

WARM-UP RIDE

Owen Heny, 16, taken a split second after a good lip turn, with a nice fan of spray showing the power and speed of the turn during an expression session on East Beach on Saturday, after round two of the King of the Kowie competition was put on hold due to uneven conditions. The competition was held the next day in conditions that Kowie Boardriders Club chair Mickey Witthuhn described as 2-3 foot 'cooking' waves with a northwesterly wind changing to a westerly. 'The northwest wind usually brings in colder water and hollow waves, ideal for barrels,' Witthuhn said. Kye McGregor won this round of the men's competition with Tom Lindhorst and Owen Heny runners up. Tash van Greunen was women's round two winner and girls' U18 winner was Camilla Heuer. **Picture: BRETT SMITH**



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR THE DEPARTURE TO RELAX THE HEIGHT RESTRICTION FROM 8.5M TO 10.72 M ON ERF 629, SEAFIELD.

Applicant: MIRINDA DE BEER
TOWNAND REGIONAL
PLANNERS

Owner: CHANSON TRADING
1098 CC

Property Description: ERF 629,
SEAFIELD

Physical Address: 3 EAST RIVER
ROAD,
SEAFIELD, 6172

Detailed description of proposal:

The matter for consideration is an Application for Departure to Relax Height Restriction from 8.5m to 10.72m on Erf 629, Seafield 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 **03 August 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: 143/2026

ADV. ROLLY DUMEZWENI
02 July 2026 **MUNICIPAL MANAGER**



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR THE CONSENT USE FOR AN ADDITIONAL DWELLING UNIT. DEPARTURE TO RELAX THE REAR AND BOTH LATERAL BUILDING LINES ON ERF 206. SEAFIELD.

Applicant: MIRINDA DE BEER
TOWNAND REGIONAL
PLANNERS

Owner: CLAYTON RALPH
WHITAKER

Property Description: ERF 206,
SEAFIELD

Physical Address: 38 SEAFIELD
LANE, SEAFIELD,
6172

Detailed description of proposal:

The matter for consideration is an Application for the Consent Use for an Additional Dwelling Unit, Departure to Relax the Rear and Both Lateral Building Lines on Erf 206, Seafield 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 **03 August 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: 146/2026

ADV. ROLLY DUMEZWENI
02 July 2026 **MUNICIPAL MANAGER**



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR THE REZONING OF ERF 4028. KENTON ON SEA FROM COMMUNITY ZONE 2 TO COMMUNITY ZONE 1. PERMANENT DEPARTURE TO ALLOW A PLACE OF WORSHIP (CHURCH) AND DEPARTURE TO RELAX STREET, REAR AND LATERAL BUILDING LINES.

Applicant: URBAN DYNAMICS EC

Owner: NDLAMBE LOCAL
MUNICIPALITY

Property Description: ERF 4028,
KENTON ON SEA

Physical Address: KENTON ON SEA,
6170

Detailed description of proposal:

The matter for consideration is an Application for Rezoning of Erf 4028, Kenton on Sea from Community Zone 2 to Community Zone 1, Permanent Departure to Allow a Place of Worship (Church) and Departure to Relax Street, Rear and Lateral Building Lines 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 **03 August 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: 145/2026

ADV. ROLLY DUMEZWENI
02 July 2026 **MUNICIPAL MANAGER**

We are Hiring!

A butchery in Port Alfred is seeking a

CASHIER / ADMIN LADY

Honest, energetic and hard working.
Fluency in English/Afrikaans/Xhosa a must. Salary is market related.

**Contact Ronel via Whatsapp on
078 702 8675**



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR REZONING OF ERF 876. PORT ALFRED FROM BUSINESS ZONE 2 TO RESIDENTIAL ZONE 3. PERMANENT DEPARTURE TO RELAX THE STREET, REAR AND NORTHERN LATERAL BUILDING LINES AND PERMANENT DEPARTURE TO RELAX THE HEIGHT RESTRICTION (TO FORMALIZE THE EXISTING BUILDINGS).

Applicant: CITEPLAN (PTY) LTD

Owner: CK2025272828
(SOUTH AFRICA)
PROPRIETARY LIMITED

Property Description: ERF 876,
PORT ALFRED

Physical Address: HIGH STREET,
PORT ALFRED,
6170

Detailed description of proposal:

The matter for consideration is an Application for Rezoning of Erf 876, Port Alfred from Business Zone 2 to Residential Zone 3, Permanent Departure to Relax the Street, Rear and Northern Lateral Building Lines and Permanent Departure to Relax the Height Restriction (to Formalize the Existing Buildings) 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 **03 August 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: 144/2026

ADV. ROLLY DUMEZWENI
02 July 2026 **MUNICIPAL MANAGER**

**NDLAMBE MUNICIPALITY**Ndlambe Municipality
Corporate Services

19 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 5 110.89
☐	Departure for Relaxation of Development Parameters (Height and/or Coverage)	R
☒	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 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, 6001
Email Address	mirinda@mdbtownplanner.co.za
Contact Number	0828962686

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

Registered owner(s) Name	Clayton Ralph Whitaker
Street or Postal Address	4 Seafeld Lane, Seafeld
E-mail Address	claytonrwhitaker@outlook.com
Contact Number	078 383 9223

PART D: PROPERTY DETAILS

LAST UPDATED JULY 2025

NOTE: Property details must be in accordance with title deed					
Erf No	206	Suburb/Town/Area	Seafield		
Farm No	N/A	Portion (if applicable)	N/A		
Physical or Street Address	4 Seafield Lane, Seafield				
Current Zoning	Residential Zone 1				
Proposed Zoning	N/A				
Additional Rights or Consent Uses Approved	No				
Current activities	Single dwelling, rondaval, wendy house, garage and outside room				
Are any departures applicable to the land unit?	Yes, departure from building lines.				
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	Yes, single dwelling, rondaval, wendy house, garage and outside room				
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	Yes.				
Property Size/ Extent (m²/ ha - as per Title Deed)	1 930²				
Title Deed Number	13049/2025				
Any additional/relevant information in regard to the property	N/A				
Any restrictions to Conveyance's Certificate?	☒	X	If yes, list condition(s) in motivation report.		
Are the restrictive conditions in favour of a third party?	☒	X	If yes, list the party(ies) in motivation report.		
Is the property owned by Council?	☒	X	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)	☒	X	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?	☒	X	Is the building older than 60 years?	☒	X
Does the property fall inside the urban edge in terms of the SDF?	☒	X	Does the property fall within the service edge in terms of SDF?	☒	X
Is the property encumbered with a bond	☒	X	If yes, is bond/mortgage holders consent attached	☒	X
Any existing unauthorized buildings and/or land use on the subject property(ies)?	☒	X	If yes, is this application to legalise the building / land use?	☒	X
NOTE: A contravention penalty may be imposed.					
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	☒	X	Are there any land claim(s) registered on the subject property(ies)?	☒	X

Applicant's Initials: MdB

PART E: DETAILS OF THE APPLICATION

LAST UPDATED JULY 2025

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

The property measures approximately 1 930m², which is considerably larger than a typical residential erf with adequate space to accommodate more than one residential structure without creating overdevelopment or negatively impacting surrounding properties. The rondavel is an existing permanent structure on the property that functions as a separate dwelling unit. The proposal seeks approval to formalize this existing rondavel as an additional dwelling unit. The outside room located adjacent to the existing garage was historically utilised as staff accommodation. In response to the changing needs of the property owners and the limited size of the existing dwelling house, it is proposed that this structure be incorporated into the overall residential use of the property. Several existing structures are located on the site that were historically constructed in positions that do not fully comply with the prescribed building lines. This application includes the relaxation of the building lines to formalize only the existing development footprints.

