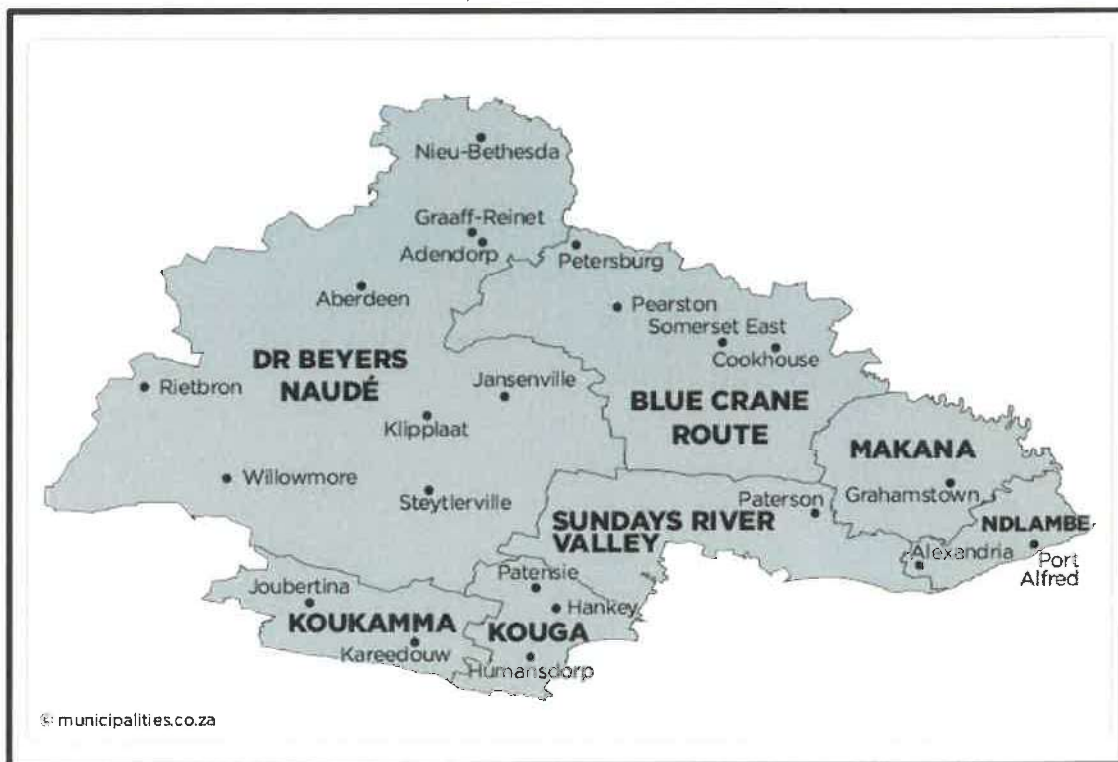
The contents of this report, therefore, serve as a motivation for the re-zoning of erf 1490 from Authority Zone to Residential Zone 1 and the consolidation of erven 1490 and 1491 Kenton-on-Sea.

This application is made in terms of Sections 68(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 Kenton-on-Sea. The borders of the Ndlambe Municipality can be seen on Map 1 below.

