

CLASSIFIED ADVERTISEMENTS

Contact: Bryan Smith: 046 624 4356
Email: smithb@talkofthetown.co.za

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5510
Kennels and Pets



SPCA Ndlambe
Tel: 046 624 1919
081 280 3178
Emergency Contact:
082 676 8605
Facebook:
Port Alfred & Ndlambe
District SPCA
Primary Health Care, Boarding, Adoptions available at your SPCA

5550
Misc. Wanted



PALCARE
Palliative and Hospice Care
Caring for Grahamstown and
Sunshine Coast Communities
GHT CHARITY SHOP
15 Milner Street
Mon - Fri: 09:00 - 16:30
Sat: 09:00 - 12:00 noon
PA CHARITY SHOP
20 Southwell Road
Mon-Fri: 09:00 - 12:00noon.
We are constantly open to
donations & volunteers assisting
at the shops, should anyone
be able to assist with this.

5570
Removals & Storage



DIGS TO DIGS REMOVALS
Furniture Removals, Local & National
081 436 9750
E: digstodigs@gmail.com
HOUSEHOLD FURNITURE REMOVALS; AND BUSINESS RELOCATIONS:
Local, National & SADC
call or whatsapp
Digs to Digs Removals on
081 436 9750 to
book and get your home or
business moved safely.
Insurance cover
R324 000+/-
Grahamstown | East London |
Port Alfred | Port Elizabeth |
Kenton On Sea | Durban |
Johannesburg | Cape Town

5451
For Sale

STATION HILL HOUSE FOR SALE
2 Bedroom
House For Sale
in Station Hill.
Private Sale.
Tel: 072 226 5170

6
EMPLOYMENT

6150
Employment Wtd.

ANGELINE is a Zimbabwean lady, looking for domestic work. Available Tuesdays, Wednesdays, and Fridays. Port Alfred and Surrounds. References available. She has a work permit. **078 928 4181.**
JOYCE is looking for domestic work or general housekeeping for home or business such as hospitality. References are available. Full time or part time in Port Alfred and surrounds. **073 441 8118.**

6150
Employment Wtd.

PATRICK is looking for work in home security, gardening, painting. References are available and he is a hard worker. Experienced over 15 years. Port Alfred. Contact **063 341 2502.**
SINOTHANDO is a professional caregiver, providing this personalized support and assistance with daily living tasks with strong commitment to deliver exceptional care in a comfortable and nurturing environment. **CONTACT 064 080 3219.**

THABISO is looking for general employment. He has a Code 10 Drivers License and PDP. References are available and he is looking for work in Port Alfred and surrounds. Also good with painting. **CONTACT 083 452 7161.**
ZOLEKA is looking for domestic work. She is available on Mondays and Tuesdays. References available. Port Alfred. **063 43 66 254.**

6170
Estate Agents



CHARLES KANTOR
Real Estate Agent
083 3939 200
kantorcharles@gmail.com
For a 'Sold Out' Experience

7
ACCOMMODATION

7060
Flats to Let

1 BEDROOM FULLY FURNISHED COTTAGE to rent on private property on the West Bank. Available 4th May 2026. Rental: R8500p/m. Includes lights/water/wifi/OVHD/servicing. **084 733 4687 to view.**

7090
Houses to Let

HOUSE TO LET:
3 bedroomed house with two en-suites and guests bathroom with lounge, dining room, fitted kitchen and deck with stunning views with 3 carports. Solar power. Walking distance to town at Westview Heights Port Alfred. **Contact 064 818 0223**

Talk Town
OF THE TOWN
29 Miles Street
Tel: 046 624 4356
talkofthetown.co.za

Classified deadline is 9am on the Monday before the Thursday publication

Talk Town
OF THE TOWN
www.talkofthetown.co.za
@talkofthetownec
Talk of the Town
talk_of_the_town.ndlambe

In the ESTATE OF THE LATE CAROLE LILLIAN HUBBARD ID 411118 0065 08 9 who died on the 10TH OCTOBER 2024 and who was married out of community of property and residing at 8 PINEHURST, GEORGE STREET, PORT ALFRED

ESTATE NUMBER 3580/2024

The First and Final Liquidation Account in the above estate will lie for inspection at the Office of the Master of the High Court, Grahamstown and at the Magistrate's Court, Grahamstown for a period of twenty-one (21) days from the 01st May 2026.

DATED at Grahamstown on 9 March 2026

Gregory John Hubbard
Executor of the above Estate
27 Ilchester Road
Grahamstown
6139
Email: wilmaandgreg@yahoo.co.uk
Mobile: +447907611352 or +27605993117

Section 35 Advert

Estate Late Shane Coral Le Roux.
Estate Number: 002344/2022. Identity Number: 4806170080085. Last address: 24 DONKIN DRIVE, KENTON ON SEA, 6191. Date of death: 21/06/2022.

The First and Final Liquidation and Distribution Account in the above estate will lie for inspection at the Office of the Master of the High Court, Grahamstown and at the Grahamstown Magistrate's Court for a period of twenty-one (21) days from 01/05/2026.

Name and address of agent:
Candice Janine Mullins,
14 African Street, Grahamstown,
Eastern Cape, 6139.
TEL: (087) 802 7811.
EMAIL: candice@omne.co.za




NDLAMBE MUNICIPALITY
PORT ALFRED
APPLICATION FOR DEPARTURE TO RELAX THE STREET (NORTH-WEST, SOUTH & NORTH-EAST) AND LATERAL BUILDING LINES, DEPARTURE TO RELAX THE COVERAGE FACTOR AND PERMANENT DEPARTURE TO RELAX THE REQUIREMENT FOR PROVISION OF COMMON OPEN SPACE ON ERF 6571, PORT ALFRED.

Applicant: SETPLAN (PTY) LTD
Owner: THABO SIMON LONI
Property Description: ERF 6571, PORT ALFRED
Physical Address: CLUSTER 2, PORT ALFRED, 6170

Detailed description of proposal:
The matter for consideration is an Application for the Departure to Relax the Street (North-West, South & North-East) and Lateral Building Lines, Departure to Relax the Coverage Factor and Permanent Departure to Relax the Requirement for Provision of Common Open Space on Erf 6571, Port Alfred as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the abovementioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway, and Port Alfred Municipal Office. The application can also be viewed on the Town Planning Portal on Ndlambe Municipal website (<https://www.ndlambe.gov.za/town-planning-portal/>) under Public Participation. Any written comments may be addressed in terms of Section 98 of the said Bylaw to the MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before **3 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: 96/2026
ADV. ROLLY DUMEZWENI
30 April 2026 MUNICIPAL MANAGER



NDLAMBE MUNICIPALITY
PORT ALFRED
APPLICATION FOR THE SUBDIVISION OF ERF 804, BOKNESSTRAND INTO ONE PORTION (PORTION A) LEAVING THE REMAINDER; CONSOLIDATION OF THE SUBDIVIDED PORTION (PORTION A) WITH ERF 803, BOKNESSTRAND AND CONSOLIDATION OF THE REMAINDER WITH ERF 805, BOKNESSTRAND.

Applicant: M.E.H SULTER AND SON
Owner: ANKEROORD BK
Property Description: ERF 804, BOKNESSTRAND
Physical Address: 19 ANKEROORD, BOKNESSTRAND, 6189

Detailed description of proposal:
The matter for consideration is an Application for the Subdivision of Erf 804, Boknesstrand Into One Portion (Portion A) Leaving the Remainder; Consolidation of the Subdivided Portion (Portion A) with Erf 803, Boknesstrand and Consolidation of The Remainder with Erf 805, 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 **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: 94/2026
ADV. ROLLY DUMEZWENI
30 April 2026 MUNICIPAL MANAGER

2
PERSONAL

2240
Personal Services

ALCOHOLICS ANONYMOUS
Sunshine Life Centre, Port Alfred
7pm - 8pm. Every Monday.
First Monday of the month is open.
Has your life become unmanageable as a result of alcohol?
Call Alcoholics Anonymous.
Marissa: 083 333 6746

FAMSA (Families SA)
Non-profit Organization
011-164NPO
- Relationship counselling for indiv, couples, families
- Trauma debriefing
- Premarital counselling
FOR INFO ON SERVICES/ TRAINING:
(046) 508 0027
famsa@imaginet.co.za

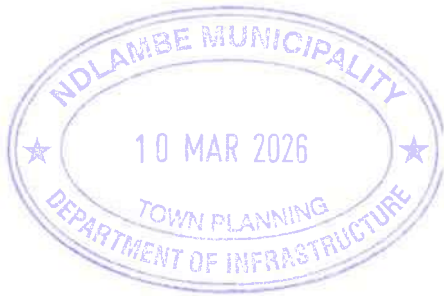
5
SERVICES & SALES GUIDE

5120
Building Services

ARCHITECTURAL PLANS
GET IN TOUCH for personalised, professional, affordable building plans.
082 939 81 31
kathy@yourplans.co.za
www.yourplans.co

5510
Kennels and Pets

Retreat 2 Eden
E: info@retreat2eden.co.za
C: 072 966 7692 (Johann)
072 388 9054 (Lynne)
Facebook:
Retreat 2 Eden
We are a non-profit who assist in the healing of abused and hurting animals and people. We are based on a small farm outside Port Alfred.