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**

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

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

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

- i. Lateral (side) building line(s) from 1,5 m to 0,8m along eastern boundary and 0,9m along western boundary for existing development only; and / or
- ii. Rear building line from 3m to 0m for existing development only; and / or
- iii. Street building line fromm tom; and / or
- iv. Coverage factor from% to%; and / or
- v. Building height restriction from ... to; and / or
- vi. Street boundary wall / fence height restriction fromm 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? **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? **To be determined.**

If so, furnish details:

This has no bearing on the application.....

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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 : Seafield Precinct, earmarks the property for residential 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	This application is for departure from building lines
Are additional applications required to deviate from the land use scheme? (if yes, specify)	X		Departure from building lines

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		The property is located along the riverbank of the East Kleinemonde River.
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.

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
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	X		
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:			
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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	Pr. A/1037/1998		
Statutory Body	SACPLAN	Are you In Good Standing with the Statutory Body?	Yes
Applicant's Signature			14/05/2026

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

POWER OF ATTORNEY FOR LAND USE APPLICATIONS

This Power of Attorney is made on this 13 day of NOV 2025, by:

Principal:

Clayton Ralph Whitaker

ID: 6802135045089

Agent:

Mirinda de Beer Town & Regional Planners

117 Cape Road

Port Elizabeth

6000

ID: 1010000230000

Whereas, the Principal owns a certain real estate property known as Erf 206, Seafield (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 Rezoning and Departure from development parameters, 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 Property.

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.

4. Execution

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

Principal Signature: _____

Date: 13/11/25

Agent Signature: _____

Date: 13/11/2025

Witness Signature: Linda Deventer

Witness Name: Linda van Deventer

Date: 14/11/2025

MOTIVATIONAL REPORT

ERF 206, SEAFIELD

Application for:

- **Consent Use for an Additional Dwelling Unit.**
- **Permanent Departure from a portion of the 3m rear building line to a 0m rear building line to formalize existing development footprints.**
- **Permanent Departure from a portion of the 1,5m eastern lateral building line to a 0,8m eastern lateral building line to formalize existing development footprints.**
- **Permanent Departure from a portion of the 1,5m western lateral building line to a 0,9m western lateral building line to formalize existing development footprints.**

Compiled by:



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

Contact Details:

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MARCH 2026
RESUBMITTED 24 APRIL 2026
FINAL: 14 MAY 2026

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Annexure A:

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

Annexure B:

1. Application Form

Annexure C:

1. Title Deed
2. Power of Attorney
3. Cadastral Diagram

1. The Property

The subject property is described as Erf 206, Seafield (herein referred to as the subject site).

2. Purpose of the Application

The purpose of this application is to obtain the necessary approvals from the Municipality to permit an additional dwelling unit and to formalize the existing structures encroaching the building lines on the subject site.

3. The Application

Clayton Ralph Whitaker, the current owner of the subject site, appointed Mirinda de Beer Town & Regional Planners (MDB) to prepare and submit an application for the following:

- **Consent Use** for an Additional Dwelling Unit, in terms of Section 74 of the Ndlambe Municipality SPLUMA By-Laws (2016).
- **Permanent Departure** from a portion of the 3m rear building line to a 0m rear building line to formalize existing development footprints, in terms of Section 76 of the Ndlambe Municipality SPLUM By-Laws (2016).
- **Permanent Departure** from a portion of the 1,5m eastern lateral building line to a 0,8m eastern lateral building line to formalize existing development footprints, in terms of Section 76 of the Ndlambe Municipality SPLUM By-Laws (2016).
- **Permanent Departure** from a portion of the 1,5m western lateral building line to a 0,9m western lateral building line to formalize existing development footprints, in terms of Section 76 of the Ndlambe Municipality SPLUM By-Laws (2016).

Proposed development parameters:

Zoning	Residential Zone 1
Primary Land Use	Dwelling Unit
Consent Use	Additional Dwelling Unit
Street Building Line	5m
Lateral Building Lines	Proposed Eastern lateral building line: 0,8m for existing rondavel Proposed Western lateral building line: 0,9m for existing garage and outside room Future development: 1,5m
Rear Building Line	Proposed rear building line: 0m (for existing development footprint) Future development: 3m
Height	8,5m
Coverage	50%
Floor Factor	1,0
Parking	1 space per dwelling unit 1 space per additional dwelling unit

1. Locality

The subject site is located in the southern part of Seafield, situated between Seafield Road in the north and East Kleinemonde Rivier in the south.



2. Property Size and Zoning

Cadastral information:

- Property Description: Erf 206, Seafield
- Size: 1 930m²

Zoning information:

- Current zoning: Residential Zone 1

Development parameters:

- Primary land uses: Dwelling unit
- Street building lines: 5m
- Lateral building lines: 1,5m
- Rear building lines: 3m
- Coverage: 50%
- Height: 8,5m
- Floor factor: 1.0

3. Title Deed, Servitudes and Bonds

Title Deed T13848/2025 is applicable to the subject site and has been attached as Annexure C.2. The Conveyancer Certificate confirmed that there are no conditions in the Title Deed that prohibit or restrict the development proposal of the subject site.

The are no servitudes registered on the property affected by the proposed development.

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

4. Existing Land Use

The existing development is concentrated in the southern part on the property, comprising of the following:

- Singel dwelling along the river (along southern boundary of the site),
- Rondavel along the eastern boundary,
- Wendy house (to be demolished),
- Garage and outside room.

Singel Dwelling:



Rondavel:



Garages:



Outside room (no kitchen):



1. Additional Dwelling Unit

Seafield, also known as Kleinemonde, is a small coastal settlement characterised by a combination of permanent residents, holiday homes, tourism accommodation, and limited small-scale commercial activities. The town has a distinctly low-density residential character with properties that are generally large in size and often developed with additional outbuildings or secondary accommodation structures.

The property measures approximately 1 930m², which is considerably larger than a typical residential erf with adequate space to accommodate more than one residential structure without creating overdevelopment or negatively impacting surrounding properties.

The rondavel is an existing permanent structure on the property that functions as a separate dwelling unit. The proposal seeks approval to formalize this existing rondavel as an additional dwelling unit.

Importantly, the additional dwelling unit will not be utilised for tourist accommodation, short-term rentals, or commercial hospitality purposes. The additional dwelling unit can be used to accommodate visiting family members during holiday periods, which is consistent with the lifestyle patterns typical of coastal holiday towns such as Seafield where extended families frequently gather during peak holiday seasons. Alternatively, the additional dwelling unit may be made available to members of the public seeking smaller-scale residential accommodation on a long-term rental basis, thereby contributing modestly to the provision of diverse housing options within the area.

The outside room located adjacent to the existing garage was historically utilised as staff accommodation. In response to the changing needs of the property owners and the limited size of the existing dwelling house, it is proposed that this structure be incorporated into the overall residential use of the property.