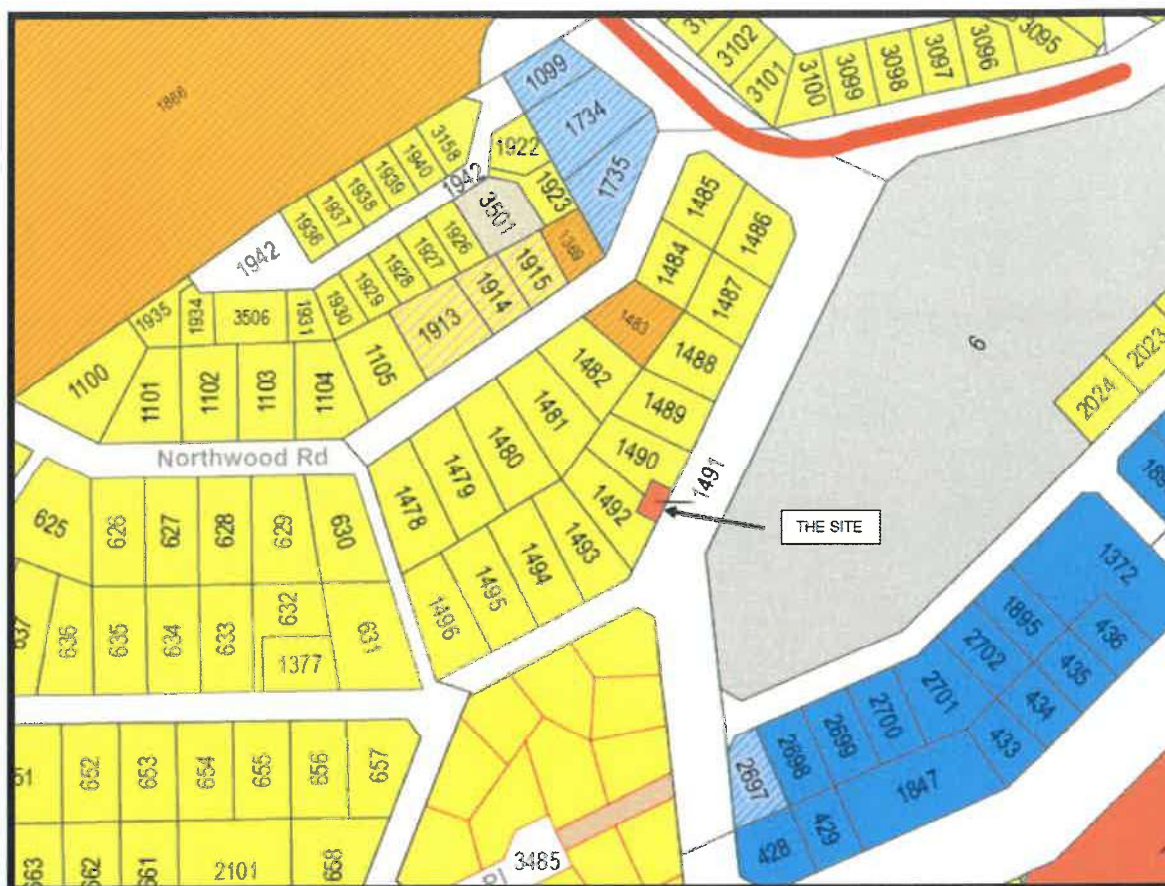
Map 1: Ndlambe Local Municipality



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

Within the town of Kenton-on-Sea locality of the subject property can be seen below.

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 1490 KENTON-ON-SEA	NDZONDELELO SIMUNCA		879 SQ.M.
ERF 1491 KENTON-ON-SEA	NDZONDELELO SIMUNCA		150 SQ.M.

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

b) ZONING

In terms of the Ndlambe Integrated Land Use Management Scheme, erf 1490 is zoned **Residential Zone 1** and erf 1491 is zoned **Authority Zone**.

This application serves to re-zone erf 1491 from Authority Zonne to Residential Zone 1 and to consolidate it with erf 1490 Kenton-on-Sea.

SECTION G: SERVITUDES

There are no servitudes encumbering the erven.

SECTION H: EXISTING SERVICES

The purpose of this section is to highlight the existing infrastructural services available to the erven in this area. The erven are situated in Ocean Avenue in Kenton-on-Sea, and all services have been installed.

- **Electricity**
The Municipality provides electricity to the site.
- **Refuse Removal**
The Municipality is currently responsible for refuse removal
- **Roads**
Access to the sites is via Ocean Avenue.
- **Sanitation**
The site is connected to a septic tank and soakaway.
- **Storm water**
Is via natural run off and drains.
- **Water**
Erf 1490 has an existing water connection.

SECTION I: EXISTING AND PROPOSED ZONING

As mentioned previously the properties are situated in Kenton-on-Sea.

Erf 1490 is zoned Residential 1 and erf 1491 is Authority Zone.

The surrounding properties are mainly residential properties with The Kenton School to the south-east.

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

Residential Zone 1 (RZ1):

- *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*
- *Coverage: 50%*
- *Floor factor 1.0*

Authority Zone (AZ):

- *Primary Use: Authority Zone*
- *Consent Use: None*
- *Building lines: N/A*
- *Height: N/A*
- *Coverage: N/A*
- *Floor factor N/A*

See zoning certificates under **Annexure 4**.

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.

Permanent Departure to relax the rear building line from 3m to 0m.

This together with the removal of the restrictive title condition will remove any ambiguity. The lateral and street building lines will remain by virtue of the requirements for a Residential Zone 1 erf as written in the Ndlambe Land Use Scheme.

1) Re-zoning of erf 1491 in terms of Section 68(1) of the of the Ndlambe Municipal By-laws promulgated in terms of the Spatial Planning and Land Use Management Act No.16 of 2013.