NDLAMBE MUNICIPALITY



LAND USE APPLICATION FORM

PART A: TYPE(S) OF APPLICATION

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
	Rezoning	R
	Consolidation	R
	Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land	R
✓	Departure Application: Permanent or Temporary Departure (for Land Use Change)	R 8 583.74
✓	Departure Relaxation Building Line	R 3 840.01
	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 12 423.75

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

2. PRIOR LIAISON WITH OTHER INTERESTED PARTIES

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

3. SUBMISSION OF APPLICATION

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

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

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

- 3.3. Lack of information leads to delays and adds to the workload of the Section/Department. It is essential that all applications that are submitted for consideration contain all of the information necessary for the relevant authority to take a rational decision. Ideally applications should indicate the following:

Applicant's Initials:



3.3.1. Details in respect of the application

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

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

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

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

- what are the existing and proposed conditions applicable to the subject land (servitudes, title deed and/or zoning scheme conditions);
- relevant details contained in Spatial Development Framework, or any other policy proposals for the area.

3.3.4. Motivation

A written motivation for an application should be based on the criteria referred to in the said legislation (SPLUMA), namely;

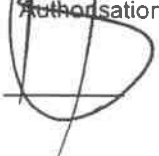
- Desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister/MEC regarding desirability of proposed land uses;
- Investigations carried out in terms of other laws that are relevant to the consideration of the application;
- The impact of the proposed land development on municipal engineering services;
- Applicable policies of the Municipality that guide decision making;
- Applicable provisions of the zoning scheme;
- Consideration of the following forward planning documents;
- Integrated development plan, including the municipal spatial development framework; provincial spatial development framework; and
- Policies, principles and planning and development norms and criteria set by the national and provincial government; and
- Land development principles as referred to in Chapter 2 of the Spatial Planning Land Use Management Act, 2013 (Act No.16 of 2013) (SPLUMA).
- When an application is submitted for an amendment, suspension or removal of restrictive conditions the criteria referred to in Section 47 of the Act, should also be considered.

3.3.5 Supporting information and documentation

The following information or documentation may be requested at the discretion of the Municipality and can include the following;

- Copy of Traffic Impact Statement (TIS - if between 50 – 150 peak hr trips) or Traffic Impact Assessment (TIA - if > 150 peak hr trips);
- Floodline determination (report / plan);
- Copy of the Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) report;
- Confirmation of submission of EIA / HIA; or Copy of the Environmental Authorisation (EA) / Record of Decision (ROD);

Applicant's Initials:



- 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)	Brendan	
Surname	Hindes	
Company name <i>(If applicable)</i>	Setplan (Pty) Ltd	
Street or Postal Address	145 Main Road Walmer Port Elizabeth 6065	Postnet Suit 54, Private Bag X40106 Walmer 6065
Email Address	Brendan@setplan.com	
Contact Number	082 787 9393	

PART C.2: REGISTERED LANDOWNER(S) DETAILS *(If different from applicant)*

Registered owner(s) Name	Simon Thabo Loni	
Street or Postal Address	2264 Msimbithi street Nemato Township Port Alfred 6170	
E-mail Address	Contact via applicant	
Contact Number	Contact via applicant	

Applicant's Initials: 

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed				
Erf No	6571	Suburb/Town/Area	Port Alfred	
Farm No	_____	Portion (if applicable)	_____	
Physical or Street Address	Weald Avenue and Nautilus Drive			
Current Zoning	Residential Zone 3			
Proposed Zoning	_____			
Additional Rights or Consent Uses Approved	None			
Current activities	Vacant			
Are any departures applicable to the land unit?	Yes- Departure application made			
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?	Vacant			
Property Size/ Extent (m ² / ha - as per Title Deed	382.00 SQM			
Title Deed Number				
Any additional/relevant information in regard to the property	Refer to motivation report			
Any restrictions to Conveyance's Certificate?	<input checked="" type="checkbox"/>		If yes, list condition(s) in motivation report.	
Are the restrictive conditions in favour of a third party?		<input checked="" type="checkbox"/>	If yes, list the party(ies) in motivation report.	
Is the property owned by Council?		<input checked="" type="checkbox"/>	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.	
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)		<input checked="" type="checkbox"/>	If yes, indicate which section are triggered in motivation report and attach relevant permit.	
Is the property or building located within the historical core or contains any heritage significant features?		<input checked="" type="checkbox"/>	Is the building older than 60 years?	<input checked="" type="checkbox"/>
Does the property fall inside the urban edge in terms of the SDF?	<input checked="" type="checkbox"/>		Does the property fall within the service edge in terms of SDF?	<input checked="" type="checkbox"/>
Is the property encumbered with a bond	<input checked="" type="checkbox"/>		If yes, is bond/mortgage holders consent attached	<input checked="" type="checkbox"/>
Any existing unauthorized buildings and/or land use on the subject property(ies)?		<input checked="" type="checkbox"/>	If yes, is this application to legalise the building / land use?	<input checked="" type="checkbox"/>
NOTE: A contravention penalty may be imposed				
Are there any pending court case(s) / order(s) relating to the subject property(ies)?		<input checked="" type="checkbox"/>	Are there any land claim(s) registered on the subject property(ies)?	<input checked="" type="checkbox"/>

Applicant's Initials:



PART E: DETAILS OF THE APPLICATION

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

Refer to motivation report

Departure from 1. Building Lines

2. Coverage

3. Provision of open space

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- Refer to Motivation report

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:

Not applicable

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:

(Refer to Memorandum and Attached 6A)

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

Applicant's Initials:

PAGE 6A

Departures from the building lines in terms of Section 76(1)(a) of the Ndlambe Local Municipality SPLUM Bylaw:

- Western street boundary from 8m to 2,808m
- Southern Street boundary from 8m to 2,400m
- Eastern street boundary to from 8m 3,672m
- Lateral boundary from 4m to 0,0m

Departure from the permitted coverage in terms of Section 76(1)(a) of the Ndlambe Local Municipality SPLUM Bylaw

The proposed dwelling will be 173.17m² in extent and will exceed the permitted coverage parameter. A departure from the permitted coverage factor from 40% to 45.33% is necessary.

Under the general provision applicable to Residential Zone 3 even the ILUS requires that for each erf a minimum of 25% of the property be set aside for common open space. It is further stated that this requirement can be relaxed if open space has been provided in the vicinity.

Departure from the requirement to provide open space in terms of Section 76(1)(a) of the Ndlambe Local Municipality SPLUM Bylaw

As the site falls within a broader 'complex' where a Home Owners Association manages the provision and maintenance of the common areas including the open space no additional common Open Space is to be provided on the property. Application is also made for the **permanent departure from the provision of open space.**



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:

Not applicable

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:

Not applicable

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:

Not applicable

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:

Not applicable

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

No - Not applicable

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?	✓		Aligned with SDF
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)]		✓	Refer to Memorandum
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?	✓	✓	Departures required-Refer to memorandum
Are additional applications required to deviate from the land use scheme? (if yes, specify)	✓		Departures required-Refer to memorandum

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: 

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			
Neighbours consent	✓		
Proposed subdivision plan			✓
Proposed consolidation plan			✓
Conveyancer's certificate	✓		
Flood-line certificate			✓
Services Report or indication of all municipal services / registered servitudes			✓
Environmental Authorisation (EA) / Record of Decision (ROD)			✓
Heritage Impact Assessment (HIA)			✓
Traffic Impact Assessment (TIA)			✓
Traffic Impact Statement (TIS)			✓
Major Hazard Impact Assessment (MHIA)			✓
Home Owners Association Consent	✓		
Any other annexures, give details:			

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

Full Name(s)	Brendan Mark Hides		
Professional Capacity & Registration Number	Professional Town Planner - A/1054/1998		
Statutory Body	SACPLAN	Are you In Good Standing with the Statutory Body?	Yes
Applicant's Signature		Date	26/01/2026

Applicant's Initials: 

PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	Xolela Makambi
Title/Capacity	Admin officer Town Planning
Signature	
Municipal Stamp	



SPECIAL POWER OF ATTORNEY

I **SIMON THABO LONI**

the undersigned do hereby nominate, constitute and appoint Company **SETPLAN (PTY) LTD** of 145 Main Road, Walmer, Port Elizabeth **to be represented by Brendan Hindes and Carel Olivier,**

with power of substitution to be my lawful representative in my name, place and stead to submit a land use application and/or removal of restrictive conditions application applicable to

Property Description: ERF 6571 PORT ALFRED

In addition, make any other necessary applications and further, to represent me at any enquiry in relation to the above-mentioned matters and generally do whatever may be necessary or desirable to procure the approval of the application, by virtue of these present and whatever our said representatives have to date done herein.

SIGNED AT PORT ALFRED ON THIS THE 9th DAY OF SEPTEMBER 2025.

SIGNED

SIMON THABO LONI

In the presence of the undersigned witnesses:

AS WITNESSES:

1).....

2).....

EMERALD HEIGHTS
EMERALD HEIGHTS
HOME OWNER'S ASSOCIATION

046 624 5073
046 624 2512
pa@cbarnes.co.za
1 Keey Street
Port Alfred, 6170
PO Box 2083
Port Alfred, 6170


TO WHOM IT MAY CONCERN

ERF 6571 PORT ALFRED, APPLICATION FOR :

- **DEPARTURE FROM BUILDING LINES**
- **DEPARTURE FROM THE PERMITTED COVERAGE**
- **DEPARTURE FROM THE PROVISION OF OPEN SPACE**

The Homeowners Association of Emerald Heights, Port Alfred approves the above application brought by the homeowner Mr Thabo Simon Loni.

