

# 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 10<sup>TH</sup> 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 01<sup>st</sup> 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](mailto: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](mailto: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](mailto: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](mailto: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

If you want to drink that's your business. If you want to stop, that's ours...



**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](mailto: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](mailto:kathy@yourplans.co.za)  
[www.yourplans.co](http://www.yourplans.co)

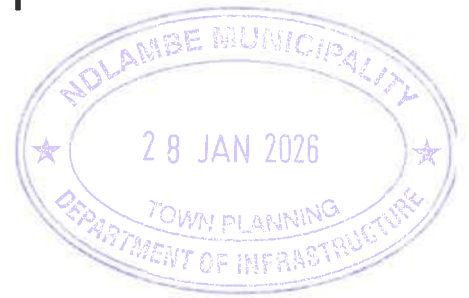
**5510**  
Kennels and Pets



**Retreat 2 Eden**  
E: [info@retreat2eden.co.za](mailto: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 **NDLAMBE MUNICIPALITY**  
Corporate Services

02 FEB 2026

**RECEIVED**

**LAND USE APPLICATION FORM**

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

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
	Rezoning	R
✓	<b>Consolidation</b>	<b>R 9 076.96</b>
	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
✓	<b>Subdivision</b>	<b>R 8 583.74</b>
	Road closure or Closure of Public Open Space	R
	Approval of Architectural Design Manual, Homeowners Constitution, Site Development Plan	R
	Amendment of Conditions of Approval	R
	Cancellation/Amendment of General Plan	R
	Other	R
<b>TOTAL ON FEES PAYABLE</b>		<b>R 17 660.70</b>

**INSTRUCTIONS:**

- Do not convert or edit the land use application form.
- Confirm the applicable fees with the Town Planning Office before proceeding, and do not make any payment without consent from the Town Planning Office.
- Initial the bottom of each page and sign the Declaration on Page 11.

Applicant's Initials:                     

*(Handwritten 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:

**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 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**

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

Applicant's Initials: PS

**PART D: PROPERTY DETAILS**

<b>NOTE: Property details must be in accordance with title deed</b>					
Erf No	<b>804</b>	Suburb/Town/Area	<b>BOKNESSTRAND</b>		
Farm No		Portion (if applicable)			
Physical or Street Address	<b>ANKEROORD COMPLEX, BOKNESSTRAND</b>				
Current Zoning	<b>RESIDENTIAL ZONE 1</b>				
Proposed Zoning	<b>N/A</b>				
Additional Rights or Consent Uses Approved	<b>NO</b>				
Current activities	<b>VACANT</b>				
Are any departures applicable to the land unit?	<b>NO</b>				
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	<b>NO</b>				
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	<b>YES</b>				
Property Size/ Extent (m <sup>2</sup> / ha - as per Title Deed)	<b>312 SQ.M.</b>				
Title Deed Number					
Any additional/relevant information in regard to the property	<b>NO</b>				
Any restrictions in the Conveyance's Certificate?	<b>Y</b>	<b>N</b>	If yes, list condition(s) in motivation report.		
Are the restrictive conditions in favour of a third party?	<b>Y</b>	<b>N</b>	If yes, list the party(ies) in motivation report.		
Is the property owned by Council?	<b>Y</b>	<b>N</b>	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)	<b>Y</b>	<b>N</b>	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?	<b>Y</b>	<b>N</b>	Is the building older than 60 years?	<b>Y</b>	<b>N</b>
Does the property fall inside the urban edge in terms of the SDF?	<b>Y</b>	<b>N</b>	Does the property fall within the service edge in terms of SDF?	<b>Y</b>	<b>N</b>
Is the property encumbered with a bond	<b>Y</b>	<b>N</b>	If yes, is bond/mortgage holders consent attached	<b>Y</b>	<b>N</b>
Any existing unauthorized buildings and/or land use on the subject property(ies)?	<b>Y</b>	<b>N</b>	If yes, is this application to legalise the building / land use?	<b>Y</b>	<b>N</b>
<b>NOTE: A contravention penalty may be imposed.</b>					
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	<b>Y</b>	<b>N</b>	Are there any land claim(s) registered on the subject property(ies)?	<b>Y</b>	<b>N</b>

Applicant's Initials:     *BB*

**PART E: DETAILS OF THE APPLICATION**

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

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

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

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

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

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

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

4. Departure (for an alteration of the conditions in respect of a particular zone) in terms of Section 76(1) of the Ndlambe Municipality Spatial Planning and Land Use Management Bylaw (2016) for a relaxation of the:

