

Blooming creativity at Glens Den



BONUS: Linda Griese received a lucky draw prize and is pictured here with Jenny Butlion who handed over the prize.

SARAH COHEN

Creativity blossomed at Glens Den, Settlers Retirement Village on Saturday 16 May as more than 30 women gathered for an inspiring morning of floral art, imaginative flower arranging and shared camaraderie.

Hosted by the Port Alfred Floral Art Club, the event featured renowned floral enthusiast Jenny Butlion, who guided attendees through the "ABC's of flower arranging while sharing practical techniques and inventive ideas that left guests both inspired and eager to experiment with their own creations.

Guests were welcomed with a glass of champagne before taking part in the hands-on session, where each participant received a mystery box of flowers to transform into a floral masterpiece using vases or vessels they had brought along. The room quickly filled with colour, creativity and lively conversation as members put their newfound skills to work.

"We were delighted to see so many familiar and a number of new faces at our meeting. Attendees really loved Jenny Butlion's talk and got really creative with their mystery boxes," said Chairperson of the Port Alfred Floral Art Club, Elaine Thompson.

Among the highlights of the morning was Butlion's demonstration showing how a simple sheet of cellophane could be transformed into a makeshift vase: A practical and thoughtful way to transport flowers to hospital patients. She also demonstrated how a small u-bend pipe could be used to create an elegant miniature arrangement for a table setting, along with several other clever floral tips and tricks.

The gathering reflected not only a passion for floral art, but also the growing sense of community surrounding the club.

"We are certain the Floral Art Club will grow from strength to strength with so much enthusiasm and goodwill behind us," continued Thompson.

The Port Alfred Floral Art Club welcomes both experienced arrangers and newcomers alike. Membership costs R20 for members and R40 for visitors. Those interested in joining or learning more about the club can contact Elaine Thompson on 082-696-6302.



INNOVATION: Jenny Butlion showing her vase made from a cellophane sheet.



ARTISTRY: Lydia Gimbel, Megan Harris, Hilda Vermaak and Erica Gething enjoyed a morning of floral magic at the Port Alfred Floral Art Club gathering on Saturday 16 May.



RAW MATERIAL: Linda Griese and Sheryl Bradfield showed off their mystery boxes ahead of applying their minds to creating masterpieces. *Pictures: SARAH COHEN*



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR CONSENT USE FOR A LIQUOR OUTLET ON ERF 1202, ALEXANDRIA.

Applicant: ARCHIFORM (PTY) LTD

Owner: D B INVESTMENT HOLDINGS PROPRIETARY LIMITED

Property Description: ERF 1202, ALEXANDRIA

Physical Address: VOORTREKKER STREET, ALEXANDRIA, 6185

Detailed description of proposal:

The matter for consideration is an Application for Consent Use for a Liquor Outlet on Erf 1202, Alexandria 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 **06 July 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: 108/2026

**ADV. ROLLY DUMEZWENI
21 May 2026 MUNICIPAL MANAGER**



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE TO RELAX THE REAR AND LATERAL BUILDING LINES ON ERF 462, CANNON ROCKS.

Applicant: MIRINDA DE BEER TOWN AND REGIONAL PLANNERS

Owner: JOHAN BENJAMIN ENGELBRECHT

Property Description: ERF 462, CANNON ROCKS

Physical Address: 103 ALICE ROAD, CANNON ROCKS, 6186

Detailed description of proposal:

The matter for consideration is an Application for Removal of Restrictive Title Deed Conditions and Permanent Departure to Relax the Rear and Lateral Building Lines on Erf 462, Cannon Rocks 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 **06 July 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: 109/2026

**ADV. ROLLY DUMEZWENI
21 May 2026 MUNICIPAL MANAGER**



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND PERMANENT DEPARTURE TO RELAX THE STREET AND LATERAL BUILDING LINES ON ERF 372, KENTON ON SEA.

Applicant: MIRINDA DE BEER TOWN AND REGIONAL PLANNERS

Owner: GEOFFREY RONALD BENNETT

Property Description: ERF 372, KENTON ON SEA

Physical Address: 25 WESTBOURNE ROAD, KENTON ON SEA, 6191

Detailed description of proposal:

The matter for consideration is an Application for Removal of Restrictive Title Deed Conditions and Permanent Departure to Relax the Street and Lateral Building Lines on Erf 372, Kenton on Sea as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the abovementioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway, and Port Alfred Municipal Office. The application can also be viewed on the Town Planning Portal on Ndlambe Municipal website (<https://www.ndlambe.gov.za/town-planning-portal/>) under Public Participation. Any written comments may be addressed in terms of Section 98 of the said Bylaw to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before **06 July 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: 107/2026

**ADV. ROLLY DUMEZWENI
21 May 2026 MUNICIPAL MANAGER**

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LOST OR DESTROYED DEED

Notice is hereby given in terms Regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of Certificate of Consolidated Title Number T62230/1991CTN, issued in favour of MICHAEL BRADFIELD, Identity Number: 560126 5060 08 7, Unmarried, in respect of REMAINDER OF THE FARM SILVERSTONE NUMBER 600, MAKANA LOCAL MUNICIPALITY, DIVISION OF ALBANY, PROVINCE OF THE EASTERN CAPE, IN EXTENT: 581,8967 (FIVE HUNDRED AND EIGHTY ONE COMMA EIGHT NINE SIX SEVEN) HECTARES, which has been lost or destroyed.

All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds: Eastern Cape at Qonce within two weeks from the date of the publication of this notice.

Dated at Alexandria on this the 08 May 2026.

DE JAGER & LORDAN INC.,
2 Allen Street, Grahamstown, 6185
Tel: 046 622 2799;



NDLAMBE MUNICIPALITY

Ndlambe Municipality
Corporate Services



05 MAY 2026

RECEIVED

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
	Departure Relaxation Building Line	R
	Departure for Relaxation of Development Parameters (Height and/or Coverage)	R
X	Consent use in terms of the Land Use Scheme	R 8 583.74
	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 8 583.74

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)	ELDRIDGE
Surname	SAULS
Company name <i>(If applicable)</i>	ARCHIFORM (PTY) LTD
Street or Postal Address	27 MILLHOUSE STEET, COLLEGE HILL UITENHAGE ,6229
Email Address	eldridge@archiform.co.za
Contact Number	081 700 8862

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


Registered owner(s) Name	DB INVESTMENT HOLDINGS PROPRIETRY LIMITED
Street or Postal Address	BEADICA HOUSE 12 PROTEA ROAD NEWLANDS, CAPE TOWN
E-mail Address	
Contact Number	08 

Applicant's Initials:



PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed				
Erf No	1202	Suburb/Town/Area	ALEXANDRIA	
Farm No		Portion (if applicable)		
Physical or Street Address	VOORTREKKER ROAD			
Current Zoning	BUSINESS ZONE 1			
Proposed Zoning				
Additional Rights or Consent Uses Approved				
Current activities	U-SAVE			
Are any departures applicable to the land unit?	NO			
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	NO			
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	YES			
Property Size/ Extent (m ² / ha - as per Title Deed	1015 m2			
Title Deed Number	[REDACTED]			
Any additional/relevant information in regard to the property				
Any restrictions ito Conveyance's Certificate?	Y	<input checked="" type="checkbox"/>	If yes, list condition(s) in motivation report.	
Are the restrictive conditions in favour of a third party?	Y	<input checked="" type="checkbox"/>	If yes, list the party(ies) in motivation report.	
Is the property owned by Council?	Y	<input checked="" type="checkbox"/>	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.	
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	<input checked="" type="checkbox"/>	If yes, indicate which section are triggered in motivation report and attach relevant permit.	
Is the property or building located within the historical core or contains any heritage significant features?	Y	<input checked="" type="checkbox"/>	Is the building older than 60 years?	Y <input checked="" type="checkbox"/>
Does the property fall inside the urban edge in terms of the SDF?	<input checked="" type="checkbox"/>	N	Does the property fall within the service edge in terms of SDF?	<input checked="" type="checkbox"/> N
Is the property encumbered with a bond	Y	<input checked="" type="checkbox"/>	If yes, is bond/mortgage holders consent attached	Y <input checked="" type="checkbox"/>
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	<input checked="" type="checkbox"/>	If yes, is this application to legalise the building / land use?	Y <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)?	Y	<input checked="" type="checkbox"/>	Are there any land claim(s) registered on the subject property(ies)?	Y <input checked="" type="checkbox"/>