Yours faithfully



HA Wormald
Duly Authorised by
Emerald Heights HOA

to be formed



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

Prepared by me

CONVEYANCER
LIESL-ANN MONAGHAN (84424)

Endorsement		Amount	Office Fee
Purchase Price/Value	R.....		R. 116.00
Mortgage Capital Amt.	R.....		R.....
ALL OTHER REGISTRATIONS		R.....	
Reason For Exemption	Category Exemption	Exempt i.t.o Sect/Reg Act/Proc	

VERBIND		MORTGAGED	
VIR FOR			
B			
05 MAY 2025		REGISTRATEUR/REGISTRAR	



DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LIESL-ANN. MONAGHAN
(84424)

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

ERIKA STRYDOM
Identity Number

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

And the appearer declared that his/her said principal had, on 17 March 2025, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

THABO SIMON LONI
Identity Number

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

ERF 6571 PORT ALFRED
IN THE AREA OF NDLAMBE LOCAL MUNICIPALITY
DIVISION OF BATHURST
PROVINCE OF THE EASTERN CAPE

IN EXTENT 382 (THREE HUNDRED AND EIGHTY TWO) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T78923/2007CTN with General Plan SG Number 5017/2005 relating thereto and held by Deed of Transfer Number T423/2024

- A. **SUBJECT** to the conditions referred to in Deed of Transfer Number T6760/1922CTN save in so far as these may have since lapsed or been cancelled.
- B. **SUBJECT** to the following Conditions referred to in Deed of Transfer Number T78923/2007CTN to the following conditions imposed by the seller as Transferor in his favour over Remainder Erf 3143 Port Alfred:
1. No dwelling shall be erected of a size less than 150 square metres (which excludes outbuildings)
- C. **SUBJECT** to the following condition created in Deed of Transfer Number T423/2024, namely:

"The Transferee or his Successors in Title will become members of the Emerald Heights, Port Alfred, Home Owner's Association and will at all times be subject to the Constitution thereof and the property may not be transferred without the written permission of the Home Owner's Association.

SS
JLM

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

ERIKA STRYDOM,

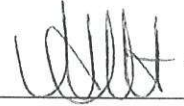
heretofore had to the premises, did in consequence also acknowledge her to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

THABO SIMON LONI,

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 R185 000,00 (ONE HUNDRED AND EIGHTY FIVE 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 05 MAY 2025



q.q.

In my presence



REGISTRAR OF DEEDS

CONVEYANCER'S CERTIFICATE

I/we

NICOLA LABUSCHAGNE

.....
(name)

hereby wish to certify that a search was conducted in the Deeds Registry, King Williams Town regarding the following property (ies) (including both current and earlier title deeds/ pivot deeds/ deeds of transfer):

ERF 6571 PORT ALFRED held by deed of transfer number

.....
(property description(s))

In respect of which it was found that there ~~are~~/are no restrictive conditions registered against such property prohibiting it from being utilised /developed for the following purposes as applied for to the NDLAMBE LOCAL MUNICIPALITY:

(zoning of property/subdivision of property/consolidation/development/proposed use)
*delete whichever not applicable

LIST OF RESTRICTIVE CONDITIONS with regards to the above application

n/a

PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED (if any)

Signed atPORT ELIZABETH..... on this 11 September 2025

Signature

Endorsed by affixing firm's
Official stamp here and initialling it.

NICOLA LABUSCHAGNE
Commissioner of Oaths
Practising Attorney and Conveyancer
92 Mount Road, Mount Croix
Port Elizabeth 6001
Republic of South Africa



FNB HSLs

Second floor, FNB Fairland
1 Enterprise Road
Fairland
2195

PO Box 1065
Johannesburg
2000

Web: www.fnb.co.za

Your reference: 3/022012162

Our reference: K GOVENDER

Tel: 087 328 0035

EMAIL: Misconconsents@fnb.co.za

9th SEPTEMBER 2025

MR TS LONI
6571 WEALD STREET
EMERALD HEIGHTS
PORT ALFRED
6170

Dear Mr Loni,

APPLICATION FOR DEPARTURE FROM BUILDING LINE
HOME LOAN IN THE NAME OF MR TS LONI
OVER ERF 6571 PORT ALFRED
ACCOUNT NUMBER: _____

We, **FirstRand Bank Limited (1929/001225/06)** hereby give consent for the permanent departure from building lines, departure from Coverage – 40% to 49% and Departure from Open Space Provision (provide no open space) on the above-mentioned property subject to:

- Local authority approval is required.
- All building work must be done by a recognized builder registered with the NHBRC
- Approved municipal plans to be provided.
- Home Owners Comprehensive Cover to be updated with new replacement value and to consider all improvements done on the property.

Yours faithfully,

Miscellaneous Consent
FNB Home & Structured Lending Solutions

ERF 6571 PORT ALFRED

APPLICATION FOR:

- DEPARTURE FROM BUILDING LINES
- DEPARTURE FROM THE PERMITTED COVERAGE
- DEPARTURE FROM THE PROVISION OF OPEN SPACE

26 January 2026

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1 APPLICATION INTENT

The owner wishes to develop a new dwelling house on Erf 6571 Port Alfred. The property is zoned Residential Zone 3 and is relatively small, being 382m² in extent. The development parameters applicable to the property are restrictive and impractical to apply. Departures are required to develop the intended dwelling unit. As it is intended to erect the structures closer than the required building lines, the following building line departures are requested:

Departures from the building lines in terms of Section 76(1)(a) of the Ndlambe Local Municipality SPLUM Bylaw:

- Western street boundary from 8m to 2,808m
- Southern Street boundary from 8m to 2,400m
- Eastern street boundary to from 8m 3,672m
- Lateral boundary from 4m to 0,0m

Departure from the permitted coverage in terms of Section 76(1)(a) of the Ndlambe Local Municipality SPLUM Bylaw

The proposed dwelling will be 173.17m² in extent and will exceed the permitted coverage parameter. **A departure from the permitted coverage factor from 40% to 45.33% is necessary.**

Under the general provision applicable to Residential Zone 3 even the Ndlambe ILUS requires that for each erf a minimum of 25% of the property be set aside for common open space. It is further stated that this requirement can be relaxed if open space has been provided in the vicinity.

Departure from the requirement to provide open space in terms of Section 76(1)(a) of the Ndlambe Local Municipality SPLUM Bylaw

As the site falls within a broader 'complex' where a Home Owners Association manages the provision and maintenance of the common areas including the open space no additional common Open Space is to be provided on the property. Application is also made for the **permanent departure from the provision of open space.**

2 LOCALITY

The erven is located just north of the intersection between Weald Avenue and Nautilus Drive.



FIGURE 1: LOCALITY PLAN

3 PROPERTY AND OWNER INFORMATION

3.1 ERF 6571 PORT ALFRED

OWNER INFORMATION (1)			
LONI THABO SIMON			Owner 1 of 1
Person Type	PRIVATE PERSON	Document	
ID Number		Microfilm / Scanned Date	
Name	LONI THABO SIMON	Purchase Price (R)	
Multiple Owners	NO	Purchase Date	2025/03/17
Multiple Properties	NO	Registration Date	2025/05/05
Share (%)	-		

PROPERTY INFORMATION			
Property Type	ERF	Diagram Deed Number	T78923/2007
Township	PORT ALFRED	Local Authority	WESTERN DC
Erf Number	6571	Province	EASTERN CAPE
Portion Number	0	Extent	382.000SQM
Registration Division	NOT AVAILABLE	LPI Code	C00800070000657100000
Previous Description	-		

3.2 BONDHOLDERS CONSENT

The property is bonded.

The bondholders consent is included in the submission documentation.

ENDORSEMENTS (4)				
#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	GENERAL PLAN FROM	TOWN PORT ALFRED ,ERF 3143 ,PRTN	-	0000000*
2	CONVERTED FROM CTN	-	-	-
3	VA982/2023	ADVENTURE PROP PTY LTD	-	-
4	B2516/2025	FIRSTRAND MORTGAGE CO (RF) PTY LTD	-	-

3.3 SG DIAGRAM

Copies of the relevant SG diagram is attached to this submission. The diagram does not contain any references to servitudes or other matters which may impact on the proposal or the development.



FIGURE 2: SG DIAGRAM EXTRACT

3.4 HOME OWNERS ASSOCIATION CONSENT

Home Owners Association consent is included in the submission documentation.

3.5 CURRENT ZONING

Erf 6571 is zoned Residential Zone 3 (RZ3)

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

28. Residential Zone 3

LAND USE CATEGORY		Residential		
ZONING		Residential Zone 3		
PURPOSE		High Density Residential		
Objectives				
<ul style="list-style-type: none"> • High density residential developments with a gross density of more than 30 units per hectare. • Residential developments of medium to large scale that can consist of multiple stories or levels. • Areas identified for densification and high intensity mixed use, including areas along major corridors and business nodes. • Residential development in this category can include flats, boarding house, hotels (consent use) and backpackers. • High density residential development can be combined with commercial activity in areas identified by the SDF as mixed use. • Increased height and coverage parameters should be based on the SDF proposals and possible overlay zones. 				
USE OF THE PROPERTY				
Primary Use	Definition	Consent Use		
General Residential Building	means a building for human habitation, together with such outbuildings and support facilities relating to the operation and sustainability of the scheme or building, and includes a boarding house, backpackers facility, residential rooms, guest house, children's home, retirement village, hostel, hotel, group housing, dwelling units, flats and a gate house.	<ul style="list-style-type: none"> • Care Facility • Crèche • Home Enterprise • Medical Use • Restaurant • Social Facility 		
DEVELOPMENT PARAMETERS				
Building Lines		Height	Coverage	Floor Factor
Street	Lateral & Rear			
8m	4m	11m	40%	1.0

General Provisions

Common Open Space

- A minimum of 25% of the land or erf shall be set aside as common open space. This area excludes roads, service yards, private outdoor spaces and undevelopable land steeper than 1:5 and/or below the 1:50 years flood line of a river or a stream.
- The required provision of common open space may be relaxed if :
 - public open space is provided in the immediate vicinity; and
 - internal street reserves are planned and can be used as part of the open space system.

