

GOLF WEEKLY

ROYAL PORT ALFRED GOLF CLUB MEN

Wednesday May 27

Sponsor: Build-It

Competition: Betterball medal

Number of players: 74

Results: First: Warren Solz & Terry Counihan — 61

Second: Jason Sharrock & Connor Timm — 62

Third: Brink Rautenbach & Len Bohnen — 62

Best gross: Mark Janse van Rensburg — 74

Best nett: Pete Andrew — 68

Nearest the pins: Sixthth: Sponsor Fishaways/

Debonairs: Mark Janse van Rensburg

Eighth: Sponsor Efficient Insure: Berny Loggenberg

11th: Sponsor Bram's @ The 19th: Ockie Pieterse

13th: Sponsor The Firm: Tommy Webster

The Firmest drive 18th: Sponsor The Firm: Connor

Timm

Remax Kowie nearest for two on the first: Kevin

Maree

Two clubs: Sixth: Mark Janse van Rensburg, Pete

Andrew & Leon Nell

Eighth: Neil McCune, Roly Clayton, Llewellyn James

& Nick Fox

13th: Dave Painting & Tommy Webster

Saturday May 30

Sponsor: Kowie Toyota

Competition: Betterball stableford

Number of players: 80

Results: First: Dave Painting & Ashley Palm — 43

Second: Ian Patterson & Angus Coetzee — 43

Third: Andries Small & Brett Herselman — 42

Best gross: Dave Painting — 74

Best nett: Ashley Palm & Rob Dowding — 70

Nearest the pins: Sixth:

Sponsor Mooifontein Quarry: Greg Reed

8th: Sponsor Juan Pretorius Architecture: Andrew

Clarke

11th: Sponsor Bram's @ The 19th: Mark Janse van

Rensburg

13th: Sponsor Fishaways/Debonairs: Angus Coetzee

The Firmest Drive 14th Blue/White: Sponsor — The

Firm: Garry Bull

Bram's @ The 19th nearest for two on the first: Leon

Nell

Two clubs: Sixth: Roger Coates & Ian Moncur

Eighth: Justin Bekker, Shannen Kethro, Andrew

Clarke & Nick Fox

11th: Mark Janse van Rensburg

RPAGC WOMEN

May 26

Sponsor: Brams @ The 19th

Competition: Betterball stableford

Trophy: Ruth Kelly Cup

Number of players: 32

Trophy winners: Yvonne Hill & Debra Harris

Results: First: Yvonne Hill & Debra Harris — 41

Second: Lindy Krige & Kim Gardner — 39

Third: Shelley Stretton & Michele Guest — 38

Two clubs: Eighth: Pogs Smith

11th: Jenny Ralph

Longest drive: Hole 18

0-18 playing handicaps: Jenny Dukas

19-40 playing handicaps: Barbra Clarkson

Nearest the pins:

Sixth: Sponsored by Royal St Andrews — Shelley

Stretton

Eighth: Sponsored by Hoelson Sisters — Sally

Greasley

11th: Sponsored by Ladies Section — Jenny Ralph

13th: Sponsored by Carrera Jar — Veryl Stofberg

Chicken winner: Trish Barwick

PORT ALFRED MIXED RESULTS

May 30

Number of players: Ladies — 3; Men — 4

Results: First: Ryan Coutts, Owen Putzier, Garry Bull

& Jane Spriggs — 78

Second: Guy Cash, Helen Tester & Heather van

Harmelen — 61

Best Nett: Ryan Coutts - 74

May 25

Number of players: 16

Winners: John Dell, Tom Tagg, Ian Knight & John

Arnold

Moosehead: Nick van der Merwe, Peter Rinaldi, Pat

O'Kelly & Ram Piers

Good scores — 49: John Dell

May 28

12 Players

Winners — 46: Tom Tagg, Brian Robinson, John

Arnold & Eugene Erasmus

Moosehead — 46: Peter Rinaldi, Trevor Stotter, Rick

Hill & Tom Vrabel

KENTON GOLF BROTHERHOOD (KGB)

Tuesday May 26

A clear sunny sky, warm temperature and light westerly wind were all the 37 players, that were drawn in three three-balls and eight four-balls to contest an alliance stableford two-scores-to-count, had to contend with other than themselves and the golf course. The draw master ensured additional focus as he added bonus points for a "Portuguese", three or more players in a covey on the same hole getting three points or better, a three-ball earning three bonus points and a four-ball one bonus point for this achievement. The normal KGB bonus point for "sandy", a par from a bunker was in play.

Berny Loggenberg, Andries Pienaar, Mike Jarvis and Craig Harebottle, seemingly without shame about being in the winners' box once more, posted a winning 88 points. John Abbot, Philip van der Byl, Michael Collins and Mike Stadler were second with 84 points.

The last covey home, both literally and figuratively, comprising Roland Le Sueur, Colin Tucker, Bruce Carlyon and John Dell were able to protest about worsening playing conditions leading to the Hamer & Sukkel ownership via their 77 point return.

No birdies on par threes were recorded and the two-club pool carried over.

Peter Longhurst and Rick Hill both shot individual 70 netts; Len Bohnen shot an individual 69 nett; as player of the day was Peter Reed coming home with an individual 68 nett and an individual 79 gross.

Friday May 29

Almost a repeat of the KGB golfing conditions the previous Tuesday with sunny skies, warm temperatures and a light westerly wind. The draw saw 36 players enter and allow the draw master to decide that an alliance stableford two-scores-to-count on the par-threes and fours and three-scores-to-count on the par-fives would be a suitable test.

On reflection, he decided to add to the difficulty of scoring by including bonus points for a "Portuguese", three or more players on the same hole getting three points or better, as well as the normal "sandy", a par from a bunker.

Don Thomson, Yvonne Hill, Rick Hill and Eugene Erasmus saw no hurdles in the format as they cruised to victory with 99 points.

Also acquitting themselves well, Bruce Carlyon, Craig Harebottle, Hein Barnard and Quentin Hogg were runners up in second place with 94 points.

It seems that karma may have struck the covey that included the drawmaster as Andy Stemberge, Matt Chadwick, Mike Krige and James Lobban raced home with a rather mediocre 75 points to secure the Hamer & Sukkel.

No birdies on par-threes were recorded and the two-club pool carried over once more.

Scoring was not easy, as the course still played long and no individual performances of merit were recorded.



WINNERS: Mike Beaumont (13 hoops) and Rob Taylor (10 hoops) with their vouchers.
Picture: SUPPLIED

CROQUET CORNER

Another great weather week for croquet.

On a dewy, crisp Wednesday morning at our beginners training, eight prospective members were in attendance, learning the basics of golf croquet.

In Wednesday's afternoon play, a full field of regulars took advantage of the beautiful sunny warm weather and enjoyed at least three games of fun croquet.

Friday's singles had a slow start but by 3pm, 12 eager players were out on the lawns taking advantage of the great playing conditions.

On a beautiful windless Saturday afternoon, 24 enthusiastic participants took to the greens to participate in our tabs-in competition.

After three games and three wins, Mike Beaumont (13 hoops) and Rob Taylor (10 hoops) walked off with the sponsored vouchers.

Thanks to Motto Cafe and The Dock.

Get in touch with Trevor on 082-202-2541.



BIKES & E-BIKES SALES & SERVICE
QUALIFIED TECHNICIAN

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

ELECTRICIAN

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Devon Nicholson: 084 058 2222

ESTATE AGENTS

RE/MAX Kowie
Tel: 046 624 1110

FINANCE AND TAX

Roelof Siegers CA(SA)
Cell: 082 772 6713

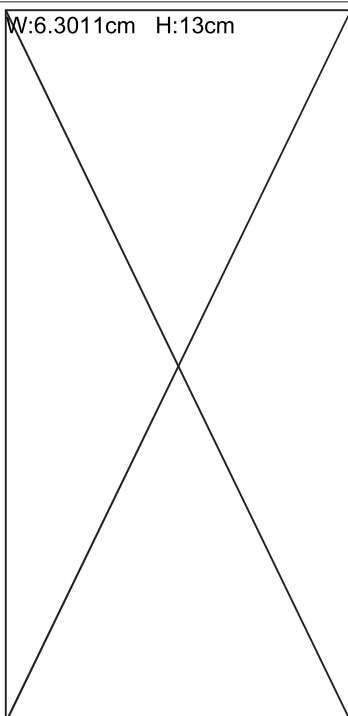
GAS SUPPLIES & SERVICES

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

Gas Wize
Cell: 084 504 0761

TYRES

Supa Quick
Tel: 082 455 9071



IN THE ESTATE OF THE LATE GEOFFREY WILLIAM BROOM Identity No. 330420 5184 081 who was a widower and died on the 11th June 2025 and resident at Damant Lodge, Port Alfred

ESTATE NUMBER 2733/2025

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, Port Alfred for a period of twenty-one days from the 5th June 2026

DATED at PORT ALFRED on this 25th Day of May 2026

GJ MARAIS
Agent for the Executor
Neave Stötter Inc
25 Van Der Riet Street
PORT ALFRED
Ref: pk/112142



NDLAMBE MUNICIPALITY

PORT ALFRED

APPLICATION FOR CONSENT USE FOR A GENERAL BUSINESS, WAREHOUSE AND DEPARTURE TO RELAX REAR, STREET AND LATERAL BUILDING LINES, ON ERF 3216, PORT ALFRED.

<u>Applicant:</u>	MIRINDA DE BEER TOWN AND REGIONAL PLANNERS
<u>Owner:</u>	WOODLAND CREATIONS PROPRIETARY LIMITED
<u>Property Description:</u>	ERF 3216, PORT ALFRED
<u>Physical Address:</u>	35 NORTH STREET, PORT ALFRED, 6170

Detailed description of proposal:
The matter for consideration is an Application for Consent Use for A General Business, Warehouse and Departure to Relax Rear, Street and Lateral Building Lines on Erf 3216, 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 above mentioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway Road, and Port Alfred Municipal Office. The application can also be viewed on the Ndlambe Municipal website: www.ndlambe.gov.za under Services > Town Planning Portal > Public Participation or through the following link: www.ndlambe.gov.za/services/town-planning-portal/. Any written comments may be addressed in terms of Section 98 of the said By-law to The MUNICIPAL MANAGER, Causeway Road, 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: 119/2026

ADV. ROLLY DUMEZWENI
04 June 2026 **MUNICIPAL MANAGER**

NDLAMBE MUNICIPALITY



LAND USE APPLICATION FORM

PART A: TYPE(S) OF APPLICATION

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
	Rezoning	R
	Consolidation	R
	Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land	R
	Departure Application: Permanent or Temporary Departure (for Land Use Change)	R
X	Departure Relaxation Building Line	R 5 110.89
	Departure for Relaxation of Development Parameters (Height and/or Coverage)	R
X	Consent use in terms of the Land Use Scheme	R8 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 13 694,63

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: MdB

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

3.3.1. Details in respect of the application

- A Locality sketch 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);

- 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)	Mirinda
Surname	de Beer
Company name (If applicable)	Mirinda de Beer Town & Regional Planners
Street or Postal Address	117 Cape Road Mill Park Port Elizabeth
Email Address	mirinda@mdbtownplanner.co.za
Contact Number	082 896 2686
PART C.2: REGISTERED LANDOWNER(S) DETAILS (If different from applicant)	
Registered owner(s) Name	Woodland Creations Pty (Ltd)
Street or Postal Address	35 North Street Port Alfred
E-mail Address	
Contact Number	Not available