The proposal represents a minimal physical intervention, as it largely involves the conversion of an existing building rather than the construction of a new structure. As such, the development will not significantly alter the built form, coverage, or spatial character of the property.

2. Proposed amendments on the property

The following amendments are proposed on the property:

- Single dwelling: internal alterations, new deck along the river and a new outdoor entertainment area (deck) along the northern part of the house.
- Rondavel: internal alterations and new deck.
- Garages and outdoor room: alter the three garages into a double garage in order to enlarge the outside room and add a deck.
- The existing wendy house will be removed / demolished.

The existing dwelling currently comprises only three bedrooms, which limits the ability of the dwelling to comfortably accommodate the owners and their visiting family members, particularly during holiday periods when extended families typically make use of properties in coastal settlements such as Seafield (Kleinemonde).

As part of the broader development concept for the property, the owner intends to extend the existing outside room and convert it into a fourth bedroom associated with the main dwelling house. The proposed extension will remain ancillary to the primary residence and will not include any kitchen facilities or independent living components, thereby ensuring that the space functions solely as an additional bedroom forming part of the main dwelling.

3. Permanent Departure from building lines

The Ndlambe Municipality Integrated Land Use Scheme (2019) stipulates the following building lines for Residential Zone 1 properties exceeding 600m² in extent:

- 5m street building line
- 1,5m lateral building line
- 3m rear building line

Erf 206, measuring $\pm 1\,930\text{m}^2$, contains several existing structures that were historically constructed in positions that do not fully comply with the prescribed building lines. The following encroachments currently occur on the property:

- The existing garage and outside room are situated $\pm 0,9\text{m}$ from the western boundary of the site, encroaching the 1,5m western lateral building line.
- The existing dwelling, located in the southern part of the property, encroaches the 3m rear building line along the banks of the Kleinemonde East River.
- The existing rondavel is situated $\pm 0,8\text{m}$ from the eastern boundary, resulting in an encroachment of the 1,5m eastern lateral building line.

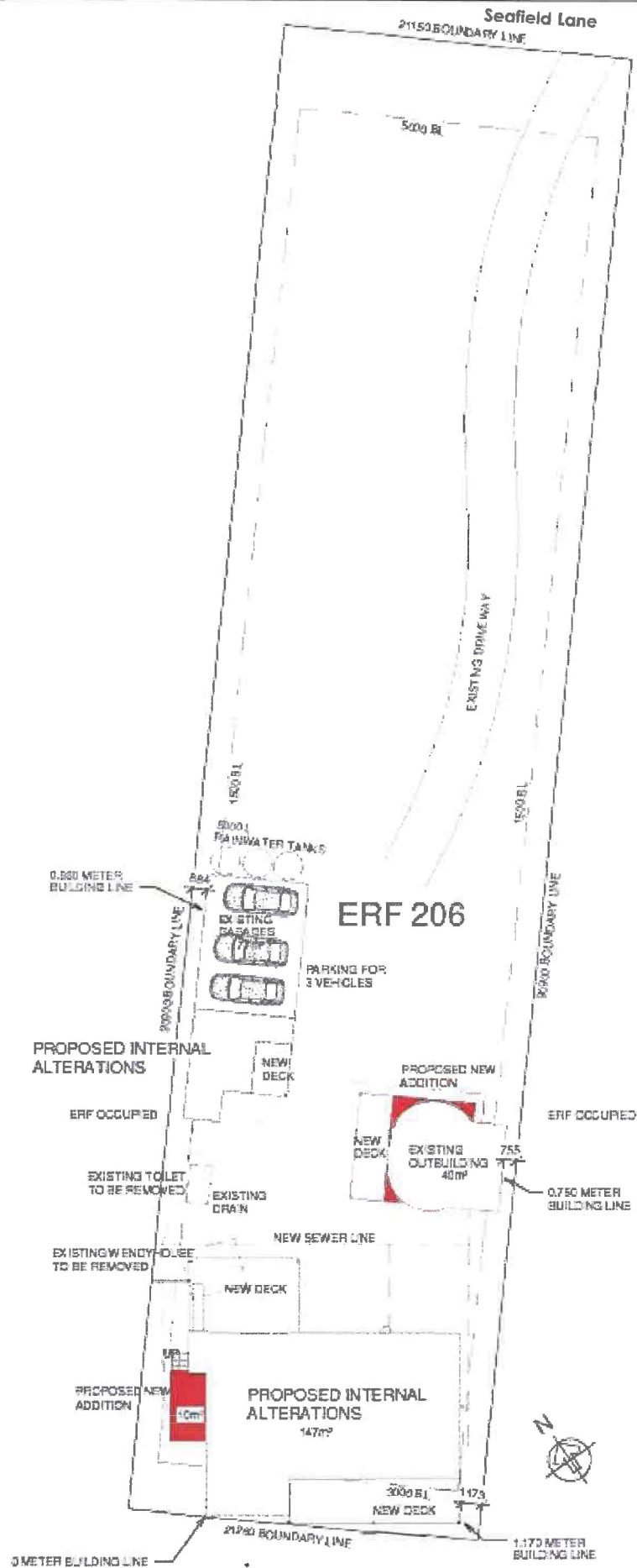
Section 13 (4) of the Ndlambe Municipality Land Use Scheme stipulates that, where a building is extended or altered, the Municipality may require the affected buildings on the property to be brought into compliance with the land use restrictions of the Land Use Scheme, the Municipality's By-laws, and any other applicable legislation.

The property owner intends to submit building plans for the conversion of the existing rondavel into an additional dwelling unit, the enlargement of the outside room, and minor additions and alterations to the existing dwelling house. In order to proceed with these improvements, it is necessary to address the existing building line encroachments on the property.

The purpose of this application for a Permanent Departure from the prescribed building lines is therefore to regularise the current building line encroachments associated with the existing development, as reflected on the Site Development Plan. Importantly, the departure is limited only to the portions of the site where the existing structures encroach, and does not apply to the entire eastern, southern, or western property boundaries.

Given that the encroachments relate primarily to long-established structures, and that the proposed alterations largely utilise the existing building footprints, the requested departure represents a practical and reasonable mechanism to regularise the existing development while enabling modest improvements to the residential property. The proposal will not negatively affect neighbouring properties or the character of the surrounding residential area in Seafeld (Kleinemonde).

Site Development Plan

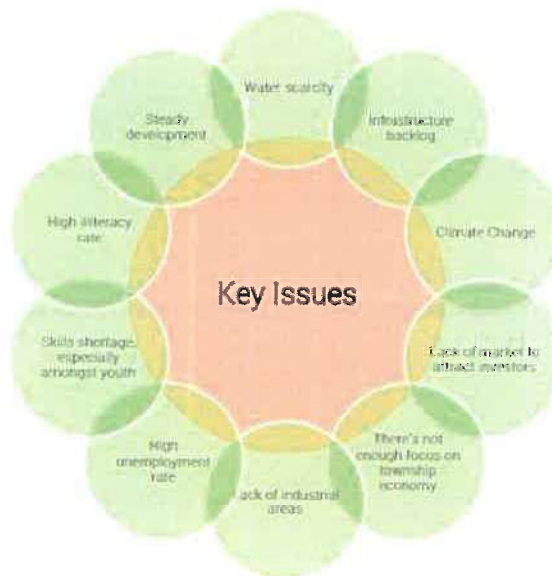


POLICY AND LEGISLATIVE FRAMEWORK

1. Ndlambe Municipality Spatial Development Framework (2023)

The primary purpose of the Spatial Development Framework is to represent the spatial development goals of a local authority that result from an integrated consideration and sifting of the spatial implications of different sectoral 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.