Applicant's Initials: 

PART E: DETAILS OF THE APPLICATION

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

ERF 1202, ALEXANDRIA ZONED BUSINESS 1 PURPOSES PERMITTING MIXED USED DEVELOPMENT.THE APPLICATION FOR CONSENT USE FOR A LIQUOR OUTLET WILL ENABLE THE INCLUSION OF A LIQUOR STORE (+- 93 m2) WITHIN THE EXISTING DEVELOPMENT.THE PROPOSED DEVELOPMENT WILL COMPRISE OF THE FOLLOWING: AN ARCHITECTURALLY DESIGNED BUILDING MARKED AS STORE 2 – LIQUOR STORE ON THE ARCHITECTURAL DRAWINGS ALLONG THE SOUTH BOUNDARY OF VOORTREKKER STREET FORMS PART OF THE EXISTING DEVELOPMENT ON SITE 1151m2

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:

NO: THE PORTION INDICATED ON THE ARCHITECTURAL PLANS ON SHEET 2 COMPRISE OF A U-SAVE RETAIL STORE OF +- 523 m2, EXCLUDING THE BASEMENT PARKING AREA.

3. Is a departure being applied for in order for a temporary change of use on the land unit?

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

..... NO.....

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

- i. Lateral (side) building line(s) from m 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 tom;
- vii. Relaxation of parking requirements from.....bays to bays
- viii. Other zoning scheme condition(s) (as specified).....

Applicant's Initials:



5. RESTRICTING FACTORS

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

5.1 Are there any title deed restrictions, which may have an effect on the application?

If so, furnish details:

.....NO.....
.....
.....
.....

5.2 Is there any portion of the land unit subject to tidal flow or situated under the high water mark?

If so, furnish details:

.....NO.....
.....
.....
.....

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?

If so, furnish details:

.....NO.....
.....
.....
.....

5.4 Are there any physical restrictions (such as steep slopes, unstable soil formations, swamps etc.) which could affect the development?

If so, furnish details and state how the problem can be solved:

.....NO.....
.....
.....
.....

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

.....NO.....
.....
.....
.....

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?		X	
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? List condition numbers and third party(ies)]		X	
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X	
Does the proposal fall within the provisions/parameters of the land use scheme?	X		
Are additional applications required to deviate from the land use scheme? (if yes, specify)		X	

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?		X	
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		X	
Is the property/land situated within 100m from the high-water mark of the sea or tidal river? (NOTE: Please check with the Environmental Compliance Officer of the Municipality)	X		
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		X	
Have you obtained a determination from DEDEAT, confirming whether the proposal triggers any listed activities in terms of NEMA? If Yes, please attach communication/confirmation from DEDEAT.		X	

Applicant's Initials: 

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

PART H: SERVICE REQUIREMENTS

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

NOTE: Provide more detailed information in the motivation report.

Applicant's Initials: 

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

Please indicate if the following Annexures are attached

ANNEXURE	YES	NO	NOT APPLICABLE
COMPULSORY INFORMATION REQUIRED			
Power of Attorney / Owner's consent if applicant is not owner (if applicable)	X		
Company resolution/Minutes if property is registered under a company or entity	X		
Resolution or other proof that applicant is authorised to act on behalf of a juristic person	X		
Full Copy of Signed Title Deed	X		
Bondholder's consent		X	X
Locality map	X		
Zoning map	X		
Land-use map	X		
Site Development Plan/ Site Layout	X		
S.G / Erf Diagram	X		
Motivation report	X		
Written motivation pertaining to the desirability and impact of the application	X		
Proof of payment			
MINIMUM AND ADDITIONAL REQUIREMENTS			
Neighbours consent			X
Proposed subdivision plan			X
Proposed consolidation plan			X
Conveyancer's certificate	X		
Flood-line certificate			X
Services Report or indication of all municipal services / registered servitudes			X
Environmental Authorisation (EA) / Record of Decision (ROD)			X
Heritage Impact Assessment (HIA)			X
Traffic Impact Assessment (TIA)			X
Traffic Impact Statement (TIS)			X
Major Hazard Impact Assessment (MHIA)			X
Home Owners Association Consent			X
Any other annexures, give details:			

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

.....

.....

.....

.....

.....

Applicant's Initials: 

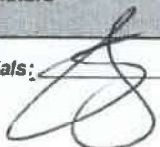
PART J: DECLARATION BY THE APPLICANT



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)	ELDRIDGE SAULS		
Professional Capacity & Registration Number	PROFESSIONAL ARCHITECT – PRARCH 24740069		
Statutory Body	SACAP	Are you in Good Standing with the Statutory Body?	YES
Applicant's Signature		Date	23 APRIL 2026

Applicant's Initials:



PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	Zamagrina Dentile
Title/Capacity	Assistant Town Planner
Signature	
Municipal Stamp	



**DB INVESTMENT
HOLDINGS (PTY) LTD**

Registration No: 2012/168293/07
Vat No: 4640261626
39 Industry Road, Paarden Eiland, 7405
P O Box 12, Paarden Eiland, 7420
Tel: 021 817 9801 Director: D Bemat

7 July 2025

To whom it may concern,

POWER OF ATTORNEY: ERF1202 VOORTREKKER ROAD ALEXANDRIA

I, Dawood Bemat, director proxy of DB Investment Holdings (pty) Ltd hereby grant full power of attorney to Eldridge Sauls of Archiform Architects to facilitate and act on my behalf with regards to the preconsultation, enquiry and submission of the building plans and consent applications for the below property:

ERF 1202
1202 Voortrekker Road
Alexandria

Yours Sincerely,

Dawood Bemat
Director and Owner DB Investment Holdings (Pty) Ltd

CONVEYANCER'S CERTIFICATE

I, the undersigned,

TRACEY LYNN WATSON-GILL

Conveyancer duly admitted and practising at
GOLDBERG & DE VILLIERS INC ATTORNEYS,

do hereby certify that the following property:

**REMAINDER ERF 1202 ALEXANDRIA
IN THE NDLAMBE LOCAL MUNICIPALITY
DIVISION OF ALEXANDRIA
PROVINCE OF THE EASTERN CAPE
IN EXTENT 1015 (ONE THOUSAND AND FIFTEEN) SQUARE METRES
HELD BY DEED OF TRANSFER T8582/2025**

is registered in the name of

**DSB HOLDINGS PROPRIETARY LIMITED
REGISTRATION NUMBER 2022/617101/07**

I have perused the current holding title deed number T8582/2025 and I confirm that there are no restrictive conditions in the said title deed.

SIGNED AT PORT ELIZABETH ON THIS 27 AUG 2025



**CONVEYANCER
TRACEY LYNN WATSON-GILL**

**TRACEY LYNN WATSON-GILL
COMMISSIONER OF OATHS
PRACTISING ATTORNEY, NOTARY & CONVEYANCER
GOLDBERG & DE VILLIERS INC.
13 BIRD STREET, CENTRAL
PORT ELIZABETH**



ARCHIFORM ARCHITECTS

**CONSENT USE APPLICATION
FOR A
LIQUOR OUTLET
ERF 1202, ALEXANDRIA, NDLAMBE MUNICIPALITY**

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EXECUTIVE SUMMARY

Erf 1202, Alexandria, which is zoned Business 1 and measures 1,015 m². Currently developed and occupied by U-Save

The Purpose of this application is to formalize the existing development footprint.