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed				
Erf No	3216	Suburb/Town/Area	Port Alfred	
Farm No	N/A	Portion (if applicable)	N/A	
Physical or Street Address	35 North Street, Port Alfred			
Current Zoning	Industrial Zone 1			
Proposed Zoning	Industrial Zone 1			
Additional Rights or Consent Uses Approved	General Business and Warehouse			
Current activities	Light industries, storage units and two businesses			
Are any departures applicable to the land unit?	Yes			
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	Two industrial buildings, two businesses and storage units			
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	2 457m ²			
Title Deed Number	[REDACTED]			
Any additional/relevant information in regard to the property	N/A			
Any restrictions to Conveyance's Certificate?	☒	☒	If yes, list condition(s) in motivation report.	
Are the restrictive conditions in favour of a third party?	☒	☒	If yes, list the party(ies) in motivation report.	
Is the property owned by Council?	☒	☒	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)	☒	☒	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?	☒	☒	Is the building older than 60 years?	☒
Does the property fall inside the urban edge in terms of the SDF?	☒	☒	Does the property fall within the service edge in terms of SDF?	☒
Is the property encumbered with a bond	☒	☒	If yes, is bond/mortgage holders consent attached	☒
Any existing unauthorized buildings and/or land use on the subject property(ies)?	☒	☒	If yes, is this application to legalise the building / land use?	☒
NOTE: A contravention penalty may be imposed.				
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	☒	☒	Are there any land claim(s) registered on the subject property(ies)?	☒

PART E: DETAILS OF THE APPLICATION

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

The subject site is located in the industrial area of Port Alfred, situated between Albany Road (R72) in the south and Bathurst Street (R67) in the west, at 35 North Street. Various light industries, storage units and limited businesses are operating from the site. Due to ongoing business growth and increased demand for storage units, additional manufacturing space and storage units have become necessary. To accommodate this need, shipping containers have been converted for storage and placed in various areas on the site. The proposed expansion of certain industrial uses, together with some of these container units and an existing covered deck, results in encroachments into the prescribed building lines. The development on the property comprises of the following components:

- Lights industries: 937m²
- Storage units: ±130m²
- Businesses: ±161m²

2. Does the proposed development involve the entire land unit? **Yes**

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: **N/A**

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

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

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

- i. **Eastern Lateral (side) building line(s) from 3 m to 1.3 m and Western Lateral (side) building line from 3m to 0.7 m; and / or**
- ii. **Rear building line from 3 m to 1 m; and / or**
- iii. **Street building line from 3 m to 0.5 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).....~~

5. RESTRICTING FACTORS

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

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

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

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

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

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

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

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

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

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

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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		The Ndlambe Municipality SDF earmarks the property for Mixed Use purposes.
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	The application is for the departure from the building line requirements.
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 / CONSENT / 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	

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 ADDITIONAL 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: MdB

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

Please indicate if the following Annexures are attached

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

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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)	Mirinda de Beer		
Professional Capacity & Registration Number	Professional Town and Regional Planner A/1037/1998		
Statutory Body	SACPLAN	Are you In Good Standing with the Statutory Body?	Yes
Applicant's Signature		Date	01/04/2026

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

COMPANY RESOLUTION

WOODLAND CREATIONS (PTY) LTD

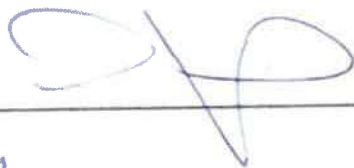
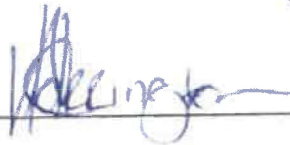
Registration Number: 2016/422075/07

PASSED AT PORT ALFRED ON THIS 17 DAY OF October 2025.

RESOLVED THAT:

1. Michael Harrington [DIRECTOR NAME], in his/her capacity as Director, makes Application in terms of the Spatial Planning & Land Use Management Act (Act 16 of 2013) (SPLUMA) to the authorities for the **DEPARTURE OR ANY OTHER APPLICATION** for **ERF 3216, PORT ALFRED**.
2. **MIRINDA DE BEER TOWN & REGIONAL PLANNERS** of 117 Cape Road, Mill Park, Port Elizabeth, is hereby given Power of Attorney to submit an application for the **DEPARTURE OR ANY OTHER APPLICATION** for **ERF 3216, PORT ALFRED** as may be required on the above mentioned property, in terms of the Spatial Planning & Land Use Management Act (Act 16 of 2013) (SPLUMA) or other applicable legislation. In addition, make any other necessary submissions and presentations in relation to the above-mentioned matter.
3. Michael Harrington [DIRECTOR NAME], in his/her capacity as Director, is hereby authorised to sign any documents which may be deemed necessary to give effect to this resolution.

SIGNATURES:

1. 
2. 
3. _____
4. _____

NAMES:

1. Michael Harrington
2. Linda Harrington
3. _____
4. _____

POWER OF ATTORNEY FOR LAND USE APPLICATIONS

This Power of Attorney is made on this 16th day of October 2025, by:

Principal:

Mr M F Heengye -

ID No.: [REDACTED]

Agent:

Mirinda de Beer Town & Regional Planners

117 Cape Road

Port Elizabeth

6000

ID No.: [REDACTED]

Whereas, the Principal owns certain real estate property known as Erf 3216, Port Alfred (hereinafter referred to as the "Property");

Whereas, the Principal desires to appoint the Agent as an authorized representative with the authority to submit and inquire about land use applications with the relevant municipality or local authority having jurisdiction over the Property.

1. Appointment of Authority

The Principal hereby appoints the Agent to act as the Principal's authority, having the right to both:

- Submit land use applications related to the Property to the Ndlambe Municipality for the Departure of Erf 3216, Port Alfred, in terms of the Ndlambe Municipality SPLUM By-Laws (2016).
- Inquire about, follow up on, and obtain information regarding the status of land use applications submitted for the Properties.

2. Powers Granted

The Agent, in their capacity as an authorized representative, shall have the following powers:

- To prepare and submit any necessary documents and applications for permits, zoning variances, or other land use requests on behalf of the Principal;
- To communicate with municipal officials, department staff, and any other authorities regarding the status or requirements related to land use applications for the Property;
- To make inquiries, provide additional documentation, and respond to requests for information from the municipality related to land use applications for the Property;
- To receive copies of all correspondence or decisions related to the land use applications;
- To take any actions necessary to facilitate or finalize the land use application process.

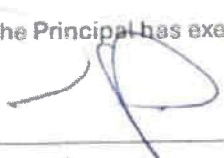


3. Duration

This Power of Attorney shall remain in full force and effect until it is revoked in writing by the Principal. The Principal has the right to revoke this Power of Attorney at any time, provided such revocation is executed in writing and delivered to the Agent and relevant municipal authorities.

5. Execution

IN WITNESS WHEREOF, the Principal has executed this Power of Attorney as of the day and year first written above.

Principal Signature: 

Date: 17 Oct 2025

Agent Signature: 

Date: 20 October 2025

Witness Name: Lynke Herington

Witness Signature: 

Date: 17th Oct 2025



MOTIVATIONAL REPORT

**ERF 3216,
PORT ALFRED**

Application for:

- **Consent Use for a General Business and Warehouse.**
- **Permanent Departure from a 3m street building line to a 0,5m street building line.**
- **Permanent Departure from a 3m rear building line to a 1m rear building line.**
- **Permanent Departure from a 3m eastern lateral building line to a 1,3m eastern lateral building line.**
- **Permanent Departure from a 3m western lateral building line to a 0,7m western lateral building line.**

Compiled by:



Pr. Pln A/1037/1998
BA M(TRP) MSAP

Contact Details:

Email: mirinda@mdbtownplanner.co.za

Cell: 082 896 2686

117 Cape Road, Mill Park

Port Elizabeth, 6001

www.mdbtownplanner.co.za

APRIL 2026

EXECUTIVE SUMMARY

Erf 3216, Port Alfred is located in the industrial area of Port Alfred, situated between Albany Road (R72) in the south and Bathurst Street (R67) in the west, at 35 North Street.

The site is currently developed and actively used by a range of industrial operations, storage units, and limited business activities. Due to the ongoing growth of the existing industries and an increasing demand for storage space, additional facilities are required on the property.

To accommodate this need, shipping containers have been converted for storage and placed in various areas on the site. The proposed expansion of certain industrial uses, together with some of these container units and an existing covered deck, results in encroachments into the prescribed building lines.

This application seeks to regularise the existing land uses, encroachments and obtain approval for future industrial areas, as indicated on the Site Development Plan (SDP).

Summary:

Existing Zoning	Industrial Zone 1
Area	2 457m ²
Title Deed	
Owner	Woodland Creations Pty (Ltd)
Address	35 North Street, Port Alfred
Bond	There is no bond registered on the property
Applications required	Application in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), Ndlambe Municipality Spatial Planning and Land Use Management By-Laws (2016) and the Ndlambe Municipality Integrated Land Use Scheme (2019) for: • Consent Use for a General Business and Warehouse, in terms of Section 74 of the Ndlambe Municipality SPLUMA By-Laws (2016). • Permanent Departure from a 3m street building line to a 0,5m street building line, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016). • Permanent Departure from a 3m rear building line to a 1m rear building line, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016). • Permanent Departure from a 3m eastern lateral building line to a 1,3m eastern lateral building line, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016). • Permanent Departure from a 3m western lateral building line to a 0,7m western lateral building line, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016).

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ANNEXURES

A. MAPS

1. Locality
2. Land Use
3. Existing Zonings
4. Site Development Plan

B. APPLICATION FORM

C. PROPERTY DETAILS

1. Company Resolution
2. Power of Attorney
3. Title Deed
4. Cadastral Diagram

D. CONSENT LETTERS FROM NEIGHBOURS

1. The Applicant

Mirinda de Beer Town and Regional Planners (MDB) is appointed by the owner of Erf 3216, Port Alfred, to prepare and submit an application to the Ndlambe Municipality for the Permanent Departure from the street, rear and lateral building lines and to obtain land use rights for storage units and general businesses.