- i. Lateral (side) building line(s) .....m to.....m
- ii. Rear building line 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:     *BB*

5. **RESTRICTING FACTORS**

**(a separate report may be added to address the restricting factors)**

5.1 Are there any title deed restrictions, which may have an effect on the application? **NO**

If so, furnish details:

**N/A**

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

---

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

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

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**

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

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**

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

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

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

Applicant's Initials:     *BB*

**PART F: PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION POLICIES / GUIDELINES**

Please answer the following questions and provide comments:

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	YES		NDLAMBE SPATIAL DEVELOPMENT PLAN
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? List condition numbers and third party(ies)]		NO	
Any other Municipal by-law that may be relevant to application? (If yes, specify)		NO	
Does the proposal fall within the provisions/parameters of the land use scheme?	YES		
Are additional applications required to deviate from the land use scheme? (if yes, specify)		NO	

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

Please answer the following questions and provide comments:

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

Applicant's Initials: 

Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		NO	
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		NO	
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA)		NO	
Will the proposal have an impact on any National or Provincial roads?		NO	
Will the proposal have an impact on any National or Provincial roads?		NO	
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993(Act 85 of 1993): Major Hazard Installations Regulations		NO	
Will the proposal affect any land owned by any State-Owned Entity (Telkom, ESKOM, Transnet etc.) and/or servitudes?		NO	
Is the property subject to any existing mineral rights?		NO	

**PART H: SERVICE REQUIREMENTS**

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

**NOTE: Provide more detailed information in the motivation report.**

Applicant's Initials: 

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

Please indicate if the following Annexures are attached

ANNEXURE	YES	NO	NOT APPLICABLE
<b>COMPULSORY INFORMATION REQUIRED</b>			
Power of Attorney / Owner's consent if applicant is not owner (if applicable)			
Company resolution/Minutes if property is registered under a company or entity	*		
Resolution or other proof that applicant is authorised to act on behalf of a juristic person			*
Full Copy of Signed Title Deed	*		
Bondholder's consent			*
Locality map	*		
Zoning map	*		
Land-use map	*		
Site Development Plan/ Site Layout	*		
S.G / Erf Diagram	*		
Motivation report	*		
Written motivation pertaining to the desirability and impact of the application	*		
Proof of payment	*		
<b>MINIMUM AND ADDITIONAL REQUIREMENTS</b>			
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:

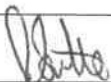
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Applicant's Initials:


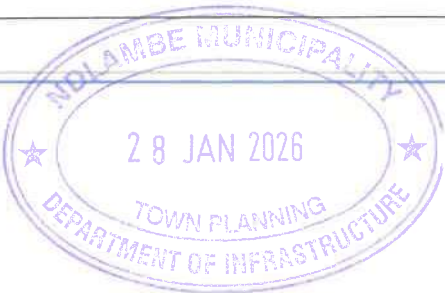
**PART J: DECLARATION BY THE APPLICANT**

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)	<b>PETER BROCAS SULTER</b>		
Professional Capacity & Registration Number	<b>PROFESSIONAL LAND SURVEYOR (PLS 0786)</b>		
Statutory Body	<b>SOUTH AFRCIAN GEOMATICS COUNCIL</b>	Are you In Good Standing with the Statutory Body?	<b>YES</b>
Applicant's Signature		Date	<b>26<sup>TH</sup> JANUARY 2026</b>

Applicant's Initials: 

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

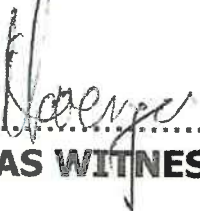
## SPECIAL POWER OF ATTORNEY

I the undersigned, being duly authorised by Ankeroord CC Resolution dated 4<sup>th</sup> December 2025 attached hereto do hereby appoint, Peter Sulter of M.E.H. Sulter and Son Land Surveyors in Grahamstown, to handle all and whatsoever applications that are necessary and to sign all documentation necessary, on our behalf, insofar as it relates to the application for the subdivision of erf 804 Boknesstrand and consolidation of the subdivided portions with the adjoining erven 803 and 805.

Signed at **BOKNESSTRAN** this **4<sup>TH</sup>** day of **December 2025**.



