

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**



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 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**



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

14 MAY 2026

RECEIVED

LAND USE APPLICATION FORM

PART A: TYPE(S) OF APPLICATION

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
☐	Rezoning	R
☐	Consolidation	R
☐	Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land	R
☐	Departure Application: Permanent or Temporary Departure (for Land Use Change)	R
☐	Departure Relaxation Building Line	R
☒	Departure for Relaxation of Development Parameters (Height and/or Coverage)	R 8 583,74
☐	Consent use in terms of the Land Use Scheme	R
☐	Extension for validity of an approval	R
☐	Subdivision	R
☐	Road closure or Closure of Public Open Space	R
☐	Approval of Architectural Design Manual, Homeowners Constitution, Site Development Plan	R
☐	Amendment of Conditions of Approval	R
☐	Cancellation/Amendment of General Plan	R
☐	Other	R
TOTAL ON FEES PAYABLE		R 8 583,74

INSTRUCTIONS:

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

PART B: GENERAL INSTRUCTIONS

(These instructions should be read before completing the form)

1. GENERAL REMARKS

- 1.1. All applications should take cognizance of the requirements for the change of land use in terms of the Environment Conservation Act of 1997.
- 1.2. Incorrect and incomplete applications will be returned to the Applicant. The Applicant's attention is drawn to the plans and other documentation that must accompany their application as per the Schedules in the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016).
- 1.3. Applicants must note that until such time that an application has been approved in writing, any correspondence or discussions pertaining to this application must not be regarded as an indication that it will in fact be approved and do not bind the Ndlambe Municipality, in any way.
- 1.4. The Ndlambe Municipality reserves the right to have an approval declared null and void if it was based on wrong information supplied by an applicant. Applicants must therefore ensure that information about restricting factors that could influence the application is provided.
- 1.5. Applicants may supply any additional information, on a particular issue, if they want to and when required to.

2. PRIOR LIAISON WITH OTHER INTERESTED PARTIES

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

3. SUBMISSION OF APPLICATION

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

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

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

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

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	Chanson Trading 1098 CC
Street or Postal Address	3 East River Road, Seafeld
E-mail Address	cragharebottle@gmail.com
Contact Number	072 332 2715

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed					
Erf No	629	Suburb/Town/Area	Seafield		
Farm No	N/A	Portion (if applicable)	N/A		
Physical or Street Address	3 East River Road, Seafield				
Current Zoning	Residential Zone 1				
Proposed Zoning	N/A				
Additional Rights or Consent Uses Approved	N/A				
Current activities	Dwelling and garage				
Are any departures applicable to the land unit?	Yes, departure from height restriction.				
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	Yes, dwelling unit (incl. the garage)				
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)	899 ²				
Title Deed Number	1645/2025				
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):

After surveying the height of the existing building in 2025, the Height Certificate confirmed that portions of the existing dwelling exceed the permissible height of 8,5 m as measured from the mean ground level, in terms of the Ndlambe Municipality Integrated Land Use Scheme (2019). The mean ground level was calculated by a Professional Land Surveyor as 17,23 m above sea level, resulting in a maximum permissible building height of 25,73 m above sea level. The existing dwelling reaches a maximum height of 27,95 m above sea level, equating to a height of 10,72 m, thereby exceeding the permitted height by 2,22 m. The approval of this departure will legalise an existing development that has been in place for many years, ensure proper land use control, and allow the owner to submit future building plans that comply with municipal requirements, without negatively affecting neighbouring properties or the surrounding area.

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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. ~~_____~~ Lateral (side) building line(s) from _____ m to _____ m; and / or
- ii. ~~_____~~ Rear building line from _____ m to _____ m; and / or
- iii. ~~_____~~ Street building line from _____ m to _____ m; and / or
- iv. ~~_____~~ Coverage factor from _____ % to _____ %; and / or
- v. ~~_____~~ Building height restriction from ...8,5m... to.....10,72m.....; 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? **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 height restrictions.
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		The property is located ± 28 m from the high-water mark 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 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:			

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		Date	08/05/2026

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

POWER OF ATTORNEY FOR LAND USE APPLICATIONS

This Power of Attorney is made on this 28th day of NOVEMBER 2025, by:

Principal:

CRAIG ALAN HAREBOTTLE

ID: [REDACTED]

Agent:

Mirinda de Beer Town & Regional Planners

117 Cape Road

Port Elizabeth

6000

ID: 101060025030

Whereas, the Principal owns certain real estate property known as Erf 629, 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 Departure from Height Restrictions of Erf 629, Seafield, 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: 28-11-2025

Agent Signature: _____

Date: 28/11/2025

Witness Signature: LvanDeventer

Witness Name: Linda van Deventer

Date: 28/11/2025

CLOSE CORPORATION RESOLUTION

CHANSON TRADING 1098 CC

Registration Number: 2009/102907/23

Minutes of a meeting of the Members of CHANSON TRADING 1098 CC

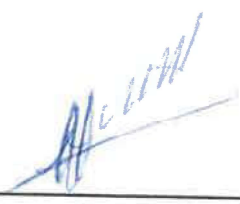
PASSED AT KLEINEMOND ON THIS 28th DAY OF NOVEMBER 2025.

RESOLVED THAT:

1. CRAIG ALAN HAREBOTTLE [MEMBER 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 FROM HEIGHT RESTRICTIONS OR ANY OTHER APPLICATION** for **ERF 629, SEAFIELD**.
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 FROM HEIGHT RESTRICTIONS OR ANY OTHER APPLICATION** for **ERF 629, SEAFIELD** 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. CRAIG ALAN HAREBOTTLE [MEMBER 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:

NAMES:

1. CRAIG 

CRAIG HAREBOTTLE

2. BEV 

BEVERLEY HAREBOTTLE

3. _____

4. _____

MOTIVATIONAL REPORT

ERF 629, SEAFIELD

Application for:

- **Permanent Departure from the 8,5m height restriction to 10,72m to formalize the existing development.**

Compiled by:



Pr. Pln A/1037/1998
BA MTRP/MSAPI

Contact Details:

Email: mirinda@mdbtownplanner.co.za

Cell: 082 896 2686

117 Cape Road, Mill Park

Port Elizabeth, 6001

www.mdbtownplanner.co.za

MAY 2026

EXECUTIVE SUMMARY

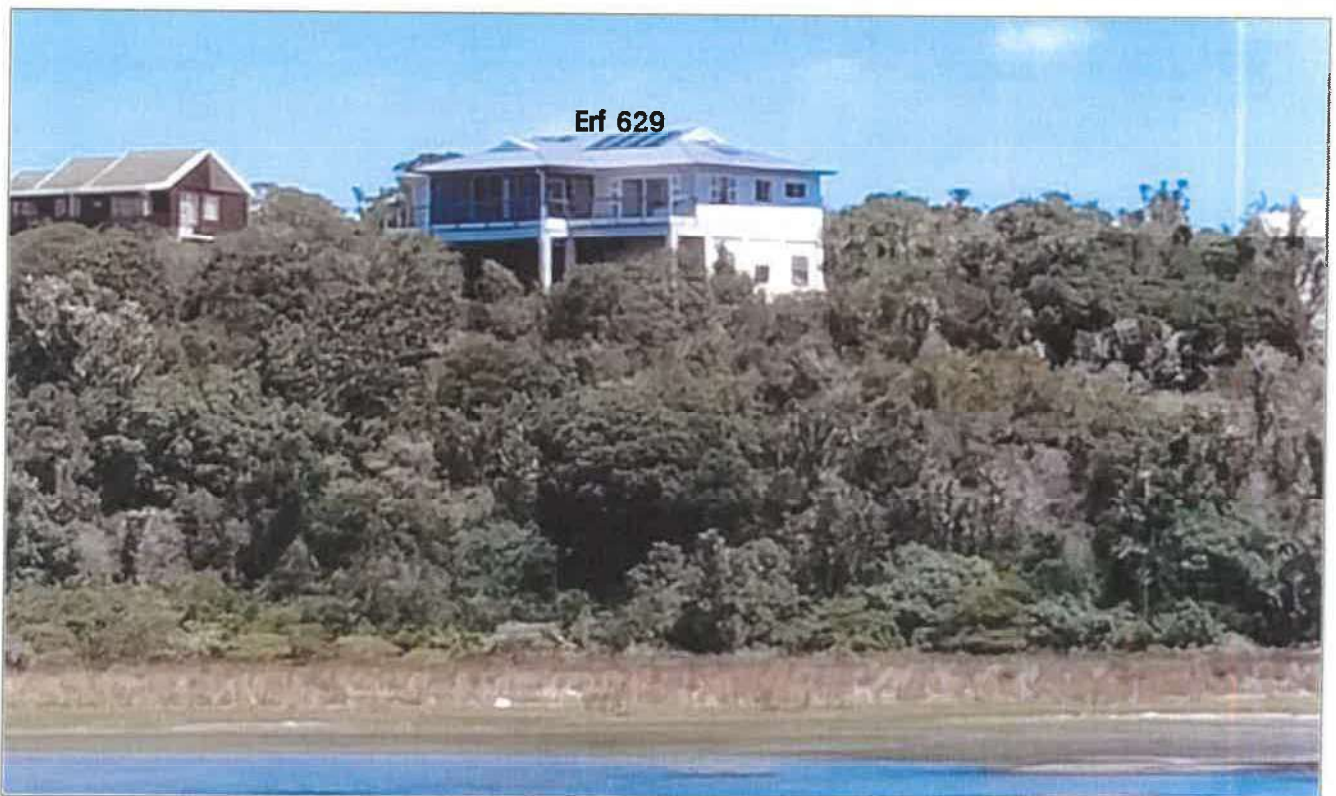
This application seeks approval for a departure from the 8,5 m height restriction to formalise the existing dwelling on Erf 629, Seafield, which was built in good faith prior to the implementation of the Ndlambe Municipality Integrated Land Use Scheme (2019). The height encroachment of 10,72 m is largely due to the roof design and natural slope of the site.

The departure will not result in additional bulk, overlooking, overshadowing, or any negative impact on neighbouring properties. The existing height is compatible with surrounding residential development, which shows natural variations in building heights. Future additions will comply with all relevant height restrictions.

The application aligns with the seven SPLUMA principles by promoting spatial justice, efficiency, sustainability, resilience, and good administration. It also supports the Ndlambe Municipality Spatial Development Framework (SDF) by encouraging appropriate urban development, efficient use of land and infrastructure, and the maintenance of a compact and viable urban form.

Summary:

Existing Zoning	Residential Zone 1
Area	899m ²
Title Deed	T1646/2025
Owners	Chanson Trading 1098 CC
Address	3 East River Road, Seafield
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: Permanent Departure from the 8,5m height restriction to 10,72m to formalize the existing development, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016).



Erf 629, Seafield

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ANNEXURES

A. MAPS

1. Locality Map
2. Land Use Map
3. Site Development Plan

B. APPLICATION FORM

C. PROPERTY DETAILS

1. Power of Attorney & Closed Corporation Resolution
2. Title Deed
3. Cadastral Diagram
4. Height Certificate (M.E.H Sulte and Son Inc.)
5. Approved Building Plans

1. The Applicant

Mirinda de Beer Town and Regional Planners (MDB) is appointed by the owners of Erf 629, Seafield, to prepare and submit an application to the Ndlambe Municipality for the Permanent Departure from the height restriction to formalize the existing development, as per the Site Development Plan and Approved Building Plans.

The Power of Attorney and Closed Corporation Resolution are attached as **Annexure C.1**.

2. The Site**Cadastral information:**

The subject property is described as Erf 629, Seafield, situated in the Ndlambe Municipal jurisdiction. The Cadastral Diagram (S.G. No. 8711/88) is attached as **Annexure C.3**.

Ownership:

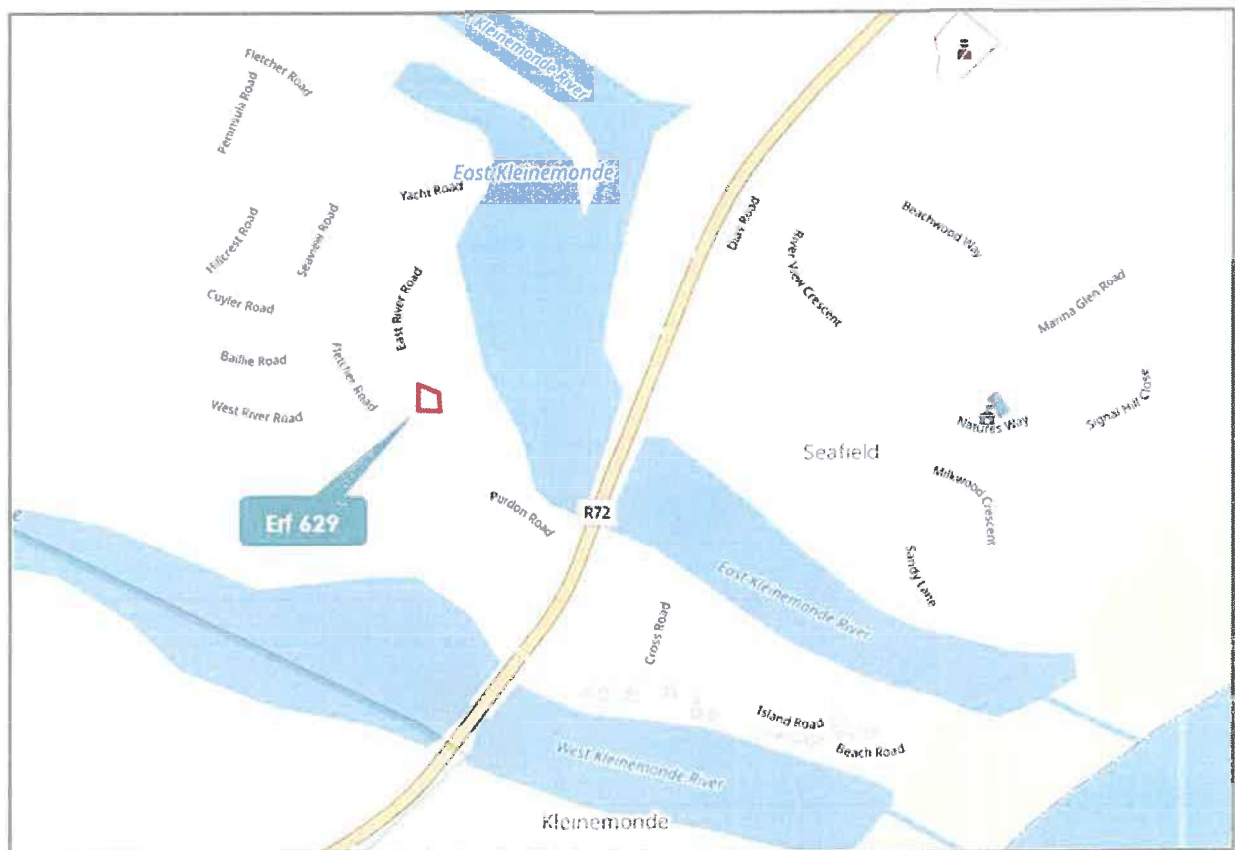
Chanson Trading 1098 CC.