Summary:

Existing Zoning	Business 1
Area	1015 m2
Title Deed	T10064160/2013
Owner	DB Investments
Address	Voor trekker Street, Alexandria
Bond	The Property is Not Bonded
Spatial Development Framework	Ndlambe Municipality SDF (2023)

SECTION A: Baseline Information

1. The Applicant

Eldridge Sauls, Professional Architect, is appointed by the owner of Erf 1202, Alexandria, DB Investment Holding (Pty)Ltd, to prepare and submit an application to the Ndlambe Municipality for Consent Use for a Liquor Outlet as stipulated in the Ndlambe Integrated Land Use Scheme (2019) to formalize the proposed development.

The Power of Attorney and Trust Resolution is attached as Annexure 2

2. The Site

• Cadastral Information:

The subject property is described as Erf 1202, Alexandria, situated in the Ndlambe Municipality jurisdiction.

The Cadastral diagram (S.G. diagram) is attached as Annexure 5

• Ownership

The property is owned by DB Investments

• Property size

1015m

3. Locality

The subject property is located in the Northern part of Alexandria, situated on Voortrekker Street (R72) bordered by Jubilee Street to the North, Kerkhoff Street to the West, and Retief Street to the East.



Map 1 illustrates the locality of the subject site.

4. Existing Zoning & Existing Land Use

The property is currently zoned for Business 1, presently developed and occupied by U-Save - Shoprite Holdings, with access from Voortrekker Street.



Map 2 illustrates the Aerial View of the subject property.

The property is zoned Business 1, in terms of the Ndlambe Municipality Integrated Land Use Scheme (2019), with the following current development parameters, zoning certificate is attached as Annexure 6

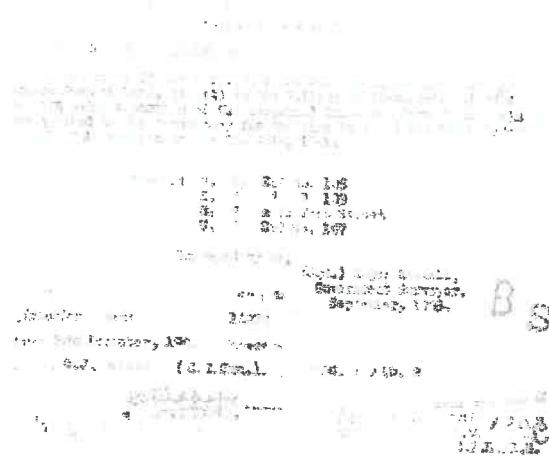
Zoning	Business 1
Primary Land Users	<ul style="list-style-type: none"> • General Business • General Residential Building
Consent Use	Liquor Outlet
Street Building Lines	0 meters
Lateral Building Lines	0 meters
Rear Building Line	0 meters
Height	11 meters
Coverage	100%
Floor Factor	3
Parking	2 Parking Bays/100m ² floor space

5. Title Deed, Servitudes, and Bond Holder

Title Deed **000064160/2013** is relevant to the subject site. A copy of the Title Deed is attached as Annexure 3.

The Conveyancer Certificate confirmed that there are no conditions in the Title Deed restricting the proposed Liquor outlet on the property. See attached Annexure 4

Lot	Area	Volume	Value
1	1.00	3	11,800
2	1.00	3	11,800
3	1.00	3	11,800
4	1.00	3	11,800
5	1.00	3	11,800
6	1.00	3	11,800
7	1.00	3	11,800
8	1.00	3	11,800
9	1.00	3	11,800
10	1.00	3	11,800
11	1.00	3	11,800
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15	1.00	3	11,800
16	1.00	3	11,800
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18	1.00	3	11,800
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22	1.00	3	11,800
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94	1.00	3	11,800
95	1.00	3	11,800
96	1.00	3	11,800
97	1.00	3	11,800
98	1.00	3	11,800
99	1.00	3	11,800
100	1.00	3	11,800



There is no servitude registration on the property. A copy of the Cadastral Diagram is attached as Annexure 5.

There is no bond registered on the property. Subsequently, consent from a bondholder is not required.

SECTION B: The Application

The application is based on the stipulations of the Ndlambe Municipality Land Use Scheme (2019), Ndlambe Spatial Planning and Land Use Management By Laws (2016) and Section 33 (1) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), for Erf 1202, Alexandria.

1. Consent Use for a Liquor Outlet, in terms of Section 74 of the Ndlambe Municipality SPLUM By-Laws (2019).

Development Parameters on site:

Zoning	Business 1
Primary Land Users	<ul style="list-style-type: none">• General Business• General Residential Building
Consent Use	Liquor Outlet
Street Building Lines	0 meters
Lateral Building Lines	0 meters
Rear Building Line	0 meters
Height	11 meters
Coverage	100%
Floor Factor	3
Parking	2 Parking Bays/100m ² floor space

- The application seeks consent use rights for the operation of a liquor outlet on Erf 1202, Alexandria, in compliance with: - Eastern Cape Liquor Act (Act 10 of 2003) and Liquor Board licensing conditions, - Ndlambe Municipality Land Use Scheme (2016), and - Municipal by-law requirements.
- Trading Hours (as per Eastern Cape Liquor Board regulations for off-consumption outlets): - Monday to Saturday: 09h00 – 20h00 - Sundays and Public Holidays: 09h00 – 18h00
-
- Mitigation measures will address the property's proximity to sensitive uses (school and church), including:
 - Strict adherence to the above trading hours, ensuring operations do not interfere with school or church activities.
 - Signage and façade controls to minimize visual impact.
 - Parking and pedestrian management within the erf boundary (1,015 m² allows adequate circulation.
 - Community consultation with affected institutions to build trust and ensure transparency.

While the property's proximity to a school and church requires sensitivity, the proposal includes mitigation measures such as restricted trading hours, signage controls, community consultation, and compliance with the Eastern Cape Liquor Board's regulations.

The erf's location, size, and zoning present significant potential for long-term commercial development, with the liquor outlet serving as a catalyst for activating the site in line with municipal planning policy. The application therefore demonstrates that the proposed land use is desirable, compatible with the surrounding area, and consistent with municipal and national planning frameworks.

SECTION C: Development Proposal

1. Consent Use for a Liquor Outlet

- Erf 1202, Alexandria, zoned Business 1 purposes, permitting mixed-use development on the site.
- The application for Consent use for a Liquor Outlet will enable the inclusion of a liquor store (+- 97m²) within the existing development.
- The proposed development will be an addition to the development that will comprise the following:
 - An architecturally designed business building market as a Proposed Liquor Store 02 on the architectural drawings along the southern boundary of Voortrekker Street that forms part of the existing development on the site 1015m², will consist of:
 - ✓ Liquor Shop (Retail Area)
 - ✓ Walk in Cold-room
 - ✓ Entrance will exist from Voortrekker Street.

See Annexure 8 – Site Development Plan / Building Plan

SECTION D: Planning Information

1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

1.1 SPLUMA (2013)

The principle of spatial justice:

Criteria:

Section 7 (a) deals with past spatial and other development imbalances that must be readdressed through improved access to and use of land.

- The location of this property and the type of land use envisaged cannot directly contribute to spatial form. These matters are best addressed through Spatial Development Frameworks, Integrated Land Use Schemes, and other management systems.
- The property's Business 1 zoning enables fair access to economic opportunities in Alexandria. The outlet creates inclusive business opportunities in a small-town economy.