.....  
**LUTHER MULLER**  
**MEMBER**



.....  
**AS WITNESS**

# Ankeroord CC

Reg: .


**Luther Muller – CELL:**

## **ANKEROORD CC REOLUTION**

It was resolved that an application be made to the Ndlambe Municipality for the subdivision of erf 804 Boknesstrand and the consolidation of the subdivided portions with the adjoining erven 803 and 805 Boknesstrand.

That Luther Muller, be authorised to appoint a Professional to sign and submit the application, in this regard, to the Ndlambe Municipality on behalf of the owners.

Signed at **BOKNESSTRAND** this **4<sup>TH</sup>** day of **December 2025**.



.....  
**LUTHER MULLER**  
**MEMBER**



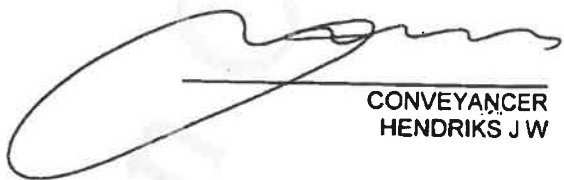
.....  
**ELAINE VAN DEVENTER**  
**MEMBER**

4399

273

DE JAGER & LORDAN  
12 Voortrekker Street  
Alexandria  
6185

Prepared by me



CONVEYANCER  
HENDRIKS J W

FEE  
R. 1.100,00..

GETRANSPORTEER AAN T. L.	TRANSFERRED TO
RESTANT/REMAINDER	
T	
	REGISTRATEUR/REGISTRAR

*W HENDRIKS J W*

VIR ENDOSSMENTE KYK BLADSY 4  
FOR ENDORSEMENTS SEE PAGE .....ET SEQ.

[Empty box]

### DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**JOHN WEST HENDRIKS**

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said  
appearer being duly authorised thereto by a Power of Attorney which said Power  
of Attorney was signed at ALEXANDRIA on 17 JUNE 2004 granted to him by

**IGNATIUS PETRUS MULLER**  
Identity Number

DATA / CAPTURE  
21 DEC 2004  
DE VILLIERS A

And the appearer declared that his said principal had, on 19 April 2004, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

**ANKEROORD BK**  
No.

or its Successors in Title or assigns, in full and free property

ERF 789 BOKNESSTRAND  
NDLAMBE MUNICIPALITY  
IN THE DIVISION OF ALEXANDRIA  
PROVINCE OF THE EASTERN CAPE;

IN EXTENT: 2,6587 (TWO COMMA SIX FIVE EIGHT SEVEN)  
HECTARES

**AS WILL APPEAR** from Diagram SG No. 779/2004 and held by Deed of  
Transfer No. T24837/1987

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. T12543/1967.
- B. **ENTITLED** to the benefit of the servitude endorsement dated 4<sup>th</sup> March 1936 on Deed of Transfer No. 4078/1926 reading as follows:-

"By Trf. 1731/36 d.d. 4/3/36 the prop. held by para 1 hereunder together with Weltevreden held thereunder is entitled to a road and right of way running from the said farm Weltevreden over the remdr. of the land Bakana Mond then over the land Nooitgedacht to the farm Vetmaak Vlake as will more fully appear on reference to condition (1) mentioned in the said Deed of Trf."

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

**IGNATIUS PETRUS MULLER**

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

**ANKEROORD BK**

or its Successors in Title 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 R988 000.00 (NINE HUNDRED AND EIGHTY EIGHT THOUSAND RAND).

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

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on

3 December

2004

  
q.q.

In my presence

  
REGISTRAR OF DEEDS





## **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](mailto:peter@surveyec.co.za)

[kyle@surveyec.co.za](mailto:kyle@surveyec.co.za)

---

## **Motivation Report for erf 804 Boknesstrand**

- **Subdivision of erf 804 Boknesstrand into 1 portion (Portion A) leaving the Remainder**
- **Consolidation of the subdivided portion (Portion A) with erf 803 Boknesstrand**
- **Consolidation of the Remainder erf 804 with erf 805 Boknesstrand**

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SECTION C: OWNERSHIP, ZONING AND EXTENT OF PROPERTY	3
SECTION D: TITLE DEED RESTRICTIONS	4
SECTION E: BONDHOLDERS CONSENT – SEE ANNEXURE 3	4
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SECTION I: EXISTING AND PROPOSED ZONING	6
SECTION J: DESIRABILITY – EXISTING & PROPOSED DEVELOPMENT	6,7
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### **Annexures:**