FIGURE 3: EXTRACT FROM NDLAMBE ILUS - RESIDENTIAL ZONE 3

3.6 EXISTING LAND USE

The property is currently vacant.

3.7 SURROUNDING ZONING

The surrounding zoning is reflected below.

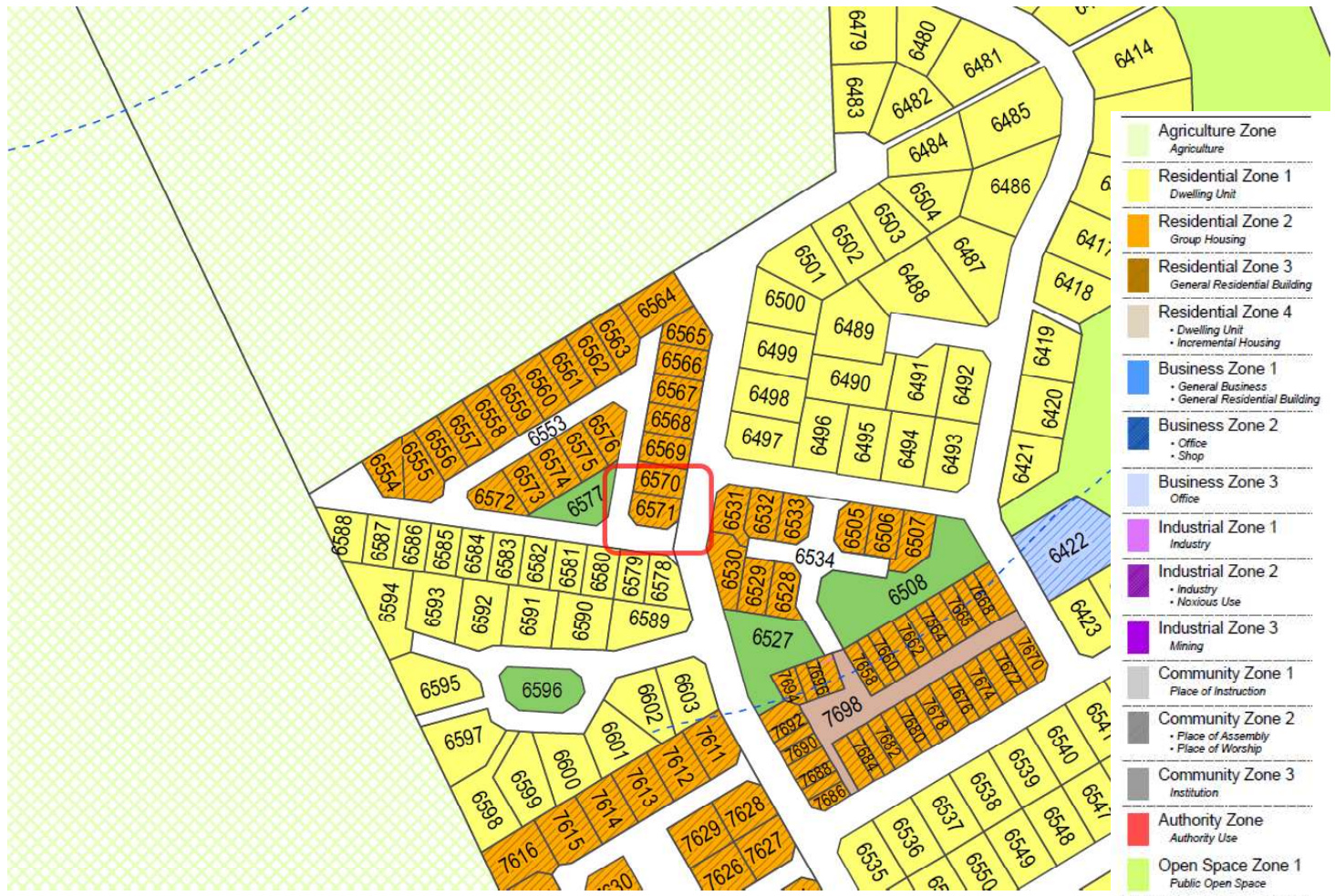


FIGURE 4: SURROUNDING ZONING (EXTRACT FROM ZONING MAPS)

The property is surrounded by Residential Zone 3 properties in the West, East and North. Residential Zone 1 properties are located to the South and North East. Directly West of the site is a Private Open Space zoned erf.

4 MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (2023)

4.1 THE SDF VISION

The SDF 2023 has adopted the following Vision statement:

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

The following development objectives have been adopted to enable the achievement of the stated Vision:

Objective	Description
Efficiency	The objective of efficiency requires that optimal development levels and functionality must be achieved with the minimum expenditure of resources. The concept relates to both functional and operational aspects and includes issues such as growth management, optimal utilisation of strategic locations, usability, mobility, productivity, and accessibility. The lack of executive functions limits the Ndlambe LM in achieving this at a detail level.
Sustainability	The objective of sustainability requires the sustainable management and use of both natural and man-made resources. Land use and development decisions must promote a harmonious relationship between the built and the natural environment while ensuring that land development is sustainable over the long term. Other aspects that need to be considered in the sphere of sustainability are conservation, environmental health and degradation, economic sustainability, and community satisfaction. The principle of sustainable development is particularly relevant in Ndlambe LM as far as the natural environment is concerned. Finding means of achieving balance between the conservation of this area and economic development is an important focus area of the Spatial Development Framework.
Equity	The objective of equity addresses social justice and fair and equal access to opportunities, facilities, or networks. Through planning, all residents irrespective of race, gender, ethnicity, faith, or income should be dealt with in an equitable way. The objective of equity also refers to the manner in which planning will address the inequitable legacy inherited from the past spatial planning injustices.
Integration	The objective of integration requires that the separate and diverse elements involved in development planning and land use should be combined and coordinated into a more complete or harmonious whole. The objective of integration reflects the need to integrate systems, policies and approaches in land use planning and development. Firstly, it requires that the planning process is integrated, and secondly look at spatial integration of different land uses, transportation, and places of living with places of working, shopping and relaxing.
Liveability and image	Liveability and image include aspects such as convenience, safety, security, and all other aspects related to one's experience of the physical environment, either as a resident or as a visitor. This aspect also directly relates to the marketability of the area from a qualitative perspective.

In order to achieve the above objectives the SDF 2023 has proposed specific development for the various settlement areas within the municipality. The SDF 2023 specifically promotes “Existing Low Density Residential” in the area within which the proposal falls.