Spatial Vision

The spatial vision of the SDF is: *"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 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.
- Meet community needs and promote community values and aspirations.

The following objectives have been identified specifically for **Urban** areas (*applicable to this application*):

- 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.
- Positively performing settlements (that are convenient, equitable, efficient, and attractive and that promote economic growth).
- 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 Compliance:

- The proposal addresses the demonstrated demand for flexible, family-oriented residential accommodation in coastal settlements, particularly during holiday periods. By providing independent living for visiting family members, the development supports continued use and viability of established properties.
- The proposal largely utilises existing structures (rondavel, outside room, and garages), limiting additional land consumption and reducing environmental impact. No large-scale construction or expansion is proposed, ensuring minimal disturbance to the natural surroundings, including the adjacent riverine environment.
- By potentially allowing the additional dwelling unit to be rented on a long-term basis, the development contributes modestly to the diversity of housing options and can support the local rental market, enhancing social inclusivity.
- The development provides independent, well-designed accommodation for extended family members while maintaining privacy, safety, and comfort. The minor building alterations ensure the property remains functional and family-friendly.
- The conversion of the rondavel and modification of the outside room maximise the existing built footprint, aligning with SDF objectives to optimise land use and infrastructure efficiency.

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.
- Identify and prioritise economic opportunity areas.
- Promote mixed used spaces in towns in order to minimize the utilization of land.

Development Compliance:

The conversion of the existing rondavel into an additional dwelling unit and the modest alterations to the main dwelling optimise the use of the property, enhancing residential quality without expanding the building footprint.

The development also contributes to economic opportunities by potentially providing long-term rental accommodation, while maintaining the low-density character of the town. By utilising existing structures rather than creating new footprints, the proposal promotes efficient land use consistent with the Municipality's strategy to encourage sustainable, compact, and well-integrated settlements.

Spatial Planning Principles:

The Ndlambe Local Municipality identified the following spatial planning principles of critical importance. The proposed development aligns with these principles in the following manner:

- ***Development of Sustainable Human Settlements:*** By providing independent residential accommodation within existing structures, the proposal enhances the quality of living for extended families while maintaining privacy, comfort, and low-density coastal settlement character.
- ***Ensuring a Sustainable and Functioning Environment:*** The development utilises existing buildings and infrastructure, minimising land disturbance and environmental impact, including protection of the adjacent riverine area.
- ***Managing and Maintaining Safe and Accessible Infrastructure Provision:*** No new bulk infrastructure is required, and the development efficiently utilises existing municipal services, supporting the long-term functionality and sustainability of infrastructure.
- ***Access to and Affordable Public Transportation and Accessible Linkages between Settlements:*** The property is located within the established settlement of Seafield, benefiting from existing local road access and connections to nearby towns, ensuring convenient integration with regional movement networks.
- ***Thriving economy which is well positioned within the province and within the country:*** The potential for long-term rental of the additional dwelling unit supports local economic activity by diversifying housing options and attracting residents or seasonal visitors who contribute to the coastal economy.
- ***"Smart City" and Information Technology:*** While the development does not involve new IT infrastructure, it is compatible with efficient service delivery and modern residential living within the framework of existing municipal technology systems.
- ***Effective Governance:*** The application seeks to regularise long-standing building line encroachments in accordance with the Ndlambe Municipality Land Use Scheme, demonstrating compliance with statutory planning and governance frameworks.

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 the 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, **Seafield** has been classified as a **Local Centre**, as illustrated below.

Ndlambe Local Municipality Spatial Development Framework : Nodes Plan



The functions of a Local Centre and associated land uses:

- Municipal-scale Administrative Centre
- Local-scale Service Centre for commercial and social goods and services
- Residential development covering limited range of economic bands (Middle-income – Low-income)
- Potential for value-adding agro-industrial processes.

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.

The subject site is located within the urban edge and service edge of Seafield

Urban Edge and Service Edge: Seafield



Land Use Proposals: Seafield

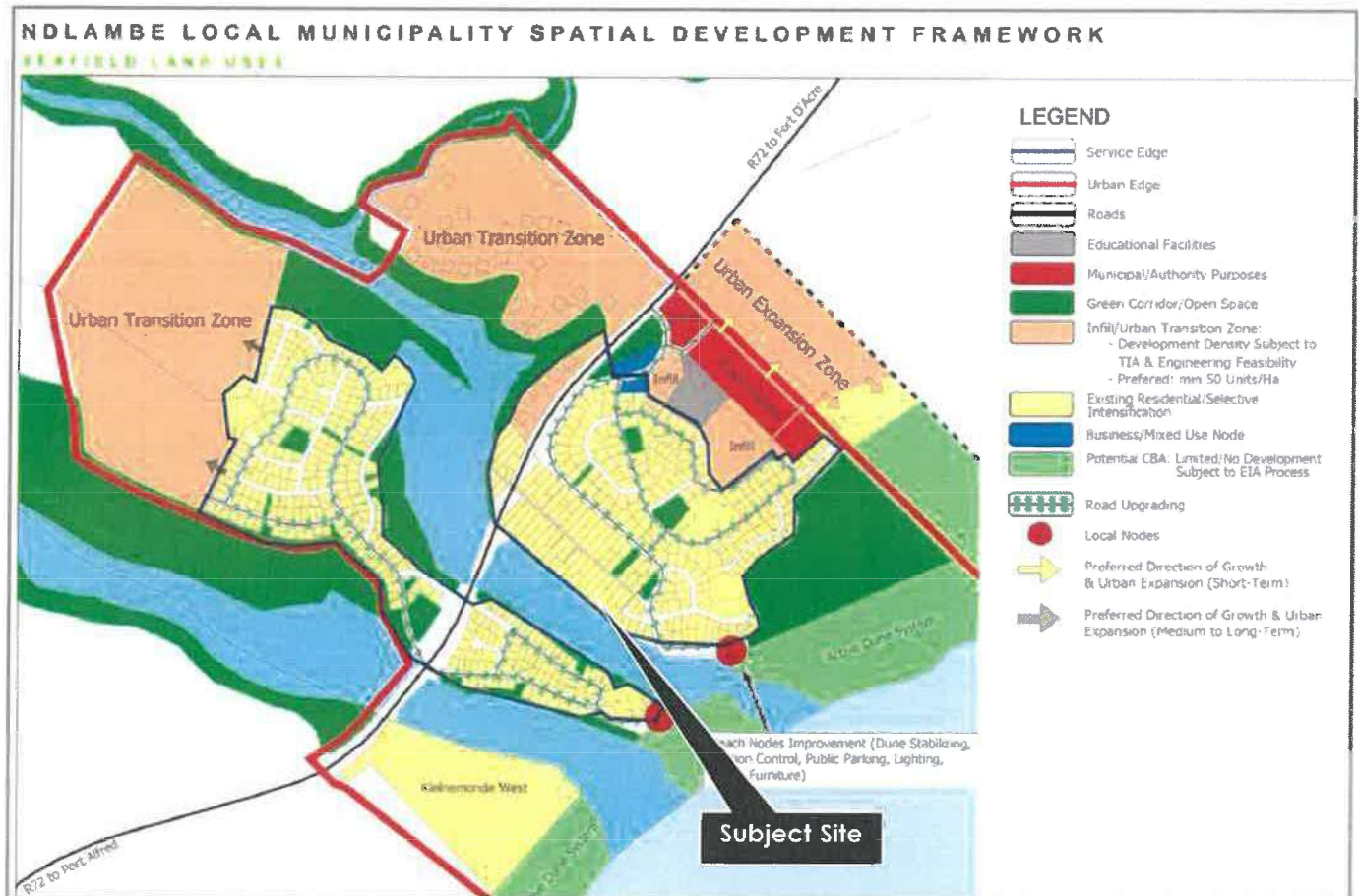
The "Seafield / Kleinemonde" urban concentration has been identified as a "Local Centre" owing to the following reasons:

- Activities centered around residential + Guesthouses
- Located along the coast

Residential development is mostly holiday and retirement homes.

Erf 206, Seafield is earmarked for Existing Residential / Selective Intensification.

Spatial Development Framework: Seafield



Alignment with the Ndlambe Spatial Development Framework: Seafield

The SDF promotes *"a spatially integrated Municipality which has unique characteristics and provides support to the towns of Ndlambe Local Municipality for various needs, and where growth and development of towns are in line with spatial proposals for the Municipality and aims to achieve sustainability."*

The subject property is located within the established residential area of Seafield, a coastal settlement with a low-density, residential character.

The proposed additional dwelling unit does not represent urban sprawl or a departure from the settlement's character but rather optimises the use of an existing structure while maintaining the spatial integrity of the property and surrounding area.

The development leverages the existing built environment, providing modest densification without compromising the coastal settlement's visual, social, or environmental qualities.

Erf 206, Seafield is situated within the urban edge and service edge of Seafield. The Permanent Departure from portions of the rear building line and lateral building lines will not change the land use on the property or character of the surrounding area.

The development supports the broader spatial planning goals of the municipality:

SDF Goals:	Support:
Promote efficient use of urban land and prevent unnecessary sprawl.	The development promotes efficient use of urban land by converting existing structures into an additional dwelling unit and making minor alterations within the current building footprints, thereby increasing residential capacity without expanding the property or encroaching further into open land. This approach optimises land use, reinforces the established low-density settlement pattern in Seafield, and prevents unnecessary urban sprawl.
Strengthen the form and function of existing settlements.	The development strengthens the form and function of the existing Seafield settlement by enhancing the property's residential capacity within its established footprint, providing flexible accommodation for families, and maintaining the low-density, coastal character, thereby supporting the orderly and sustainable growth of the town.
Encourage adaptable and sustainable built forms that respect environmental constraints.	The development supports adaptable and sustainable built forms by converting existing structures rather than constructing new buildings, minimising environmental impact, respecting the riverine setting, and ensuring the property remains functional and resilient within its natural and spatial context.

It is clear from the above that the development on the site supports and promotes the goals and principles of the existing planning vision and proposals applicable to the area.

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 development principles are summarized below, as well as how the proposed development on the application area complies with these planning principles.

1. The principle of spatial justice

Criteria:

Section 7 (a) requires that spatial planning systems redress past imbalances, promote equitable access to land and opportunities, and ensure inclusive and fair land use management.

Development Compliance:

The development complies with the SPLUMA principle of spatial justice by providing additional residential accommodation within an existing property, offering flexible housing options for family members or long-term renters, and contributing to equitable access to safe and appropriate living spaces without privileging new land claims over existing community needs.

2. The principle of spatial sustainability

Criteria:

Section 7 (b) requires that development promote efficient land use, protect environmental resources, optimise infrastructure investment, and support long-term economic viability.

Development Compliance:

The development complies with the SPLUMA principle of spatial sustainability by optimising the use of existing buildings and infrastructure, minimising additional land consumption, and ensuring that the property's improvements are environmentally responsible and maintain the long-term functionality of the settlement.

3. The principle of efficiency

Criteria:

Section 7 (c) requires that land be used optimally, infrastructure be used effectively, and development minimise wasteful urban sprawl and duplication of services.

Development Compliance:

The development complies with the SPLUMA principle of spatial efficiency by making optimal use of the existing building footprints to increase residential capacity, avoiding unnecessary land expansion, and utilising available infrastructure and services effectively.

4. The principle of spatial resilience

Criteria:

Section 7 (d) requires that development strengthen the ability of settlements to adapt to economic, social, and environmental changes over time.

Development Compliance:

The development complies with the SPLUMA principle of spatial resilience by enhancing the property's capacity to accommodate changing household needs within its existing structures, ensuring long-term adaptability, and maintaining the functionality and character of the settlement in the face of social and environmental changes.

5. The principle of good administration

Criteria:

Section 7 (e) requires that land use management be lawful, transparent, efficient, and consistent with adopted municipal policies and procedures.

Development Compliance:

The development complies with the SPLUMA principle of good administration by formally regularising existing building line encroachments, submitting a clear and lawful application, and ensuring that all alterations and approvals follow the Ndlambe Municipality's planning and regulatory processes.

1. Site Suitability

The subject property, measuring 1 930 m², provides ample space to accommodate the proposed development within its southern portion without overloading the site or impacting neighbouring properties.

The existing structures already occupy the areas where building line relaxations are required, and the proposed alterations largely utilise these established footprints. This ensures that the land can comfortably support the additional dwelling unit, minor extensions, and associated decks while maintaining open space, privacy, and the low-density character of the surrounding Seafield settlement.

The size, configuration, and location of the property make it highly suitable for the proposed development.

Site Plan:



2. Compatible with the surrounding area

The surrounding area of Seafield has experienced gradual intensification over time through property subdivisions and the development of additional dwelling units, particularly along the riverfront and along Dias Road, as illustrated below.

This pattern indicates a natural evolution of the settlement toward slightly increased residential density while still maintaining its overall low-density coastal character.

The proposed additional dwelling unit on the subject property follows this established development trend and will therefore be compatible with the surrounding area. Importantly, the proposal utilises existing structures and does not introduce a scale or intensity of development that is out of character with neighbouring properties.

As a result, the development will integrate comfortably with the existing residential environment and will not negatively impact the character or functioning of the surrounding neighbourhood.

Surrounding area:



3. Socio-economic impact

The socio-economic impact of the proposed development on Erf 206, Seafield, is positive and moderate, supporting both social and economic objectives without creating significant strain on infrastructure or the environment:

- **Social Impact:** The additional dwelling unit provides flexible accommodation for extended family members, including elderly parents, allowing them to remain close while maintaining independence. This supports family cohesion, improves quality of life, and strengthens community stability in Seafield. The development

also offers the potential for long-term rental housing, increasing housing options for residents seeking smaller-scale accommodation.