Erf 1491 was set aside for Authority Use when the township was originally planned in 1987. Normally these erven would have been required by the municipality or ESKOM to erect a sub-station.

In this case the erf was not required and has remained in the name of the developing company New Kenton Properties (Pty.) Ltd. all these years.

The owners of erf 1491 agreed to sell the erf to the owner of erf 1490 as erf 1491 was no longer needed and erf 1491 juts into erf 1490 creating an inconvenient southern corner for erf 1490.

2) Consolidation of erven 1490 and 1491 in terms of Section 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 re-zoned erf 1491 will be consolidated with erf 1490 Kenton-on-Sea to make a larger more convenient erf.

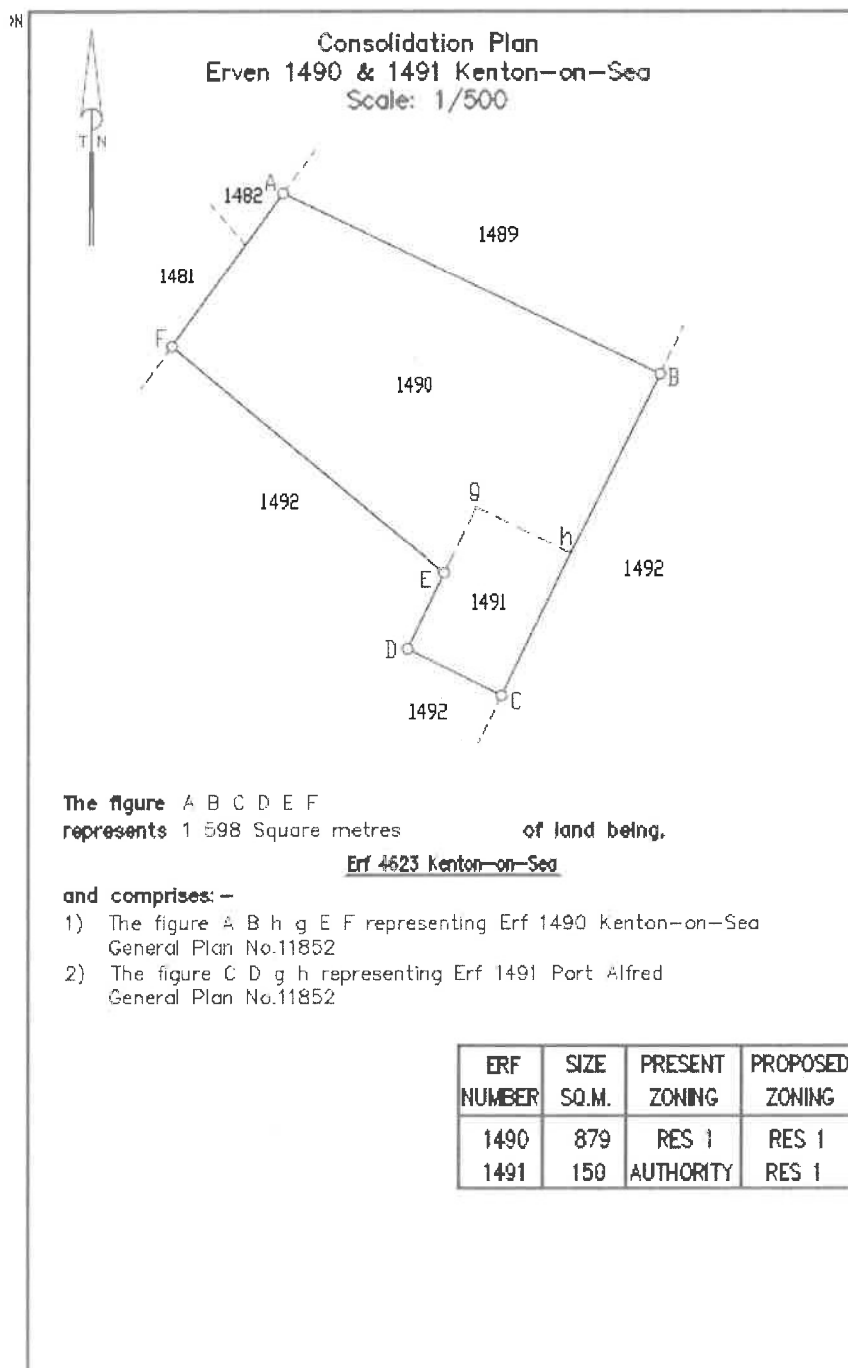
Had the erven been the same zoning an exemption application could have been submitted in term of Section 66(1)(a) of the Ndlambe Municipal By-laws, but this is not the case and so a full application has to be submitted.