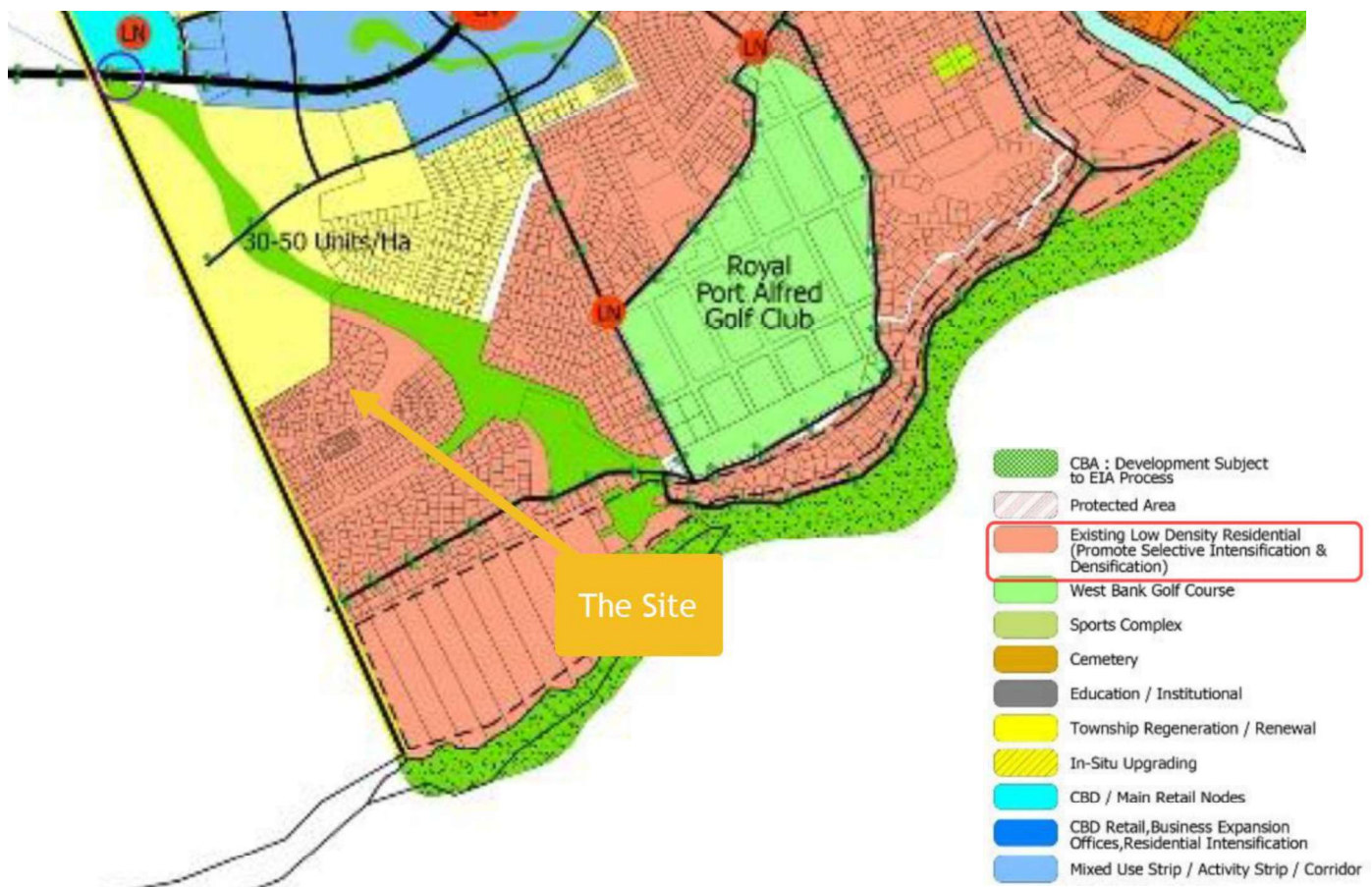


FIGURE 5: PORT ALFRED LAND USE PROPOSALS (SDF 2023 EXTRACT)

This section outlines the Ndlambe Local Municipality's Spatial Development Framework (SDF) guidelines and considerations pertinent to existing low-density residential development in Port Alfred.

4.2 CURRENT STATUS OF LOW-DENSITY RESIDENTIAL DEVELOPMENT IN PORT ALFRED

Port Alfred is identified as a **District Centre** within the Ndlambe Local Municipality, indicating its importance as an administrative, commercial, and service hub.

- **Prevalence:** Residential uses are the dominant land use in Port Alfred, exhibiting a variety of development types. South of the Central Business District (CBD) and the Kowie River, low-density single-storey detached houses on large erven are prevalent.

The overall housing stock in the Ndlambe LM shows a high prevalence of formal houses on separate stands (87%), reflecting a tendency towards low-density development.

- **Challenges:** The existence of very few high-density residential developments, such as flats, clusters, or semi-detached houses, is noted as being **"contrary to the principles of densification and integrated settlement entrenched in existing policy"**. This historical pattern has contributed to **urban sprawl**. The town is also experiencing **extensive pressure due to increasing populations, especially with regards to sewerage and water infrastructure**. Furthermore, a significant housing backlog exists, with **8,408 beneficiaries in Thornhill (Port Alfred) alone** requiring housing. The town is also dominated by student accommodation, indicating a need for more housing of this nature. Port Alfred is identified as having a **medium risk of coastal flooding** and a **high drought risk**, posing environmental vulnerabilities that need to be considered in development.

4.3 KEY STRATEGIES AND GUIDELINES FOR RESIDENTIAL DEVELOPMENT IN PORT ALFRED

To achieve its objectives, the SDF outlines several strategies and guidelines specifically relevant to residential development in Port Alfred:

- **Densification and Infill Development:**
 - **Promoting higher density development in areas with larger residential erven through infill, subdivision, and approval of second/third dwellings is a key strategy to create a sustainable, compact town.**
 - Infill development involves identifying vacant land parcels within existing urban areas and developing them to their optimal potential to increase urban densities and promote integration.
 - Densification is encouraged "in and around strategic locations" to provide high numbers of housing units in accessible areas, reducing the demand for new low-density developments on the periphery. The **Services Edge** (demarcated by a "blue dashed line") is the area specifically promoted for densification.
 - "Increasing building density within towns can be addressed".
- **Mixed-Use and Housing Typologies:**
 - Priority must be given to the **creation of mixed residential areas with different housing typologies**, located close to public transport routes and employment opportunities, and within 400-800 metres of major nodes.
 - The SDF promotes **mixed-use spaces in towns to minimise the utilisation of limited land**.
- **Student and Social Housing:**
 - The town's dominance by student accommodation highlights a need for more housing of this nature, and increased housing density would assist in meeting this demand.
 - The SDF calls for the **promotion of Social Housing development in Port Alfred**. Social Housing is aimed at providing quality, affordable rental housing in well-located urban areas to address historical spatial inequalities, reduce the housing backlog, and promote social and economic integration.
 - **Special Development Areas for housing in Port Alfred** include the CBD, Port Alfred North Areas (opposite Rosehill Mall), and Thornhill BNG Settlements. Proposed projects like Nemato Cricket Field Residential Settlement, Ezidonkini, and New Rest in Port Alfred specifically address informal residential settlements and vacant land for development.
- **Infrastructure and Urban Edge Management:**
 - The SDF uses an **Urban Edge** to limit outward growth and promote densification and integration within existing urban areas. The current review **does not propose an extension or changes to the urban edge** for Ndlambe LM, with the aim that development first takes place within the existing edge.
 - **Managed development** is the preferred scenario, ensuring proper development controls and guidelines that consider all individuals and aspects, intensifying areas that can be intensified, and limiting development in protected areas.
 - Investment in **existing and new infrastructure networks** (including transport) is crucial to provide sustainable services and ease access to social amenities and the job market.

The Spatial Development Framework for Ndlambe Local Municipality, and specifically for Port Alfred, provides a robust set of guidelines aimed at transforming inefficient, low-density residential patterns. The core thrust is towards **densification, infill development, and the creation of mixed-use, higher-density residential areas** that are well-integrated with public transport, employment opportunities, and social amenities. This strategic direction seeks to address historical spatial imbalances, reduce urban sprawl, and ensure sustainable urban growth while managing environmental vulnerabilities and improving the quality of life for all residents, including through the provision of social and student housing. Any proposed development in Port Alfred's residential areas should align with these principles, demonstrating how it contributes to a more compact, efficient, and integrated urban form.

5 DEVELOPMENT PROPOSAL

The owner of the property wishes to develop a single storey dwelling on the erf. The dwelling will consist of 3 bedrooms, and an open plan lounge, dining and kitchen space, study, a verandah, patio and 1 garage.

5.1.1 DISTANCE TO THE BOUNDARY

The 8m building lines applicable to the property render the site undevelopable. An application to depart from these building lines is therefore necessary to enable development.

5.1.2 COVERAGE

It is proposed to develop a dwelling which will be **173.17m²** in extent. This equates to a coverage factor of **45.33%**. The current development parameters restrict the property to 40% coverage. An application for departure will need to be submitted to enable the higher coverage.

5.1.3 HEIGHT

The height of the proposed dwelling will be 5,495m. This complies with the maximum height permitted being 11m.