Annexure 1: Application form

Annexure 2: Ankeroord CC Resolution & Special Power of Attorney

Annexure 3: Title deed

Annexure 4: Municipal zoning certificate

Annexure 5: Photographs

### **Maps:**

Map 1: Local Municipal Map

Map 2: Locality Plan and extract from Municipal Zoning Map

Map 3: Land Use Map – aerial view

Map 4: Subdivision & consolidation plan

Map 5: Surveyor General's general plan

Map 6: Approved building plan

## SECTION A: INTRODUCTION

MEH Sulter & Son have been appointed by Ankeroord CC (owners of erven 803 to 805 Boknesstrand) to apply to the Ndlambe Municipality for the following in connection with erven 803 to 805 Boknesstrand.

- **The subdivision of erf 804 into one portion (Portion A) leaving the Remainder.**
- **The consolidation of the subdivided portion (Portion A) with erf 803 and the Remainder of erf 804 with erf 805 Boknesstrand.**

Refer to the attached CC Resolution from the Close Corporation - **Annexure 2**.

The contents of this report, therefore, serve as a motivation for the subdivision of erf 804 Boknesstrand and consolidation of the subdivided portions with the adjoining erven 803 and 805.

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

## SECTION B: LOCALITY OF THE PROPERTIES

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

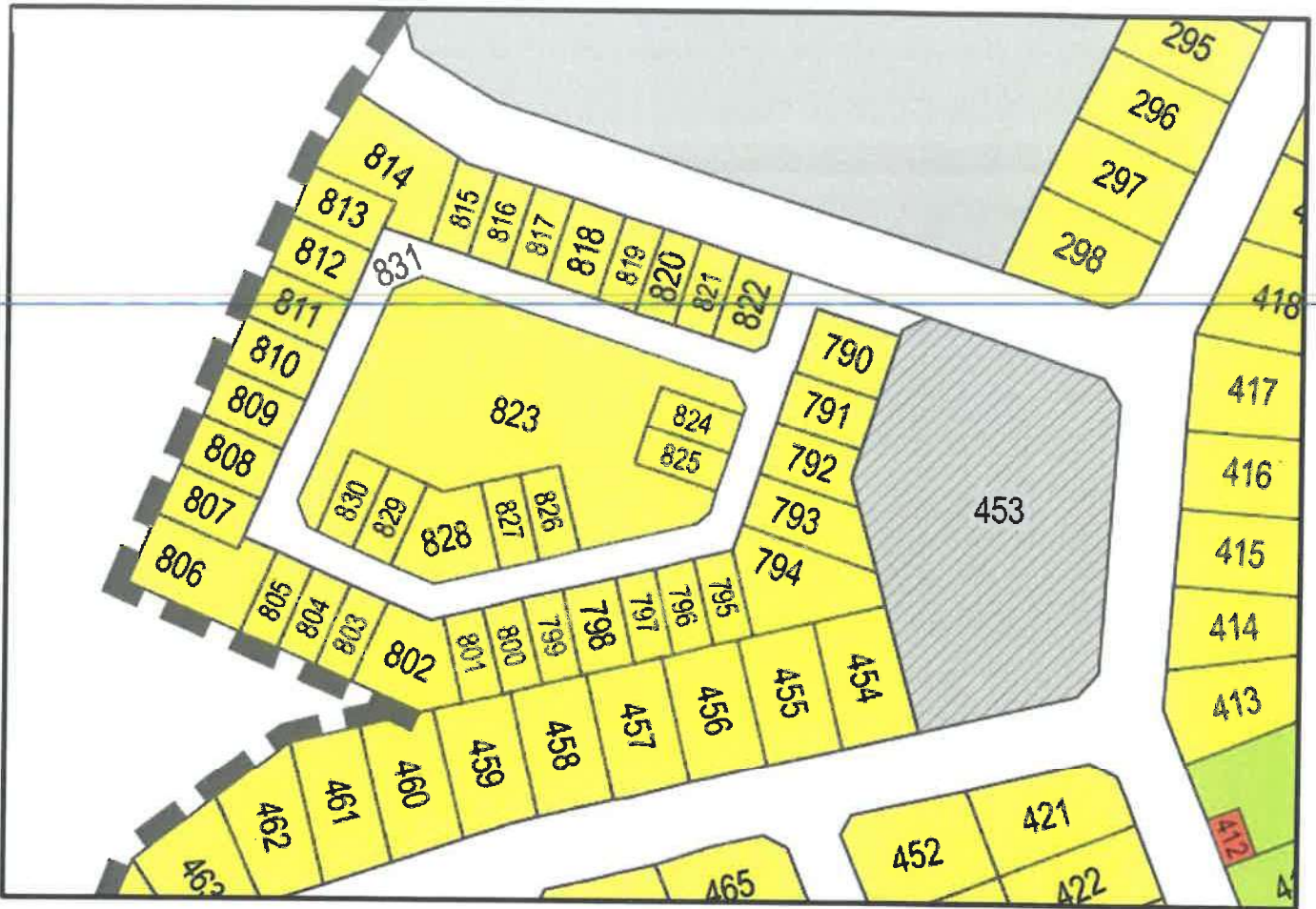
**Map 1: Ndlambe Local Municipality**



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

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

The erf is situated in the Ankeroord complex in Boknesstrand.



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

## SECTION C: OWNERSHIP, ZONING AND EXTENT OF THE PROPERTIES

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

### a) OWNERS PARTICULARS

Property Details	Registered Owner	Title Deed	Extent
ERF 803	ANKEROORD CC		312 SQ.M.
ERF 804	ANKEROORD CC		312 SQ.M.
ERF 805	ANKEROORD CC		312 SQ.M.

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

The title deed is for erf 789 on which these 3 erven still form part.

### b) ZONING

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

## SECTION D: TITLE DEED RESTRICTIONS

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

## SECTION E: BOND HOLDERS CONSENT

---

There is no bond over any of the properties.

## SECTION F: EXISTING AND ADJACENT LAND USE

---

The property is situated in the Ankeroord Complex in Boknesstrand.

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