Property size:

899m²

3. Locality

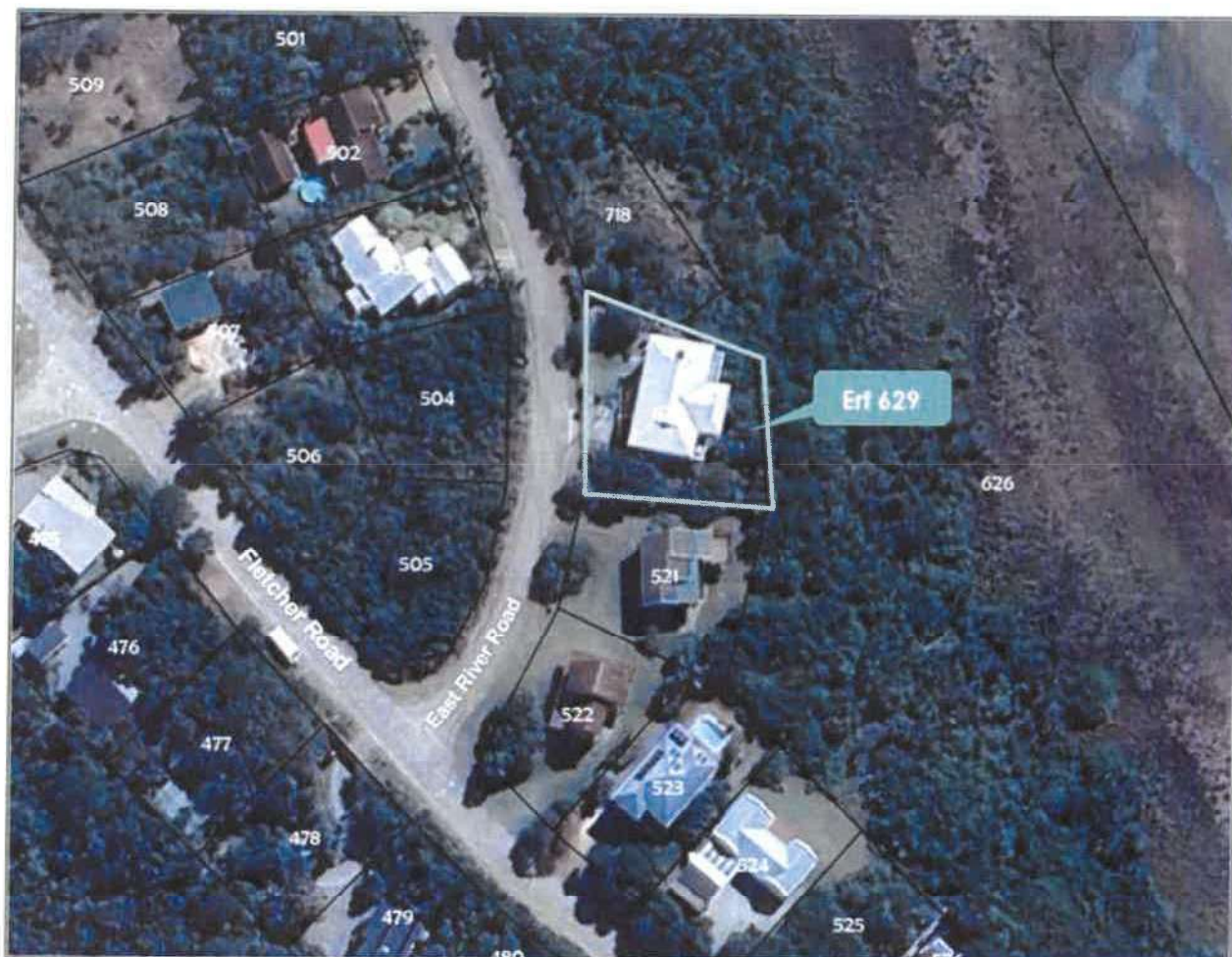
The property is located in the eastern part of Seafield (East Kleinemonde), situated at 3 East River Road, along the East Kleinemonde River.

Map 1: Locality Map

4. Existing Zonings & Land Uses

A dwelling and garage are situated on the property, as illustrated below. East River Road borders the property in the west and access is obtained from East River Road.

Map 2: Land Use Map



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 Residential 1 purposes, with the following development parameters:

Zoning	Residential Zone 1
Primary Use	Dwelling Unit means a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation and includes such outbuildings as are ordinarily used therewith and permit a home occupation for a single household.
Coverage	50%
Height	8,5m
Road Building Line	5m
Lateral Building Lines	1,5m
Rear Building Lines	3m
Parking	1 space / dwelling unit

5. Title Deed, Servitudes and Bond Holder

Title Deed T1646/2025 is relevant to the subject site. A copy of the Title Deed is attached as **Annexure C.2**.

Cadastral Diagram:

*Stern & Ekermans,
Land Surveyors, Cape Town.*

OFFICE COPY

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES		S.G. No. 8711-83
		Y System	X 27°	
	Constant	±	0.00 +3700 000.00	
AB 31.20	291 37 50	A	- 3 631.00 + 11 797.50	Approved <i>[Signature]</i> Surveyor-General 1989 01 30
BC 25.62	354 24 00	B	- 3 660.00 + 11 809.00	
CD 31.60	94 32 20			
DA 34.50	180 00 00			
	Seafeld	Δ	- 4 312.87 + 11 611.23	
	Groenfontein A	Δ	- 1 214.34 + 14 574.27	

S&E Ref 252/1

Beacons
A, B, C, D, 12mm iron peg

1 Figure ABE being Erf 329, portion of Erf 327, in Island Beach Township. Vide Dgm. No. 8710/88, annexed to D/T.

2 Figure EBCD being Erf 221 in Island Beach Township. Vide General Plan TP 9607.

* **ERF 629 SEAFIELD**

Scale 1:750

The figure ABCD represents 839 square metres of land, being * Erf 330 Island Beach Township & comprises land 2 above. situate in Island Beach Township, Seafeld Local Area.

Administrative District of Bathurst. Province of Cape of Good Hope.

Surveyed in Compiled in November 1988.

by me. *[Signature]* Land Surveyor

This diagram is annexed to	The original diagrams are	File No. <u>53999/2</u>
No dated	as quoted above	S.R. No. <u>Compiled</u>
i.e.	No annexed to	Comp. <u>BQSA-1361 (M 2/62)</u>
	Transfer/Grant	Gen Plan <u>TP 9607</u>
	No	

Registrar of Deeds

S&E Ref 252/1

629
490

There are no servitudes registered on the property. A copy of the Surveyor-General Diagram is attached as **Annexure C.3**.

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

The Application

Section B

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 629, Seafeld:**

1. **Permanent Departure** from the 8,5m height restriction to 10,72m to formalize the existing development, in terms of Section 76 of the Ndlambe Municipality SPLUMA By-Laws (2016).

Proposed development parameters on Erf 629, Seafeld:

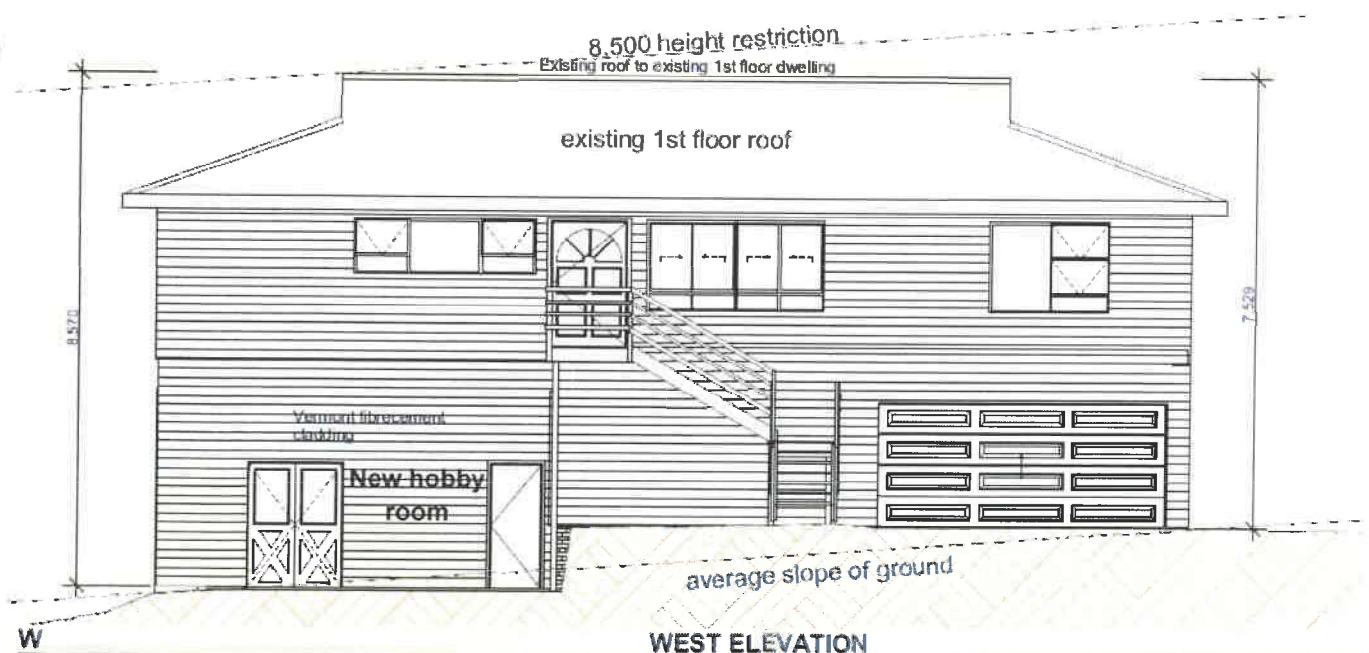
Zoning	Residential Zone 1
Primary Land Use	Dwelling Unit
Street Building Line	5m
Lateral Building Lines	1,5m
Rear Building Line	3m
Height	10,72m
Floor Factor	1.0
Parking	1 space / dwelling unit



1. Development Proposal

- ▶ Erf 629, Seafield is located between the East Kleinemonde River to the east and East River Road to the west. The property is characterised by a pronounced natural slope, which results in a significant difference between the highest and lowest natural ground levels across the site.
- ▶ After surveying the height of the existing building in 2025, the Height Certificate confirmed that portions of the existing dwelling exceed the permissible height of 8,5 m as measured from the mean ground level, in terms of the Ndlambe Municipality Integrated Land Use Scheme (2019). The mean ground level was calculated by a Professional Land Surveyor as 17,23 m above sea level, resulting in a maximum permissible building height of 25,73 m above sea level. The existing dwelling reaches a maximum height of 27,95 m above sea level, equating to a height of 10,72 m, thereby exceeding the permitted height by 2,22 m. The Height Certificate for Erf 629, Seafield is attached as **Annexure C.5**.
- ▶ The dwelling was constructed in good faith and predates the implementation of the Ndlambe Municipality Integrated Land Use Scheme (2019). At the time of construction, the development was not subject to the current height control provisions. The height encroachment is therefore historic in nature and not the result of recent or deliberate non-compliance.
- ▶ Building plans for a new hobby room were approved on 11 November 2025, subject to the condition that an application for a departure from the height restriction be submitted. Due to the closure of offices and the completion of existing projects prior to the year-end holiday period, the departure application could not be finalised within the stipulated timeframe. This application is accordingly submitted to regularise the existing height contravention and to enable the lawful submission of future building plans for minor alterations and additions.
- ▶ The approval of this departure will legalise an existing development that has been in place for many years, ensure proper land use control, and allow the owner to submit future building plans that comply with municipal requirements, without negatively affecting neighbouring properties or the surrounding area.
- ▶ The new hobby room is located on ground floor level in the north-western corner of the building.

New hobby room:



2. Permanent Departure from Height Restriction

- ▶ The Ndlambe Municipality Integrated Land Use Scheme (2019) stipulates a height restriction of 8,5m for properties with a Residential 1 zoning.
- ▶ Definition of height : *the maximum permissible vertical dimension of any building to be constructed on a land unit, which vertical dimension shall be measured from the determined ground level to the highest externally visible point of the building and shall not exceed a parallel line drawn at the maximum height above the ground level, and a horizontal line drawn at the maximum height above the ground level, provided that:*

(a) *Chimneys, flues, satellite dishes, masts and antennae having a total accumulated diameter of less than 1.5 metres shall be excluded from the calculation of the height of the structure.*

(b) *Elevator motor rooms, ventilation shafts, water tanks, air conditioning plants vehicles and equipment attached to or parked on top of a structure are included when determining the height of the structure.*

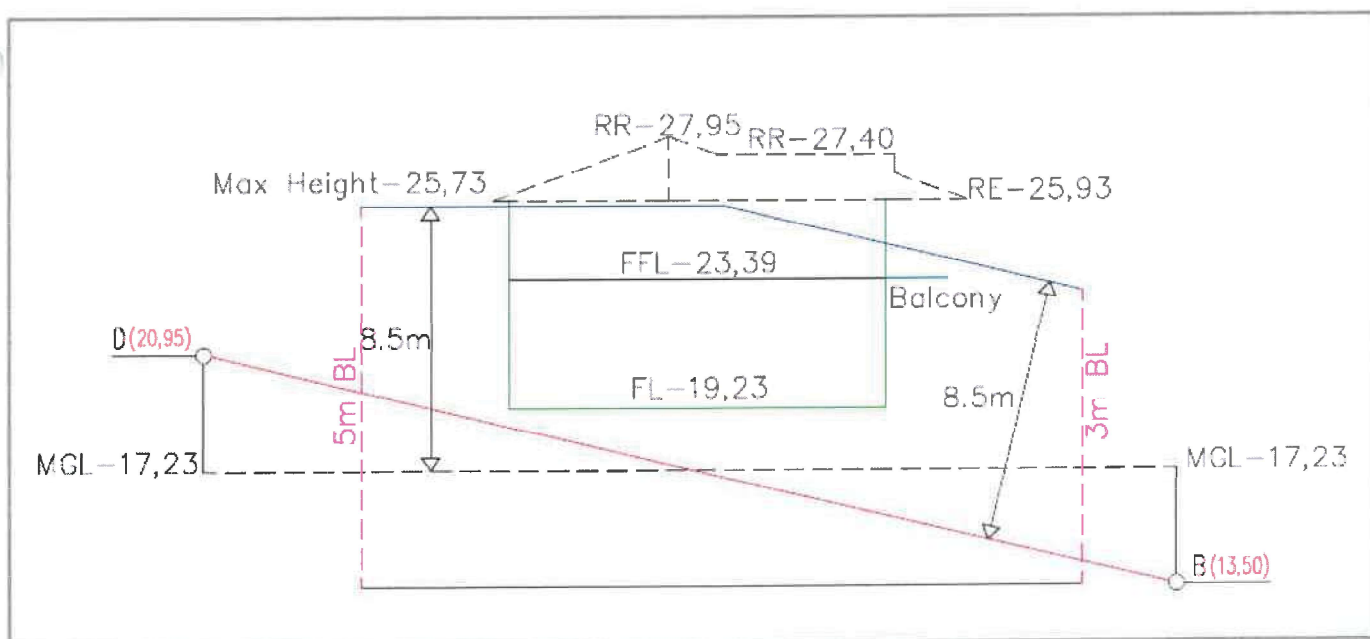
- ▶ Definition of Ground Level: *the average between the highest and the lowest natural undisturbed level of the land unit, as determined by a registered surveyor.*

▶ The height restriction is calculated in the following manner:

- The mean ground level (MGL) has been calculated at 17,23m above sea level (the average between the highest level (20,95m) and the lowest level (13,50m) natural undisturbed level of the subject property).
- The height restriction of 8,5m from the mean ground level, as calculated by the Professional Land Surveyor, results in a maximum building height of 25,73m above sea level.
- The existing development was built in good faith and developed before the Ndlambe Municipality Integrated Land Use Scheme (2019) came into effect.
- The height of the existing buildings is as follows:

	Height above Sea Level	Height
Existing Dwelling (Roof pitch)	27,95m	10,72m

Height Certificate for the exiting dwelling on Erf 629, Seafeld:



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

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.	This application promotes spatial justice by ensuring that planning decisions are equitable and that property owners are not unduly penalized for minor, unintentional technical deviations that have no adverse spatial or social impacts.
	The approval will regularize an existing lawful use and maintain tenure security without compromising the rights of others
	The nature of this application is such that this principle has no bearing as the application only seeks to enable the current landowners to develop the properties to their full potential.