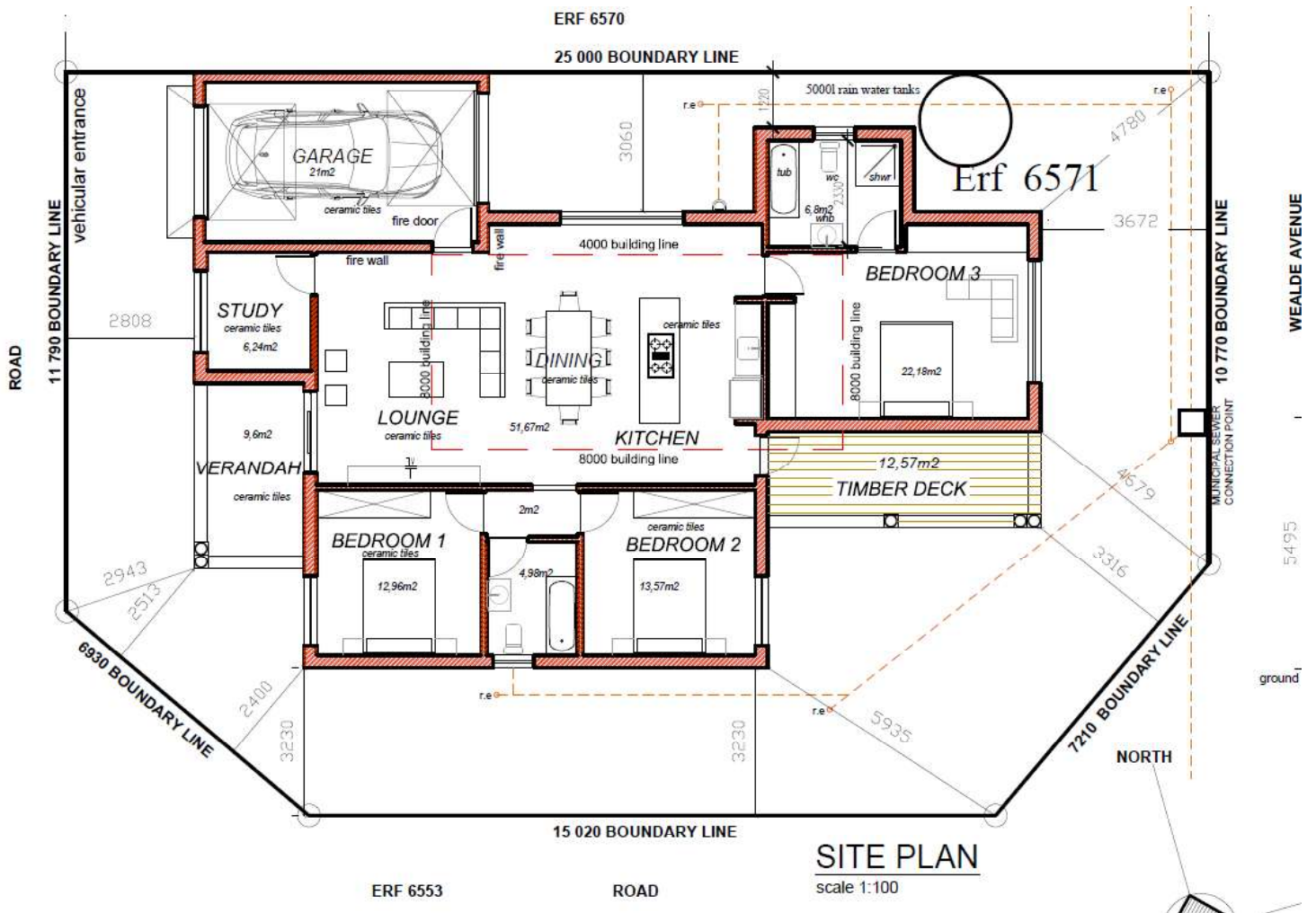


Figure 6: Proposed Site Plan/Ground Floor Plan.

5.2 ACCESS, CIRCULATION AND PARKING

Vehicular access to the garage will be provided on the western boundary of the property.

The Ndlambe Municipality Land Use Scheme requires parking to be provided at a ratio of 1 space / dwelling unit. Sufficient parking is provided on each erf.

5.3 OPEN SPACE REQUIREMENTS

Under the general provisions applicable to Residential Zone 3 even the Ndlambe ILUS requires that for each erf a minimum of 25% of the property be set aside for common open space. It is further stated that this requirement can be relaxed if open space has been provided in the vicinity.

General Provisions

▣ Common Open Space

- A minimum of 25% of the land or erf shall be set aside as common open space. This area excludes roads, service yards, private outdoor spaces and undevelopable land steeper than 1:5 and/or below the 1:50 years flood line of a river or a stream.
- The required provision of common open space may be relaxed if :
 - public open space is provided in the immediate vicinity; and
 - internal street reserves are planned and can be used as part of the open space system.

FIGURE 7:EXTRACT FROM ILUS_GENERAL PROVISIONS RESIDENTIAL ZONE 3

The site falls within a broader 'complex' where a Home Owners Association manages the provision and maintenance of the common areas including the open space. In this complex Erf 6577 has been set aside as the common open space. Erf 6571 although zoned Residential Zone 3 is in fact a private erf on which no common property is intended to be developed. It is therefore impractical to require that the owner for this property provide common open space.

Given the above no additional Open Space is to be provided on the property as sufficient open space is available within walking distance on Erf 6577 within the 'complex'.

As this circumstance meets the requirements for a relaxation of the provision of open space, application is made for the permanent departure from the provision of open space.

5.4 LAND USE APPLICATIONS

5.4.1 PERMANENT DEPARTURE FROM THE BUILDING LINES

The following departures will be required:

Erf 6571	Building Line	Proposed Departure
Western street boundary	8m	2,808m
Southern Street boundary	8m	2,400m
Eastern street boundary to from 8m	8m	3,672m
Lateral (Northern) boundary from	4m	0,0m for a garage

FIGURE 8: ERF 6571 PROPOSED BUILDING LINE DEPARTURES

5.4.2 DEPARTURE FROM COVERAGE

A departure from the maximum coverage applicable to the property from **40% to 45.33%**.

5.4.3 DEPARTURE FROM OPEN SPACE PROVISION

Given the above, no additional Open Space is to be provided on the property as sufficient open space is available within walking distance on Erf 6577 - within the 'complex'. As this circumstance meets the requirements for a relaxation of the provision of open space application is made for the permanent departure from the requirement to provide open space.

5.5 CIVIL SERVICES

The proposed building line and coverage departures will not require the augmentation of the existing services at the properties. The intended development of one dwelling unit will connect to the available services.

5.6 TRAFFIC IMPACT

The proposed building line and coverage departures and associated development of 1 dwelling unit will not have any impact on the existing traffic network.

5.7 THE RESPECTIVE RIGHTS AND OBLIGATIONS OF ALL AFFECTED;

The Municipality has the obligation to ensure that the constitutional objectives are met. In addition, the Municipality has the obligation to ensure that all parties have a safe and healthy environment. By implication this means that the Municipality needs to ensure that the proposed development does not negatively affect the environment of the surrounding area.

The Municipality has the obligation to provide effective services to the area and the site.

The Applicant has the right to undertake the development of the property and the use without negatively impacting on the surrounding area.

5.8 THE IMPACT OF THE PROPOSAL IN TERMS OF HERITAGE CONSERVATION;

The proposed change in land use will have no negative impact from a heritage perspective.

5.9 THE INFLUENCE OF THE PROPOSAL ON SURROUNDING FACILITIES SUCH AS SCHOOLS AND OTHER COMMUNITY FACILITIES IF THE APPLICATION LEADS TO AN INCREASE IN THE RESIDENTS OF THE AREA;

The proposal will have no impact on the demand for community facilities as only single dwelling units are proposed. This impact is accepted to be minor and can be accommodated by the existing facilities.

5.10 EXISTING CHARACTER

The area can be considered to have a residential character. Single residential dwellings prevail in the vicinity.

5.10.1 INFLUENCE OF THE PROPOSAL ON THE EXISTING CHARACTER

The proposed departures will enable the development of a single dwelling unit which are in keeping with the existing character of the area. The proposal will therefore have no negative effect on the residential character of this part of Port Alfred..

5.10.2 PRIVACY AND VIEW

The single storey development will ensure that the surrounding properties are not impacted on from a privacy perspective. The development will not impact on views from surrounding erven.

6 DEVELOPMENT PRINCIPLES AND NORMS & STANDARDS AS CONTEMPLATED IN CHAPTER 2 OF SPLUMA;

Chapter 2 of the Spatial Planning and Land Use Management Act (SPLUMA) (Act No. 16 of 2013) establishes fundamental development principles and norms and standards that are intended to guide spatial planning, land use management, and land development. These principles are particularly relevant when a competent authority considers any application that may impact the use and development of land. The proposed applications for departures and the subsequent development of a single dwelling unit on Erf 6571 Port Alfred are assessed against and demonstrate alignment with these core principles, as outlined below:

6.1 SPATIAL JUSTICE

The principle of spatial justice advocates for redressing past spatial imbalances through improved access to and use of land, and for spatial planning mechanisms to include flexible provisions appropriate for the management of areas and persons that were previously excluded or disadvantaged. While Erf 6571 is a private property, its small extent of 382m² renders the existing development parameters restrictive and impractical to apply for the owner's intent to develop a new dwelling house. The requested departures from building lines and coverage are essential to enable the practical and reasonable development of this property. By facilitating the development of an otherwise constrained urban parcel, the application implicitly promotes a more equitable and efficient utilisation of existing urban land, contributing to the broader goal of making land use rights accessible and viable for properties with challenging site-specific conditions. Furthermore, the Municipal Spatial Development Framework (SDF) 2023 identifies increasing population pressure and a significant housing backlog in Port Alfred, indicating a general need for housing solutions that this development, albeit a single unit, contributes to.

6.2 SPATIAL SUSTAINABILITY

Spatial sustainability promotes land development that operates within the fiscal, institutional, and administrative means of the Republic, limits urban sprawl, and fosters viable communities. The proposed development aligns with this principle by:

Efficient Resource Utilisation: The development of one dwelling unit will connect to the available existing civil services and will not necessitate the augmentation of these networks. This demonstrates a prudent use of existing infrastructure, aligning development with the municipality's capacity.

Limiting Urban Sprawl: The proposal is for an infill development on an existing erf within the established urban fabric of Port Alfred. This directly supports the SDF 2023's strategic direction to limit outward growth and promote densification and integration within existing urban areas, thereby counteracting urban sprawl. The SDF 2023 specifically promotes "Existing Low Density Residential" in the area where the proposal falls.

Community Viability: The addition of a dwelling unit within an existing residential area contributes to the overall stability and residential character of the community, supporting its viability.

6.3 EFFICIENCY

The principle of efficiency requires land development to optimise the use of existing resources and infrastructure, and to minimise negative financial, social, economic, or environmental impacts. The proposal demonstrates efficiency through:

Optimised Infrastructure Use: As highlighted, the development will connect to existing services, eliminating the need for new or upgraded infrastructure, thus optimising current resources.

Minimised Negative Impacts: The proposed single-storey dwelling is projected to have no adverse impact on the existing traffic network, heritage conservation efforts, demand for community facilities, or the privacy and views of surrounding properties. This design consideration ensures that the development integrates smoothly without generating new negative externalities.

6.4 SPATIAL RESILIENCE

Spatial resilience encourages flexibility within spatial plans, policies, and land use management systems to ensure sustainable livelihoods in the face of economic and environmental changes. The application for departures from standard development parameters, necessitated by the unique site-specific conditions of Erf 6571, exemplifies an adaptive and resilient approach to land use management. By allowing for reasonable deviations from rigid rules when justified by impracticality, the system facilitates the productive use of urban land that might otherwise remain underdeveloped, enhancing the overall resilience of the urban environment to accommodate practical development needs.