The **Company Resolution** is attached as **Annexure C.1.** and the **Power of Attorney** is attached as **Annexure C.2.**

2. The Site

► Cadastral information:

The subject property is described as Erf 3216, Port Alfred, situated in the Ndlambe Municipal jurisdiction. The Cadastral Diagram (SG 5909/1976) is attached as **Annexure C.4.**

► Ownership:

Woodland Creations Pty (Ltd)

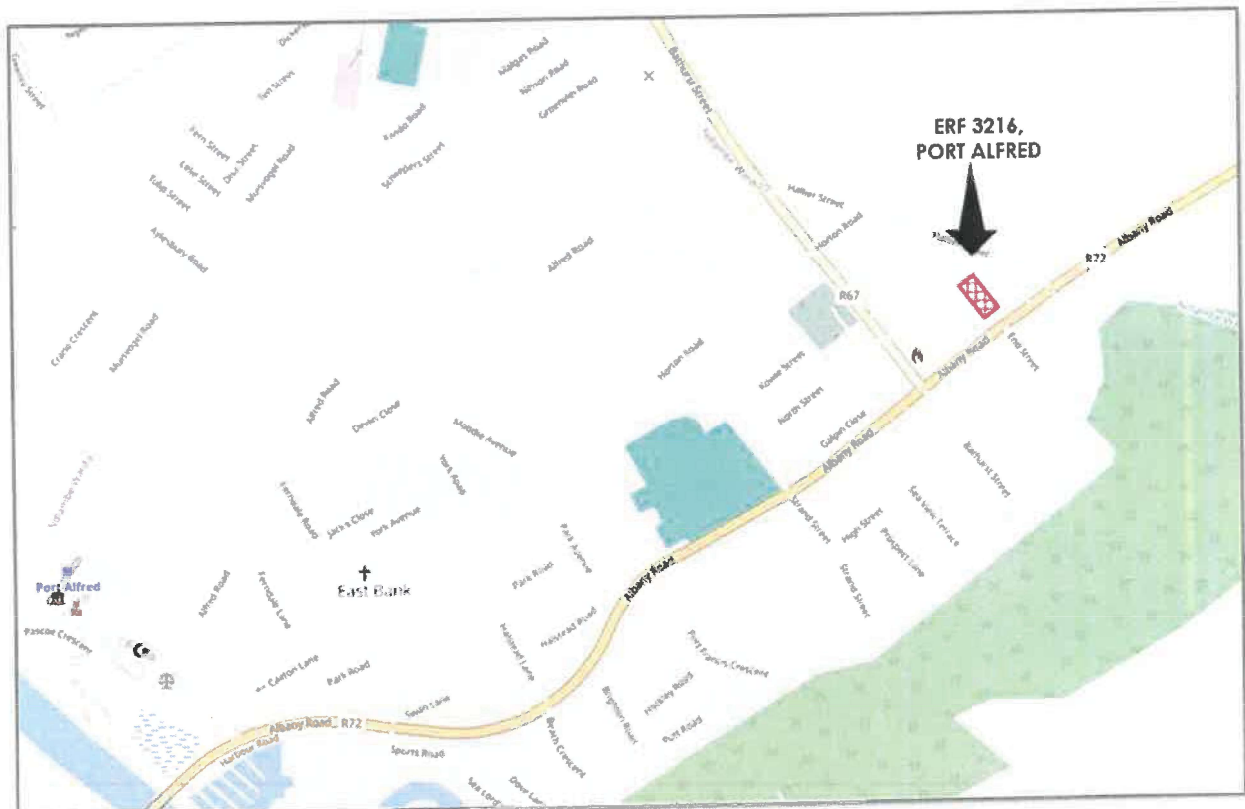
► Property size:

2 457m²

3. Locality

Erf 3216, Port Alfred is located in the industrial area of Port Alfred, situated at 35 North Street between Albany Road (R72) in the south and Bathurst Street (R67) in the west.

Locality:



Map 1 illustrates the **Locality** of the subject site.

4. Existing Zonings & Land Uses

Two industrial buildings have been constructed along the eastern and western boundaries of the property. More recently, shipping containers have been installed along the southern and western boundaries, together with a covered deck located in the northern corner of the site. Two businesses currently operate from the industrial building situated along the eastern boundary.

Map 2: Land Use



Map 2 illustrates the **Land Use** of the subject property.

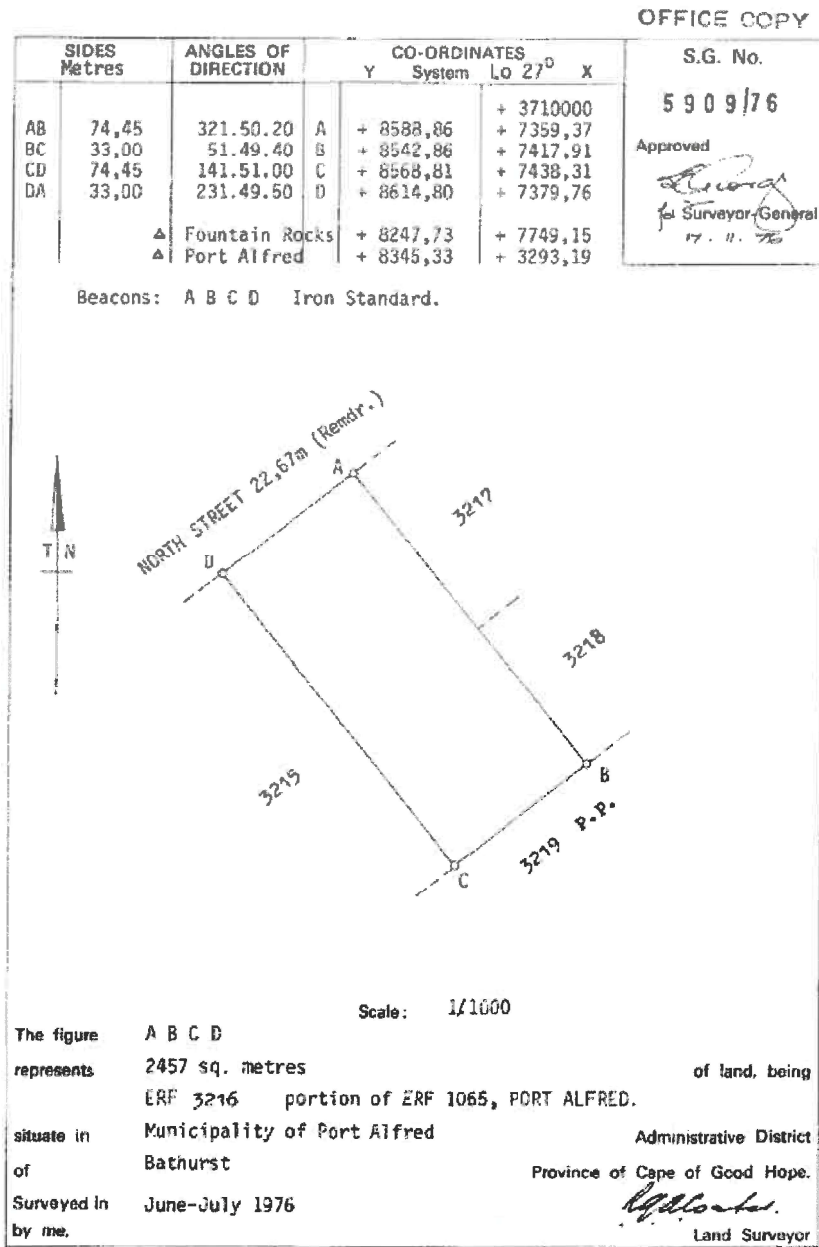
In terms of the Ndlambe Municipality Integrated Land Use Scheme (2019) the property is zoned for Industrial 1 purposes, with the following development parameters:

Zoning	Industrial Zone 1
Primary Use	Industry means the use of land or building as a factory within the meaning of relevant other legislation controlling the use of land for a manufacturing and may include other activities incidental and subordinate to the main use such as offices, caretaker's accommodation and employee restaurants, but does not include a noxious industry or activity.
Coverage	75%
Height	11m
Street Building Line	3m
Lateral Building Lines	3m
Rear Building Lines	3m
Parking	1 space / 200m ² floor space.

5. Title Deed, Servitudes and Bond Holder

Title Deed [REDACTED] relevant to the subject site. A copy of the Title Deed is attached as **Annexure C.3**. There are no conditions in the Title Deed prohibiting or restricting the proposed development and building line relaxation on Erf 3216, Port Alfred.

Cadastral Diagram:



There are no servitudes registered on the property. A copy of the **Cadastral Diagram (General Plan)** is attached as **Annexure C.4**.

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

This application is, based on the stipulations of the Ndlambe Municipality Integrated 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 the following on Erf 3216, Port Alfred:**

1. **Consent Use** for a **General Business** and **Warehouse**, in terms of Section 74 of the Ndlambe Municipality SPLUMA By-Laws (2016).
2. **Permanent Departure** from a **3m street building line** to a **0,5m street building line**, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016).
3. **Permanent Departure** from a **3m rear building line** to a **1m rear building line**, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016).
4. **Permanent Departure** from a **3m eastern lateral building line** to a **1,3m eastern lateral building line**, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016).
5. **Permanent Departure** from a **3m western lateral building line** to a **0,7m western lateral building line**, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016).

Proposed development parameters on Erf 3216, Port Alfred:

Zoning	Industrial Zone 1
Primary Land Use	Industry
Consent uses	General Business Warehouse
Street Building Line	0,5m
Lateral Building Lines	Eastern lateral: 1,3m Western lateral: 0,7m
Rear Building Line	1m
Height	11m
Coverage	75%
Parking	Business: 2 spaces per 100m ² floor space Industry: 1 space per 100m ² floor space Warehouse: 1 space per 200m ² floor space
Loading / Unloading	1 bay per 2500m ² total floor space

1. Development Proposal

- ▶ The subject site is located in the industrial area of Port Alfred, situated between Albany Road (R72) in the south and Bathurst Street (R67) in the west, at 35 North Street.
- ▶ Various light industries, storage units and limited businesses are operating from the site. Due to ongoing business growth and increased demand for storage units, additional manufacturing space and storage units have become necessary.
- ▶ To accommodate this need, shipping containers have been converted for storage and placed in various areas on the site. The proposed expansion of certain industrial uses, together with some of these container units and an existing covered deck, results in encroachments into the prescribed building lines.
- ▶ The development on the property comprises of the following components:
 - Lights industries: 937m²
 - Storage units: ±130m²
 - Businesses: ±161m²

Photo no. 1: Containers in the south-eastern corner of the site



Photo no. 2: Area allocated for new manufacturing space



Photo no. 3: Containers along North Street (north-western corner)

Shipping containers have been converted into storage units, located in the north-western corner of the site. The owner intends to add an additional container along North Street to provide further storage units in the future.



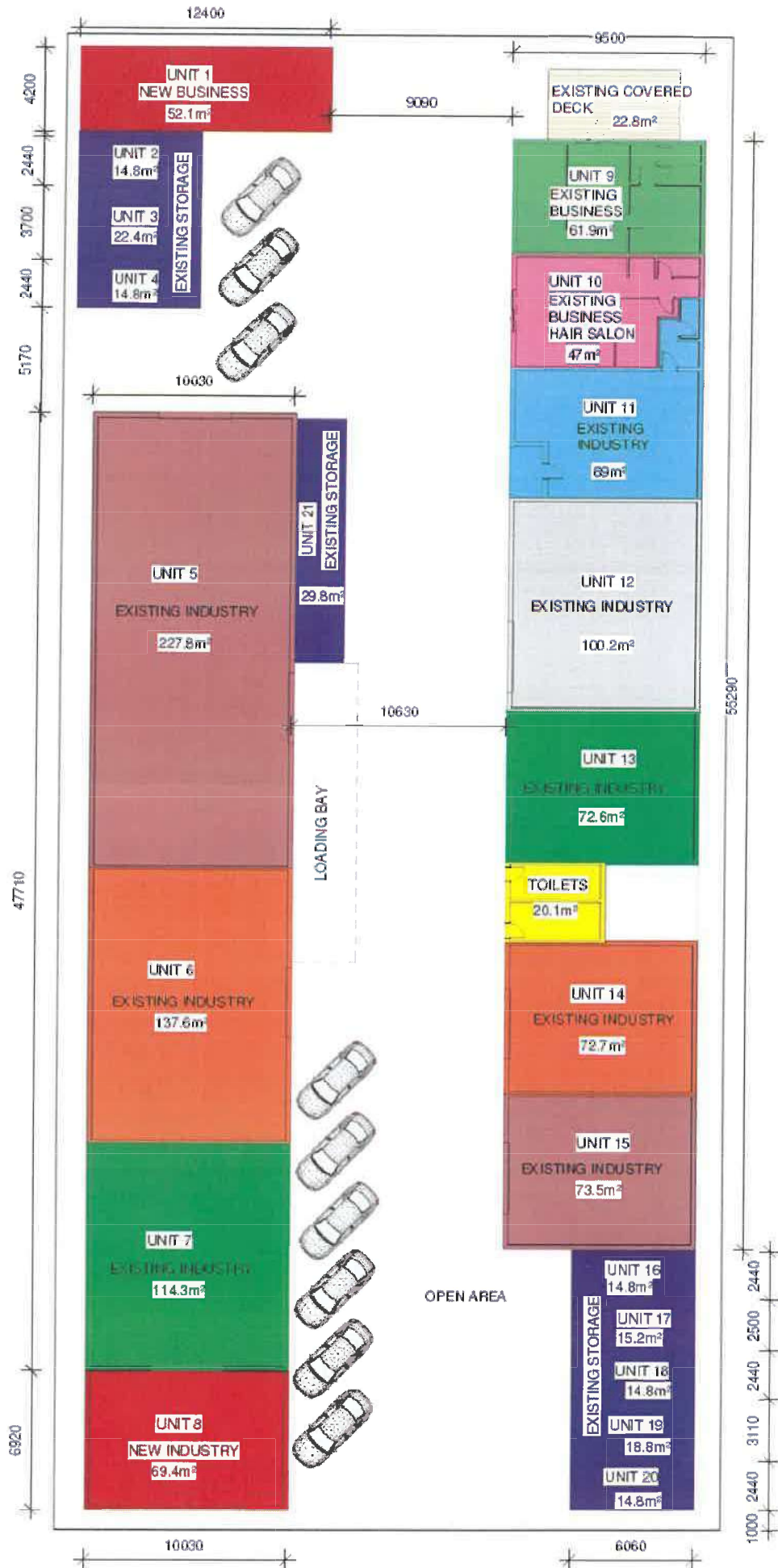
Photo no. 4: Internal access road, businesses, storage & light industries