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 development proposal is fully Ndlambe SDF compliant. The proposal does not intend to change the residential land use on the subject property or contradict the proposals of the Seafeld Precinct.
	The development is within the urban edge of the Seafeld area and within an established urban environment.
	The departure do not require any extension of services or additional environmental impacts.
	The encroachment therefore does not undermine environmental integrity or infrastructure capacity.
	The proposal does not introduce new bulk or intensity of development. It formalises an existing structure and allows for minor, compliant future development, thereby supporting sustainable land use without placing additional pressure on infrastructure or the environment.

The principle of efficiency:

Criteria:	Compliance: Planning Implication
Section 7 (c) deals with:	The proposal will promote the optimal utilization of the subject property and existing infrastructure, as well as regularize the existing encroachments of the development on the property.
(i) land development optimises the use of existing resources and infrastructure.	By regularising an existing height contravention rather than requiring unnecessary demolition or redesign, the application makes efficient use of existing buildings and resources.
(ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	This promotes sensible land use management within the existing urban footprint.

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 development responds appropriately to the site's natural conditions, including its sloping topography.
	Formalising the existing building height supports a stable and adaptable built environment that can accommodate minor future improvements without compromising planning controls.

The principle of good administration:

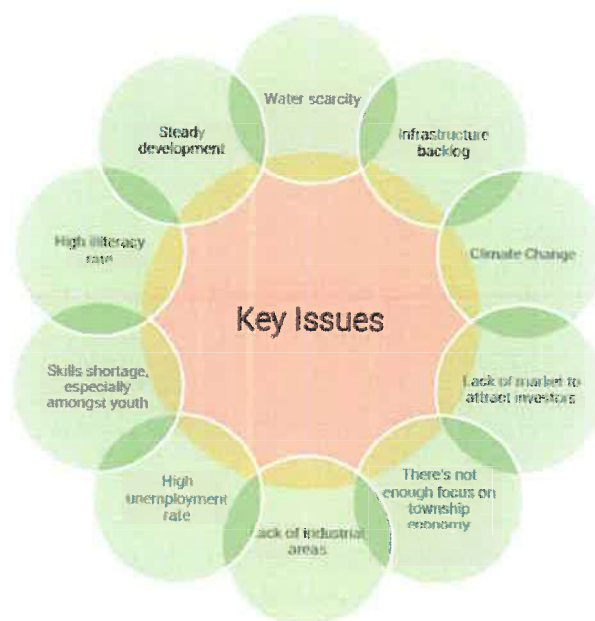
Criteria:	Compliance: Planning Implication
Section 7 (e) refers to the promotion of administrative actions, procedure and consultative planning practices for all the relevant role players.	The application promotes transparent and orderly land use management by addressing an existing non-compliance through the appropriate statutory process.
	The public will be given an opportunity to participate, and all affected parties will be notified as per the requirement of SPLUMA.
	The application complies with all relevant policies, legislation and procedures as well as transparent processes of public participation that afford all parties the opportunity to provide input on matters affecting them.

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."

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 compliance with SDF Objectives:

- ▶ The application promotes optimal use of an existing residential property by formalising an established development rather than encouraging unnecessary demolition or land underutilisation.
- ▶ The property is located within a serviced urban area, and the application does not place additional demand on bulk infrastructure, as no increase in density or land use intensity is proposed.
- ▶ By supporting the continued use and improvement of an existing dwelling within the urban area, the application aligns with the SDF objective of a compact urban form and efficient use of already developed land.
- ▶ By allowing the owner to maintain and improve an existing dwelling in a lawful manner, the application supports ongoing property investment and contributes indirectly to the local economy through building-related activities and services.
- ▶ The property's location adjacent to the East Kleinemonde River is acknowledged, and no additional development is proposed that would negatively impact the surrounding natural environment. The application formalises an existing structure without extending development into environmentally sensitive areas.

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.

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

Spatial Structuring Elements

The Ndlambe Municipality Spatial Development Framework (SDF) identifies specific structuring elements that provide guidance for development and spatial planning. The key objectives of these structuring elements are as follows and the proposed departure support and strengthen the intent of SDF in the following manner:

► ***Contain urban sprawl:***

- The proposal involves formalization of an existing lawful dwelling within the established urban boundary of Seafield.
- No expansion of the urban edge or extension of services is proposed.
- By focusing development within the existing serviced area, the application contributes to compact urban form and the containment of urban sprawl, in direct support of this SDF objective.

► ***Promote urban and social integration:***

- The regularization of the minor height and roof encroachments does not alter the residential use or character of the area, and allows the property to remain integrated within the existing urban fabric.
- The approval supports social and functional integration, ensuring that the property remains compliant and harmonious within the neighborhood context.

► ***Create quality urban environments:***

- The pitched roof was designed to enhance architectural character, proportion, and functionality, such as weather protection and visual balance.
- By allowing the encroachments to be formalized, the municipality supports quality urban design and context-sensitive development, as envisioned in the SDF.

► ***Create a sense a place:***

- The dwelling's architectural design, including its roof articulation and modest height variation, reflects the coastal vernacular and character typical of Seafield.
- Allowing the encroachments to remain ensures that the structure contributes to a place-specific urban environment that reinforces local identity.

► ***Enhancement of investment opportunities:***

- Regularizing the existing encroachments provides certainty of tenure and compliance, thereby enhancing the market value and investment security of the property.
- Such formalization contributes to the broader economic stability of the residential area, aligning with the SDF's goal to encourage investment and confidence in the built environment

► ***Simplifying decisions-making regarding development application:***

- This application is fully motivated in terms of SPLUMA principles and SDF objectives, providing the Municipality with a well-founded basis for approval.
- The regularization of minor deviations simplifies long-term administration and ensures planning consistency for both the municipality and property owner.

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

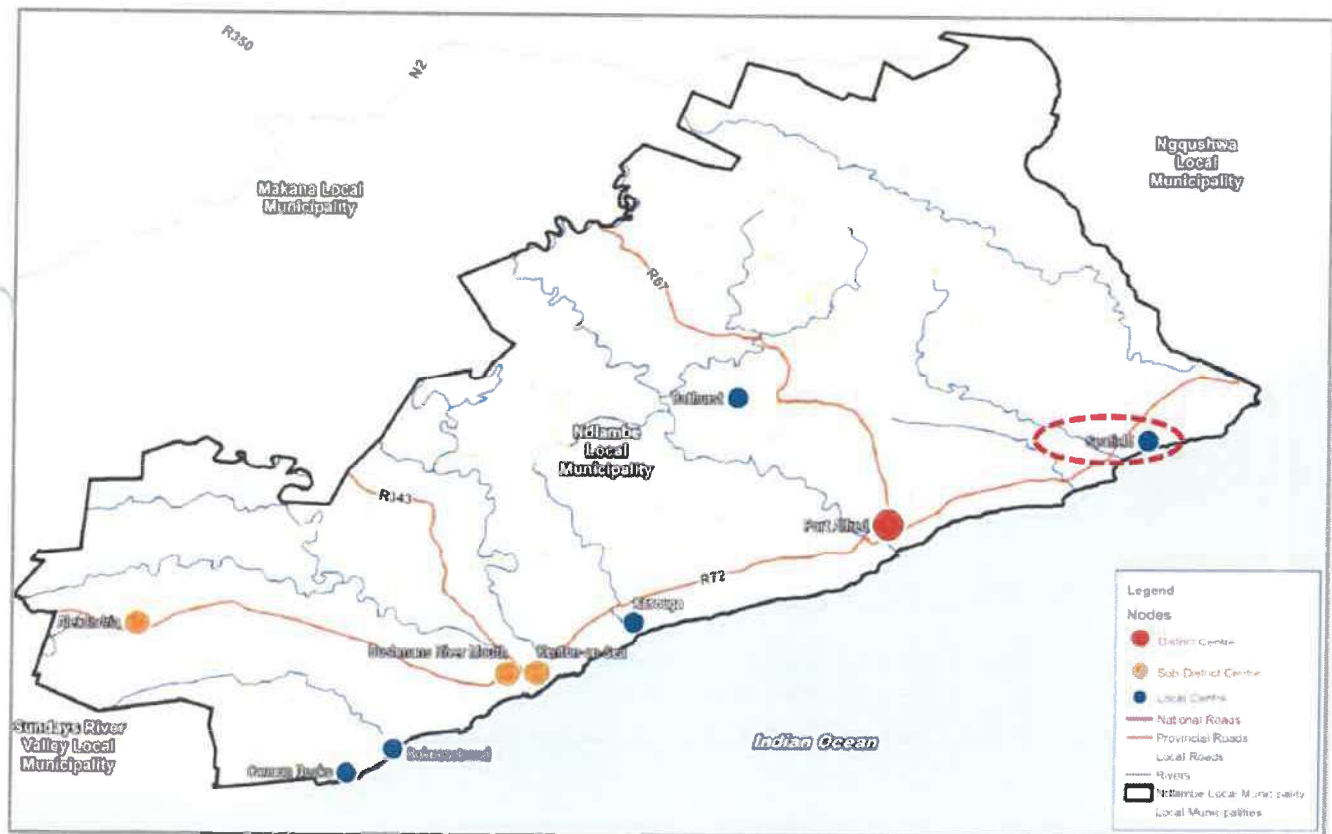
- ▶ Transforming Human Settlements
- ▶ **Nodes**
- ▶ Corridors
- ▶ **Urban Edge**
- ▶ **Services Edge**
- ▶ Transition Zone
- ▶ Town Revitalization
- ▶ Infill Development
- ▶ Natural Features
- ▶ Smart Growth

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

Ndlambe SDF: Nodal 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.

Urban Edge and Service Edge: Seafield



Land Use Proposals: Seafield

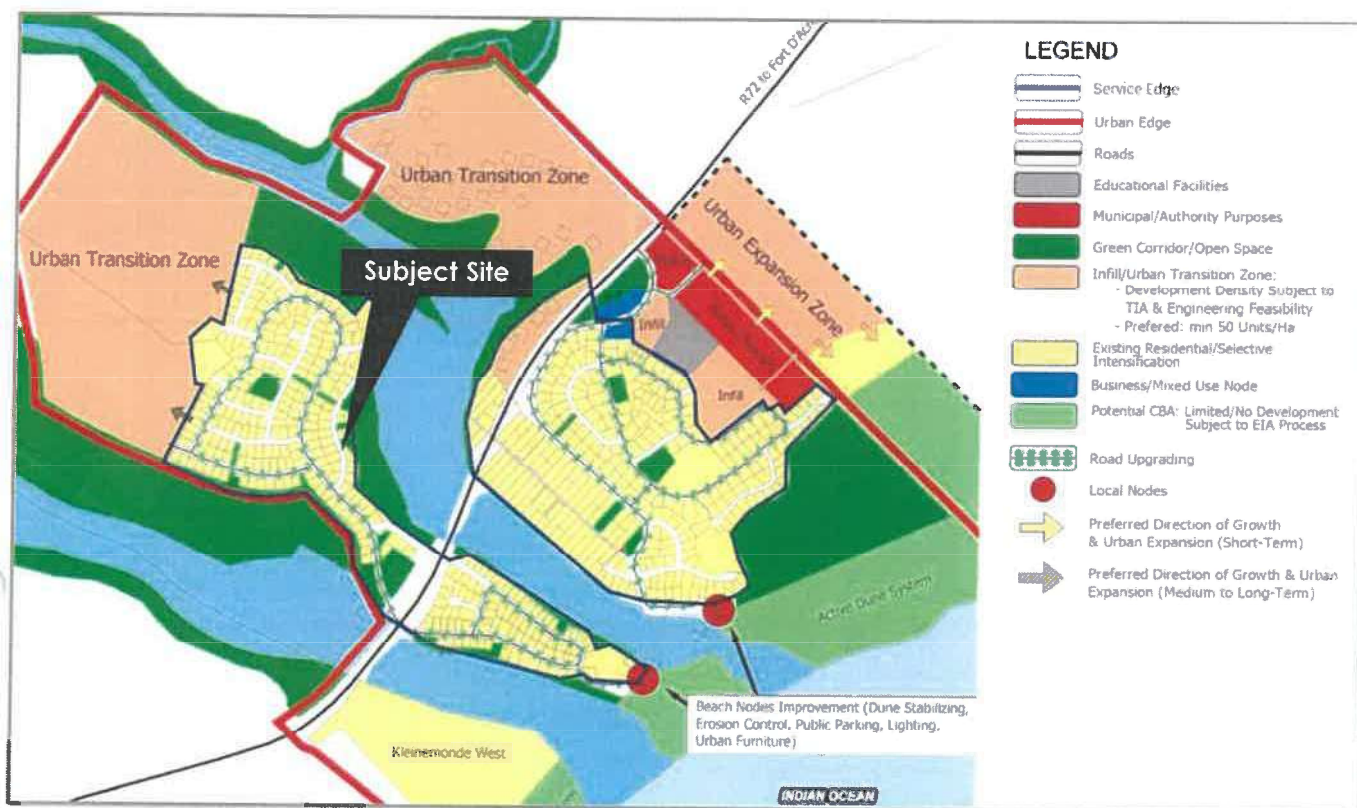
The following Land Use Proposals have been developed through a detailed study of understanding the current land use patterns of the towns of Ndlambe as well as unpacking Land use development trends within these towns and likelihood of development guidelines and future trends and direction of growth.

Residential:

The land use pattern in Kleinemonde is predominantly residential with limited retail, business or office use. The only retail uses in the area are a few corner shops, a Bed and Breakfast with a restaurant and a service station all situated at the entrance to the settlement.

Erf 629, Seafield is earmarked for Residential development.