6.5 GOOD ADMINISTRATION

Good administration mandates an integrated approach to land use and land development guided by comprehensive spatial planning systems, promoting transparent public participation, and ensuring clear policies and procedures. The application itself is framed within the established regulatory environment, referencing the Ndlambe Municipality Land Use Scheme (ILUS) and the Municipal SDF (2023). The requirement for detailed information, the assessment against desirability criteria, and the procedural framework of the Ndlambe Spatial Planning and Land Use Management (SPLUM) By-laws illustrate a commitment to an integrated, transparent, and legally sound administrative process. This ensures that the decision-making is informed, accountable, and consistent with the municipality's broader planning objectives.

7 DESIRABILITY

Section 53(4) of the Ndlambe Spatial Planning and Land Use Management (SPLUMA) By-law outlines the criteria against which the desirability of a proposed land utilisation is assessed. The applications for departures and the development of a single dwelling unit on Erf 6571 Port Alfred demonstrate alignment with these criteria as follows:

Suitability of the Land for Proposed Utilisation The property, Erf 6571 Port Alfred, is a relatively small private erf, 382m² in extent, zoned Residential Zone 3. The existing development parameters are restrictive and impractical for the owner's intent to build a new dwelling house. The requested departures from building lines and coverage are essential to enable the practical and reasonable development of this urban parcel. By facilitating the construction of a dwelling unit, the proposal makes effective use of a constrained site, which would otherwise remain underdeveloped.

Conformity with the Municipal Spatial Development Framework (SDF) 2023 The Municipal Spatial Development Framework (SDF) 2023 for Port Alfred promotes "Existing Low Density Residential" in the area where Erf 6571 is located. The proposed development, being an infill project on an existing erf within the established urban fabric, aligns with the SDF's strategic direction to limit outward

growth and promote densification and integration within existing urban areas. Although a single unit, it contributes to addressing the identified increasing population pressure and housing backlog in Port Alfred, without contributing to urban sprawl.

Compatibility with the Character and Existing Spatial Structure of the Surrounding Area The area surrounding Erf 6571 has a residential character, predominantly featuring single residential dwellings. The proposed development is for a single-storey dwelling unit, which is in keeping with this existing character and is projected to have no negative effect on the residential amenity of this part of Port Alfred.

Accessibility of the Land Regarding Existing Development and Infrastructure The proposed dwelling unit will connect to the available existing civil services and will not require the augmentation of these networks. This demonstrates an optimal use of current resources and infrastructure, aligning development with the municipality's capacity and ensuring the site's accessibility to essential services without placing undue strain on them.

Cost and Availability of Required Services and Infrastructure As the development will connect to available existing civil services and does not necessitate augmentation of these networks, it represents an efficient and prudent use of existing infrastructure, thereby minimising costs associated with new service provision.

External Visual Impact of the Proposed Utilisation of the Land The proposed single-storey dwelling is designed to integrate smoothly with its surroundings. It is anticipated to have no adverse external visual impact, ensuring that the development is in harmony with the aesthetic considerations of the neighbourhood.

Potential Disruption or Damage to the Environment or Public Nuisance and Mitigation Measures The proposed single-storey dwelling is projected to have no adverse impact on the existing traffic network, heritage conservation efforts, demand for community facilities, or the privacy and views of surrounding properties. The design considerations ensure that the development avoids new negative externalities and minimises potential disruption or public nuisance. There are no indications of significant environmental damage.

Potential Impact on Immediate Neighbours and Existing Rights and the Surrounding Community The single-storey nature of the development ensures that surrounding properties are not negatively impacted from a privacy perspective and that views from neighbouring erven are preserved. The addition of a single dwelling unit within an existing residential area contributes to community stability and character, with only a minor, accommodating impact on demand for community facilities. The departures requested are due to site-specific constraints, enabling reasonable development without infringing on neighbours' rights.

Proposed Layout, Including Street Pattern, Density, and Open Space and Community Facility Provision The proposal is for a single dwelling unit on an existing erf. Vehicular access will be provided on the western boundary, with sufficient on-site parking for one vehicle, as required. Regarding open space, the application seeks a permanent departure from on-site provision because Erf 6577 within the broader complex is already designated as common open space, satisfying the requirement for accessible recreational areas within walking distance. This demonstrates a practical approach to land use, acknowledging existing community provisions.

Traffic Impact and Access Arrangements The proposed development of a single dwelling unit is projected to have no adverse impact on the existing traffic network, ensuring that local traffic flow and access arrangements remain undisrupted.

7.1 CONCLUSION

The proposed applications for departures and the subsequent development of a single dwelling unit on Erf 6571 Port Alfred represent a practical and necessary response to the unique site-specific constraints of the property. The owner intends to develop a new dwelling house on this relatively small, 382m² erf, which is currently zoned Residential Zone 3. The existing development parameters, including building lines and coverage, are restrictive and impractical to apply to such a constrained parcel of land. Therefore, **departures are requested from various building lines and from the permitted coverage factor (from 40% to 45.33%)**. Additionally, a **permanent departure from the provision of open space is sought**, justified by the existence of designated common open space on Erf 6577 within the broader complex. The proposed dwelling will be single-storey and adhere to the maximum height requirements.

This proposal demonstrates **strong alignment with the fundamental development principles and norms & standards contemplated in Chapter 2 of SPLUMA**:

- **Spatial Justice** is addressed by enabling the reasonable development of a constrained urban parcel, which promotes a more equitable and efficient utilisation of existing urban land. This makes land use rights accessible and viable for a property facing challenging site-specific conditions and contributes to the general housing need in Port Alfred as identified in the Municipal Spatial Development Framework (SDF) 2023.
- **Spatial Sustainability** is upheld through the efficient use of existing resources. The development will connect to available civil services without requiring augmentation, and its nature as an infill development on an existing erf within the established urban fabric directly supports the SDF 2023's strategy to limit urban sprawl and promote densification.
- **Efficiency** is achieved by optimising the use of existing infrastructure and minimising negative impacts. The single-storey dwelling is projected to have no adverse effects on the existing traffic network, heritage conservation, demand for community facilities, or the privacy and views of surrounding properties.

- **Spatial Resilience** is exemplified by the system's flexibility in accommodating reasonable departures from standard development parameters when justified by impractical site conditions, thereby facilitating the productive use of urban land.
- **Good Administration** is evidenced by the application's adherence to the established regulatory framework, including the Ndlambe Municipality Land Use Scheme (ILUS) and the Municipal SDF (2023), ensuring a transparent, accountable, and legally sound administrative process.

Furthermore, the applications and the resulting development **meet the requirement of desirability as set out in Section 53(4) of the Ndlambe Spatial Planning and Land Use Management (SPLUMA) By-law:**

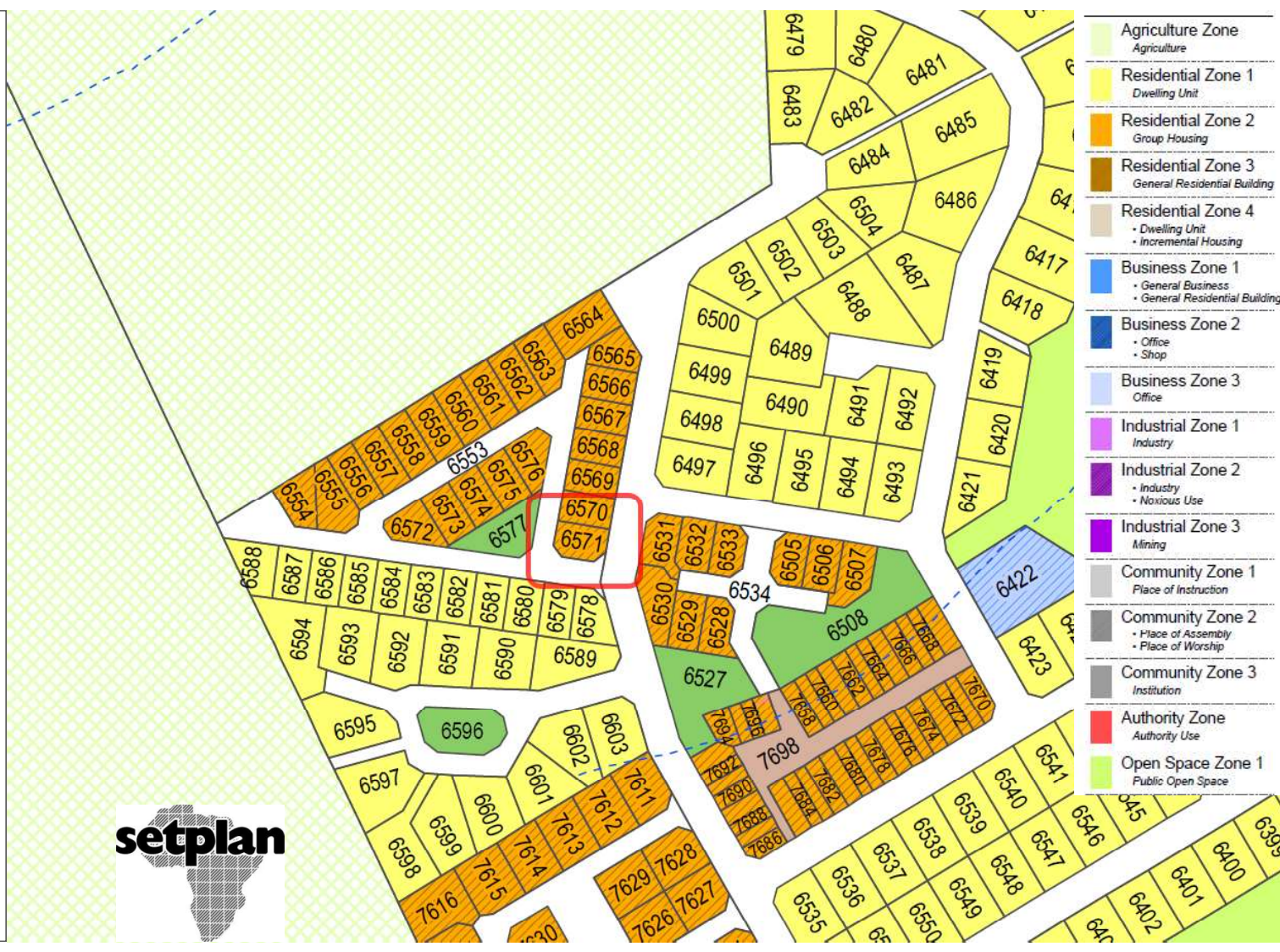
- The **land's suitability** for the proposed utilisation is confirmed by the existing Residential Zone 3 zoning. The proposed departures merely enable the development of a residence on the site.
- The proposal's **conformity with the Municipal SDF 2023** is clear, as it promotes infill development within "Existing Low Density Residential" areas, contributing to addressing housing needs and densification goals without fostering urban sprawl.
- The **compatibility with the character and existing spatial structure** of the surrounding residential area is maintained, with the single-storey design having no negative impact on the neighbourhood's amenity.
- **Accessibility to existing development and infrastructure.** The site forms part of a broader residential development complex and is situated within the existing urban footprint of Port Alfred. The site is serviced by existing infrastructure and no new services or augmentation is required.
- The **cost and availability of required services and infrastructure** are optimised, leveraging existing networks.
- The **external visual impact** is minimal due to the single-storey design, ensuring harmony with the streetscape.
- **Potential disruption or damage to the environment or public nuisance** is minimised, with no adverse impacts projected on traffic, heritage, community facilities, or neighbours' privacy and views.
- The **impact on immediate neighbours and existing rights.** The proposal will not affect any potential neighbours as the site is surrounded by road reserve. The proposed structure is also orientated toward these roads and does not overlook or impact on the potential neighbour to the north.
- The **traffic impact and access arrangements** are deemed to have no adverse effect on the existing network.