Photo no. 5: Covered deck along North Street



Floor Layout Plan: Existing and Future Land Uses

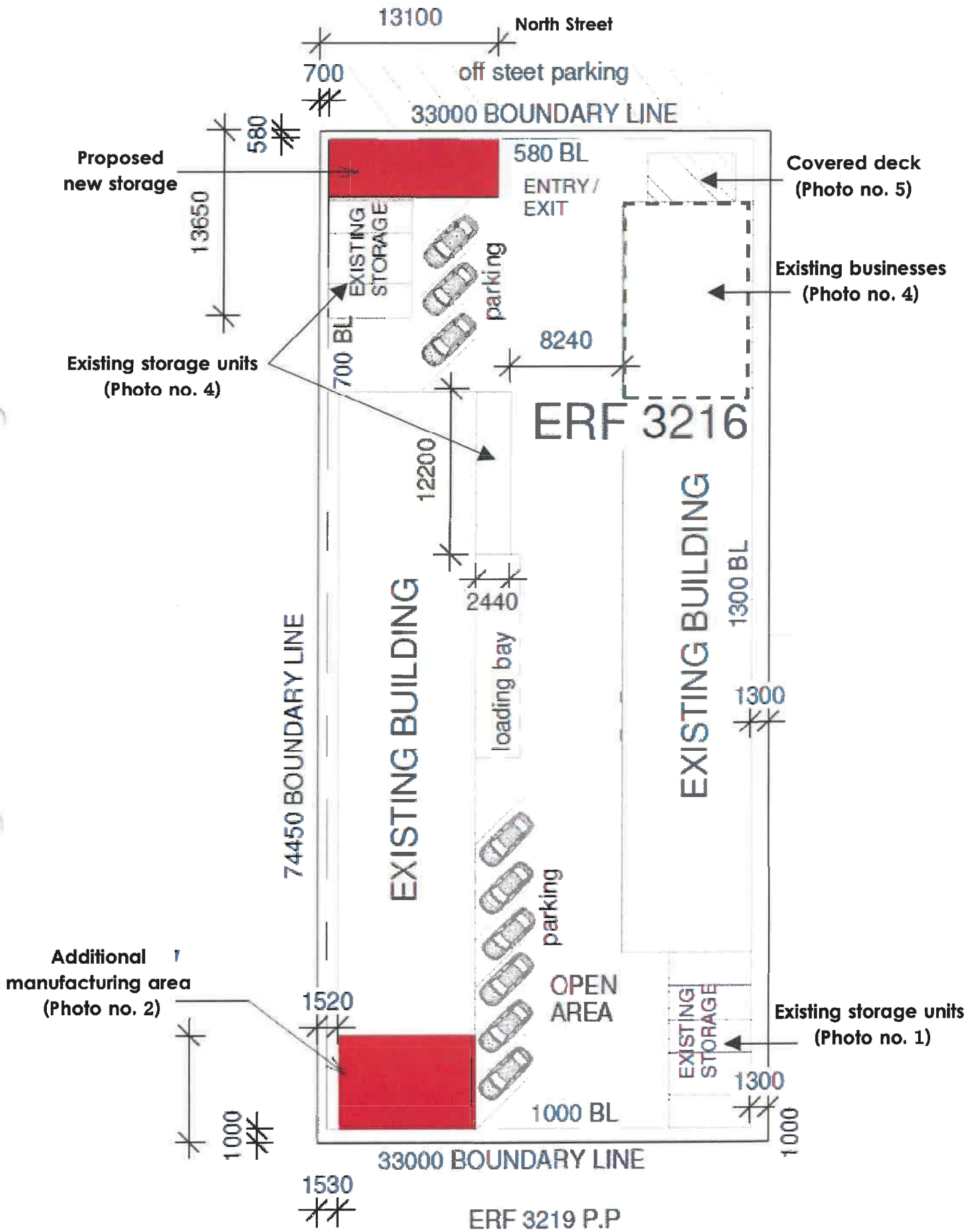


AREA:
EXISTING BUILDINGS1179m²
NEW ADDITIONS..... 122m²

FLOOR LAYOUT PLAN

SCALE 1:200

Site Development Plan



2. Permanent Departure from Building Lines

2.1 Street building line departure (Proposed 0,5m street building line)

Additional storage units (shipping container) are proposed in the north-western corner of the site, situated approximately 0,5m from the boundary line.

The existing covered deck in the north-eastern corner of the property is situated approximately 1,6m from the North Street boundary.

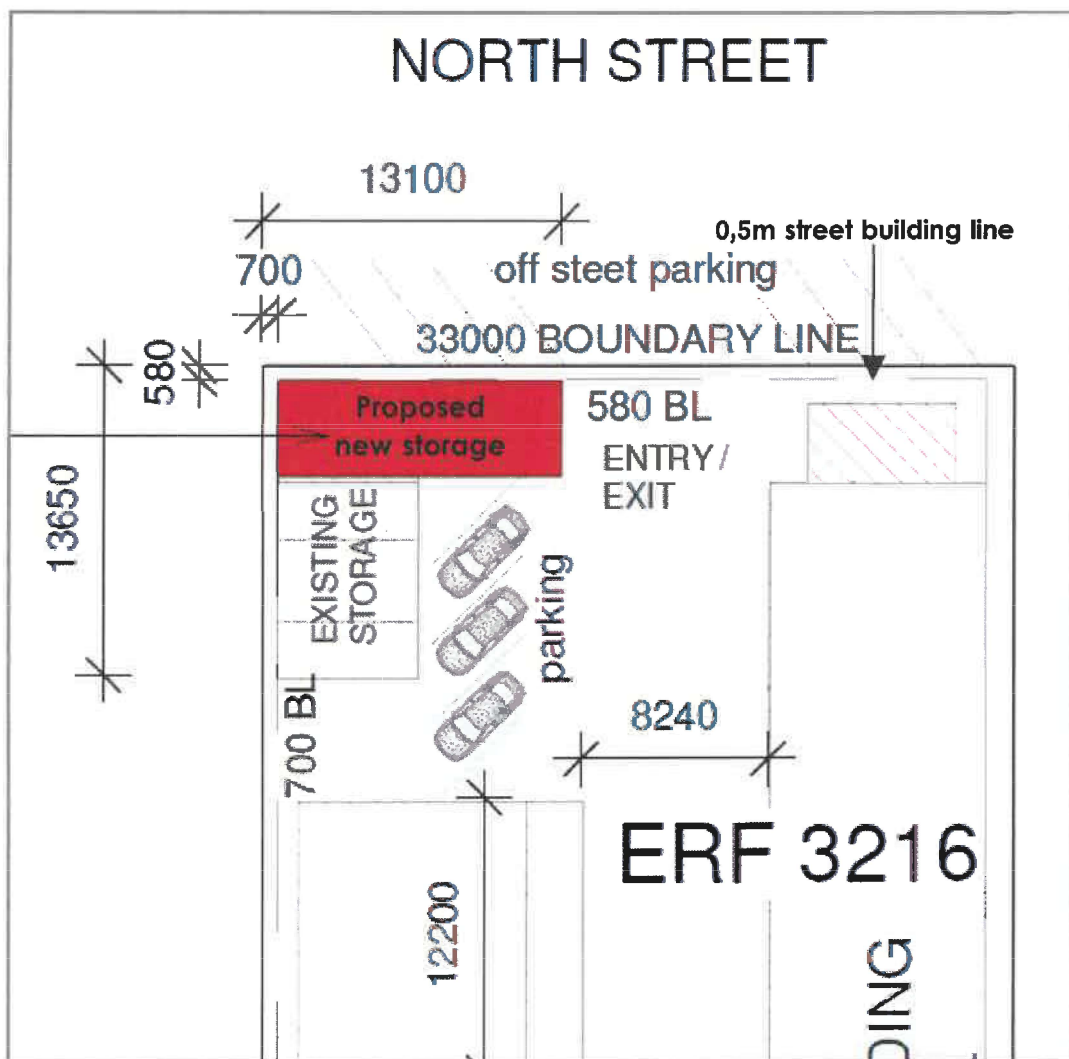
This application therefore seeks:

- ▶ To formalise the existing street building line encroachment of the covered deck.
- ▶ To obtain approval for the relaxation of the 3m street building line to allow for an additional container (future storage units), as per the Site Development Plan.

The proposed 0,5m street building line will accommodate the proposed storage units and covered deck.

Given the industrial nature of the area, the existing urban form, and the limited visual and functional impact of the containers, the proposed relaxation will not negatively affect the streetscape, traffic movement, or adjacent properties.

Proposed street building line relaxation:



[illegible]

2.2 Eastern lateral building line departure (Proposed 1,3m eastern lateral building line)

Building plans have been approved for the industrial building along the eastern boundary, with a 1,3m lateral building line.

The existing development includes:

- ▶ A covered deck located in the north-eastern corner, located approximately 2,5m from the eastern boundary.
- ▶ Containers located in the south-eastern corner, positioned approximately 1,3m from the eastern boundary and aligned with the façade of the existing building.

This application seeks the relaxation of the lateral building line in these areas in order to:

- ▶ Formalise the existing encroachment of the covered deck;
- ▶ Formalise the positioning of the containers which are aligned with the approved industrial structure;
- ▶ Maintain a uniform building alignment along the eastern portion of the site.

The proposed 1,3m eastern lateral building line will accommodate all the existing development along the eastern boundary of the site, including the storage units, industrial building (with businesses) and the covered deck).

The proposed relaxation is consistent with the approved building footprint and do not adversely impact adjoining properties, as both neighbouring properties are zoned and developed for industrial purposes.

2.3 Western lateral building line departure (Proposed 0,7m western lateral building line)

The existing industrial building along the western boundary of the property has approved plans reflecting a 1,5m lateral building line. Currently existing containers in the north-western corner are located approximately 0,7m from the western boundary.

An expansion of the industrial building is proposed towards the south-western corner of the site, to be positioned in alignment with the existing building, at 1,5m from the western boundary, in line with the approved building line.

This application therefore seeks:

- ▶ To formalise the existing encroachment of the current containers;
- ▶ To obtain building line relaxation approval for the proposed development along the western boundary.