Ndlambe Spatial Development Framework: Seafield



Consistence with the Ndlambe SDF: Seafield

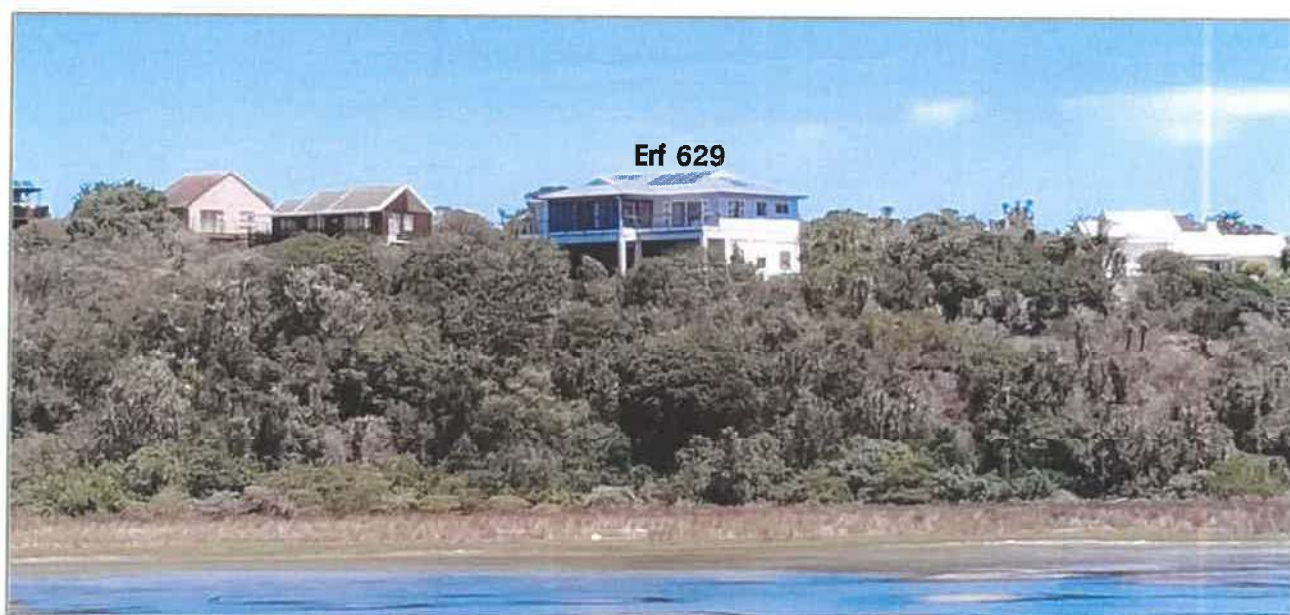
- ▶ Erf 629, Seafield is situated within the urban edge and service edge of Seafield within walking distance of residential areas and surrounding community facilities.
- ▶ The Permanent Departure from the height restriction will not change the residential land use or character of the surrounding area.
- ▶ Furthermore, the proposal respects the surrounding built environment and does not compromise environmental sustainability or service provision.
- ▶ 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.

1. Potential of the property

- ▶ The proposed departure from the prescribed height restriction is limited to the formalisation of an existing height encroachment and does not introduce additional bulk, coverage, or floor area. The departure therefore does not restrict or compromise the future development potential of the property.
- ▶ The approval of the height departure will, in fact, enhance the development potential of the property by regularising the existing development and ensuring alignment between land use rights and approved building plans. This will enable the property owner to submit future building plans for minor alterations or additions in a lawful and controlled manner, in full compliance with the applicable planning regulations.
- ▶ The proposed departure does not preclude further compliant development on the property, as any future additions will remain subject to the applicable zoning provisions, building lines, coverage, floor area, and height controls.
- ▶ The extra height comes mostly from the roof and the natural slope of the land. This does not limit how the property can be used or developed in the future under the zoning rules.
- ▶ In light of the above, the proposed departure will not have a negative impact on the development potential of the property. On the contrary, it will allow for the orderly, lawful, and efficient use of the property while retaining the ability to accommodate future compliant development.

2. Compatibility with surrounding area

- ▶ The existing height of the dwelling on the property is compatible with the character and development pattern of the surrounding area. The area is characterised by residential properties that respond to sloping topography, resulting in variations in building heights when measured from mean ground level.
- ▶ The additional height of the existing dwelling is mainly due to the roof form and the natural slope of the land, rather than excessive bulk or overdevelopment. As a result, the building does not appear out of scale or visually dominant when viewed from neighbouring properties or public roads.



- ▶ The requested departure relates only to the formalisation of the existing building height and does not introduce any new height, bulk, or massing.

- ▶ Given the property's location, surrounding land uses, and the varied building forms in the area, the existing height fits comfortably within the established character of the neighbourhood. The height does not result in overlooking, loss of privacy, overshadowing, or any negative visual impact on adjoining properties.
- ▶ In light of the above, the existing height and the proposed departure from the height restriction are considered compatible with the surrounding area and will not detract from the character, amenity, or orderly development of the neighbourhood.

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 height restriction to formalize the encroachment of the existing development will not have any effect on the Municipal services.

This report has provided background, a statement of the current situation and motivation which supports the Permanent Departure from the height restriction for Erf 629, Seafield.

In light of this motivation and the information contained in the foregoing report, it is clear that the application for Erf 629, Seafield:

- ▶ **Permanent Departure** from the 8,5m height restriction to 10,72m to formalize the existing development, 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).

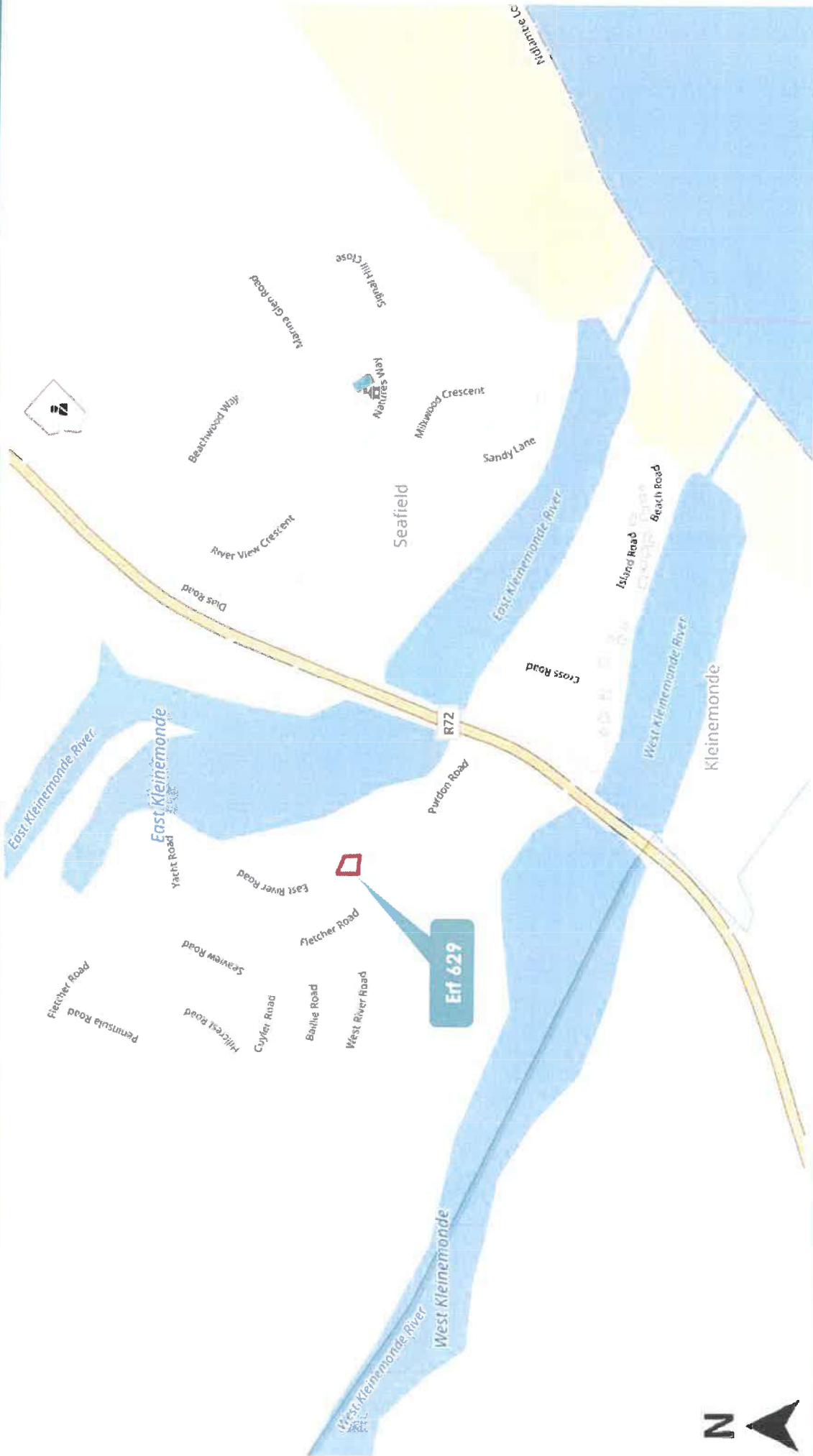
Summary & Conclusion:

- ▶ This application seeks approval for a departure from the prescribed height restriction in order to regularise an existing dwelling that was constructed in good faith and predates the current planning scheme. The existing height encroachment is largely a result of the natural slope of the site and the roof form of the building, and not due to excessive bulk or overdevelopment.
- ▶ The proposed departure will not alter the character of the surrounding area, nor will it result in overlooking, loss of privacy, overshadowing, or visual intrusion. The existing height is compatible with the surrounding residential development pattern, which reflects variations in building heights due to topography. Importantly, the departure is limited to the formalisation of the existing dwelling height only, and all proposed future additions comply with the applicable height restrictions.
- ▶ The application aligns with the principles of the Spatial Planning and Land Use Management Act (SPLUMA) by promoting spatial justice, efficiency, sustainability, resilience, and good administration through the regularisation of an existing development and the promotion of orderly land use management.
- ▶ Furthermore, the proposal supports the objectives of the Ndlambe Municipality Spatial Development Framework by encouraging appropriate development within the urban area, optimising the use of existing land and infrastructure, and supporting a compact and viable urban form.
- ▶ The approval of the departure will enable the lawful use and future development of the property in a controlled manner, without causing prejudice to neighbouring properties or the broader area.
- ▶ In light of the above, the proposed departure from the height restriction is considered reasonable, desirable, and compliant with both SPLUMA principles and the Ndlambe Municipality SDF, and it is respectfully recommended that the application be approved.

ANNEXURE A

MAPS

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



ERF 629, SEAFIELD

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ERF 629, SEAFIELD

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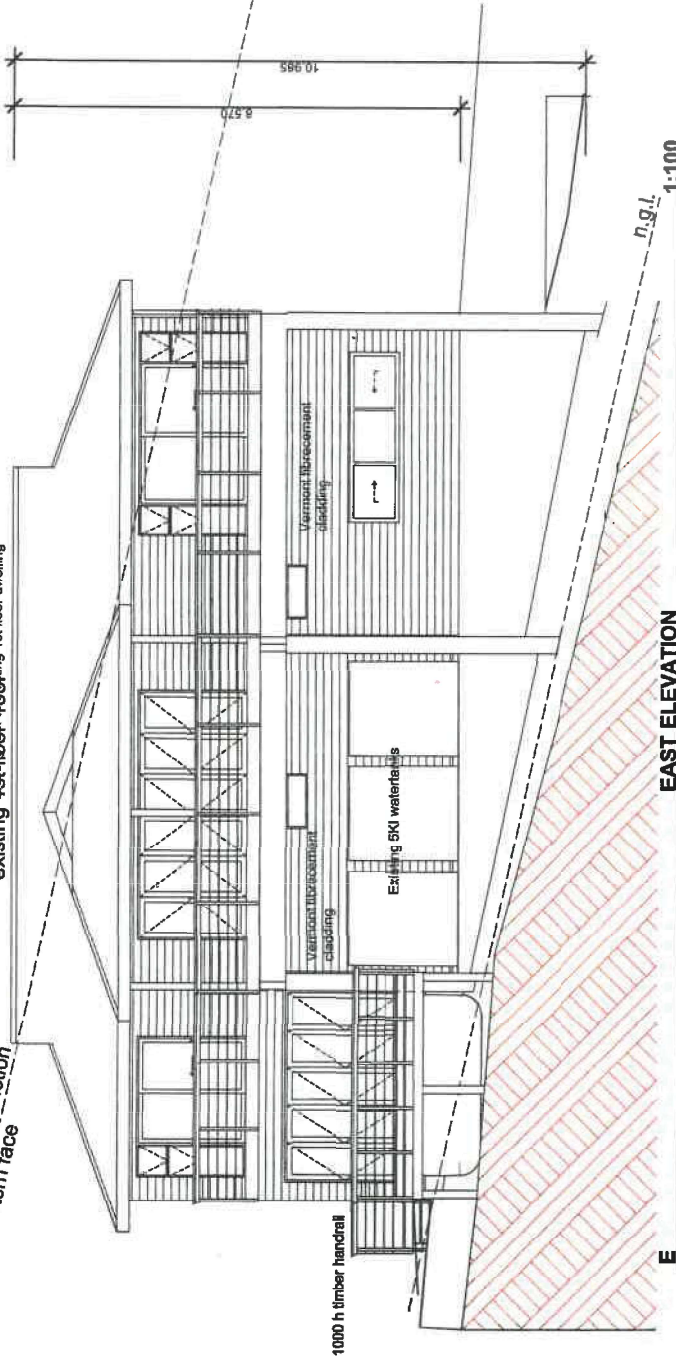
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8,500 height restriction
at eastern face

existing first floor roof

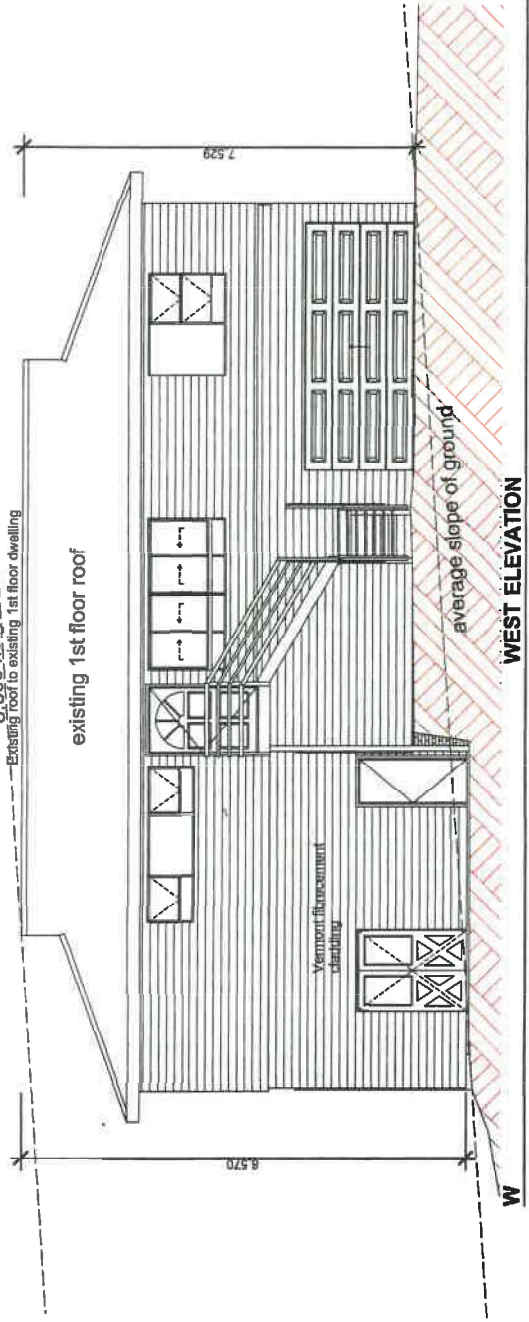


EAST ELEVATION

1:100

8,500 height restriction
Existing roof to existing 1st floor dwelling

existing 1st floor roof



WEST ELEVATION

1:100

NOTES:

- Drawings are not to be scaled. Dimensions are always to take preference.
- All dimensions are to be checked on site (C.O.S) prior to commencement of work. All dimensions are to be checked on site (C.O.S) prior to commencement of work.
- All work and materials shall conform to the requirements of the National Building Regulations. Where specifications conflict with the National Building Regulations, the more onerous specification shall apply.
- No work may proceed before notification of such has been received from the Local Authority Building Inspectorate.
- No foundation concrete may be cast prior to inspection and approval of the foundation trenches by the Local Authority Building Inspectorate.
- The Building Inspectorate shall be notified immediately for all inspections required by such as the Local Authority Building Inspectorate.
- Contractors shall comply with the requirements of the Occupational Health and Safety Act and the Construction Regulations.