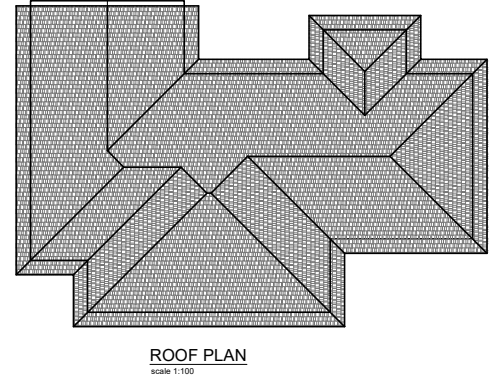
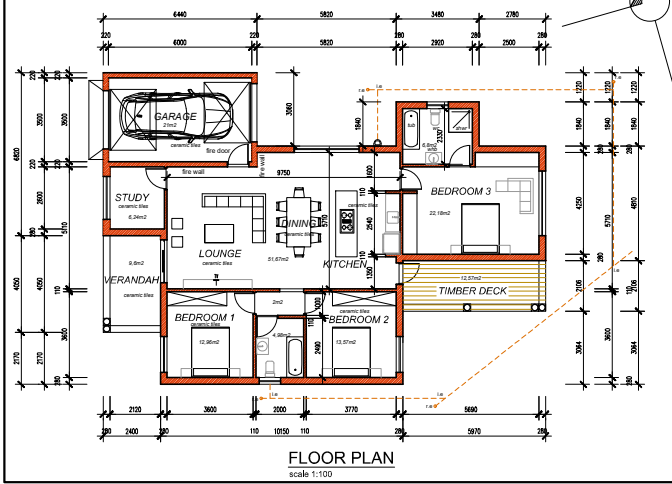
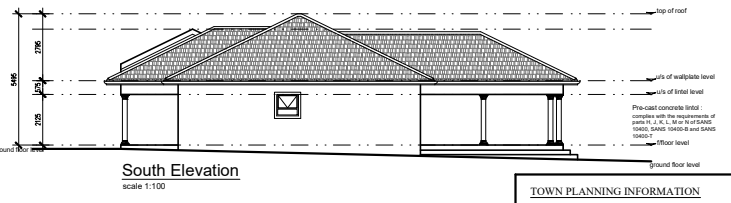
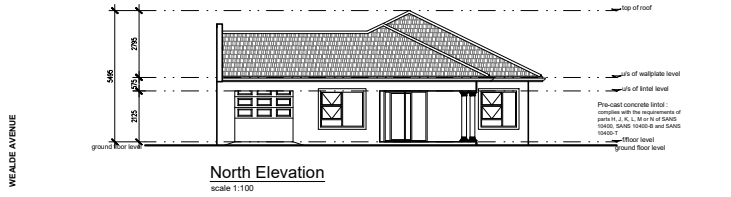
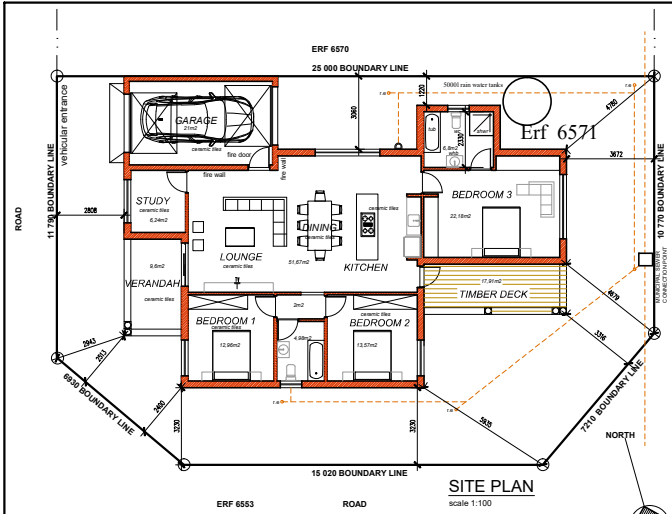
In conclusion, the proposed applications for departures and the subsequent development of a single dwelling unit on Erf 6571 Port Alfred are **desirable and fully aligned with the strategic direction of the SDF 2023**. Granting these approvals will enable the efficient and equitable use of a constrained urban land parcel, contributing positively to the municipality's planning objectives and the well-being of the community without causing undue negative impacts. It is therefore recommended that the proposed applications be approved.

LOCALITY PLAN – ERF 6571 PORT ALFRED



ZONING MAP – ERF 6571 PORT ALFRED





TOWN PLANNING INFORMATION
 ERF NUMBER -4571
 ALLOTMENT AREA -PORT ALFRED
 ERF AREA - 382m²
 NEW WORK
 Floor Plan : 165sq.m
 Verandah Plan : 22,17 sq.m
 % coverage : 48,99 %
 TOTAL AREA OF HOUSE 187,17 m²
 ZONING RES 3

HEIGHT 11 meters
COVERAGE 40%
FLOOR 1.0

Drawn by Mndraft
 CELL:072 862 6104/ 078579 7011
 CAD 21405

PROJECT 1114
New Dwelling
T. S. Loni
Erf 6571
Wealde avenue
Port Alfred

DRAWING TITLE **WORKING DRAWINGS**

SCALE 1:100	SHEET SET	SHEET SIZE A2
DRAWING NO.		REVISION P1
	0002/STR/2025	



NDLAMBE MUNICIPALITY
 The Manager: Town Planning & Land Estates
 P.O. Box 13
 Port Alfred
 6170

Tel: (046) 604-5520
 Fax: (046) 624-2669
 www.ndlambe.gov.za

COMMENT (S) TO APPLICATION

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

APPLICATION FOR Departure from Building lines
SITUATED ON ERF 6571, **STREET & NO.** Wealde Avenue, **TOWNSHIP** Port Alfred

It is confirmed that I (Name in Full of affected land owner) Retnev Family Trust
 being the registered owner of Erf 6579 Township Port Alfred

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

- ~~a) A relaxation of the lateral building line from m to m from ~~common side~~~~
- ~~b) A relaxation of the rear building line from m to m;~~
- ~~c) A relaxation of the street building line from m to m;~~
- ~~d) A relaxation of building height from m to m;~~
- ~~e) A second dwelling unit not exceeding m²;~~
- ~~f) A relaxation of the lateral / street boundary wall / fence height restriction from m to m;~~
- g) Other (Give details) : Western street boundary from 8m to 2,808m;
Southern Street boundary from 8m to 2,400m
Eastern street boundary to from 8m 3,672m
Lateral boundary from 4m to 0,0m

shown on plan number undated
 0002/STR/2025 Rev P1

Additional comments by consenting owner to the above consent:

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

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

Signed: [Signature]
 Date: 17 October 2025

Residential Address (Of owner giving consent):

Home Tel:

Work Tel:

WITNESSES

1. Maryna M. Venter
 Full Name
 2. Jan Louis Venter
 Full Name

[Signature]
 Signature
[Signature]
 Signature