The proposed 0,7m western lateral building line will accommodate all the existing development along the western boundary of the site (storage units and industrial building) and future development. This will allow the layout to remain consistent, functional and visually harmonious with the existing buildings.

2.4 Rear building line departure (Proposed 1m rear building line)

The existing containers in the south-eastern corner are located approximately 1m from the rear boundary, encroaching into the prescribed rear building line.

In addition, it is proposed to construct a new manufacturing area in the south-western corner of the site, also positioned at 1 metre from the rear boundary. The proposed industrial expansion is required to support the growth of the manufacturing businesses.

This application therefore seeks approval for the relaxation of the rear building line to 1 metre solely in these two corner portions of the site.

3. Provision of parking

- ▶ Parking has been provided in compliance with the Ndlambe Municipality Land Use Scheme Regulations applicable to industrial land uses:

Land Uses	Parking Requirements	Area (m ²)	Required Spaces
Industry	1 space / 200m ² floor space	937m ²	5
General Business	2 space / 100m ² floor space	161m ²	3
Storage	1 space / 200m ² floor space	130m ²	1
Parking Provided:			9

- ▶ A total of nine (9) parking bays are provided on site, thereby exceeding the minimum requirement and ensuring that adequate provision is made for staff and operational needs without impacting on surrounding properties or public parking areas.

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

The Spatial Planning and Land Use Management Act, 2013 (SPLUMA) is set to aid effective and efficient planning and land use management. Section 7 of SPLUMA stipulates development principles, aimed at achieving sustainability, equality, efficiency, fairness and good governance in spatial planning and land use management, which all planning authorities should adhere to.

The proposed relaxation of the building lines along the affected rear portions of the site is consistent with and supported by the development principles contained in the Spatial Planning and Land Use Management Act (SPLUMA). The proposal is motivated as follows:

The principle of spatial justice:

Criteria:	Compliance: Planning Implication
Section 7 (a) deals with past spatial and other development imbalances must be redressed through improved access to and use of land.	The subject site is situated within the industrial area of Port Alfred.
	The proposal supports spatial justice by enabling the sustainable growth of an existing local industrial business without requiring relocation to more distant or costly industrial areas.
	The building line relaxations allow the applicant to optimise the use of an already-serviced industrial property in an established industrial area, thereby supporting fair access to economic opportunities and contributing to local job retention and creation. No neighbouring properties are negatively affected as all surrounding land uses are compatible industrial uses.

The principle of spatial sustainability:

Criteria:	Compliance: Planning Implication
Section 7 (b) deals with: (i) promotion of land development in strategic location, protecting the environment, stimulation of land markets and viable communities. (v) consider all current and future costs to all parties for the provision of infrastructure and social services in land developments. (vi) promote land development in locations that are sustainable and limit urban sprawl. (vii) result in communities that are viable.	The proposed relaxation promotes spatial sustainability by encouraging the intensification and efficient use of existing industrial land , rather than unnecessary expansion into undeveloped areas.
	By accommodating the proposed workshop and existing structures within the current property footprint: • Urban sprawl is avoided, • Existing infrastructure is used more efficiently, and • The viability and longevity of the business are reinforced.
	The proposal therefore contributes to the long-term productive use of land within the urban footprint, which is consistent with sustainable spatial development.

The principle of efficiency:

Criteria:	Compliance: Planning Implication
Section 7 (c) deals with: (i) land development optimises the use of existing resources and infrastructure. (ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	The proposal will promote the optimal utilization of the subject property and existing infrastructure, as well as regularize the existing encroachments of the development footprint on the property.
	Improves the internal layout, circulation and operational flow of materials and staff.
	Utilises existing services and infrastructure without requiring additional municipal investment.
	This results in more effective land use, improved productivity, and better functioning of the industrial operation on the site.

The principle of spatial resilience:

Criteria:	Compliance: Planning Implication
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 proposal strengthens spatial resilience by allowing the business to adapt to operational growth and changing production needs.
	The new workshop structure enables the site to respond to increased demand and evolving manufacturing functions, improving the long-term adaptability and economic resilience of the enterprise.
	A resilient industrial site contributes to local economic stability within the broader municipal context.

The principle of good administration:

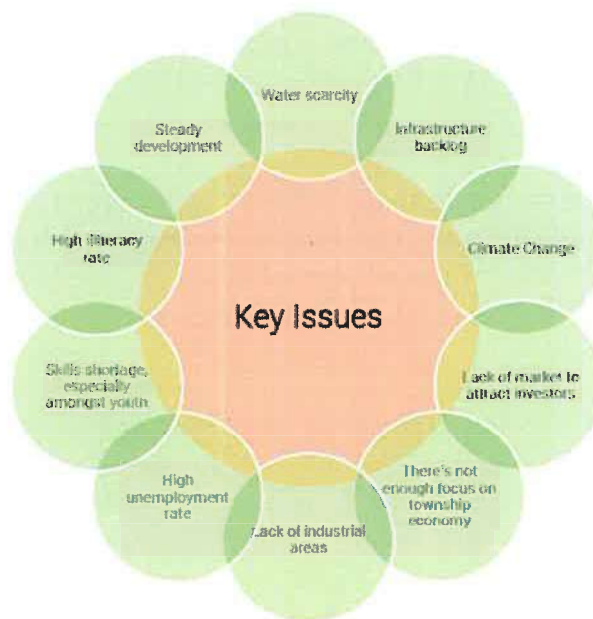
Criteria:	Compliance: Planning Implication
Section 7 (e) refers to the promotion of administrative actions, procedure and consultative planning practices for all the relevant role players.	The requested relaxation is limited, specific, and confined only to the rear corner portions of the site.
	It: • Does not compromise the intent of the building line control measure, • Does not affect access, municipal services or servitudes, • Does not prevent adjoining owners from exercising their rights, and, • Is compatible with surrounding land uses and zoning. The proposal therefore reflects sound land use planning and good administrative practice, balancing regulatory requirements with reasonable, justified departures in support of functional and sustainable development.

2. Ndlambe Municipal 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 to make 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 pertaining to the Ndlambe Local Municipality:



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

Vision 2023

The vision of the Ndlambe Municipality is as follows:



Vision

"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."

Development alignment with the Ndlambe Municipality SDF Vision:

The proposed development and building line relaxations support this vision by enabling the sustainable intensification of an existing industrial property, within an already established urban and serviced industrial area.

The proposal does not promote outward urban sprawl but rather strengthens and optimises development within the existing urban footprint, thereby promoting spatial integration, efficiency and sustainability in line with the municipality's vision.

Spatial Objectives

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.
- ▶ Use future growth and development to consolidate and improve municipal performance.
- ▶ To ensure sustainable use of environmental resources, their enhancement and replenishment.
- ▶ Capitalise on the valuable role of environmental resources.
- ▶ Create new social and economic opportunities and to improve access to the existing ones.
- ▶ Create healthy, comfortable, and safe living and working environments for all.
- ▶ Create employment opportunities.

The following objectives have been identified specifically for Urban areas:

- ▶ The sustainable utilisation of the environment by means of optimum utilisation of natural resources and land.
- ▶ Provision of services/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 alignment with the Ndlambe Spatial Objectives:

The proposal directly supports the spatial objectives of the Ndlambe SDF as follows:

- ▶ The expansion of storage units, industrial uses, and general business activities responds to existing demand in the industrial area.
- ▶ Current operations on the property, as well as other non-industrial uses operating from Industrial-zoned properties (e.g., Muscle Hustle Gym, AB's Driving School, Foam Shop, LifeHouse Ministries, 1-Step Ahead Academy, Life First Training and Safety), demonstrate the viability of diversified industrial land use.
- ▶ By densifying and formalising existing industrial and business activities, the development makes efficient use of existing infrastructure and municipal services, supporting municipal performance and reducing pressure on undeveloped land.
- ▶ The development will occur within an already developed industrial footprint, limiting disturbance to undeveloped land and protecting surrounding environmental resources.
- ▶ Efficient site layout ensures optimal use of space, reducing unnecessary vehicle movement and energy consumption.
- ▶ The proposed expansion supports business growth, increases operational efficiency, and creates opportunities for employment within the industrial sector.
- ▶ The inclusion of general business and warehouse uses diversifies the economic activities on the site, enhancing the area's contribution to local economic development.
- ▶ Locating storage units and workshops adjacent to existing buildings ensures safe, efficient internal circulation for vehicles and personnel.
- ▶ The development maintains orderly site layout and operational zones, contributing to a safe and comfortable working environment.

Development Strategies

The following development strategies were identified for the Ndlambe Local Municipality (applicable to this application):

- ▶ Create sustainable human settlement with quality physical, economic, and social environments.
- ▶ Planning for densification/infill and careful expansion of existing settlements on productive agricultural resources.

The proposed development support of the development strategies:

- ▶ The proposal supports overall settlement sustainability through strengthening local employment nodes, supporting economic self-sufficiency and ensuring efficient land utilisation.
- ▶ The proposal is a clear example of infill and intensification within an existing industrial area, rather than expansion into greenfield sites or agricultural land.

Spatial Planning Principles

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

- ▶ Development of Sustainable Human Settlements
- ▶ Ensuring a Sustainable and Functioning Environment
- ▶ Managing and Maintaining Safe and Accessible Infrastructure Provision
- ▶ 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

Development alignment with key spatial planning principles:

- ▶ The proposal does not negatively impact natural systems and improves the functional efficiency of an existing industrial property.
- ▶ The proposal improves site functionality and safe movement of goods and staff without placing additional strain on municipal infrastructure.
- ▶ By allowing an existing local business to grow, the development contributes to Ndlambe's vision of a thriving and resilient economy.
- ▶ The application is transparent, motivated, and aligned with planning policy, demonstrating compliance with the principles of effective and responsible governance.

Spatial Structuring Elements

There needs to be certain structuring elements to give guidance to develop 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 and movement patterns.
- ▶ Create a sense a place

- ▶ Enhancement of investment opportunities
- ▶ Simplifying decisions-making regarding development application

The following elements guide spatial development and decision-making in the municipality:

- ▶ Transforming Human Settlements
- ▶ **Nodes**
- ▶ Corridors
- ▶ **Urban Edge**
- ▶ **Services Edge**
- ▶ Transition Zone
- ▶ Town Revitalization
- ▶ Infill Development
- ▶ Natural Features
- ▶ Smart Growth

Nodes

Nodes are generally described as areas of mixed-use development, usually having a higher intensity of activities involving retail, transportation, office, industry, and residential land uses. These are the places where most interaction takes place between people and organisations, enabling most efficient transactions and exchange of goods and services. Nodes are usually located at interchanges to provide maximum access and usually act as catalysts for new growth and development.

According to the Eastern Cape Provincial Spatial Development Framework, **Port Alfred** has been classified as a **District Centre**, as illustrated below. **The property is situated in Port Alfred.**

Ndlambe SDF: Nodal Plan



The functions of a District Centre and associated land uses:

- District-Level administrative centre
- Major district service centre for commercial goods and services
- Centre of educational excellence
- Residential development (high and low income)

Urban Edge and Service Edge

The function of an **Urban Edge** is: A purpose drawn and defensible line used as a means of restructuring the urban area and integrating the currently segregated social groups and urban uses. Development first takes place within the existing urban edge before the Ndlambe LM can review to expand the urban edge.

The **Services Edge** is described as the area within which the Ndlambe Local Municipality is able to provide services within. This is the space that is promoted for densification. Development within this zone serves to manage, direct, and limit urban expansion.