The principle of spatial sustainability:

Criteria:

Section 7 (b) deals with:

- (a) Avoid urban sprawl and promote compact, efficient settlements.
 - (b) Use land, resources, and infrastructure responsibly and cost-effectively.
 - (c) Protect agricultural land, the environment, and natural resources.
 - (d) Support economic growth and job creation.
 - (e) Promote social equity and redress past spatial imbalances.
- The development proposal is fully Ndlambe SDF compliant. The proposal does not intend to change the existing land use on the subject property or contradict the proposals of the Spatial Development Framework.

- Erf 1202 is serviced, centrally located, and situated along the R72 corridor, minimizing infrastructure costs and promoting efficient land use.
-

The principles of efficiency:

Criteria:

Section 7 (c) deals with:

- (a) It requires land development to make optimal use of existing resources and infrastructure, minimize costs to the municipality and public, streamline processes, and avoid wasteful duplication.
 - (b) ensuring development is economically, environmentally, and administratively efficient.
 - The proposal will promote the optimal utilization of the subject property and existing infrastructure, as well as formalize the existing development footprint and development parameters.
 - At 1,015 m², the erf is large enough to accommodate the proposed use with efficient site planning (building footprint, parking, and landscaping).
-

The principles of spatial resilience:

Criteria:

Section 7 (d) deals with:

Flexibility of spatial plans, policies, and land use management systems to ensure sustainable livelihoods in communities that are most likely to suffer from environmental and economic shocks.

- The development is in accordance with the Municipal policies and land use management.
 - The outlet diversifies Alexandria's economy, reducing reliance on limited retail facilities.
-

The principles of good administration:

Criteria:

Section 7 (e) refers to:

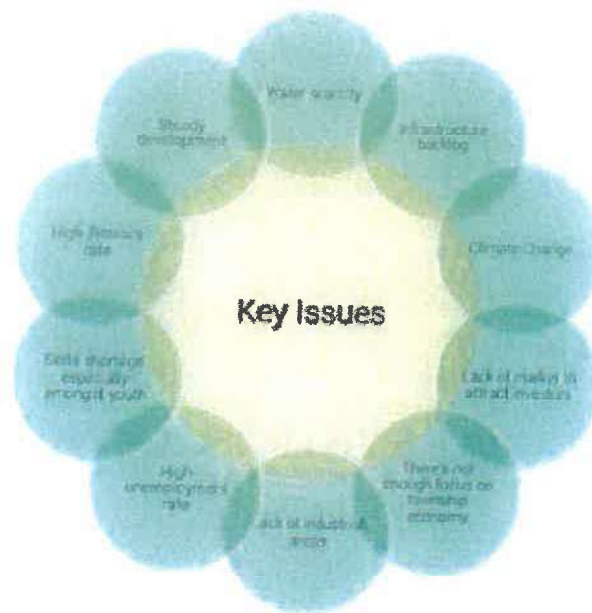
- (a) The promotion of administrative actions, procedures, and consultative planning practices for all the relevant role players.
- The proposal development meets the Spatial Planning and Land Use Management Act as demonstrated in the report.
 - The public will be allowed to participate, and all affected parties will be notified as per the requirements of SPLUMA.
 - The 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.
-

2. Ndlambe Municipality Spatial Development Framework (SDF) (2023)

The Spatial Development Framework for Ndlambe Municipality (2023) guides land use and development and ensures that future public or private development is implemented in line with the vision and development objectives and strategies of the municipality as set out in the IDP. It therefore acts as a planning and land use management tool to assist the Local Authority in making informed decisions on a day-to-day basis and on strategic issues regarding the land use options, timing, and phasing of development in the area.

Key Issues:

The following key issues were identified for the Ndlambe Local Municipality:



The Ndlambe Municipality Spatial Development Framework can be regarded as a spatial representation of the municipality's Integrated Development Plan. It shows the areas of desired aims, and the SDF acts as a guide for future development to ensure that it maximizes co-ordination of planned activities within its area of jurisdiction.

The vision of the Ndlambe Municipality is as follows:

"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."

Spatial Objective:

In order to achieve the future vision, the following overall objectives have been formulated -applicable to this application.

- Stimulate development and growth where there is proven demand.
- To ensure sustainable use of environmental resources, their enhancement, and replenishment.
- Capitalise on the valuable role of environmental resources.
- Stimulate development and growth where there is proven demand.
- Create new social and economic opportunities and improve access to the existing ones.
- Create employment opportunities.
- Creating a healthy, safe living and working environment.
- Provision of services and bulk infrastructure for the purpose of appropriate land development and expansion.
- To pursue a more compact and viable urban form, thereby facilitating medium to higher densities by means of infill development and densification where possible.

Development Strategies:

The following spatial planning principles are critically important for Ndlambe Local Municipality.

- Planning for densification, infill, and careful expansion of existing settlements on productive agricultural resources.

Spatial Planning Principles:

The following spatial planning principles are of critical importance for the Ndlambe Local Municipality:

- Ensuring a sustainable and functional environment
- Access to and affordable public transportation and accessible linkages between settlements.
- Thriving economy, which is well-positioned within the province and within the country.
- Smart City and information technology.
- Effective Governance.

Spatial Structuring Elements:

There needs to be certain structuring elements to guide development and spatial planning. The key objective of the structuring elements is as follows:

- Contain urban sprawl.
- Promote urban and social integration.
- Promote higher densities.
- Create quality urban environments.
- Promote pedestrian-friendly environments.
- Create a sense of place
- Enhancement of investment opportunities.
- Simplifying decision-making concerning development applications.

The following elements guide spatial development and decision-making in the Local Municipality.

- Transforming Human Settlements.
- Nodes
- Corridors
- Urban Edge
- Service Edge
- Transition Zone.

The function of a Local Centre and associated land uses:

- Municipal scale Administrative Centre
- Local-scale Service Center for commercial and social goods and services.
- Residential and Business development covering a limited range of economic bands.
- Potential for value adding in agro-industrial and business processes.

Consistency with the Ndlambe SDF:

- Erf 1202, Alexandria, is situated within an existing business area.
- The proposed development will support the densification of the existing built-up area.
- The consent use for the proposed development footprint will not have a negative impact on the property or the surrounding communities.
- Therefore, the application is not considered to be in conflict with the Ndlambe SDF.

It is clear from the above that the development on the subject property supports and promotes the development strategies, principles of the existing planning vision, and proposals applicable to the area.

3. Ndlambe Municipality Integrated Land Use Scheme (2019)

- Land use and land use parameters applicable to the subject site are managed through the Ndlambe Municipality Integrated Land Use Scheme (2019). Erf 1202, Alexandria is currently zoned for Business 1 purposes. The zoning certificate is attached as annexure 6.
- The application is to permit a Liquor Outlet within the existing development footprint.

Zoning	Business 1
Primary Land Users	<ul style="list-style-type: none"> • General Business • General Residential Building
Consent Use	Liquor Outlet
Street Building Lines	0 meters
Lateral Building Lines	0 meters
Rear Building Line	0 meters
Height	11 meters
Coverage	100%
Floor Factor	3
Parking	2 Parking Bays/ 100m ² floor space

- The development parameters and future land use management on the property can be managed through the provisions and guidelines as contained in the relevant Land Use Scheme.