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

Erven 804 and 805 are vacant while erf 803 has a double garage erected in the north-eastern corner as per the approved site development plan for the complex.



**Map 3: Land Use Map – aerial view**

## SECTION G: SERVITUDES

---

There are no servitudes over the erf.

## SECTION H: EXISTING SERVICES

---

The purpose of this section is to highlight the existing infrastructural services available to erf 182 Kenton-on-Sea.

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

## SECTION I: EXISTING AND PROPOSED ZONING

---

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

The property is zoned Residential 1.

The surrounding properties are all zoned Residential Zone 1.

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

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

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

## SECTION J: DESIRABILITY – EXISTING & PROPOSED DEVELOPMENT

---

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

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

---

The Land use scheme is a tool used to:-

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

- 1) **Subdivision and consolidation of erf 804 Boknesstrand into one portion leaving the Remainder in terms of Sections 59(1) and 71(2) of the Ndlambe Municipal By-laws promulgated in terms of the Spatial Planning and Land Use Management Act No.16 of 2013.**

The application is being submitted on behalf of the owners of erven 803 to 805 who wish to increase the size of the properties adjoining erf 804. They feel slightly bigger erven will be easier to dispose of. This will reduce the density of the erven as no additional land units are being created.

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

Erven 804 and 805 are vacant and erf 803 has a double garage erected in the north-eastern corner as per the approved building plan for the adjoining erf.

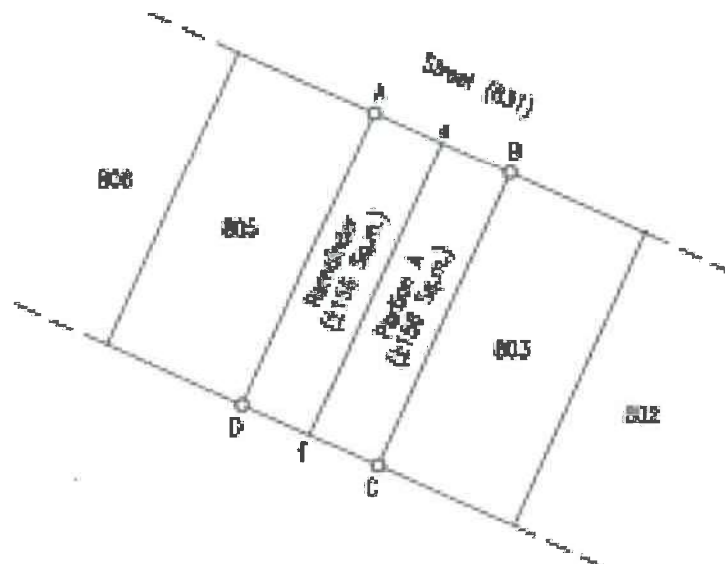
Plan showing  
 proposed subdivision of erf 804 Boknesstrand &  
 Consolidation of the subdivided portions with  
 with the adjoining erven 803 & 805  
 Administrative District of Alexandria  
 Scale: 1/500



**NOTES:**

- 1) The figure ABCD represents erf 804 Boknesstrand
- 2) It is proposed to subdivide Portion A (Figure BC1e) leaving the Remainder.
- 3) It is proposed to consolidate Portion A with erf 803.
- 4) It is proposed to consolidate the Remainder with erf 805.