REV.	No.	Date	Revision
02	02/06/25		Building heights added
01	13/05/25		Ceilings changed to 30mm Lambdabond
			Plan altered

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chris de jager

Arch. Signature:

Client: CHANSON TRADING 1098 CC

Project: ADDITIONS AND ALTERATIONS TO DWELLING

ERF 629

3 EAST RIVER ROAD

SEAFIELD

Drawing

EAST ELEVATION

WEST ELEVATION

Scale: As shown Drawn: C.D.J.

Checked: C.D.J. Date: 02/06/2023

Drawing No.

25.02/01.6

Revision No.

02

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2. All dimensions are to be checked on site (C.O.S) prior to commencement of work. Any discrepancies are to be brought to the notice of the architect for action as to which dimension takes precedence.
3. All work shall conform to the requirements of the National Building Regulations, Where specifications conflict with the National Building Regulations, the more onerous specification shall apply.
4. No work may proceed before notification of such has been communicated to the Local Authority Building Inspectorate.
5. All foundation excavations may be used prior to the construction of the foundation and foundation trenches by the Local Authority Building Inspectorate.
6. The Building Inspectorate shall be notified immediately for all inspections required by such Local Authority.
7. Contractors shall comply with the requirements of the Occupational Health and Safety Act and the Construction Regulations.

02 02/06/25 Building heights added

01 13/05/25 Ceilings changed to 30mm Lambdaboard

Plan altered

Rev. No. Date Revision Initial

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tel: 021 725 9138 fax: 021 725 9139 email: info@odjarchitects.co.za website: www.odjarchitects.co.za

Arch. Signature: chris de Jager

Client

CHANSON TRADING 1098 CC

Project

ADDITIONS AND ALTERATIONS TO DWELLING

ERF 629

3 EAST RIVER ROAD SEAFIELD

Drawing

NORTH ELEVATION

SOUTH ELEVATION

Scale: As shown Drawn: C.D.J.

Checked: C.D.J. Date: 02/06/2025

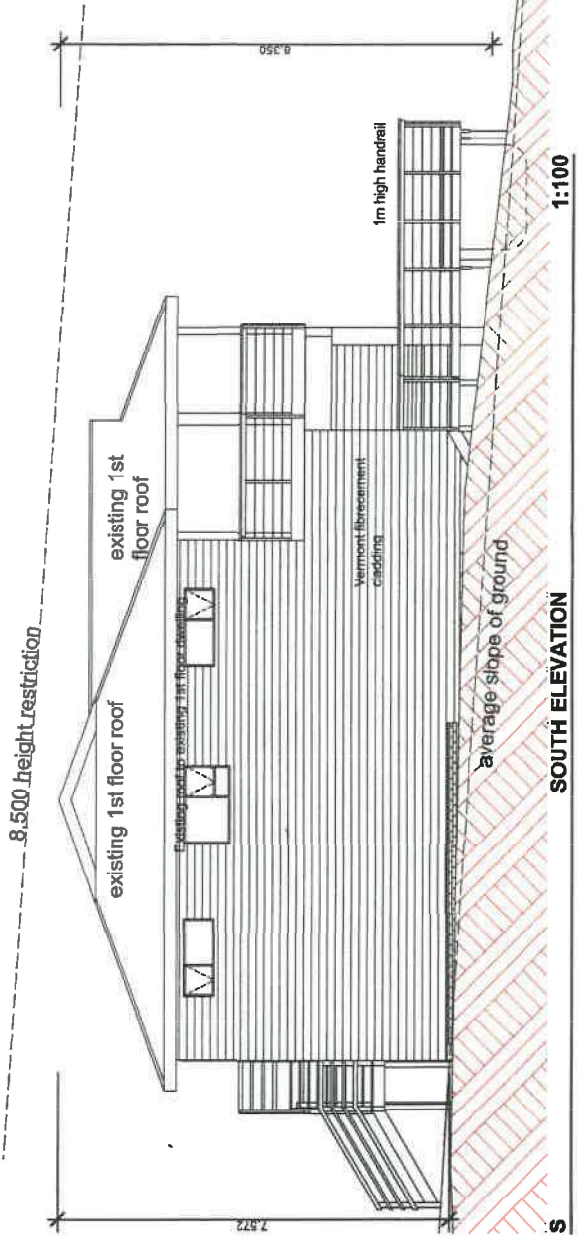
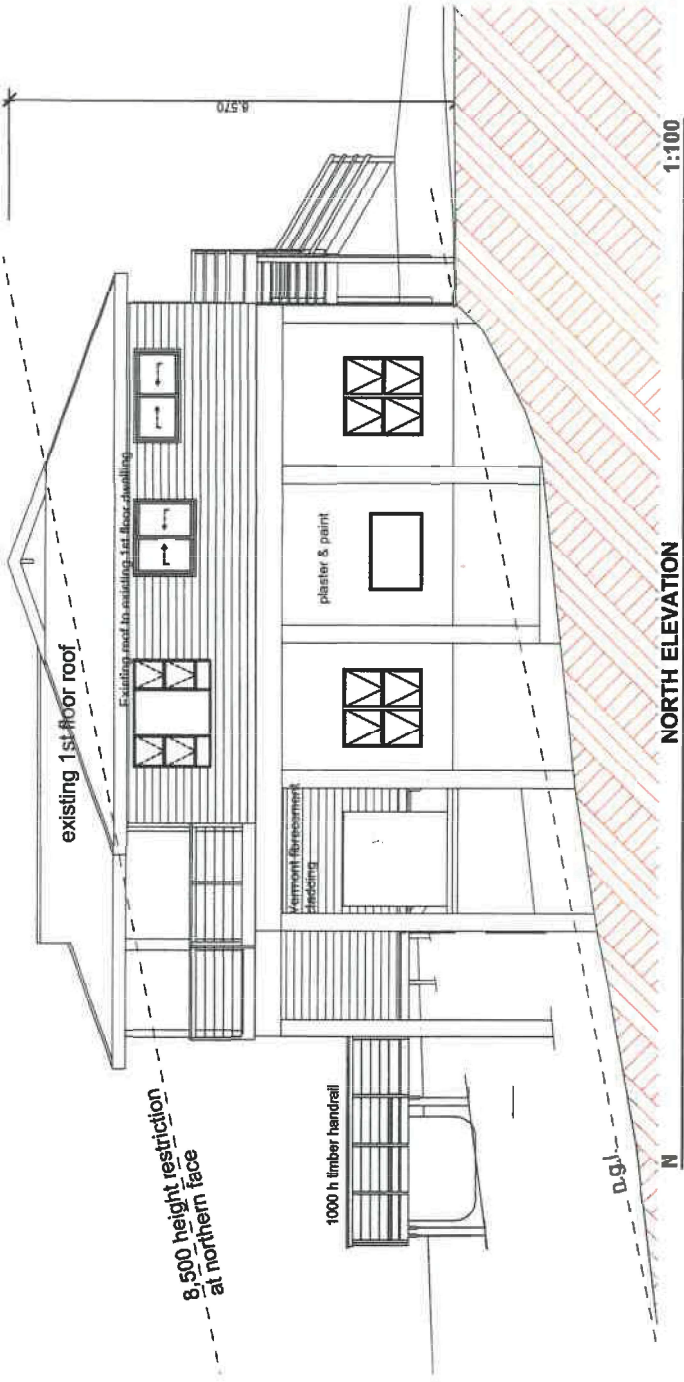
Drawing No.

25.02/01.5

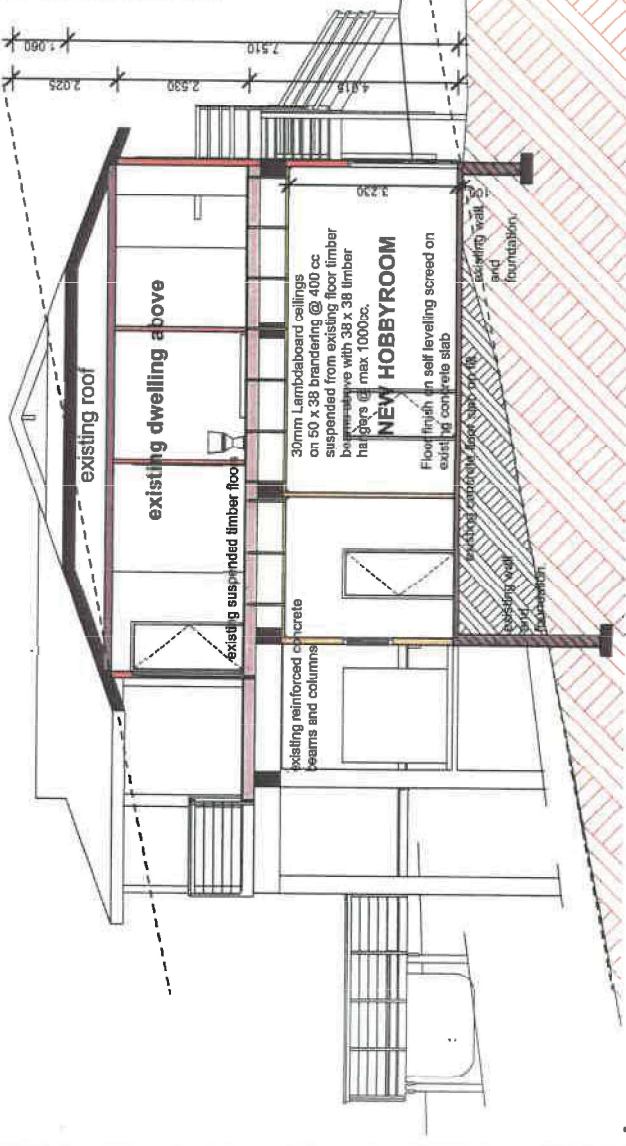
Revision No.

02

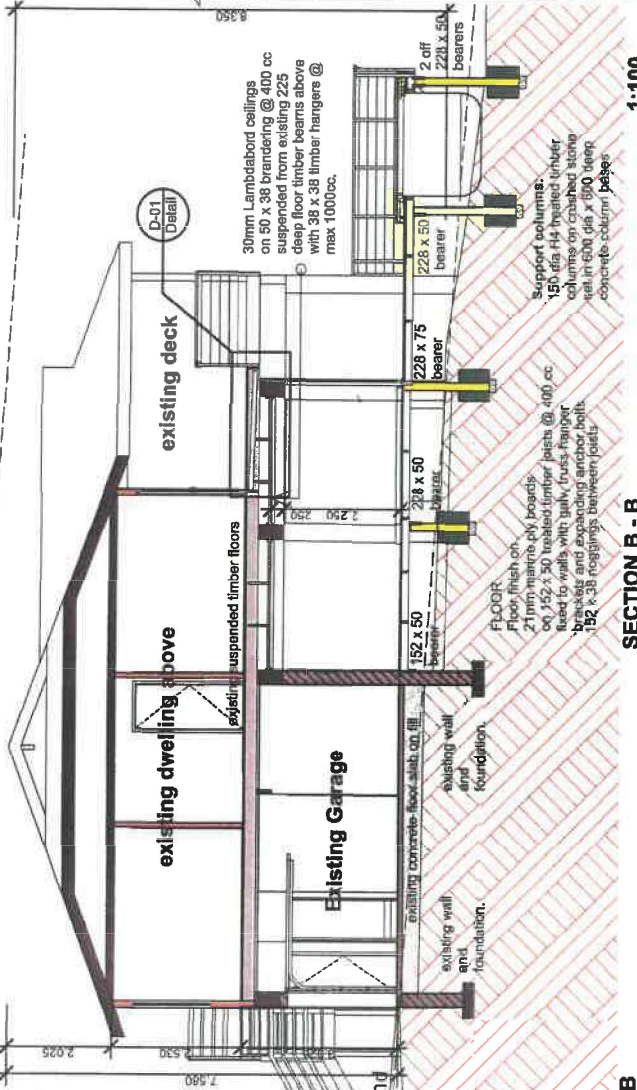
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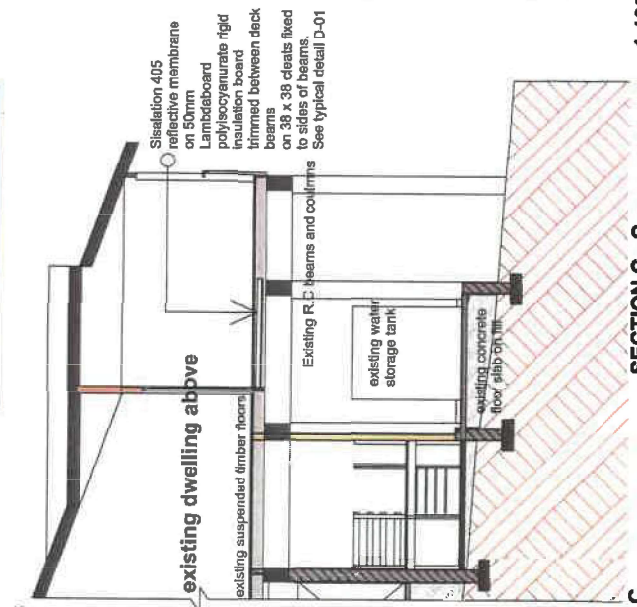
ROOF THERMALS	
OUTSIDE AIR	0.05
25mm TIMBER DECK	0.38
AIR	0.13
SISALATION	0.05
LAMBDABOARD SPAN	2.38
INSIDE AIR	0.07
30mm LAMBDABOARD CEILING	1.25
TOTAL R-VALUE	3.84
REQUIRED VALUE	3.7
SHORTFALL	NIL
COMPLIES	YES



SECTION A-A



SECTION B-B



SECTION C-C

NOTES:

- Drawings are not to be scaled. Dimensions are given in m to 3 decimal places.
- All work is to be completed in accordance with the (C.O.S) prior to completion of the project.
- Any discrepancies are to be brought to the notice of the architect for a ruling as to which dimension shall hold preference.
- All work and materials shall conform to the requirements of the National Building Regulations. Where specifications conflict with the National Building Regulations the more stringent shall apply.
- No work may proceed before inspection of such work has been communicated to the Local Authority Building Inspector.
- Building Inspectorate shall be notified prior to inspection and approval of the foundation trenches by the Local Authority Building Inspector.
- Contractors shall comply with the requirements of the Occupational Health and Safety Act and the Construction Regulations.