SECTION E: Desirability

1. DESIRABILITY AND POTENTIAL OF THE PROPERTY

- **Economic Contribution:** The establishment of a liquor outlet on Erf 1202 will contribute to Alexandria's local economy by creating permanent and temporary employment opportunities, supporting local supply chains, and contributing to municipal rates and licensing revenue.
- **Formalisation of Trade:** Erf 1202's Business 1 zoning allows for a range of retail activities. A liquor outlet in this location ensures that liquor trade occurs in a formal, regulated environment, reducing unlicensed or informal sales within the community.
- **Accessibility and Location Advantage:** Situated directly along the R72 regional corridor, the property benefits from high levels of visibility and accessibility for both local residents and travelers passing through Alexandria. This enhances the commercial viability of the proposed outlet and supports the principle of clustering business activities along key transport routes.
- **Potential of the Property:** With an erf size of 1,015 m², Erf 1202 has sufficient capacity for the proposed outlet, including the provision of parking, loading, and safe customer circulation. Its Business 1 zoning provides flexibility for potential future mixed-use development, such as additional retail, service, or hospitality activities. The proposed liquor outlet, therefore, represents an appropriate first step in realising the full development potential of the property.
- **Community Integration:** The property's proximity to Alexandria High School and the Dutch Reformed Church requires sensitivity. The desirability of the outlet will be reinforced through mitigation measures such as restricted trading hours, controlled signage, and community consultation to ensure compatibility with surrounding land uses.
- **Alignment with Policy:** The proposal supports the Ndlambe SDF (2023) vision of strengthening commercial activity along the R72, and the Ndlambe IDP (2025/2026) objectives of economic growth, infrastructure efficiency, and safe, regulated communities.

2. . COMPATIBILITY WITH SURROUNDING LAND USES

The property is located in a mixed-use environment, with educational, religious, and residential activities nearby. The proposed liquor outlet on Erf 1202 is compatible with surrounding land uses for the following reasons:

- There is an existing liquor outlet in the vicinity, specifically at Spar Tops (See Fig.1), which was previously approved by the municipality despite being in proximity to Alexandria High School and the Dutch Reformed Church. This establishes a precedent for liquor outlets in the area, demonstrating municipal acceptance of this type of land use under controlled conditions.
- Through mitigation measures such as restricted trading hours, signage control, and compliance with Eastern Cape Liquor Board regulations, the proposed outlet can operate responsibly without negatively impacting the school, church, or surrounding community.
- The property's Business 1 zoning and strategic location along the R72 corridor further ensure that the liquor outlet aligns with the municipality's land use objectives and clustering of commercial activity along main routes.

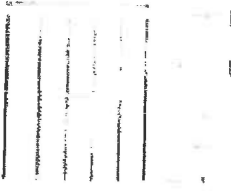


Fig.1(Ref: Google Earth).

3. Building Plan Approval History

Building plans were approved on the 24th of October 2024, with Building Plan no: 2024/10/434, see below (fig 2,3, and 4). Attached is the approved plans is attached as Annexure 7. During construction, some changes were made that are not in line with the approved building plans. Archiform Architects is currently in the process of resolving the submission of amended plans to the Ndlambe Municipality for approval.

Fig. 2



Issues:

During construction, the property owner of Erf 1202, Alexandria, encroached onto the properties adjacent, known as Erf 1200 and Erf 1203, by means of casting portions of concrete slabs encroaching into the adjacent properties, as per Fig.5. Attached is the Land Surveyor's report as annexure 9.

We are currently in the process of obtaining consent from the adjacent property owners. The adjacent property owners requested that the property owner of Erf 1202 adhere to their demands before signing the required consent documents.

Once the consent documents are signed, we will submit the building plans for approval and arrange for a site inspection with the Ndlambe Municipality to obtain an occupation certificate.

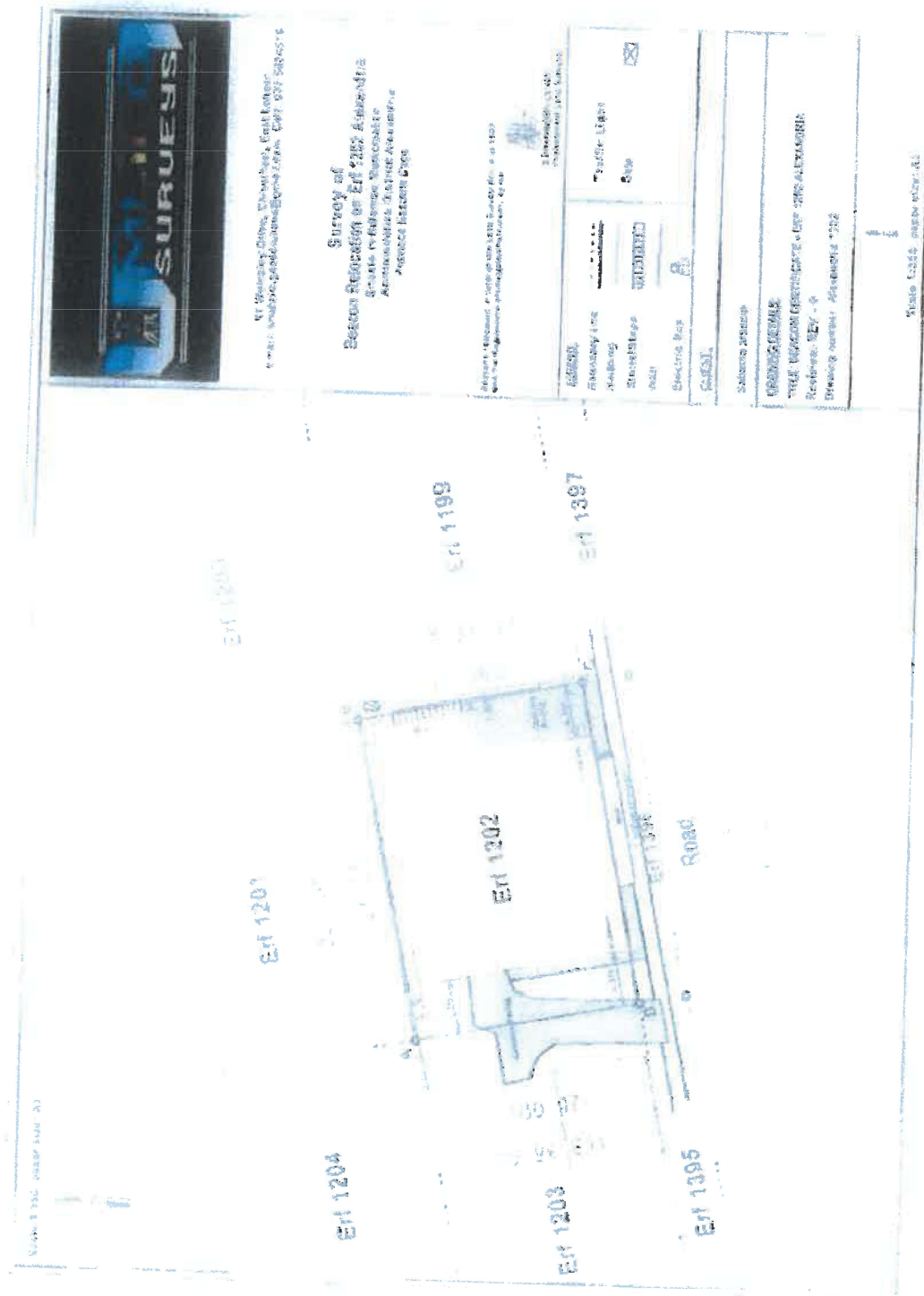


Fig. 5

4. Amended Building Plan and Site Development Plan

The amended building plans below are a true reflection of what was measured by our office and are to be submitted for approval once the consent documents are signed as mentioned above. We indicated the changes on the building plans that is attached as Annexure 8.

5. Engineering Services

- The property is fully serviced, with Sewer, water, and electricity connections, and is fully dependent on the Ndlambe Municipality Engineering Services.
- The existing infrastructure is adequate, and there is no need for additional services capacity.