Urban Edge and Service Edge: Port Alfred



Land Use Proposals: Port Alfred

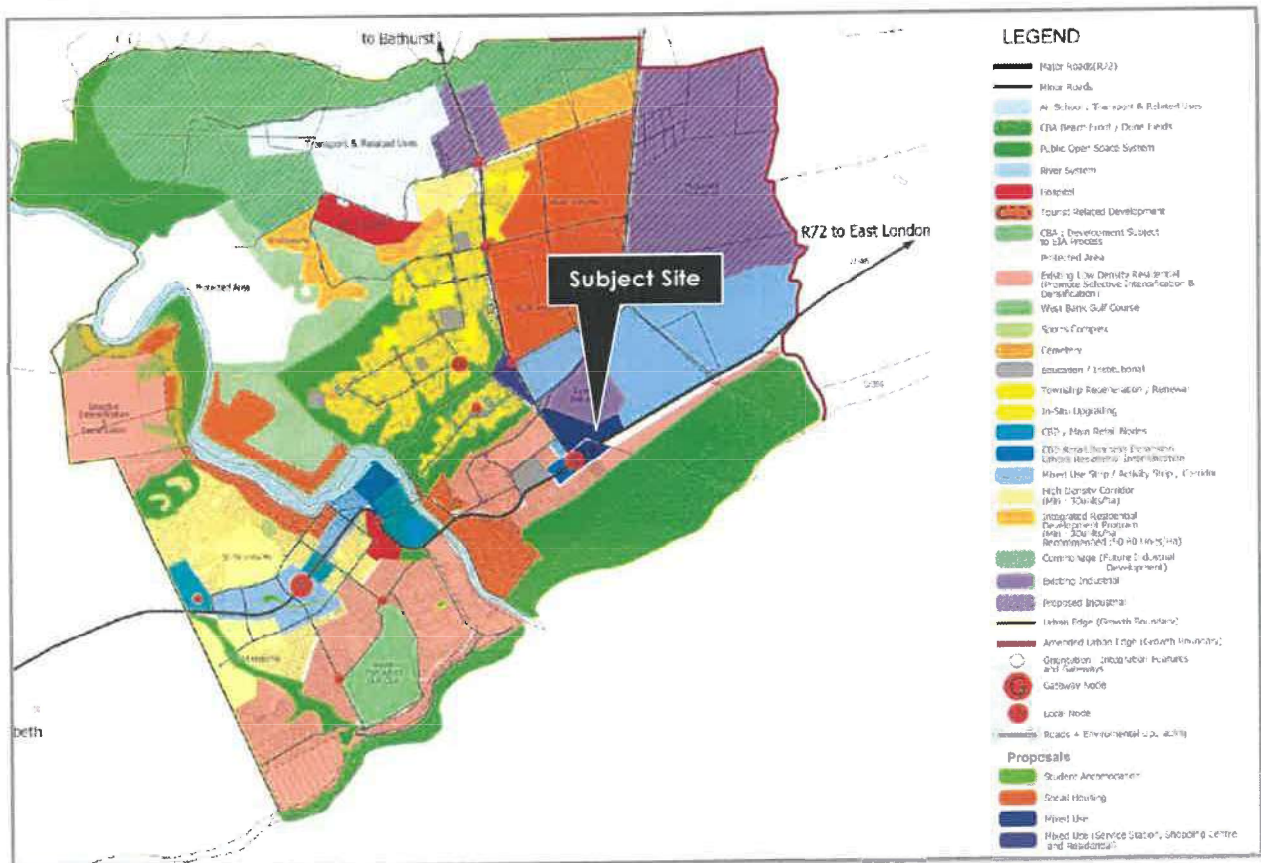
The following Land Use Proposals have been developed through a detailed study of understanding the current land use patterns of the towns of Ndlambe as well as unpacking Land use development trends within these towns and likelihood of development guidelines and future trends and direction of growth.

The "Port Alfred" urban concentration has been identified as a "*District Centre*" owing to its location along the R72 (Tourism Route) and a large number of tourism activities situated in town where tourists from all over the country visits.

Industrial / Commercial Area:

The main industrial area in Port Alfred is situated along the R72 east of the CBD in East Bank. It is ideally located in proximity to the residential areas of Thornhill, Nemato and Station Hill.

The property is located in the Industrial / Commercial Area (as indicated below) and the SDF earmarked for the site for Mixed Use purposes.



Development alignment with the SDF Mixed Use Proposal:

The property is located within a designated industrial / commercial zone, and the activity is contained within an established industrial area. The proposed development and associated building line relaxations are fully aligned with the SDF proposal for this area for the following reasons:

The development:

- ▶ Strengthens the existing industrial and commercial node along the R72 corridor.
- ▶ Supports the Mixed Use designation by reinforcing employment-generating activities in an appropriate, designated urban area.
- ▶ Encourages the efficient use of land within an existing serviced area, consistent with the SDF's spatial proposals..
- ▶ Promotes economic activity within a recognised growth area of the municipality.
- ▶ Enhances accessibility to employment opportunities for nearby residential communities, reducing travel distances and supporting spatial integration.

The proposal does not introduce an incompatible land use but rather reinforces the intended function of the area as a productive, employment-generating mixed-use zone, where light industrial, commercial and service-related uses are specifically encouraged.

Conclusion:

The proposed land use and building line departures are consistent with the SDF's objectives of stimulating demand-led development, promoting efficient use of land and infrastructure, creating economic and employment opportunities, and supporting safe, functional, and sustainable urban-industrial growth. The development strengthens the industrial node within Port Alfred while aligning with the broader municipal vision for sustainable urban development.

The proposed development is located within the designated Industrial / Commercial Area of Port Alfred and aligns directly with the SDF's Mixed Use intent for the area.

It supports the SDF's vision for Port Alfred as a District Centre by strengthening its industrial and commercial base.

The proposal promotes compact urban growth, sustainable land use, economic development and efficient infrastructure utilisation, while not compromising environmental integrity or neighbouring properties.

It is therefore consistent with the municipality's spatial planning intentions and is considered fully supportable in terms of the Ndlambe SDF.

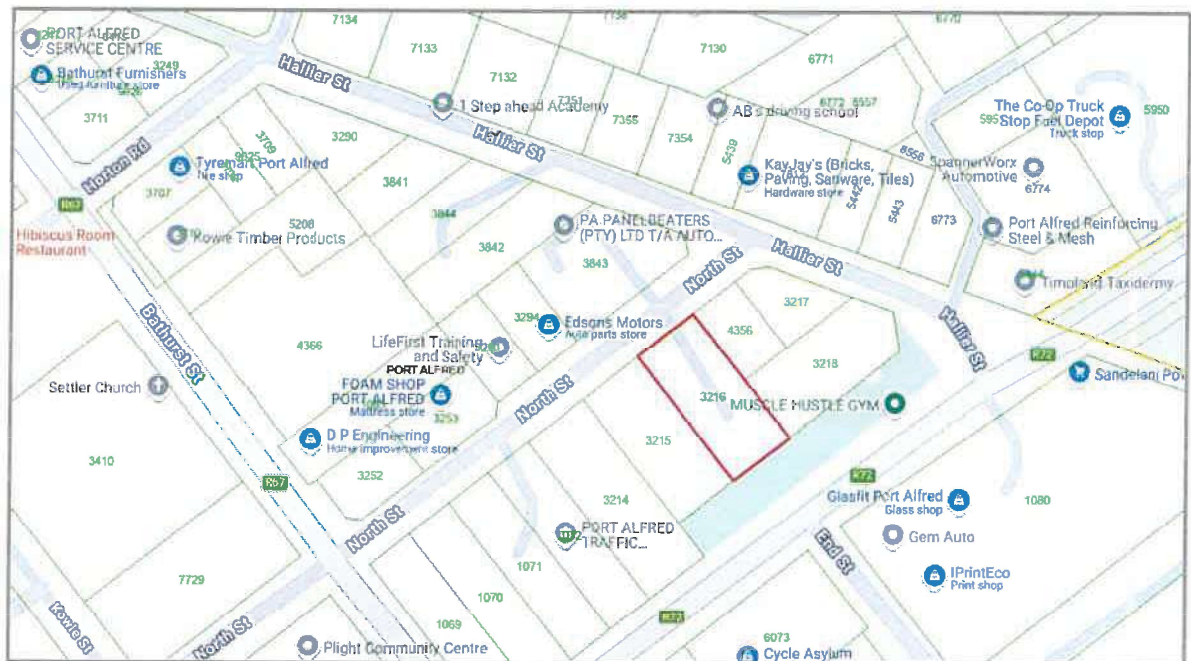
1. Potential of the property

- ▶ Additional land use rights are required to formalise and accommodate the use of storage units and business activities on the site. The demand for storage units within the area has increased due to the growth of local industries and small businesses that require secure, accessible storage close to their place of operation. Providing these facilities on an industrial site is appropriate, as it reduces the need for off-site storage, improves operational efficiency, and limits unnecessary vehicle movement through non-industrial areas.
- ▶ The proposed land uses will not change the overall industrial character of the site or the surrounding area.
- ▶ The existing industrial buildings on the property are located along the eastern and western boundaries, in line with approved building plans. These buildings form the main structure of the site and set out how the property functions. Internal access routes, service areas, and operational spaces are arranged around these buildings.
- ▶ The proposed manufacturing areas and storage extensions are required to be located adjacent to the existing built structures to allow for efficient loading and off-loading, easy movement of materials, and smooth day-to-day operations.
- ▶ Moving the containers and workshop closer to the centre of the site to strictly comply with the building lines would:
 - Disrupt internal access and vehicle movement on the site;
 - Reduce the usable yard space needed for loading and turning;
 - Interfere with established material flow and safety arrangements; and
 - Lead to an inefficient and poorly laid-out site.
- ▶ The departure from the building lines is therefore directly necessitated by the existing building configuration and the operational realities of the site. The buildings and containers function as an integrated industrial system, where proximity between production spaces is essential for safety, efficiency and productivity.
- ▶ Furthermore, the placement of structures along the boundaries is typical in established industrial areas where site functionality, service access and land optimisation require reduced setbacks. The proposed departures simply allow the logical continuation and formalisation of development patterns already established on the site, without altering the overall urban form or adversely affecting adjacent properties.
- ▶ In this context, the building line relaxations are functionally justified, spatially appropriate, and essential to ensure the continued effective operation of the industrial activity on the property.

2. Compatibility with surrounding area

- ▶ The property is located within a well-established industrial zone, where reduced building lines are typical and appropriate given the nature of land use. Non-industrial land uses are also operating from properties with an Industrial zoning (refer to image below), such as Muscle Hustle Gym, AB's Driving School, Foam Shop, LifeHouse Ministries, 1-step Ahead Academy, Life First Training and Safety, etc.

Surrounding land uses:



Buildings in close proximity to cadastral boundaries marked in red dotted lines:



- ▶ The proposed and existing structures are low-impact facilities that do not obstruct access, traffic movement, or neighbouring land uses.
- ▶ The adjacent properties are also industrial in nature, and the proposed additional land use rights (general businesses and storage units) building line relaxations will not affect their operation, privacy or property value.
- ▶ The development supports local economic activity by enabling the expansion of a growing manufacturing business.
- ▶ The departures will improve site functionality, safety and operational efficiency by consolidating manufacturing areas and improving circulation space on site.
- ▶ The proposed development will make more effective use of land, which is a scarce resource, especially in an established environment and well sought-after Kenton-on-Sea.
- ▶ It is hereby concluded that the proposal will not have any material and undue impact on the subject property or surrounding properties.

3. Engineering Services

- ▶ The application area is located within the existing urban fabric with all necessary municipal services. The property is situated within an area of adequate existing service infrastructure and capacity with regards to roads, sewer, electricity, and storm-water reticulation.
- ▶ The departure from the building lines and additional land uses (storage units and limited business operations) on the property will not have any effect on the existing Municipal services.