D-01 TYPICAL DETAIL D-01 1:50

Exterior drywalls:

9mm Nitec Vermont building planks (R = 0.52) on 114 x 38 s.p.s. studs @ max 800cc on 114 x 38 baseplates, and wallplates fixed to columns, s/ds of beams and floor.
 230 micron dpc between floor and baseplate.
 Sisalation reflect vapour barrier between building planks and the support studs.
 100mm Isover Cavity Batt insulation batts between studs (R=2.33)
 12.5mm gypsum plaster board Internal skin. (R = 0.08)
 Total R value = 2.38 COMPLIANT

Rev.	Date	Description
02	02/06/25	Building heights added
01	13/05/25	Ceilings changed to 30mm Lambdaboard Plan altered

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CHANSON TRADING 1098 CC
 Project
ADDITIONS AND ALTERATIONS TO DWELLING
ERF 629
3 EAST RIVER ROAD
SEAFIELD
 Drafting
SECTIONS A,B,C, DETAIL D-01

Scale:	As shown	Drawn:	C.D.J.
Checked:	C.D.J.	Date:	02/06/2025
Drawing No.	25.02/01.4		
Revision No.	02		

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NOTES:

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2. All dimensions are to be checked on site (C.O.S) prior to commencement of work. Any discrepancies are to be brought to the notice of the architect for a ruling as to which dimension shall hold preference.
3. All work in relation shall conform to the requirements of the National Building Regulations. Where specifications conflict with the National Building Regulations, the more onerous specification shall apply.
4. No work may proceed before notification of such has been communicated to the Local Authority Building Inspectors.
5. No foundation concrete may be cast prior to inspection and approval of the foundation for construction by the Local Authority Building Inspectors.
6. The Building Inspectors shall be notified immediately for all inspections required by such Local Authority.
7. Contractors shall comply with the requirements of the Occupational Health and Safety Act and the Construction Regulations.

Rev. No.	Date	Plan altered	Initial
01	13/05/25		

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Project

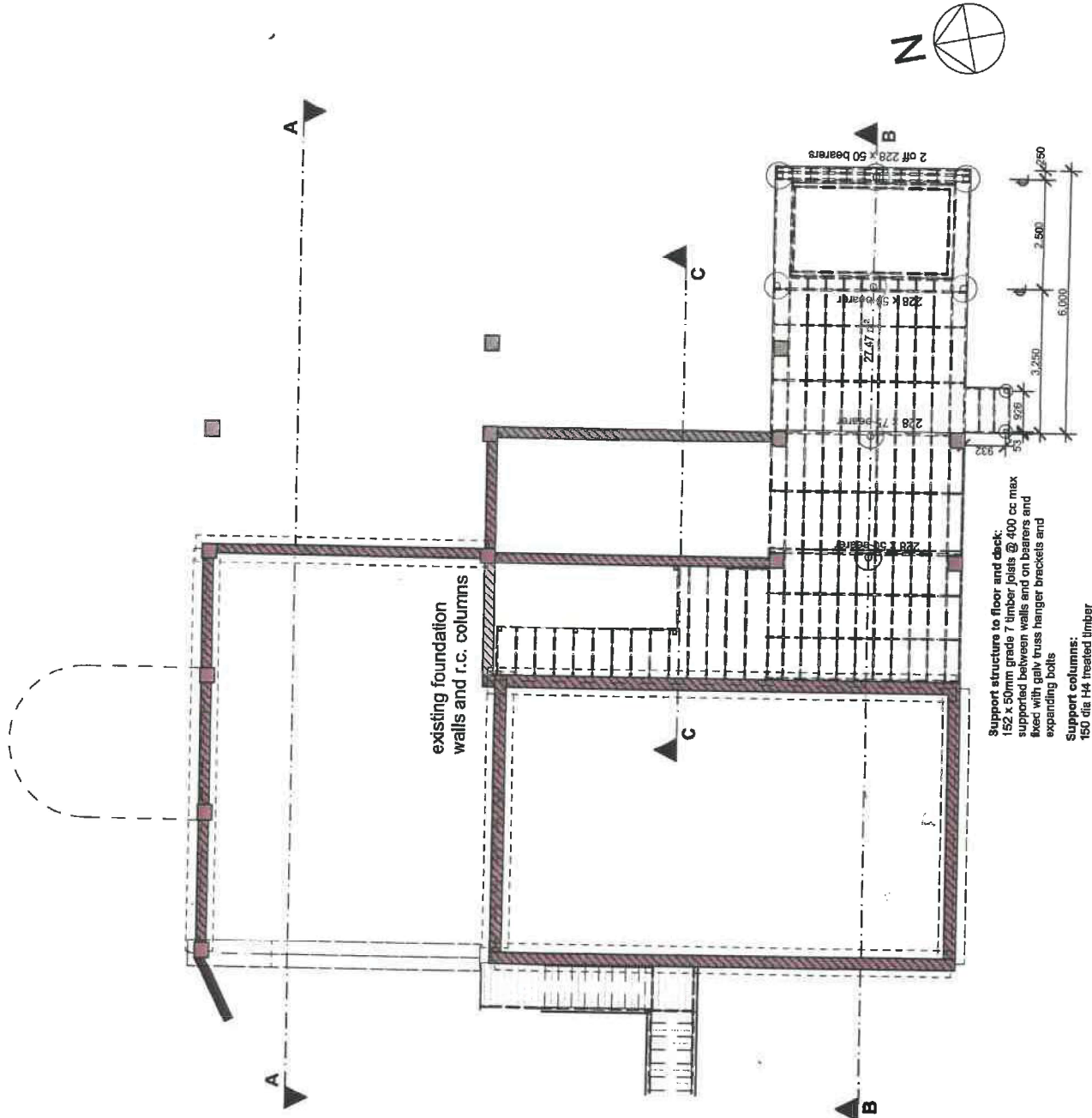
ADDITIONS AND ALTERATIONS TO DWELLING ERF 629 3 EAST RIVER ROAD SEAFIELD

Drawing

FOUNDATION PLAN

Scale:	As shown	Drawn:	C.D.J.
Checked:	C.D.J.	Date:	02/09/2025
Drawing No.	25.02/01.3		
Revision No.	01		

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2. All dimensions are to the finished work (C.O.S.) prior to commencing work. Any discrepancies are to be brought to the attention of the architect for a ruling as to which dimension shall hold preference.
3. All work and materials shall conform to the requirements of the National Building Regulations. Where specifications conflict with the National Building Regulations, the more onerous specification shall apply.
4. No work may proceed before completion of such has been communicated to the Local Authority Building Inspectors.
5. No foundation concrete may be cast prior to inspection and approval of the foundation by the Local Authority Building Inspectors.
6. The Building Inspectors shall be notified in writing for all inspections required by such Local Authority.
7. Contractors shall comply with the requirements of the Occupational Health and Safety Act and the Construction Regulations.

Rev. No	Date	Revision	Initial
01	13/05/25	Ceilings changed to 30mm Lambdabond Plan altered	

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CHANSON TRADING 1098 CC
Project

ADDITIONS AND ALTERATIONS TO DWELLING
ERF 629
3 EAST RIVER ROAD
SEAFIELD

Drawing
1ST FLOOR PLAN

Scale: As shown Drawn: C.D.J.

Checked: C.D.J. Date: 02/06/2025

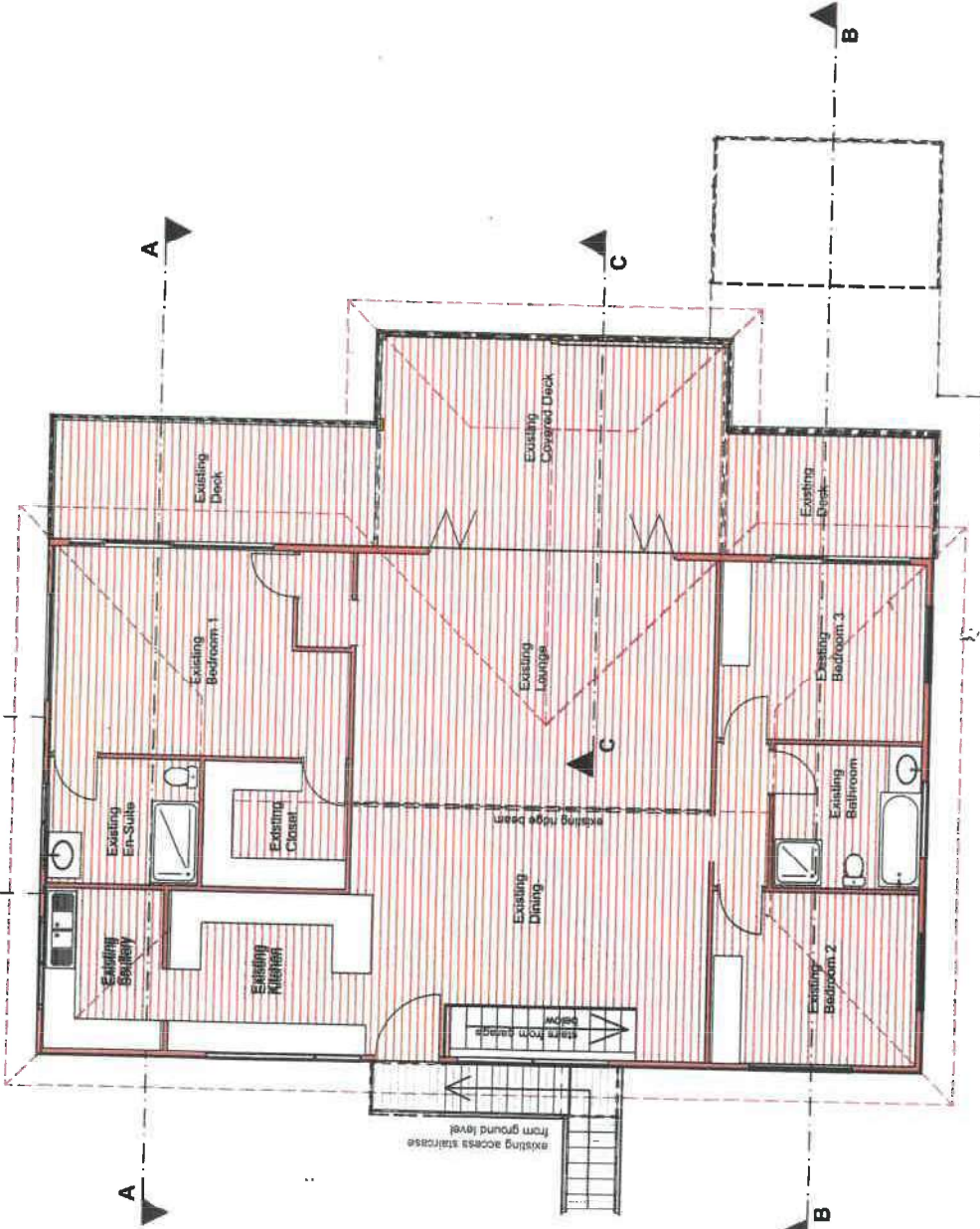
Drawing No.

25.02/01.2

Revision No.

01

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2.

1ST FLOOR

1:100

Height Certificate
of Erf 629 Seafeld
Administrative District of Bathurst
Province of the Eastern Cape
Scale: 1/250 (@A3)



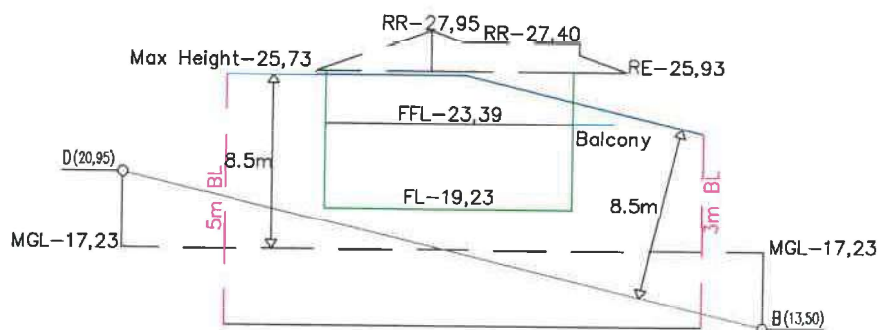
Survey notes:

- 1) The existing roof structure is 2.22m above the allowable 8.50m height restriction limit.

Highest point = 20,95m
Lowest point = 13,50m
Mean Ground Level = 17,23

BL = Building line
MGL = Mean Ground Level

Maximum height determination (through X-X)



July 2025



M.E.H SULTER & SON INC.

Professional Land Surveyors
Township & Property Consultants
Sectional Title Practitioners

Medical Centre
15A Milner Street
Grahamstown
6139

Tel: (046) - 622 4441
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P.B. Sulter B.Sc.(SURVEY) Pr.L.(S.A.) Dip.Proj.Man.
K. van Niekerk B.Sc.(GEOMATICS) Pr.L.(S.A.)

(SEA-629 HC)
REF: SEA-629

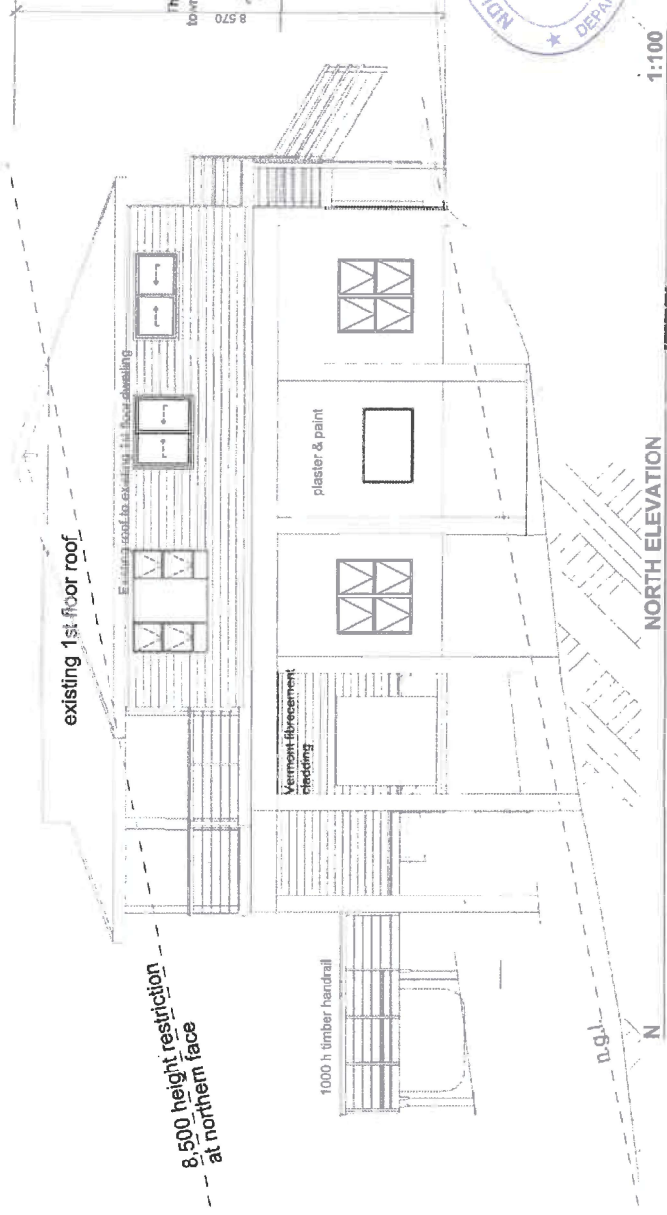
NOTES:

1. Drawings are not to be scaled. Dimensions are always to take preference.
2. All dimensions are to be checked on site (C.O.S) prior to commencement of work. Any discrepancies are to be brought to the notice of the architect as soon as possible so that any necessary amendments can be made to the drawings as to which dimension shall hold preference.
3. All work and materials shall conform to the requirements of the National Building Regulations, where specifications conflict with the National Building Regulations, the more stringent specification shall apply.
4. The proposed development has been approved by the Local Authority Building Inspectorate.
5. No foundation concrete may be cast prior to inspection and approval of the foundation inspection by the Local Authority Building Inspectorate.
6. The Building Inspectorate shall be notified in writing of all inspections required by such 'Local Authority'.
7. Contractors shall comply with the requirements of the Occupational Health and Safety Act and the Construction Regulations.