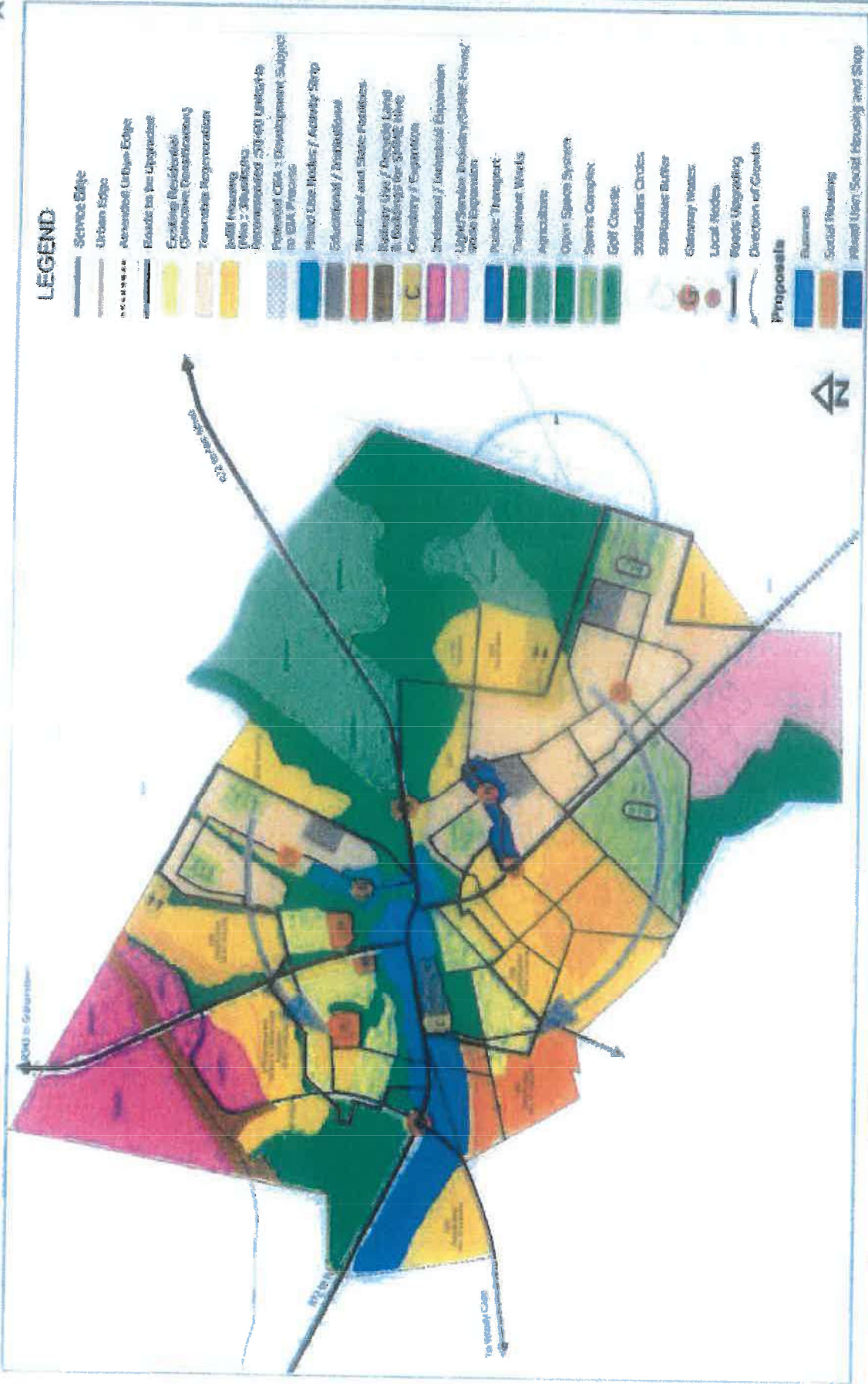
6. CONCLUSION

The proposed liquor outlet on Erf 1202, Alexandria, measuring 1,015 m² and zoned Business 1, is fully consistent with SPLUMA, the Ndlambe Municipality Land Use Scheme (2016), the Ndlambe SDF (2023), and the Ndlambe IDP (2025/2026).

The erf's strategic location on the R72, coupled with its zoning and erf size, makes it highly suitable for commercial use. While its proximity to a school and church requires sensitivity, mitigation measures and compliance with the Eastern Cape Liquor Board regulations will ensure that the development is both desirable and compatible.