- **Economic Impact:** By potentially offering long-term rental accommodation, the development contributes modestly to the local economy, supporting the small-scale service and tourism sectors indirectly. Enhancing the property's functionality may also increase property values in the area, stimulating investment in the town.
- **Employment and Services:** While construction is limited, minor renovation works may provide temporary local employment opportunities. The development utilises existing municipal infrastructure efficiently, without requiring additional bulk services, thereby maintaining the sustainability of service provision.
- **Settlement Sustainability:** By optimising existing built structures rather than expanding the property, the proposal prevents unnecessary urban sprawl, supporting the orderly growth and resilience of Seafeld as a low-density coastal settlement.

Overall, the development supports the social, economic, and spatial objectives of the Ndlambe Municipality by enhancing housing diversity, maintaining settlement character, and contributing to sustainable use of land and infrastructure.

4. Engineering Services and Infrastructure

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 development makes use of existing infrastructure within the urban edge and does not require additional municipal investment. This promotes cost-effective service delivery and sustainable urban growth.

Summary:

This report motivates the application in respect of Erf 206, Seafield, for the formalization of the existing rondavel as an additional dwelling unit, minor alterations and extensions to the existing dwelling house, the enlargement of the outside room associated with the garages, and the regularisation of existing building line encroachments through a permanent departure application. The property measures approximately 1 930 m² and the proposed development is concentrated within the southern portion of the erf, making use largely of existing structures and established building footprints.

The proposal seeks to formalise and improve the functionality of the property by providing additional residential accommodation primarily for visiting family members, while also allowing the possibility of long-term rental accommodation. The development remains residential in nature and does not introduce tourist accommodation or commercial activities. The proposed building line departures relate primarily to long-established structures and are required to regularise existing encroachments in order to enable the submission and approval of updated building plans.

The application demonstrates alignment with the relevant policy and legislative framework, including the Ndlambe Municipality Spatial Development Framework (SDF), applicable spatial planning principles contained in the Spatial Planning and Land Use Management Act (SPLUMA), and the Ndlambe Municipality Land Use Scheme. The proposal supports sustainable human settlement development, efficient land use, modest densification within an established settlement, and the optimisation of existing infrastructure and built structures.

Furthermore, the surrounding area has experienced gradual intensification through subdivisions and the development of additional dwelling units, particularly along the river and along Dias Road. The proposal is therefore consistent with the evolving residential character of Seafield while still maintaining the low-density coastal settlement pattern.

Conclusion:

The proposed development represents a modest and appropriate enhancement of an existing residential property within the established settlement of Seafield. The formalization of the existing rondavel as an additional dwelling unit, together with minor alterations to the main dwelling and ancillary structures, will improve the functionality of the property without significantly altering its scale, character, or spatial impact.

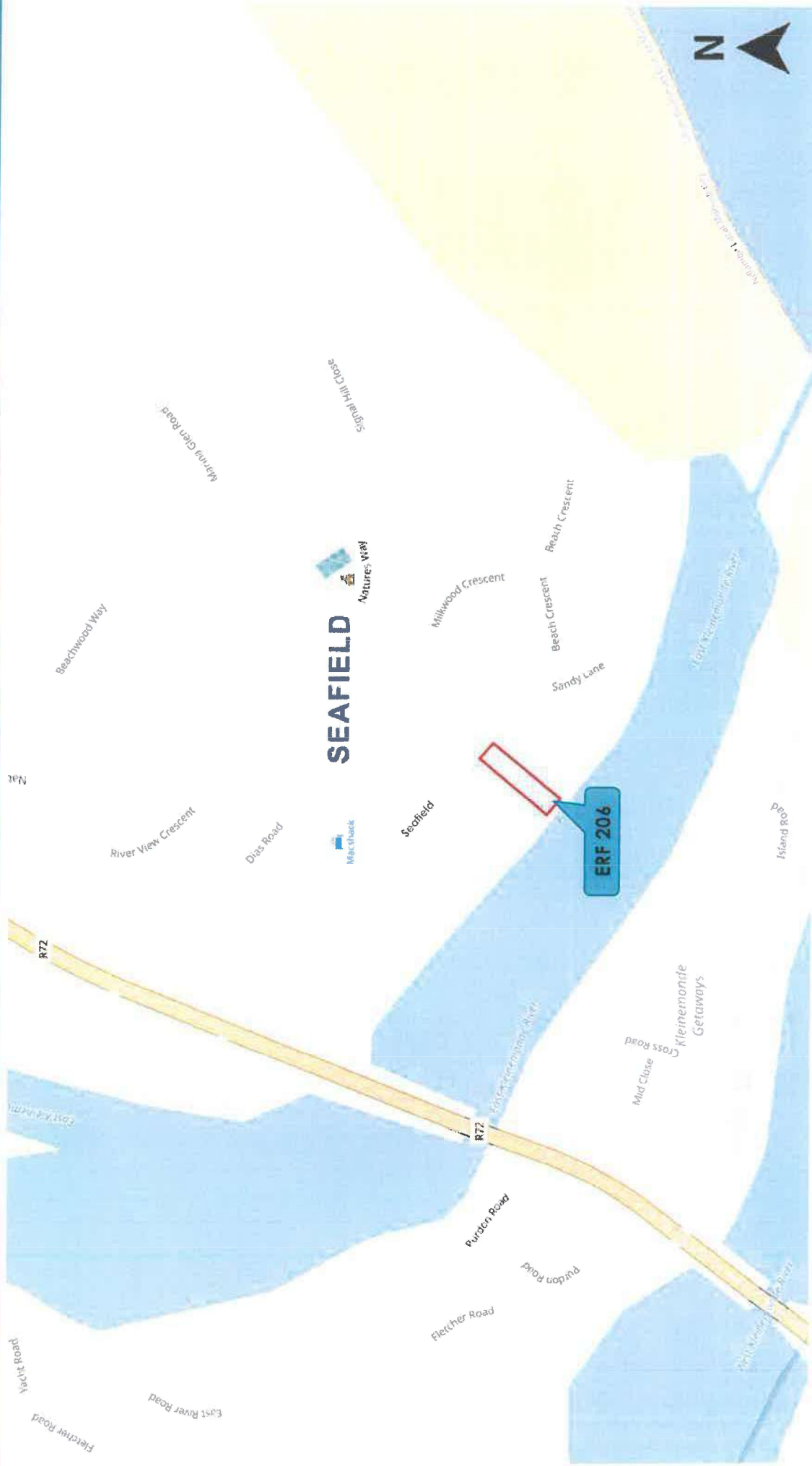
The requested permanent departures are limited to existing building line encroachments associated with long-standing structures and are necessary to regularise the development in accordance with the Ndlambe Municipality Land Use Scheme. The proposal will not negatively affect neighbouring properties, municipal services, or the environmental character of the area.

Overall, the development promotes efficient land use, supports sustainable settlement patterns, aligns with municipal spatial planning policies, and contributes positively to the residential environment of Seafield. It is therefore considered reasonable, appropriate, and desirable from a spatial planning and land use management perspective.