This report has provided background, a statement of the current situation and motivation which supports the proposed Consent Uses and Permanent Departure from the building lines on Erf 3216, Port Alfred.

In light of this motivation and the information contained in the foregoing report, it is clear that the application for Erf 3216, Port Alfred :

1. **Consent Use** for a **General Business and Warehouse**, in terms of Section 74 of the Ndlambe Municipality SPLUMA By-Laws (2016).
2. **Permanent Departure** from a **3m street building line** to a **0,5m street building line**, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016).
3. **Permanent Departure** from a **3m rear building line** to a **1m rear building line**, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016).
4. **Permanent Departure** from a **3m eastern lateral building line** to a **1,3m eastern lateral building line**, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016).
5. **Permanent Departure** from a **3m western lateral building line** to a **0,7m western lateral building line**, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016).

meets the criteria as set out in The Spatial Planning and Land Use Management Act, 2013 (SPLUMA), Ndlambe Municipality SPLUMA By-Laws (2016) and the Ndlambe Municipality Integrated Land Use Scheme (2019).

Summary & Conclusion:

This report has motivated the proposed land use and building line departures for the property, which is located within a well-established industrial area of the Ndlambe Municipality. The application seeks consent use rights for a General Business and Warehouse, together with permanent departures from the prescribed street, rear, and lateral building lines, in order to formalise existing development and accommodate planned industrial expansion.

The existing and proposed uses are appropriate within an Industrial-zoned area and are compatible with the surrounding land uses and built form. Similar business and non-industrial activities are already operating within the broader industrial node, confirming that the proposed development will not alter the character of the area or result in land use conflict.

The requested building line departures are driven by the functional requirements of the site and the established layout of existing buildings. The proposed reduced building lines allow for efficient internal circulation, safe loading and off-loading, adequate operational yard space, and continuity of industrial activities. These departures are limited in extent, aligned with approved building footprints, and will not negatively impact adjoining properties, all of which are also zoned and developed for industrial purposes.

The development makes efficient use of an already developed site, supports business growth, and contributes to local economic activity and employment creation. It aligns with the principles of SPLUMA by promoting spatial efficiency, sustainability, and optimal land use, and it is consistent with the objectives of the Ndlambe Spatial Development Framework, particularly those relating to infill development, densification, and the consolidation of urban-industrial areas.

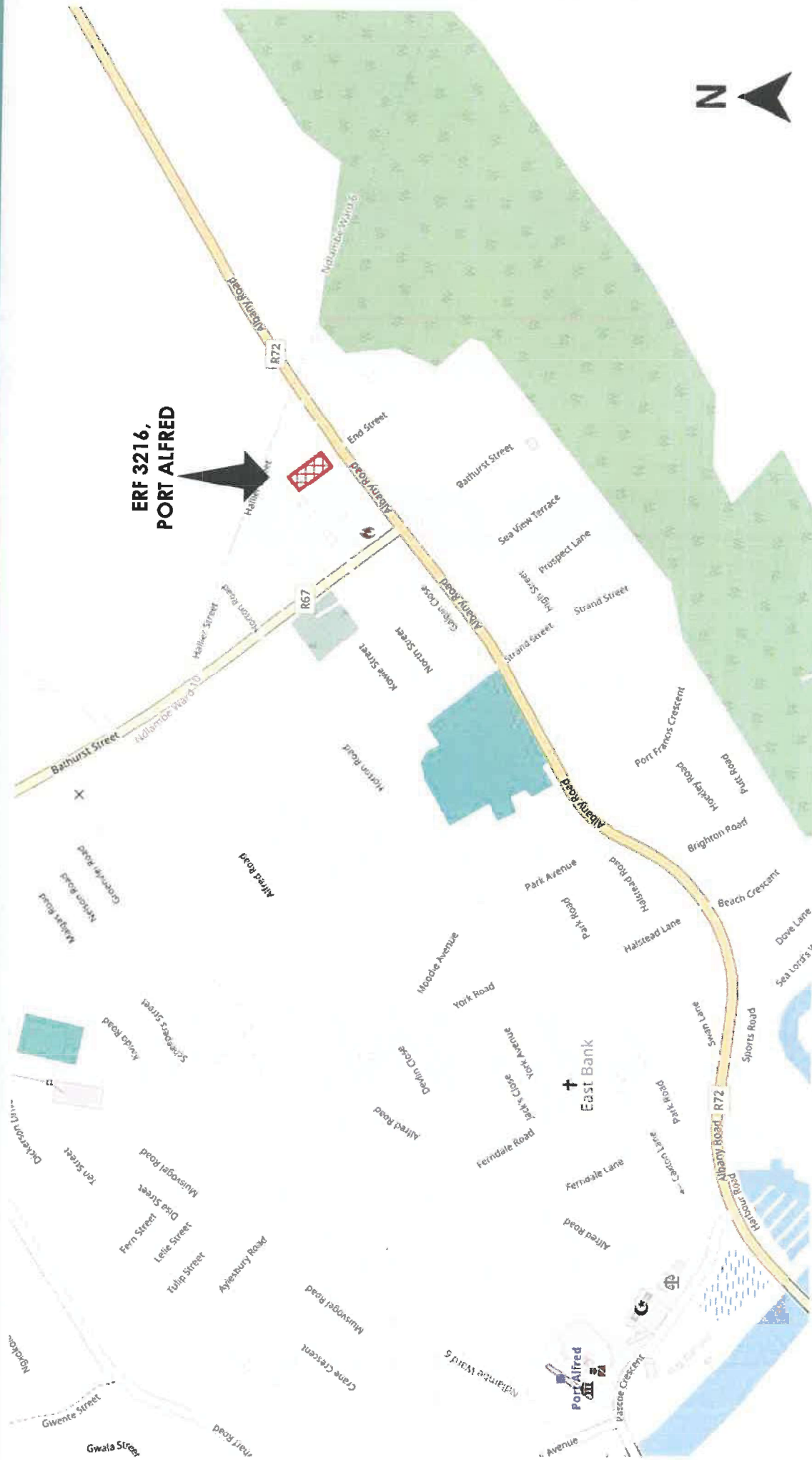
In conclusion, the proposed development represents a logical, appropriate, and desirable land use within the existing industrial context. The application is therefore supported in planning principle and it is respectfully recommended that the Ndlambe Municipality grant approval for the proposed consent use and building line departures.

It is therefore recommended, from a planning point of view, that this application should be supported as it will have a positive impact on development in the area.

ANNEXURE A

MAPS

- 1. Locality**
- 2. Land Use**
- 3. Existing Zonings**
- 4. Site Development Plan**
- 5. Floor Layout Plan**

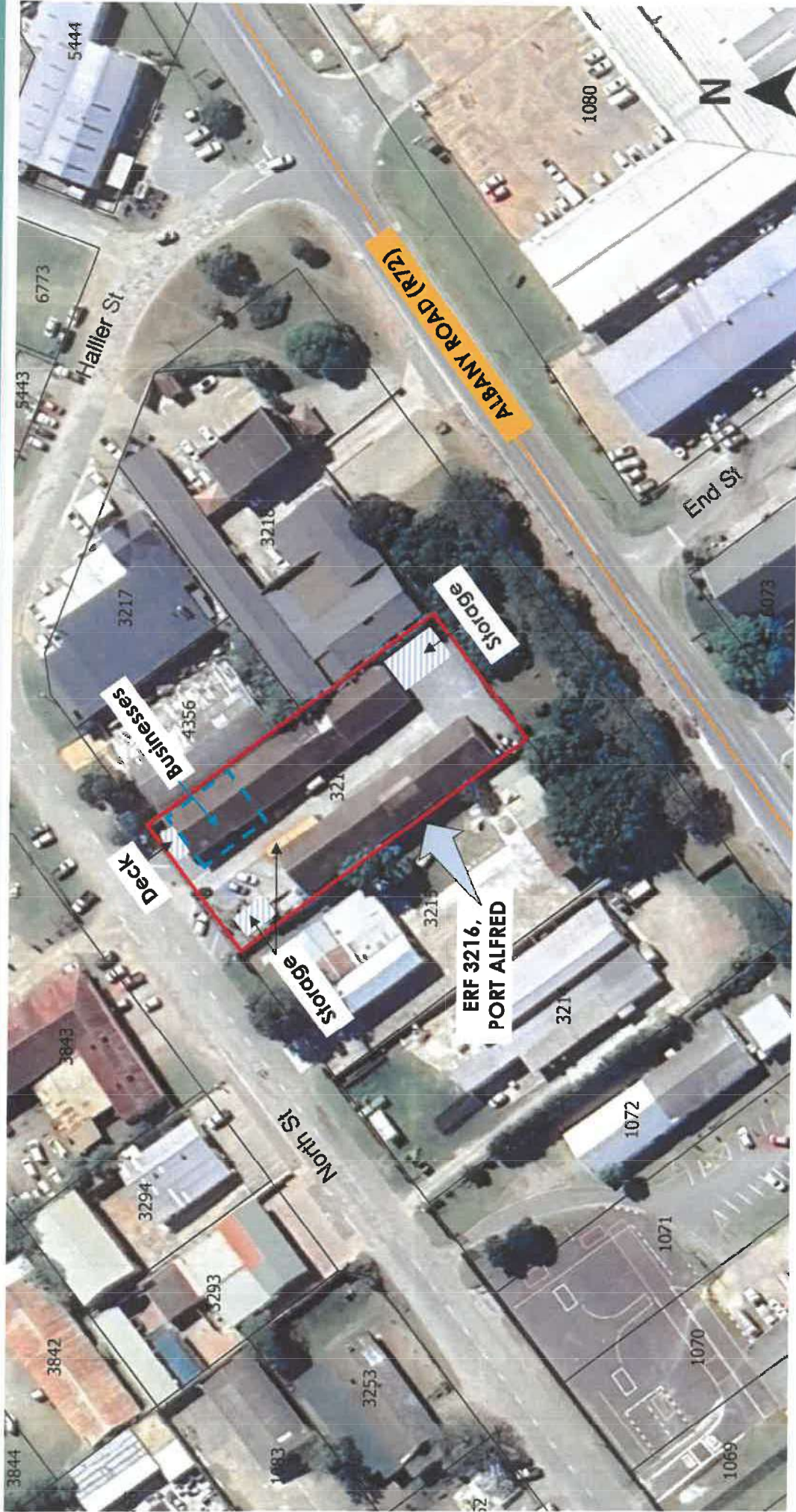


ERF 3216, PORT ALFRED

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- ☎ 082 896 2686
- ✉ mirinda@mirindaplan.co.za
- 📍 117 Cape Road, Mill Park, Port Elizabeth
- 🌐 www.mirindaplan.co.za