The application is therefore recommended for approval

NOLAMBE LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK



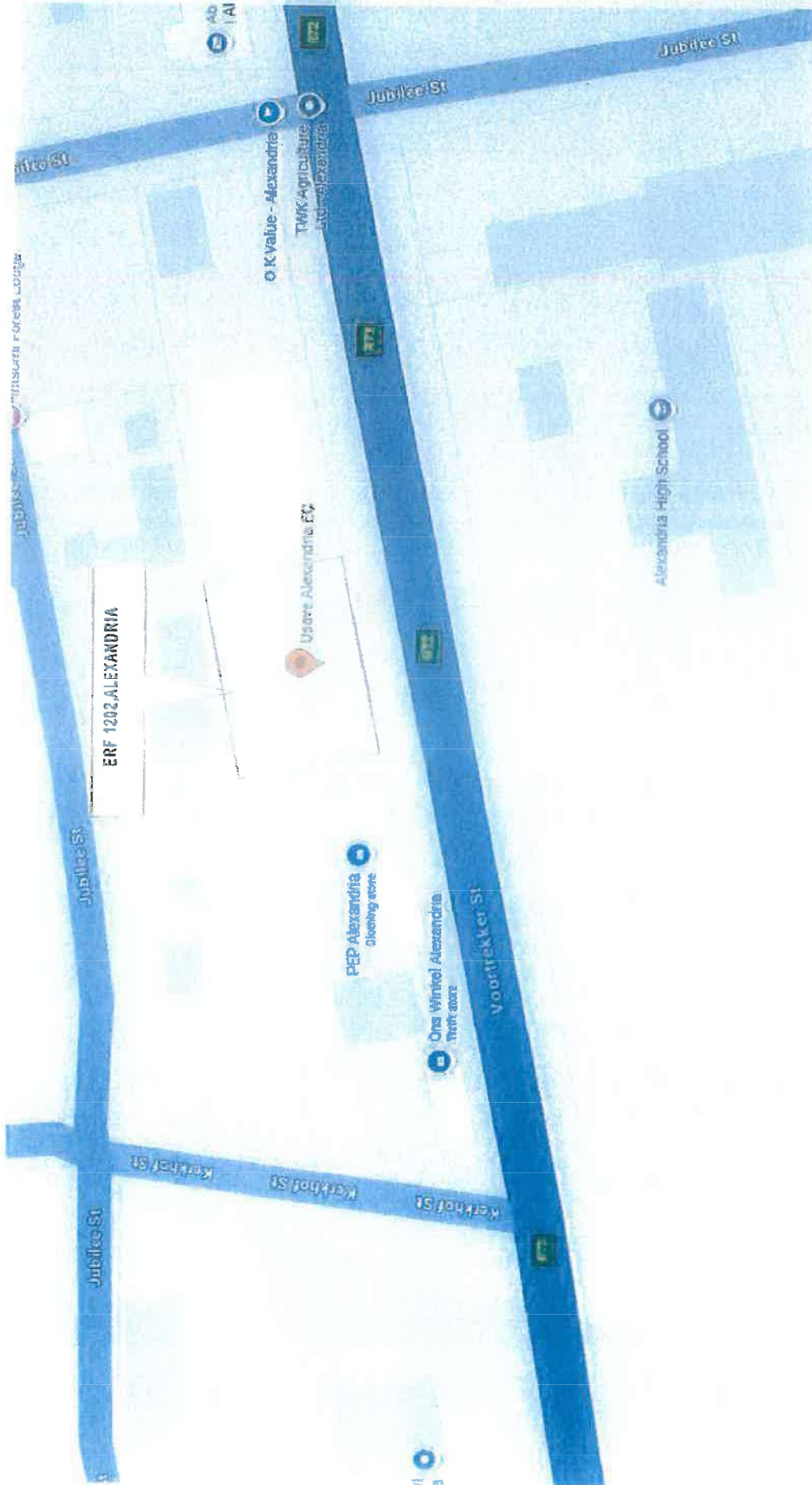
LEGEND

- Service Gate
- Urban Edge
- Reverend Urban Edge
- Roads to be Upgraded
- Existing Residential (Conservation/Designation)
- Transferable Regeneration
- Self Financing (Pins - Structures)
- Recommended / 50-60 Units/ha
- Potential CDE - (Development) Subject to EIA Process
- Mixed Use Nodes / Activity Strip
- Educational / Institutional
- Commercial and State Residences
- Residential Use / Density Level 3: Buildings for Single, MNC
- Community / Expansions
- Industrial / Industrial Expansion
- Light Services, Medium Density Mixed Use, Office Expansion
- Basic Transport
- Development Works
- Apparel
- Open Space System
- Sports Complex
- Golf Course
- Sporting Clubs
- Scenic Buffer
- Gateway Nodes
- Local Nodes
- Roads Upgrading
- Direction of Growth
- Proposals
 - Business
 - Social Housing
 - Mixed Use, Social Housing and Shop

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LOCALITY ERF 1202, ALEXANDRIA



ARCHIFORM ARCHITECTS

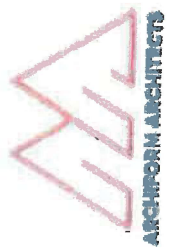
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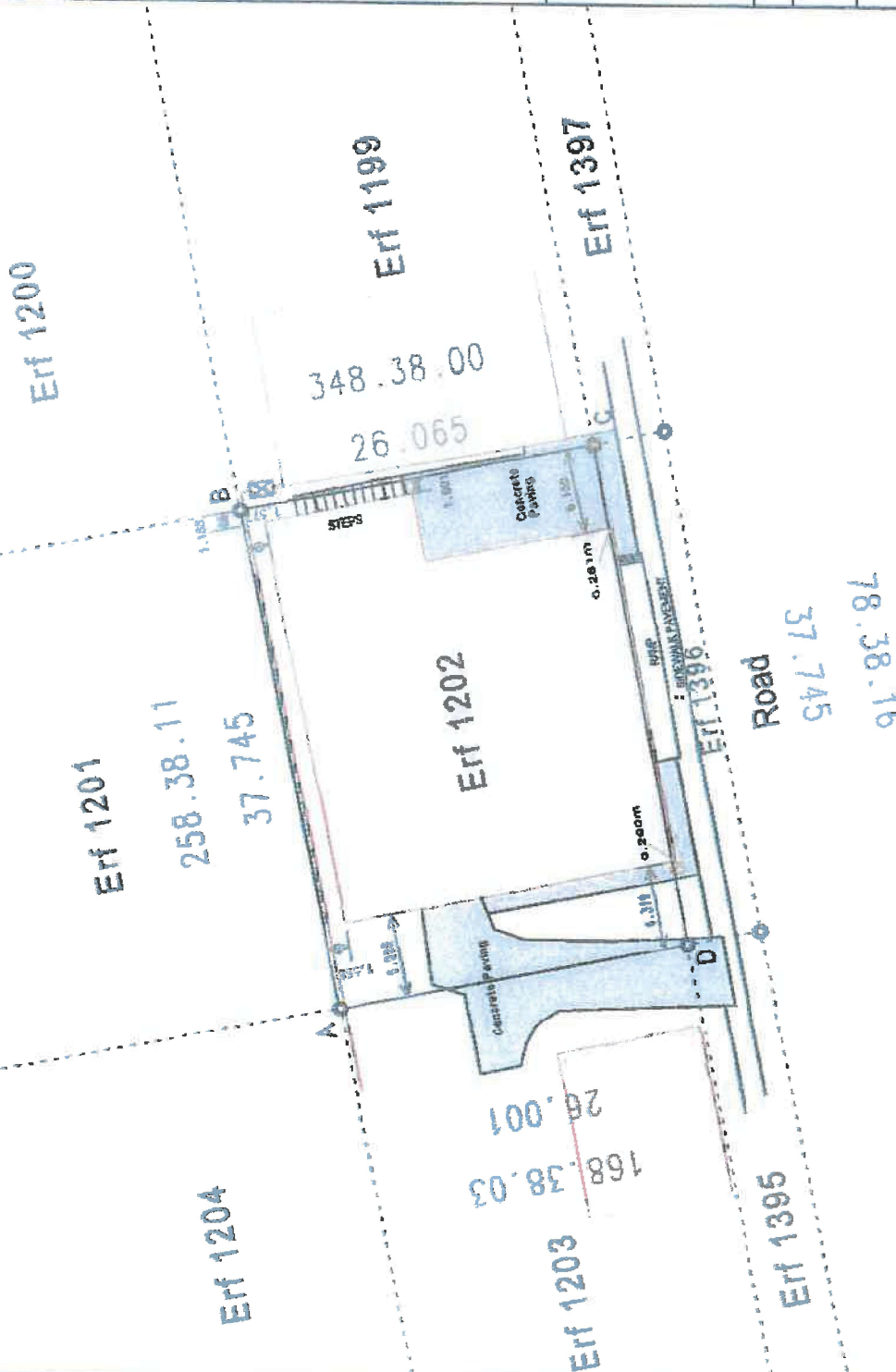
AERIAL VIEW ERF 1202, ALEXANDRIA



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Scale 1:350 paper size: A3



11 Wembley Drive, Chislehurst, East London
Email: khulosa.geosolutions@gmail.com Cell: 075 5674519

Survey of Beacon Relocation on Erf 1202 Alexandria

Situate in Mamelome Municipality
Administrative District Alexandria
Province Eastern Cape

Beacons relocated in terms of the Land Survey Act, 8 of 1997
and the Regulations promulgated hereunder, by me.

[Signature]
S Mhembu/CP 151447
Professional Land Surveyor

LEGEND:	Boundary line	Traffic Light
Building	Gate	<input checked="" type="checkbox"/>
Stairs/Steps	Electric Box	
Wall	CLIENT:	
	Sabiatha Mbedle	
DRAWING DETAILS:		
TITLE: BEACON CERTIFICATE - ERF 1202 ALEXANDRIA		
Revision: REV - 0		
Drawing number: Alexandria 1202		

Scale 1:350 paper size: A3



MLILO SURVEYS (PTY) LTD.

11 Wembley Drive, Chiselhurst, East London Calls/WhatsApp: 0735674519 Email: khuluse.geosolutions@gmail.com

BEACONS AND HEIGHT CERTIFICATE

RELOCATION OF BEACONS ON ERF 1202 ALEXANDRIA

SITUATE IN NDLAMBE MUNICIPALITY

ADMINISTRATIVE DISTRICT ALEXANDRIA

EASTERN CAPE PROVINCE

Date: 05 APRIL 2025

Notes (see attached plan)

1. The purple shaded area is a minor encroachment into Erf 1396 Alexandria, details as shown in the plan.

Boundary beacons shown to:

1. Mr Sabatha Mbedle

Signature:

Responsibility:

Dimensions and Coordinates

Sides	Distance (m)	Direction	Name	Y-Coordinate	X-Coordinate	Description
A - B	37.75	258.38.10	A	54958.86	3725394.17	
B - C	26.07	348.38.00	B	54921.855	3725386.73	
C - D	37.75	78.38.20	C	54916.72	3725412.29	
D - A	26.00	168.38.00	D	54953.74	3725419.66	

Beacons relocated in terms of the Land Survey Act, 8 of 1997 and the Regulations promulgated hereunder, by me.