ANNEXURE A

MAPS

1. **Locality**
2. **Site Plan**
3. **Existing Zonings**
4. **Site Development Plan**



ERF 206, SEAFIELD

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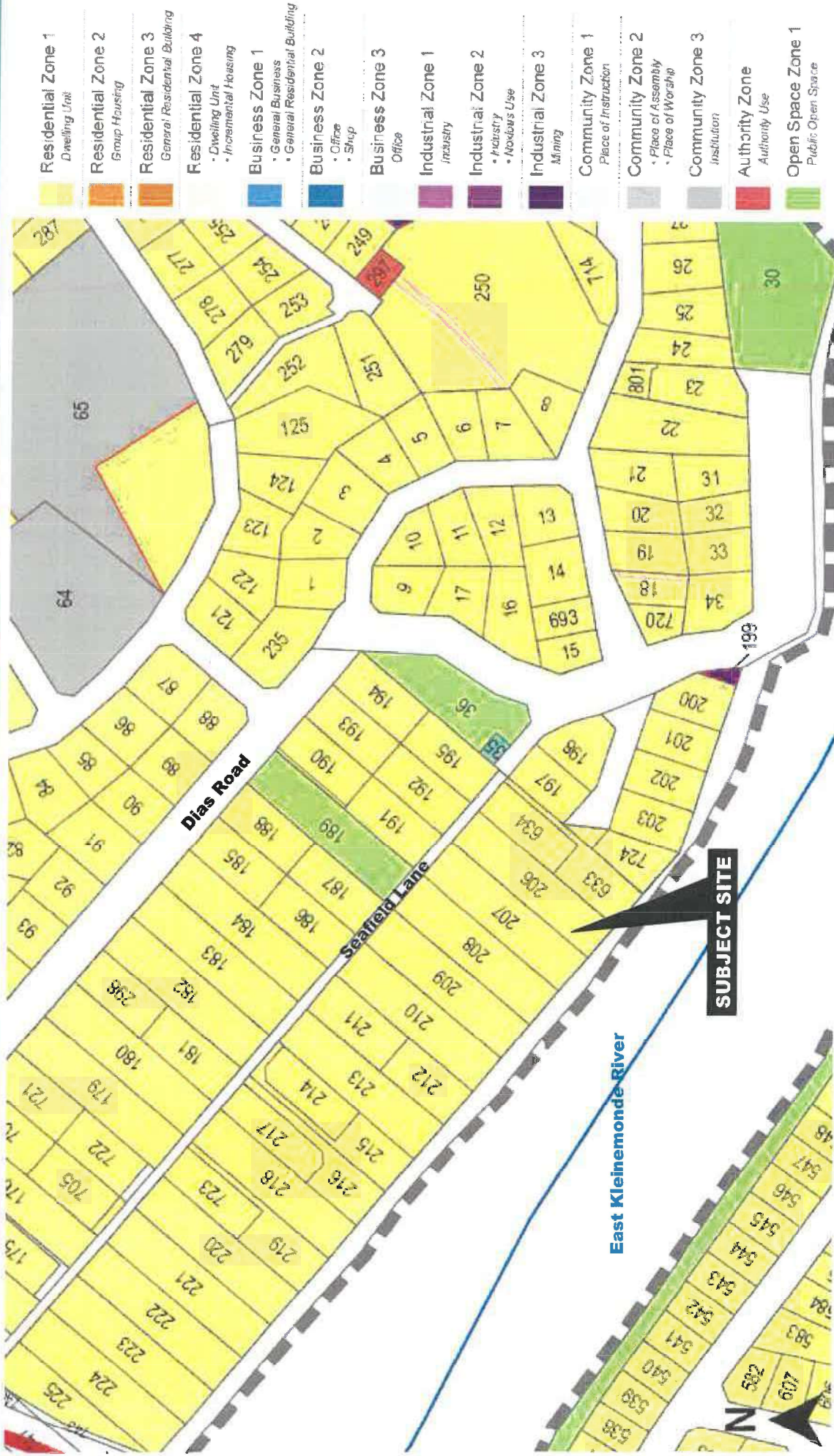
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NORTH ELEVATION
SCALE 1/100

SOUTH ELEVATION
SCALE 1/100

The image contains two architectural elevation drawings of a building, oriented vertically. The left drawing is labeled 'WEST ELEVATION' and the right drawing is labeled 'EAST ELEVATION'. Both drawings are at a scale of 1/10.

WEST ELEVATION: This drawing shows the west side of the building. It features a gabled roof with a small chimney on the left side. The main body of the building has horizontal siding. There are several windows: a large blue-tinted window on the upper level, a smaller blue-tinted window below it, and a large blue-tinted window on the ground level. A small white rectangular feature, possibly a door or a small window, is visible on the left side of the ground floor.

EAST ELEVATION: This drawing shows the east side of the building. It also has a gabled roof with a chimney on the left side. The main body of the building has horizontal siding. There is a large blue-tinted window on the ground level and a smaller blue-tinted window on the upper level. A small white rectangular feature, possibly a door or a small window, is visible on the left side of the ground floor.

WEST ELEVATION
SCALE 1/10

EAST ELEVATION
SCALE 1/10

EAST ELEVATION

SCALE 1/160

[illegible]

05-01 E 4:100

[illegible][illegible]

SCALE 1:200

[illegible]

Project:
**PROPOSED NEW
ADDITIONS &
ALTERATIONS FOR ERF
206 SEAFIELD**

Client name: **MR & MRS C. WHITAKER**

Drawing No: **SF2026/04/21**

Date: **APRIL 2026**

Client ref: **D. JACOBS**

Sheet No: **W 101**

As indicated



DEREK JACOBS

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**PROPOSED NEW
 ADDITIONS &
 ALTERATIONS FOR ERF
 206 SEAFIELD**

Study notes:

MR & MRS C. WHITAKER

Issuing No: SF/2026/04/21

APRIL 2026

Directed by:

W101-1

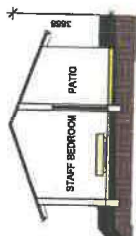
1:100



EAST ELEVATION (GARAGE BUILDING)