SCHEDULE OF AREAS & ZONING			
	Sq.m	PRESENT ZONING	PROPOSED ZONING
Erf 803	312	SRZ1	SRZ1
Erf 804	312	SRZ1	SRZ1
Erf 805	312	SRZ1	SRZ1



Dated September 2025



**W.E.H. SULTER & SON INC**

Professional Land Services  
 Planning & Property Consultants  
 Section 37(1) Practitioners  
 22 zoning & title planning

Head Office  
 224 Main Street  
 Grahamstown  
 6160

Tel: 046 - 422 444  
 e-mail: [info@weshulter.co.za](mailto:info@weshulter.co.za)

FOR SALES  
 6, rue de la mer

MOULINS PLEIN (SA) S.p.A.  
 20090000000000000000

(804-804 PUA)  
 REC 804-804

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

---

### **Municipal Spatial Development Framework (2023):**

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

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

### **Spatial Planning Principles - Section 9:**

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

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

Further the following spatial structuring elements should apply.

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

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

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

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

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

Section 7 of SPLUMA stipulates:

Such principals include but are not limited too.

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

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

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

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

## SECTION L: APPLICATION FORM

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

## SECTION M: CONCLUSION

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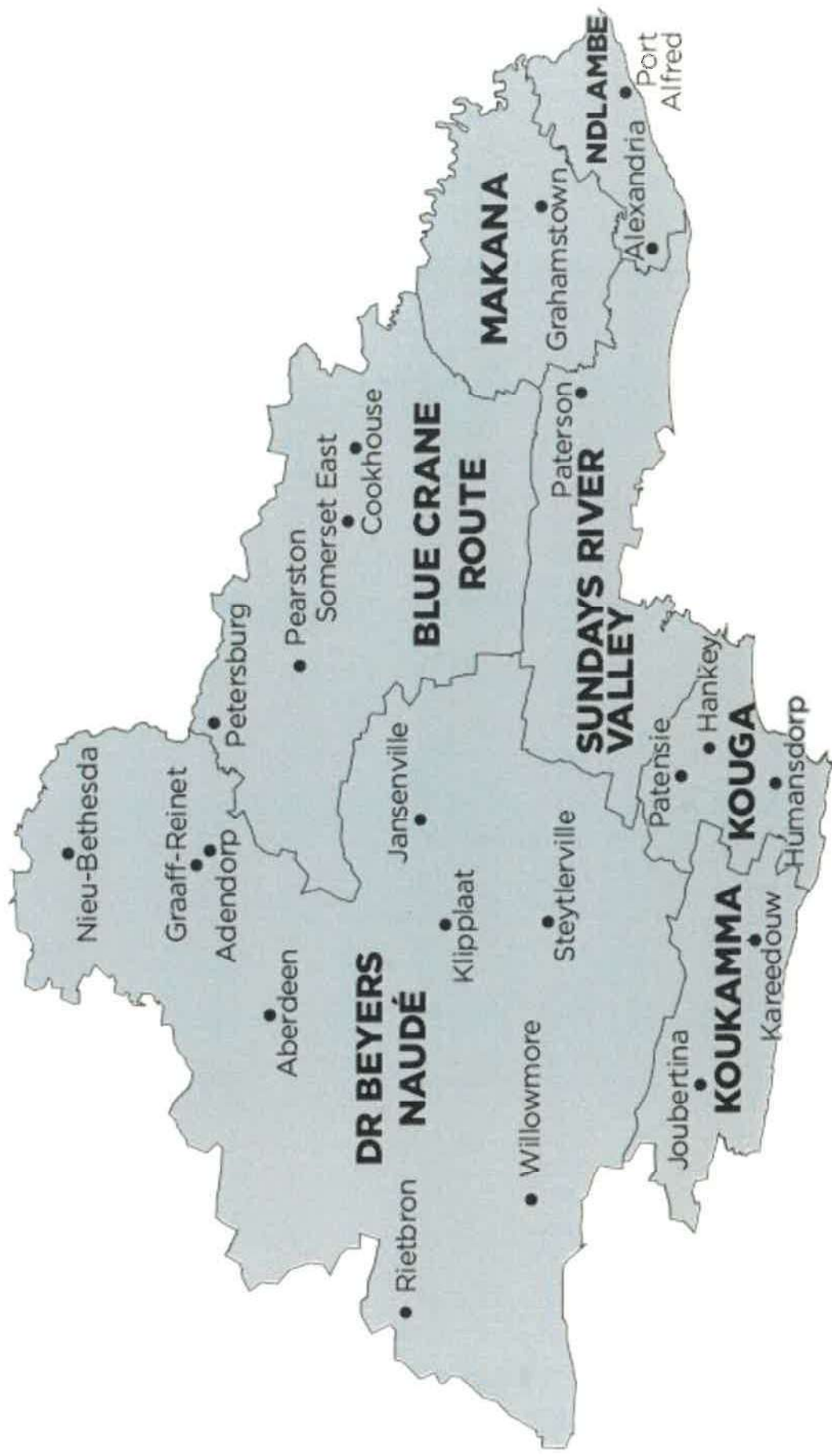
The application which has been submitted is for the:-