Development proposal:

It is proposed to re-zone erf 1491 from Authority Zone to Residential Zone 1 and to consolidate it with erf 1490. The will make a larger and better shaped erf. At present erf 1491 “encroaches” into the southern corner of erf 1490.

Map 3: Consolidation plan

- Erf 1490 (Figure ABhgeF) is 879 Sq.m. in extent and held under Title Deed No.
- Erf 1491 (Figure CDgh) is 150 Sq.m. in extent and held under Title Deed No.



The re-zoning and consolidation are desirable from a Town Planning point of view for the following reasons.

- The proposed development aligns itself with the Ndlambe SDF which encourages Infrastructure Investment and Sustainable Development.
- The development will be guided by the Spatial Planning and Land Use Management Act 16 of 2013.
- The vacant unused erf 1491 will be included in erf 1490 and put to better use.

In addition to the above the re-zoning and consolidation has the following economic benefits which are often referred to as the “revolving rand”

- The application creates an opportunity for a professional to earn fees.
- The Municipality gets application fees.
- The Surveyor General receives examination fees.
- A Conveyancer transfers the land and receives transfer fees.
- The Deeds Office will get transfer duty.
- The Receiver of Revenue could receive Capital Gains tax but presumably not in this case.
- A Draughtsman or Architect will earn income when drawing the plans.
- The municipality will receive building plan fees when the building plans are submitted for approval.
- The municipality will benefit in perpetuity through increased rates and taxes for the larger erf.

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

Ndlambe Municipality Integrated Development Plan (2022/2023)

The Ndlambe Municipality 2030 vision:

The Ndlambe Municipality Vision that emerged during the Strategic Planning workshop is as follows:

Ndlambe municipality strives to be a premier place to work, play, and stay, on the eastern coast of South Africa. It strives to be the destination of choice for people who love natural and cultural heritage, adventure water sports, and living for families.

Our promise is to build a state-of-the-art physical infrastructure which will be laid out aesthetically in our beautiful natural environment. Our prosperous community supports a safe and healthy lifestyle which is supported by affordable natural living and a vibrant tourism and agriculturally based economy.

We promote good governance by providing sustainable, efficient, cost effective, adequate and affordable services to all our citizens.

Mission:

To achieve our vision by enabling optimal performance within each of the five Key Performance Areas of Local Government within the context of available resources

Values:

- Commitment.
- Transparency.
- Honesty.
- Trustworthiness; and
- Care

Strategic Goals and Objectives:

Below are the Strategic goals and objectives that emanate from the long-term strategy of the municipality:

Goal 1:	A premier place to work and do business
Strategic Objectives	1.1. Improve the efficient running of and the governance of the Municipality 1.2. Develop state-of-the-art physical infrastructure. 1.3. Develop a vibrant, rapidly growing, employment generating. Agri-based economy 1.4. Develop a vibrant, rapidly growing, employment generating. tourism economy, including the heritage economy. 1.5. Develop a vibrant, rapidly growing, employment generating oceans economy
Strategic Objectives	2.1. Improve financial viability of the municipality 2.2. Provide sustainable, efficient, cost effective, adequate and affordable services to all our citizens 2.3. Create a safe and secure living environment 2.4. Position the municipality as a learning hub of excellence
Goal 3:	3. Tourist destination of choice for people, who love natural and cultural heritage and adventure water sports
Strategic Objectives	3.1. Preserve the natural beautiful environment 3.2. Develop and support adventure and extreme water sports 3.4. Develop cultural heritage economy

The proposed subdivision supports the principles of the Integrated Development Plan and aims to create a vibrant community, investment opportunities, service delivery and economic development.

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 erven are 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 neighbourhood already has a quality urban environment**
- Promote pedestrian friendly environments and movement patterns – N/A
- Create a sense of space – **Erf 1490 will become larger and a better shape for building.**
- Enhancement of investment opportunities – N/A
- Simplifying decision making regarding development applications – **a very important point to note. This application will be dealt with by the Town Planner Department and a report submitted to the Municipal Planning Tribunal for their approval**

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

This application aligns with the growth and development of Ndlambe in that it conforms to the Spatial Development Framework for the Ndlambe Municipality.