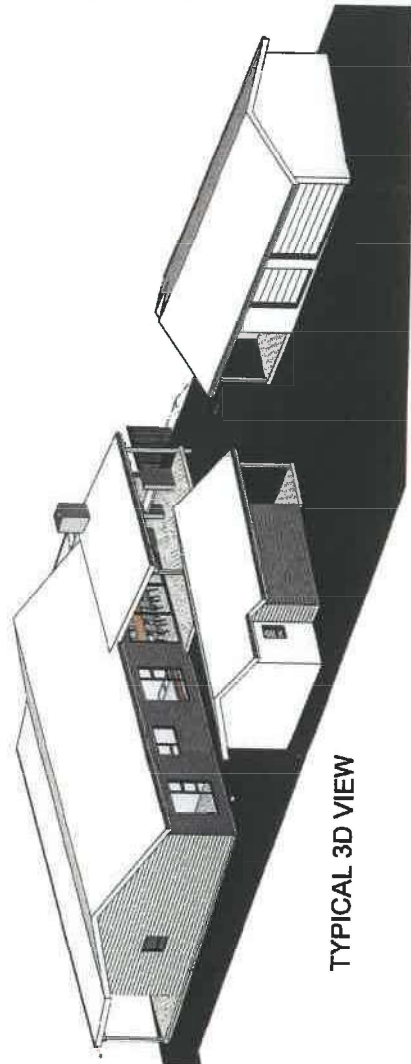
NORTH ELEVATION



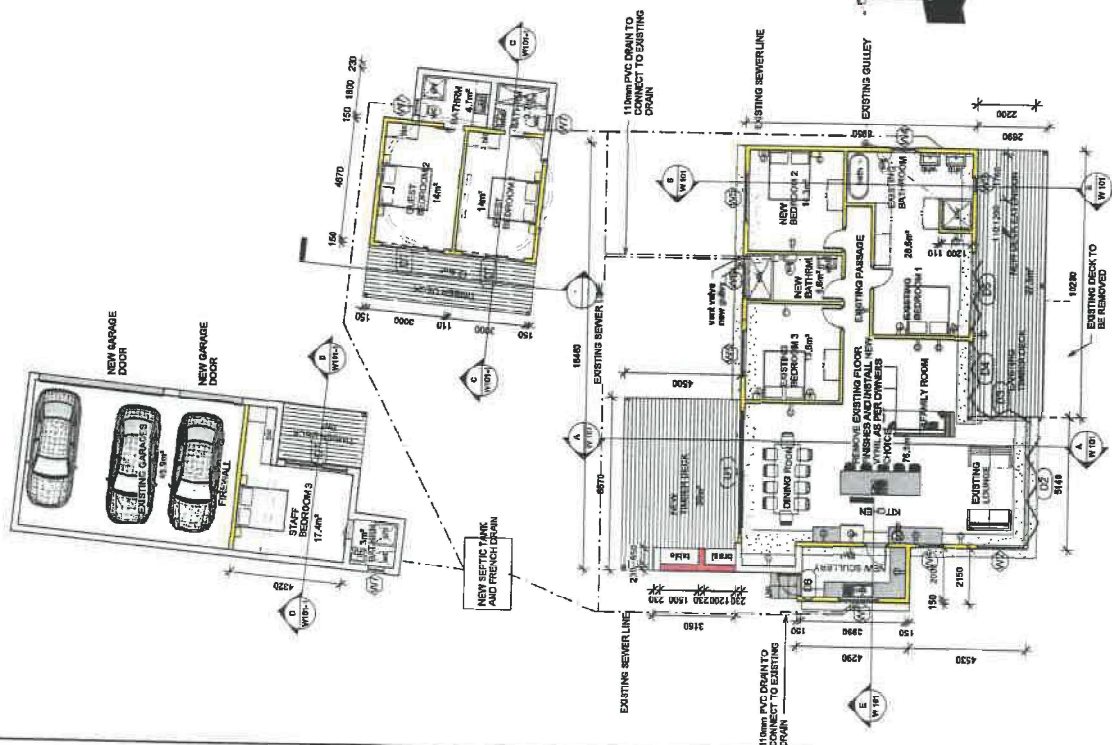
SECTION D-D



COTTAGE FRONT ELEVATION

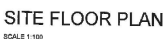
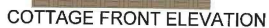
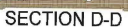
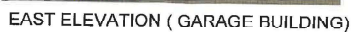


TYPICAL 3D VIEW



SITE FLOOR PLAN

SCALE 1:100

[illegible]

Project :
**PROPOSED NEW
ADDITIONS &
ALTERATIONS FOR ERF
206 SEAFIELD**

Client name:
MR & MRS C. WHITAKER

Drawing No: SF/2026/04/21
Date: APRIL 2026
Drawn by: D. JACOBS
Sheet No: W101-1
Scale: 1 : 100



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 DEPARTURE FROM BUILDING LINES (REAR AND LATERAL)

SITUATED ON ERF 206, STREET & NO. 4 SEAFIELD LANE, TOWNSHIP SEAFIELD

It is confirmed that I (Name in Full of affected land owner), A J PAGEL

being the registered owner of Erf 633 Township SEAFIELD

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

- a) A relaxation of the lateral building line from 1,5 m to 0,8 m (along the eastern boundary) 0,9 m (along the western boundary) from our common side.
- b) A relaxation of the rear building line from 3 m to 0 m, (only for the existing development)
- c) A relaxation of the street building line from m to m;
- d) A relaxation of building height from m to m;
- e) A second dwelling unit not exceeding m²;
- f) A relaxation of the lateral / street boundary wall / fence height restriction from m to m.
- g) Other (Give details)

shown on plan number SF/2026/04/21 undated APRIL 2026

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).

Residential Address (Of owner giving consent).

Signed A J Pagel

Kleinemonde

Date 06.05.26

Home Tel:

Work Tel:

WITNESSES

1 Full Name GARRY PAGEL

Signature [Signature]

2 Full Name

Signature



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

Tel: (046) 604-5520
Fax: (046) 624-2669
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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 DEPARTURE FROM BUILDING LINES (REAR AND LATERAL).....

SITUATED ON ERF ...206..., STREET & NO.4 SEAFIELD LANE....., TOWNSHIPSEAFIELD.....

It is confirmed that I (Name in Full of affected land owner),VROOM FAMILY TRUST.....

being the registered owner of Erf207..... Township ...SEAFIELD.....,

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

- a) A relaxation of the lateral building line from1,5..... m to **0,8m (along the eastern boundary) 0,9m (along the western boundary)** from our common side;
- b) A relaxation of the rear building line from3..... m to ...0... m; (**only for the existing development**)
- c) ~~A relaxation of the street building line from m tom;~~
- d) ~~A relaxation of building height from m tom;~~
- e) ~~A second dwelling unit not exceeding.....m²;~~
- f) ~~A relaxation of the lateral / street boundary wall / fence height restriction from m tom;~~
- g) ~~Other (Give details).....;~~

shown on plan number ...SF/2026/04/21... undatedAPRIL 2026.....

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: 10 MAY 2026

Residential Address (Of owner giving consent):

SEAFIELD LANE, SEAFIELD
.....
.....

Home Tel:

Work Tel:

WITNESSES

1.
Full Name

.....
Signature

2.
Full Name

.....
Signature



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 DEPARTURE FROM BUILDING LINES (REAR AND LATERAL).....

SITUATED ON ERF ...206..., STREET & NO.4 SEAFIELD LANE....., TOWNSHIPSEAFIELD.....

It is confirmed that I (Name in Full of affected land owner),K L DUNN.....

being the registered owner of Erf634..... Township ...SEAFIELD.....

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

- a) A relaxation of the lateral building line from1,5..... m to 0,8m (along the eastern boundary) 0,9m (along the western boundary) from our common side;
- b) A relaxation of the rear building line from3..... m to ...0... m; (only for the existing development)
- c) A relaxation of the street building line from m to m;
- d) A relaxation of building height from m to m;
- e) A second dwelling unit not exceeding m²;
- f) A relaxation of the lateral / street boundary wall / fence height restriction from m to m;
- g) Other (Give details).....;

shown on plan number ...SF/2026/04/21... undatedAPRIL 2026.....

Additional comments by consenting owner to the above consent:

.....
The relaxation must not negatively impact my access onto the river.

.....
The above-mentioned servitude (on ERF 633) is not shown on the attached maps.

(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: ...08 May 2026.....

Residential Address (Of owner giving consent):

.....
48 Seafield Lane, Kleinemoude
.....

Home Tel:

Work Tel:79 338 7760.....

WITNESSES

1. Dennis Herold
Full Name

2. Judith Herold
Full Name


Signature


Signature