S Mthembu (GPr LS 1447)

Professional Land Surveyor

HEIGHT PLAN - ERF 1202 ALEXANDRIA



11 Wembley Drive, Chislehurst, East London
 Email: khuluse.geosolutions@gmail.com Cell: 073 6674519

**Survey of
 Beacon Relocation on Erf 1202 Alexandria**
 Situate in Melambe Municipality
 Administrative District Alexandria
 Province Eastern Cape

Beacons relocated in terms of the Land Survey Act, 8 of 1997
 and the Regulations promulgated hereunder, by me.

[Signature]
 S. Mphahlele/097 1514437
 Professional Land Surveyor

LEGEND:

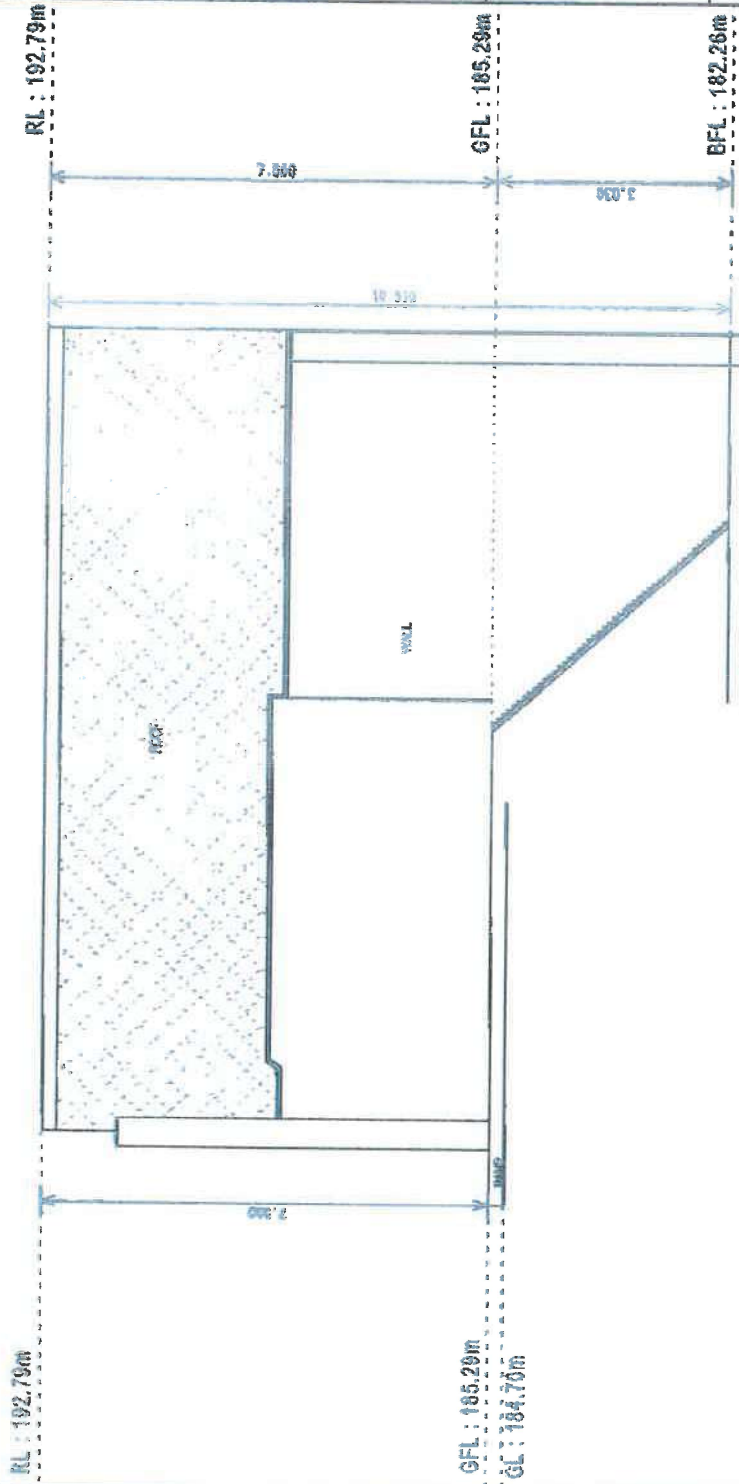
- RL Roof Level
- GFL Ground Floor Level
- BFL Basement Floor Level
- GL Ground Level

CLIENT:

Sabetha Mbedle

DRAWING DETAILS:

TITLE: HEIGHT CERTIFICATE - ERF 1202 ALEXANDRIA
 Revision: REV - 0
 Drawing number: Alexandria 1202



Consent Letter for Encroachment

Owner of Erf 1203
Alexandria, Eastern Cape

To:
The Land Planning Management Department
Ndlambe Municipality of Alexandria
Eastern Cape

Subject: Consent for Encroachment – Erf 1202 onto Erf 1203, Alexandria

Dear Sir/Madam,

We, the registered property owners of Erf 1203, Alexandria, hereby confirm that we have no objection to the encroachment by the adjoining property, Erf 1202, Alexandria.

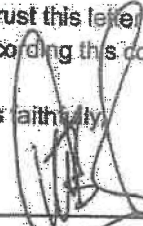
The encroachment relates specifically to a concrete ground slab which extends and has been cast onto a portion of Erf 1203. We confirm that we have reviewed this matter with the property owner of Erf 1202 and that our concerns have been addressed to our satisfaction.

Accordingly, we hereby provide our formal written consent to the encroachment and confirm that we do not object to it. We further confirm that our request in this regard has been met by the owner of Erf 1202, and we are satisfied with the outcome.

This consent is granted on the understanding that the current we remain the full and lawful owner of Erf 1203 in all respects. This consent does not create any servitude or ownership in favour of the owner of Erf 1202. We reserve the right to withdraw this consent or require removal of the encroachment at any time, should we deem it fit.

We trust this letter will assist the Municipality's Land Planning Management Department in recording this consent as part of its official processes.

Yours faithfully,



Registered Owner – Erf 1203, Alexandria



Signature of Richard Clark

Trustee of the Clark Family Trust



Consent Letter for Encroachment

Owner of Erf 1199

Alexandria, Eastern Cape

To:

The Land Planning Management Department

Ndlambe Municipality of Alexandria

Eastern Cape

Subject: Consent for Encroachment – onto Erf 1199, Alexandria

Dear Sir/Madam,

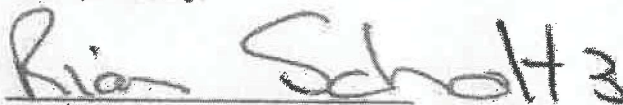
We, the registered property owners of Erf 1199, Alexandria, hereby confirm that we have no objection to the encroachment by the adjoining property, Erf 1199, Alexandria.

The encroachment relates specifically to a concrete ground slab which extends and has been cast onto a portion of Erf 1199. We confirm that we have reviewed this matter with the property owner of Erf 1202 and that our concerns have been addressed to our satisfaction.

Accordingly, we hereby provide our formal written consent to the encroachment and confirm that we do not object to it. We further confirm that our request in this regard has been met by the owner of Erf 1202, and we are satisfied with the outcome.

We trust this letter will assist the Municipality's Land Planning Management Department in recording this consent as part of its official processes.

Yours faithfully,



Full Name of Owner

Registered Owner – Erf 1199, Alexandria


Signature of Property Owner

Registered Owner – Erf 1199, Alexandria