**NDLAMBE MUNICIPALITY
TOWN PLANNING SECTION**

This is to confirm that the plan was scrutinised by the town planning section for compliance with the applicable development parameters of this property and requirements have been met.

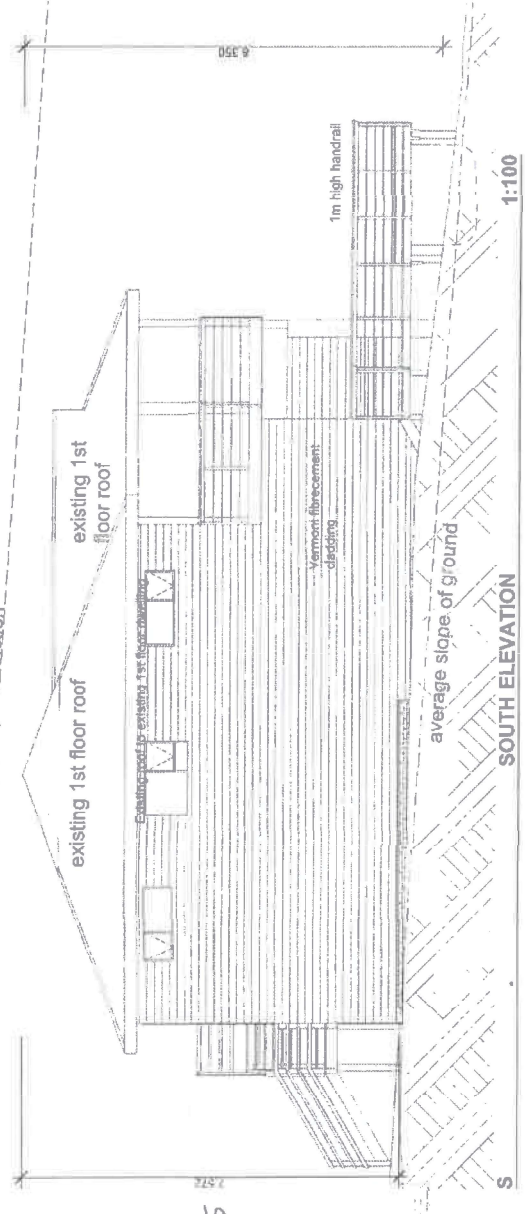
SIGNATURE
DATE 21/11/2025



NORTH ELEVATION

1:100

8,500 height restriction



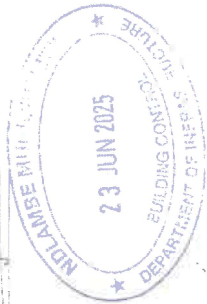
SOUTH ELEVATION

1:100

SEALED
2025/03/09/25

21/11/2025

SIGNATURE



Rev.	No.	Date	Revision	Initial
02	02/06/25		Building heights added	
01	13/05/25		Ceilings changed to 30mm Lambdabond	
			Plan altered	



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Client: _____
Project: CHANSON TRADING 1098 CC

ADDITIONS AND
ALTERATIONS
TO DWELLING
ERF 629
3 EAST RIVER ROAD
SEAFIELD

NORTH ELEVATION

SOUTH ELEVATION

Scale: As shown Drawn: C.D.J.
Checked: C.D.J. Date: 02/06/2025

Drawing No.
25.02/01.5

Revision No.
02

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existing existing to existing 1st floor dwelling

EAST ELEVATION

8,500 height restriction
-Existing roof to existing 1st floor dwelling

existing 1st floor roof

side slope of ground

WEST ELEVATION

1:100

1. Drawings are not to be traced. Dimensions are always to take preference.
2. All dimensions are to be checked on site (C.O.S) prior to commencement of work.
3. At work and materials shall conform to the requirements of the National Building Regulations and Building Standards Act, 1977 with the National Building Regulations, the more onerous specification shall apply.
4. No work may proceed before notification of such inspection to the Local Authority Building Inspector.
5. No foundation concrete may be cast prior to inspection and approval of the foundation trenches by the Local Authority Building Inspector.
6. The Building Inspector shall be notified immediately for all inspections required by such Local Authority.
7. The Inspector shall comply with the requirements of the Health and Safety Act and the Construction Regulations.

02	02/06/25	Building heights added
01	13/05/25	Ceilings changed to 30mm Lambdabond Plan altered

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Client _____

CHANSON TRADING 1098 CC

**ADDITIONS AND
ALTERATIONS
TO DWELLING
ERF 629
3 EAST RIVER ROAD
SEAFIELD**

EAST ELEVATION

Scale: As shown

Checked: C.D.V. Date: 02/06/2025

Drawing No.

25.02/01.6

Revision No.

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2. All dimensions are to be checked on site (C.O.S) prior to commencement of work. Any discrepancies are to be brought the notice of the architect for a ruling as to which dimension should prevail.
3. All field personnel, including the Architect, shall conform to the requirements of the National Building Regulations. Where specifications conflict with the National Building Regulations, the more onerous specification shall apply.
4. No work may proceed before notification of such has been communicated to the Local Authority and the Building Inspector.
5. No foundation may be cast prior to inspection and approval of the foundation trenches by the Local Authority Building Inspector.
6. The Building Inspector shall be notified immediately for all inspections required by such Local Authority.
7. Compliance with the Occupational Health and Safety Act and the Construction Regulations.

02	02/06/25	Building heights added		
01	13/05/25	Callings changed to 30mm Lambdaobord		
		Plan altered		
Rev. No	Date	Revision		Initial

Architects
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Arch. Signature:

Project
CHANSON TRADING 1098 CC

**ADDITIONS AND
ALTERATIONS
TO DWELLING**
ERF 629
3 EAST RIVER ROAD
SEAFIELD

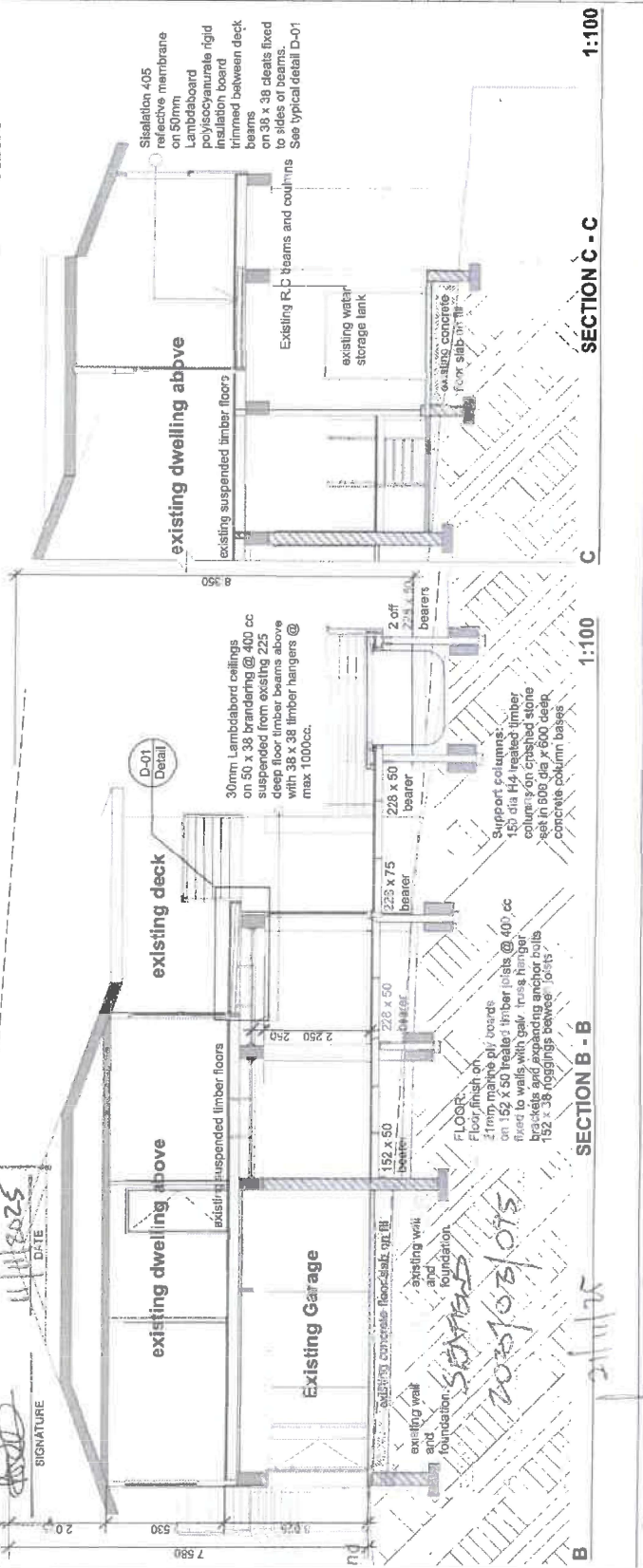
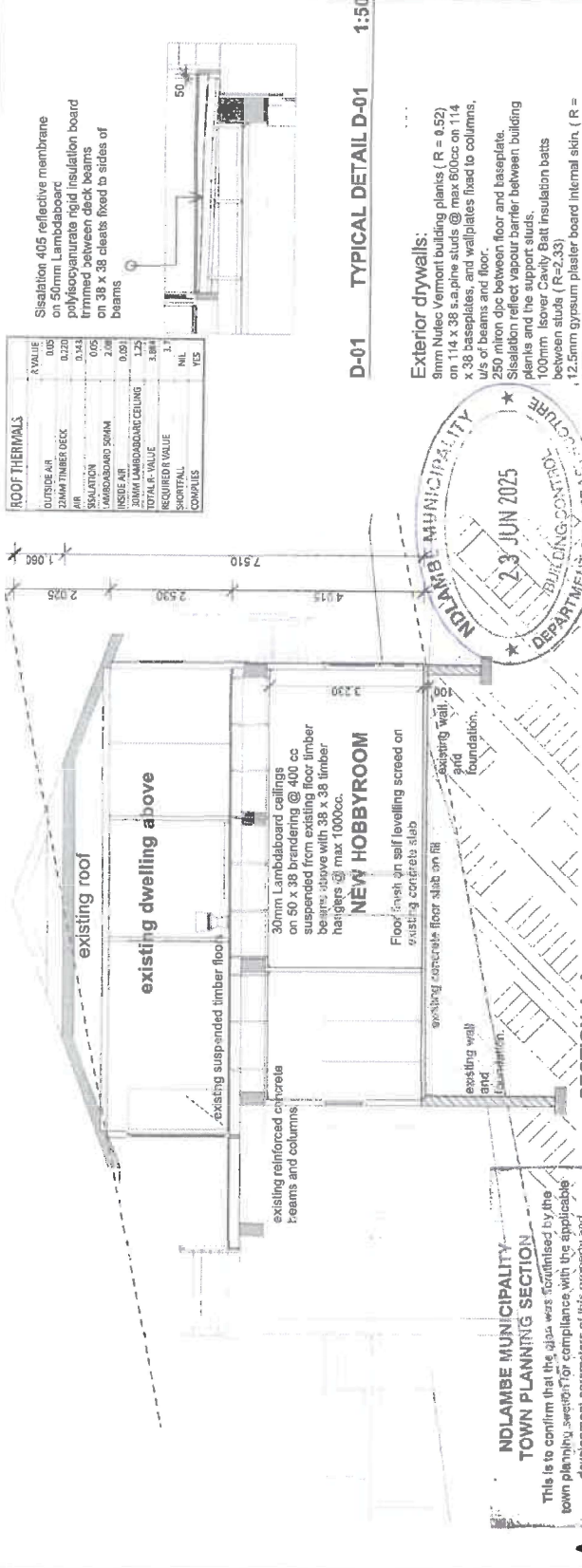
**SECTIONS A,B,C.
DETAIL D-01**

Scale :	As shown	Drawn :	C.D.J.
Checked :	C.D.J.	Date :	02/08/2025

Drawing No. **25.02/01.4**

REVISION NO.
02

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NOTES:

1. Drawings are not to be scaled. Dimensions are shown on drawings and shall be checked on site.
2. All dimensions are to be checked on site (C.O.S) prior to commencement of work. Any discrepancies are to be brought to the notice of the architect for a ruling as to which dimension shall hold preference.
3. All work and materials must conform to the requirements of the National Building Regulations. Where necessary, the use of the National Building Regulations, the more onerous specification shall apply.
4. No work may proceed before notification of such has been communicated to the Local Authority Building Inspection Service.
5. Inspection services may be called prior to inspection of the building and any necessary trenches by the Local Authority Building Inspection Service.
6. The Building Inspector shall be notified in advance for all inspections required by such Local Authority.
7. Contractors shall comply with the requirements of the Construction Health and Safety Act and the Construction Regulations.

Rev. No.	Date	Revision	Initial
01	13/05/25	Ceilings changed to 31mm Lambdabond	
		Plan altered	

cdi
architects
chris de Jager

8 Pinewood
Crestview Estate
East London
2047

tel: 043 253 810
078 853 853
email: chris@cdiarchitects.co.za
www.cdiarchitects.co.za

Arch. Signature: *[Signature]*

CHANSON TRADING 1098 CC

Project

ADDITIONS AND ALTERATIONS TO DWELLING
ERF 629
3 EAST RIVER ROAD
SEAFIELD

1ST FLOOR PLAN

Scale: As shown Drawn: C.D.J.

Checklist: C.D.J. Date: 02/06/2025

Drawing No.

25.02/01.2

Revision No.