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 proposed re-zoning and consolidation is in line with the SPLUMA Development Principles (Section 42(1)(1)) in the following manner:

SPLUMA REFERENCE		Development Compliance
7 (a)	Spatial Justice	<ul style="list-style-type: none"> ● The 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 the town and the type of land use supports spatial justice. ● The application is being submitted so that the owner of erf 1490 can utilise his erf more fully and create a better shaped erf by incorporating erf 149.
7 (b)	Spatial Sustainability	<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 existing erven are within the urban edge of Kenton-on-Sea. ● This proposal will certainly not conflict with the present character of the area.
7 (c)	Efficiency	<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 property and existing infrastructure. ● The proposal supports the principle of nodal development ● It could create temporary job opportunities
7 (d)	Spatial Resilience	<ul style="list-style-type: none"> ● This principle calls for flexibility of spatial plans, policies, and land use management systems to ensure sustainable livelihoods in communities that are most likely to suffer from environmental and economic shocks.
7 (e)	Good Administration	<ul style="list-style-type: none"> ● This principle refers to the promotion of administrative actions, procedure, and consultative planning practices for all the relevant role players. ● 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).

Building Controls

All new buildings will have to have plans drawn and submitted to the Ndlambe Municipality for approval to ensure that they comply with the National Building Regulations.

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 subdivision of the erf can be found under **Annexure 1**.

SECTION M: SUMMARY AND CONCLUSION

The application which has been submitted is for the:-

- **Re-zoning of erf 1491 from Authority Zone to Residential Zone 1**
- **To consolidate erven 1490 and 1491 Kenton-on-Sea**

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

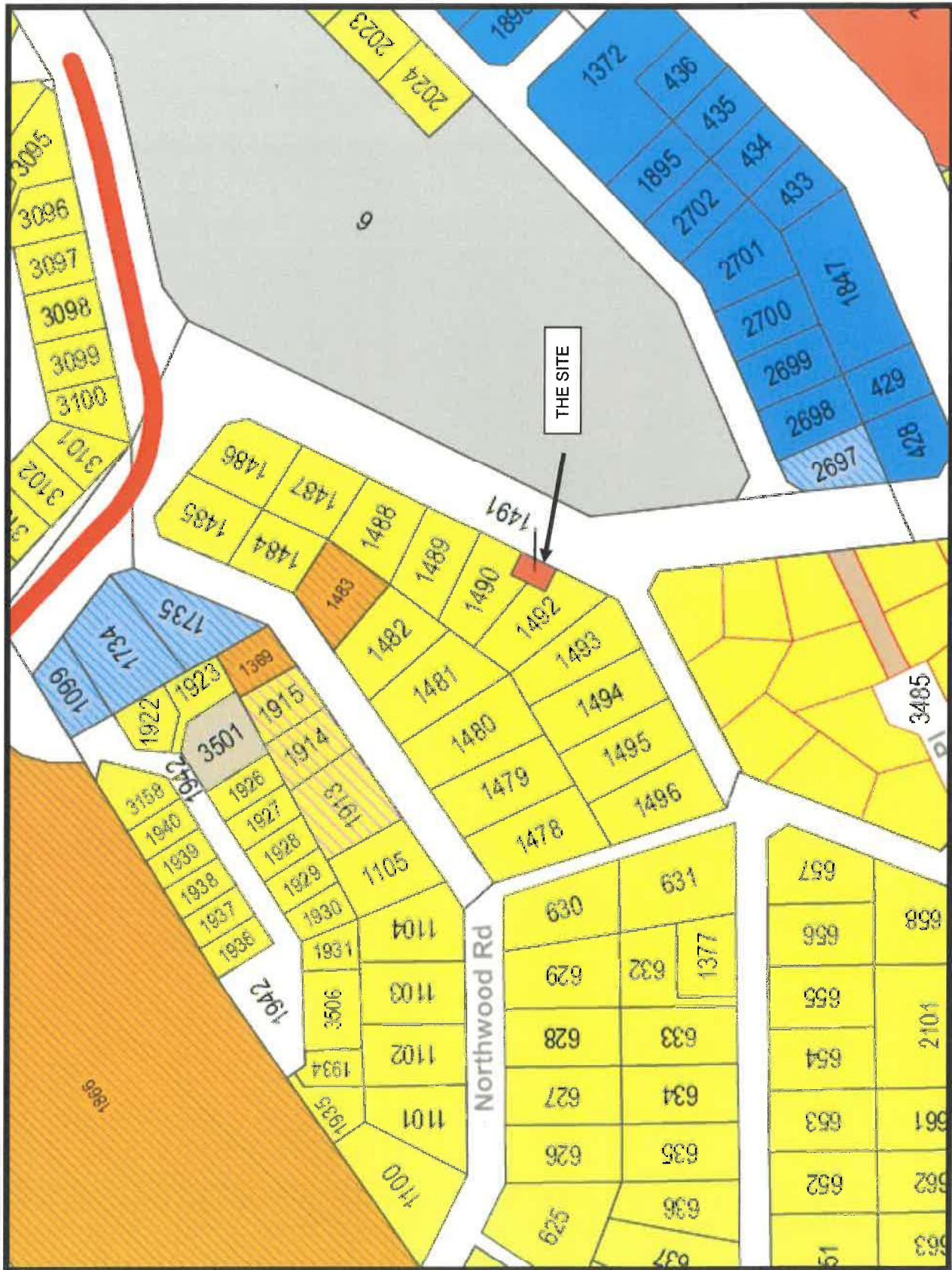
- The proposal will create employment opportunities in the short term in construction and possible long term with maintenance and upkeep of the property.
- The proposed re-zoning and consolidation will have little or no impact of the surrounding owners as no additional land units are being created.
- The development is aligned with the Development Parameters as set out by Ndlambe Municipality and ties in with the spatial policies.