- **The subdivision of erf 804 into one portion (Portion A) leaving the Remainder.**
- **The consolidation of the subdivided portion (Portion A) with erf 803 and the Remainder of erf 804 with erf 805 Boknesstrand.**

The application is being submitted on behalf of the owners of erven 803 to 805 Boknesstrand who have purchasers for larger sites. The larger erven will improve the use, comfort, viability and their saleability.

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

**P.B. Sulter**  
**Professional Land Surveyor**  
**January 2026**





ERF 804 BOKNESSTRAND – LAND USE MAP



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

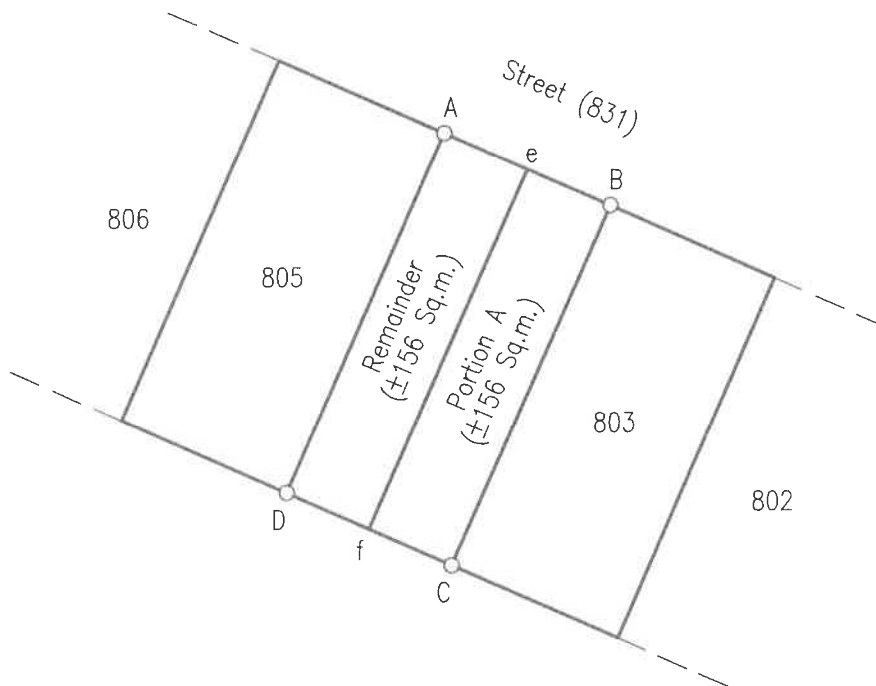
Scale: 1/500



**NOTES:**

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

SCHEDULE OF AREAS & ZONING			
	Sq.m.	PRESENT ZONING	PROPOSED ZONING
Erf 803	312	SRZ1	SRZ1
Erf 804	312	SRZ1	SRZ1
Erf 805	312	SRZ1	SRZ1



Date: September 2025



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(BOK-804 PLAN)  
 REF: BOK-804