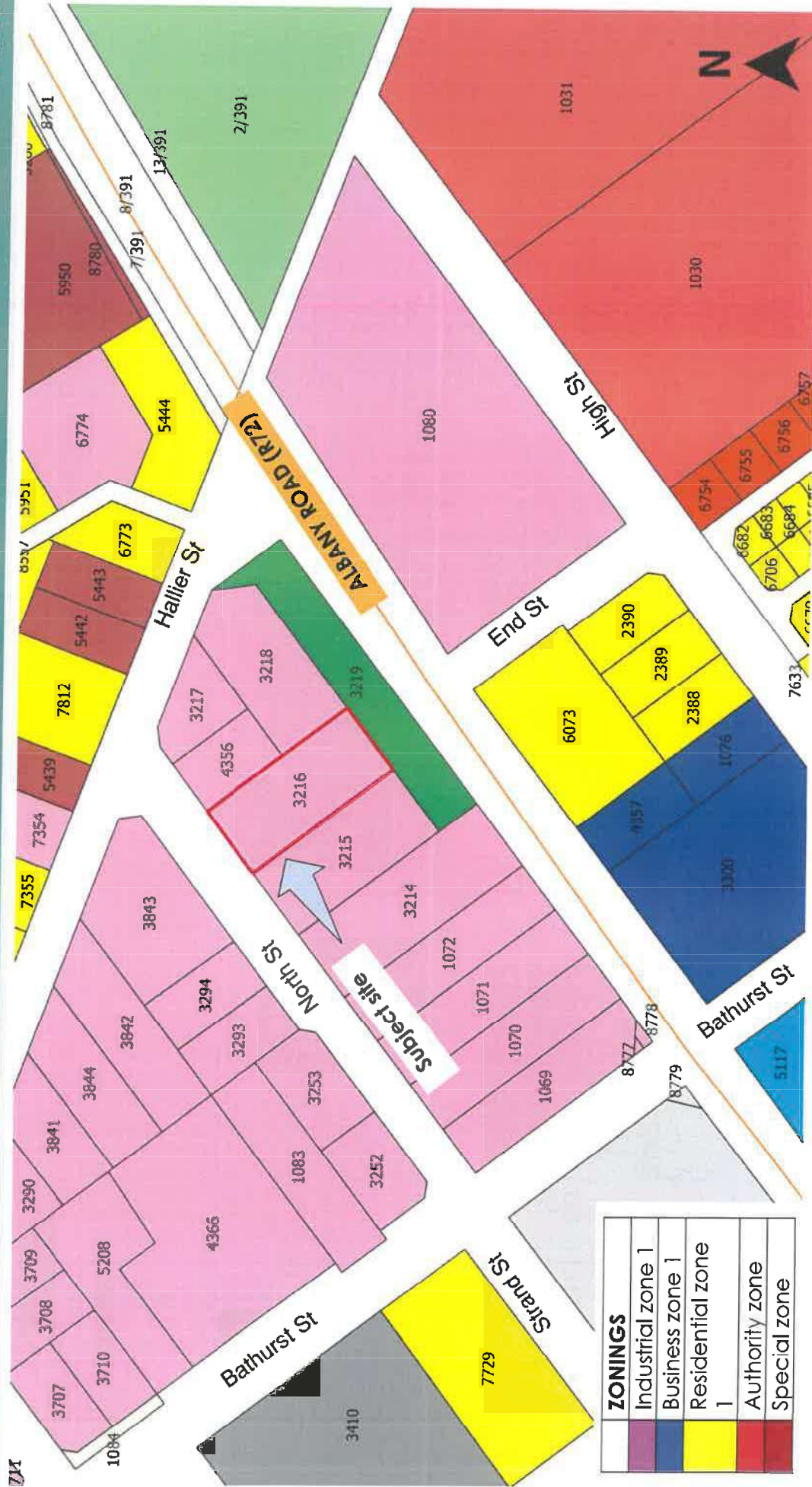
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EXISTING ZONING

MAP 3



ERF 3216, PORT ALFRED

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Mirinda de Beer
TOWN & REGIONAL PLANNERS

082 894 2686
mirinda@mirindaplan.co.za
117 Cape Road, Mill Park, Port Elizabeth
www.mirindaplan.co.za

ANNEXURE D

CONSENT LETTERS FROM NEIGHBOURS



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

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

COMMENT (S) TO APPLICATION

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

APPLICATION FOR **CONSENT USE AND PERMANENT DEPARTURE FROM BUILDING LINES**

SITUATED ON ERF 4216 STREET & NO 35 NORTH STREET TOWNSHIP PORT ALFRED

It is confirmed that I (Name in Full of affected land owner)

NEWINVEST 64 PROPRIETARY LTD

being the registered owner of Erf 4356 Township **PORT ALFRED**

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

- (a) A relaxation of the lateral building line from 3 m to 3.5 m from our extension side (along the existing boundary with the adjacent property)
- (b) A relaxation of the rear building line from 3 m to 3.5 m
- (c) A relaxation of the street building line from 3 m to 3.5 m
- ~~(d) A relaxation of building height from _____ to _____~~
- ~~(e) A relaxation of building height not exceeding _____~~
- ~~(f) A relaxation of the lateral screen boundary with fence height reduced from _____ to _____~~
- (g) Other (Give details): **CONSENT USE FOR A GENERAL BUSINESS AND WAREHOUSE**

Shown on plan number: RA2025/1551 **omitted** OUTLINE 2023

Additional comments by consenting owner to the above comment:

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

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

Signature

Date

2026-03-11

Residential Address: (If planning using for own)

Home Tel

Work Tel

WITNESSES

Full Name

C. Becker

Full Name

M. Stone

Signature

Signature



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

Tel: (046) 604-5520
Fax: (046) 624-2660
www.ndlambe.gov.za

COMMENT (S) TO APPLICATION

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

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE FROM BUILDING LINES

SITUATED ON ERF 3216 STREET & NO. 35 NORTH STREET TOWNSHIP PORT ALFRED

It is confirmed that I (Name in Full of affected land owner) M A INVESTMENTS (PTY) LTD

being the registered owner of Erf 3215 Township PORT ALFRED

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

- a) A relaxation of the lateral building line from 3 m to 3.3 & 0.7 m from our common side, (1.3m along the eastern boundary, and 0.7m along the western boundary)
- b) A relaxation of the rear building line from 3 m to 1 m,
- c) A relaxation of the street building line from 3 m to 0.5 m,
- d) ~~A relaxation of building height from _____ m to _____ m~~
- e) ~~A second dwelling that not exceeding _____ m~~
- f) ~~A relaxation of the lateral street boundary wall / fence height restriction from _____ m to _____ m~~
- g) Other (Give details) CONSENT USE FOR A GENERAL BUSINESS AND WAREHOUSE

shown on plan number PA/2025/10.01 updated OCTOBER 2025

Additional comments by consenting owner to the above consent

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

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

Signed [Signature]

Date 18/3/2026

Residential Address (Of owner giving consent):

[Redacted Address]

[Redacted Address]

Home Tel: [Redacted Phone Number]

Work Tel: [Redacted Phone Number]

WITNESSES

1. Mohamed Aderdeen
Full Name

2. LEE-ANN BLACK
Full Name

[Signature]
Signature

[Signature]
Signature



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

Tel: (048) 604-6620
Fax: (048) 524-2660
www.ndlambe.gov.za

COMMENT (S) TO APPLICATION

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

APPLICATION FOR **CONSENT USE AND PERMANENT DEPARTURE FROM BUILDING LINES**

SITUATED ON ERF 3216, STREET & NO. 35 NORTH STREET, TOWNSHIP PORT ALFRED

It is confirmed that I (Name in Full of affected land owner) **D J COX**

being the registered owner of Erf 3843 Township **PORT ALFRED**

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

- a) A relaxation of the lateral building line from 3 m to 1,3 & 0,7 m from our common side (1,3m along the eastern boundary and 0,7m along the western boundary)
- b) A relaxation of the rear building line from 3 m to 1 m
- c) A relaxation of the street building line from 3 m to 0,5 m
- d) ~~A relaxation of building height from _____ m to _____ m~~
- e) ~~A second dwelling unit not exceeding _____ m~~
- f) ~~A relaxation of the lateral street boundary wall height restriction from _____ m to _____ m~~
- g) Other (Give details) **CONSENT USE FOR A GENERAL PURPOSE AND WATER USE**

shown on plan number PA/2025/1001 dated **OCTOBER 2025**

Additional comments by consenting owner to the above consent

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

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

Signed

Date

Residential Address (Of owner giving consent)

Home Tel

Work Tel

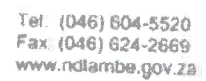
WITNESSES

Full Name

Full Name

Signature

Signature



Signature _____

DEREK JACOBS

Cell: 082 557 5562

Office: (045) 6245179

Email: d.jacobs@dynamic.co.za

**DYNAMIC
DESIGNS**

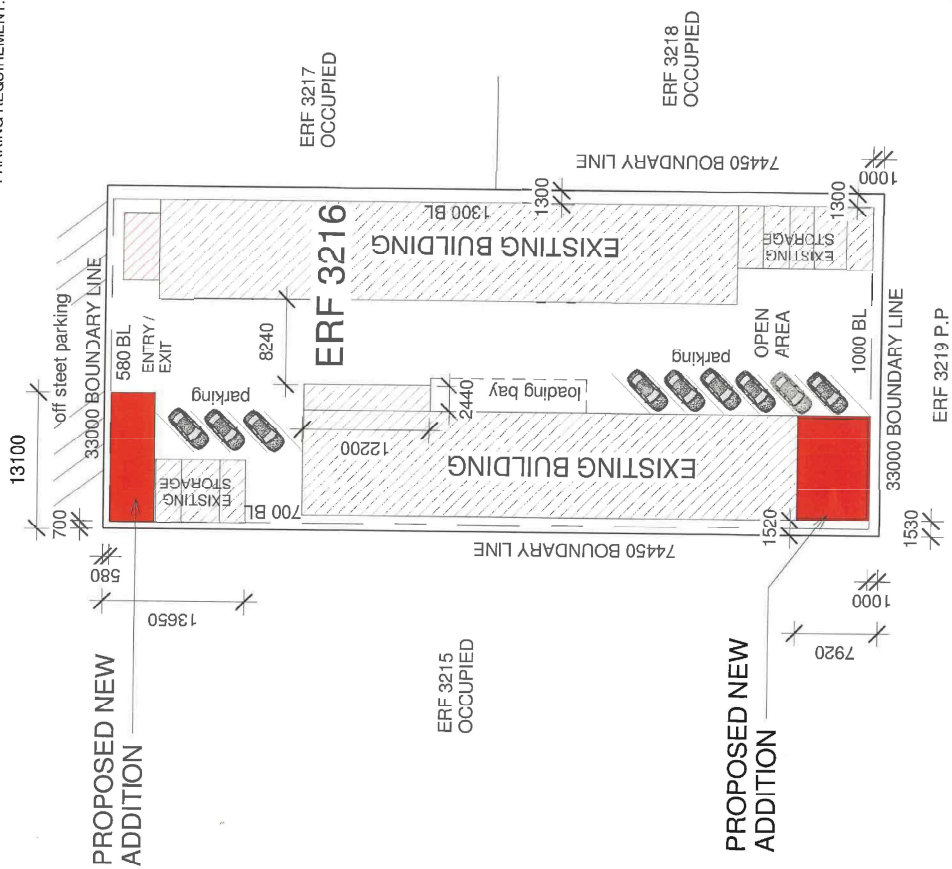
Reg. no. 2010/01011
Pretoria, South Africa

Project:

PROPOSED SDP TO ERF 3216 PORT ALFRED

ZONING: INDUSTRIAL 1
BUILDING LINES: STREET 0,500 METERS
LATERAL LINES: 0,700 / 1,3 METERS
REAR LINE: 1 METERS
COVERAGE: 75%
HEIGHT RESTRICTION: 11 METERS
FLOOR FACTOR: 1.5
BUILDING AREA: 1301 m²
SITE AREA: 2457 m²
LAND USES PARKING SCHEDULE:
INDUSTRY: 937,1 m²
PARKING REQUIREMENT: 5 PARKING BAYS
LOADING BAY: 1
BUSINESS: 161 m²
PARKING REQUIREMENT: 3 PARKING BAYS
WAREHOUSE: 130,4 m²
PARKING REQUIREMENT: 1

NORTH STREET



SITE DEVELOPMENT PLAN

SCALE 1:500