Accordingly, it is recommended that Ndlambe Municipality favourably considers the application for approval.

P.B. Sulter
Professional Land Surveyor
February 2026

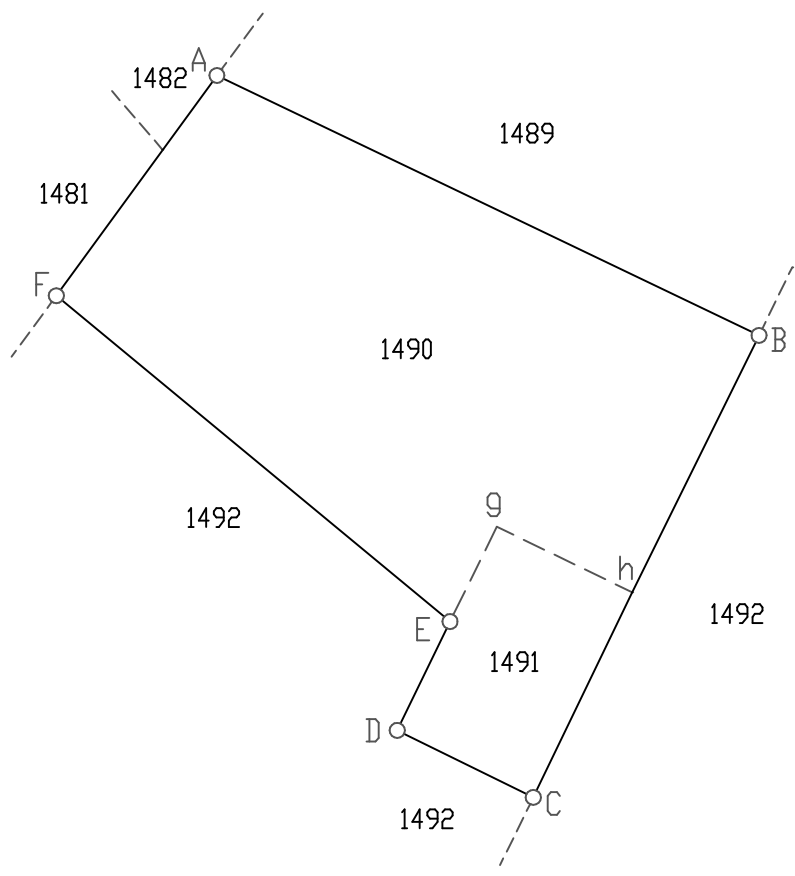


ERVEN 1490 & 1491 KENTON-ON-SEA – LOCALITY MAP & EXTRACT FROM NDLAMBE MUNICIPALITY ZONING MAP





Consolidation Plan
Erven 1490 & 1491 Kenton-on-Sea
 Scale: 1/500



The figure A B C D E F
 represents 1 598 Square metres of land being,
Erf 4623 Kenton-on-Sea

and comprises: -

- 1) The figure A B h g E F representing Erf 1490 Kenton-on-Sea
 General Plan No.11852
- 2) The figure C D g h representing Erf 1491 Port Alfred
 General Plan No.11852

ERF NUMBER	SIZE SQ.M.	PRESENT ZONING	PROPOSED ZONING
1490	879	RES 1	RES 1
1491	150	AUTHORITY	RES 1