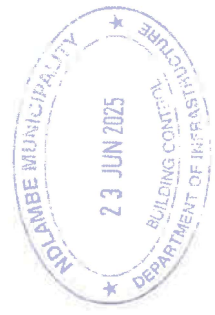
01

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SEAFIELD
2025/05/10/09/5

21/4/25

[Handwritten signature]

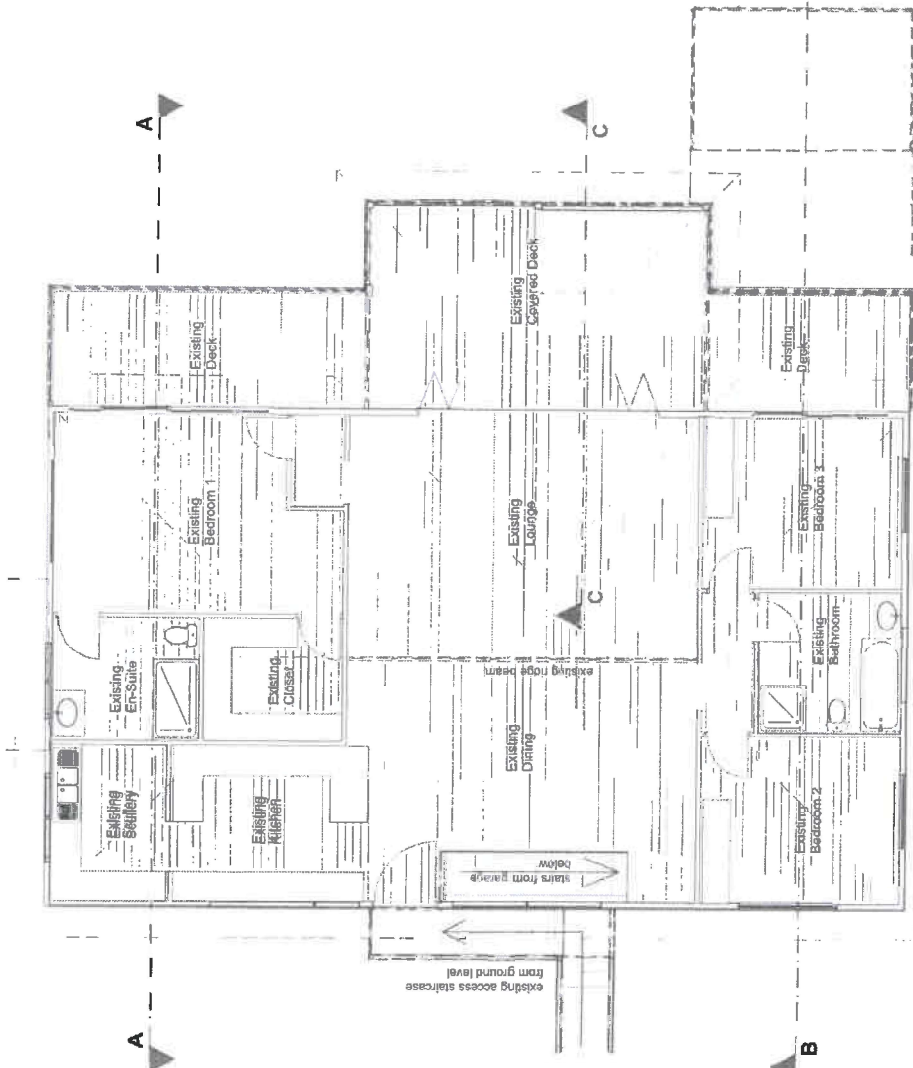


**NDLAMBE MUNICIPALITY
TOWN PLANNING SECTION**

This is to confirm that the plan was scrutinised by the town planning section for compliance with the applicable development parameters of this property and requirements have been met.

[Signature]
SIGNATURE

11/11/2025



2. **1ST FLOOR** 1:100

NDLAMBE MUNICIPALITY TOWN PLANNING SECTION

This is to confirm that the plan was scrutinised by the Town Planning Section for compliance with the applicable development parameters of this property and requirements have been met.

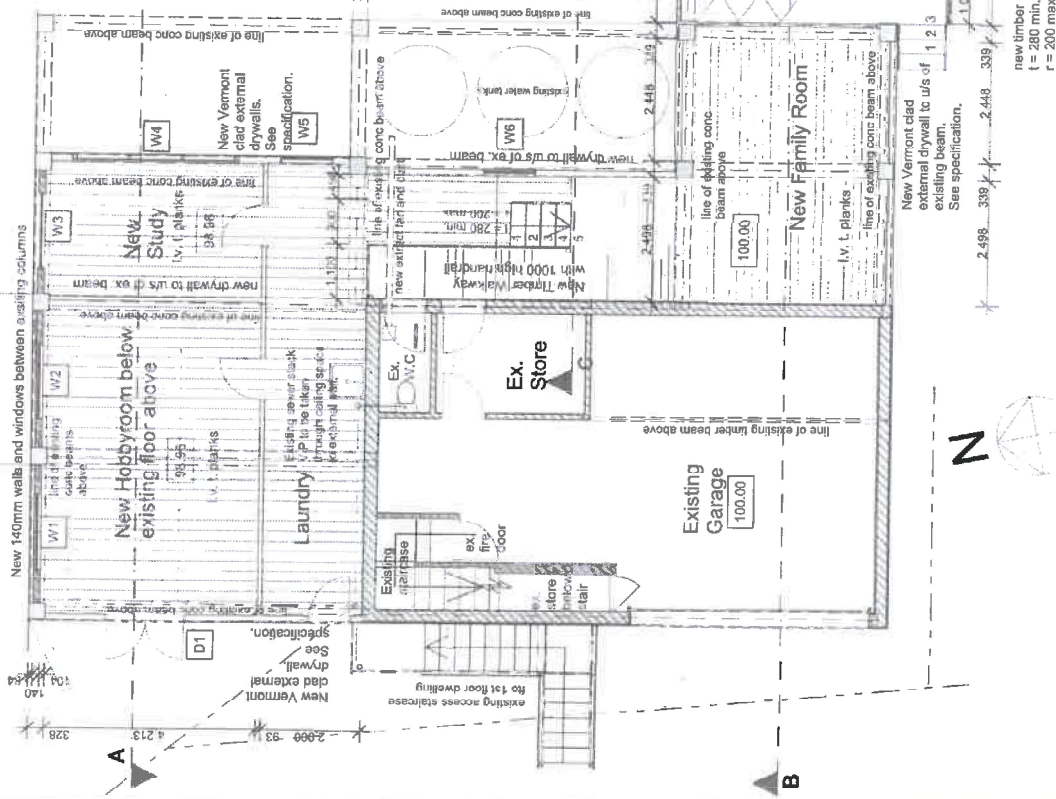
SIGNATURE

DATE

11/11/2025

SEAFIELD
2025/03/095

21/11/25



GROUND FLOOR

0.

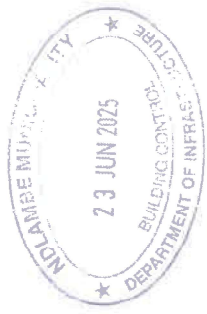
FENESTRATION TO ADDED AREAS

ROOM	ROOM AREA	WINDOW SIZE	FENESTRATION AREA
STUDIO	27.9m²	W1 1.5 X 1.5 W2 1.5 X 1.0 D1 0.55 X 0.8 X 2	2.25m² 1.50m² 0.55m²
STUDY	11.6m²	W3 1.5 X 1.5 W4 3.3 X 1.15	2.25m² 3.80m²
LAUNDRY AND WALKWAY	35.0m²	W5 1.04 X 0.40 W6 1.04 X 0.40	0.42m² 0.42m²
FAMILY ROOM	24.8m²	D2 3.7 X 2.25	8.33m²
TOTALS	99.3m²	X 20% = 19.87m²	19.83m²

FENESTRATION AREA LESS THAN 20% OF AFFECTED FLOOR AREA. SANS-10400-X ADDS NOT APPLY

AREAS

EX DWELLING GRD. FLR.	58.0m²
EX DWELLING 1ST. FLR.	172.0m²
EX 1ST FLR DECK	52.5m²
GRD FLR ADDS UNDER EXISTING GRD FLR DECK & POOL	282.6m²
TOTAL ADDS	104.2m²
TOTAL FLOOR AREA	277.0m²
EXISTING FOOTPRINT AREA	423.8m²
TOTAL FOOTPRINT AREA	224.6m²
ADD TO FOOTPRINT AREA	27.0m²
SITE AREA	251.6m²
PERCENTAGE COVERAGE	89.9m²
	28.2%



NOTES:

- Drawings are not to be scaled. Dimensions are always to take reference.
- Any work to be done on the site must be done in accordance with the relevant C.O.S prior to the start of work. Any discrepancies are to be brought to the attention of the architect for a ruling as to which dimension shall hold preference.
- All work and materials shall conform to the requirements of the National Building Regulations and Standards (SANS-10400) and the more onerous specification shall apply.
- No work may proceed before notification of such has been communicated to the Local Authority Building Inspector.
- No foundation concrete may be cast prior to the approval of the foundation inspection by the Local Authority Building Inspector.
- The Building Inspector shall be notified immediately for all inspections required by such Local Authority.
- Contractors shall comply with the requirements of the Occupational Health and Safety Act and the Construction Regulations.

Rev. No.	Date	Reason	Initial
02	10/06/25	Room nomenclature corrected	
01	13/05/25	Callings changed to 30mm Lambdaboard	
		Plan altered	



Architects
chris de Jager
140 730 1116
071 892 780
info@chrisdejager.co.za
45th Floor, 45th Floor, 45th Floor

Project
CHANSON TRADING 1098 CC

ADDITIONS AND ALTERATIONS TO DWELLING
ERF 629
3 EAST RIVER ROAD
SEAFIELD

GROUND FLOOR PLAN SITE PLAN

Scale: As shown Drawn: C.D.J.

Checked: C.D.J. Date: 02/05/2025

Drawing No.

25.02/01.1

Revision No.

02

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SITE PLAN

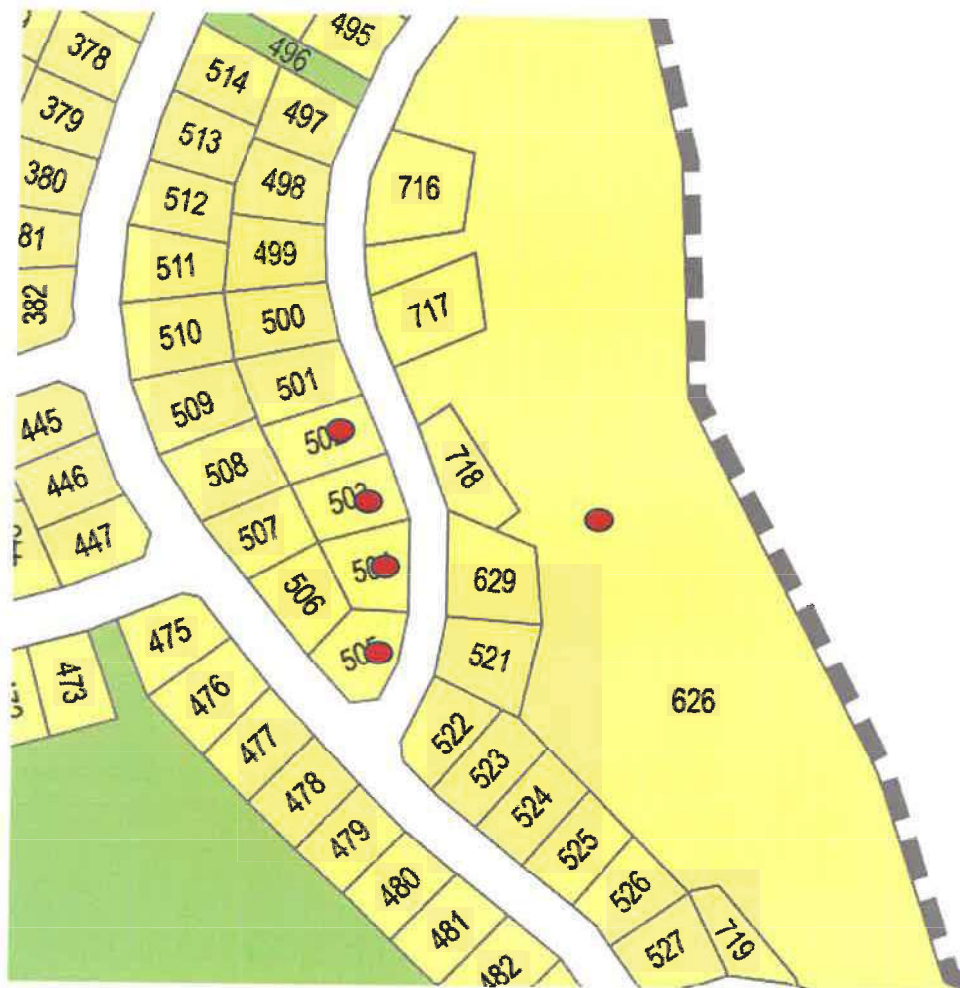
1:100 0.

0.

ANNEXURE D

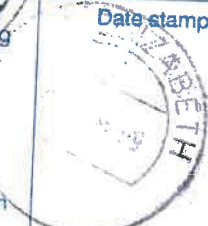
CONSENT FROM SURROUNDING PROPERTY OWNERS

DESCRIPTIVE DETAILS FOR ERVEN 629 SEAFIELD				
	ERF No	Owner	Email Address	Postal address
1.	502	TWEDDLE D & SC	ma [REDACTED]	5 HILLSVIEW ROAD GRAHAMSTOWN 6139
2.	503	BEYLEVELD A M F	[REDACTED]	PO BOX 20 PORT ALFRED 6170
3.	504	DUVENHAGE GF	NONE	131 KRUGER LYTTELTON MANOR CENTURION 157
4.	505	KLEINEMONDE TRUST	NONE	PO BOX 922 GRAHAMSTOWN 6140
5.	626	DE KLERK C	[REDACTED]	21 EAST RIVER ROAD SEAFIELD 6172



APPLICATION FOR PERMANENT DEPARTURE FROM THE HEIGHT RESTRICTION
– ERF 629, SEAFIELD
REGISTERED MAIL RECORD

GF Duvenhage 131 Kruger Avenue Centurion 0157 Erf 504, Seafield	 Signature for recipient REGISTERED LETTER (with a domestic insurance option) ShareCall 0860 111 502 www.sapo.co.za RC545086172ZA CUSTOMER COPY 301028R	Date stamp-of delivery 
Kleinemonde Trust PO Box 922 Grahamstown 6140 Erf 505, Seafield	 Signature for recipient REGISTERED LETTER (with a domestic insurance option) ShareCall 0860 111 502 www.sapo.co.za RC545086186ZA CUSTOMER COPY 301028R	Date stamp-of delivery 

REGISTERED LETTER GEREGISTREERDE BRIEF (with an insurance option/met 'n versekeringsopsie)	Post Office
Full tracking and tracing/Volledige volg en spoor	Postage paid R _____ Service fee/Diensgele R _____ Insurance/Versekering R _____ Total/Totaal R _____
Addressed to/Geadresseer aan Mirianda de Beer 2 an 1181	Insured value of contents Versekerde waarde van inhoud R _____ Enquiries/Navrae Toll-free number Tolvry nommer 0800 111 502
The value of the contents of this letter is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100.00. No compensation is payable without documentary proof. Optional insurance up to R2 000.00 is available and applies to domestic registered letters only. Die waarde van die inhoud van hierdie brief is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100.00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering tot R2 000.00 is beskikbaar en is slegs op binnelandse geregistreerde briewe van toepassing.	Initial of accepting officer  Date stamp  Datumstempel



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 consent to the Manager: Town Planning giving reasons against the application if they wish.

APPLICATION FOR: PERMANENT DEPARTURE FROM THE HEIGHT RESTRICTION
SITUATED ON ERF 629, STREET & NO. 3 EAST RIVER ROAD, TOWNSHIP SEAFIELD

It is confirmed that I (Name in Full of affected land owner), C DE KLERK
being the registered owner of Erf 626 Township SEAFIELD
have NO OBJECTION to the above proposal being (Delete which is not applicable):

- a) A relaxation of the lateral building line from m to m from our common side;
- b) A relaxation of the rear building line from m to m;
- c) A relaxation of the street building line from m to m;
- d) A relaxation of building height from 8,5 m to 10,72 m; (TO FORMALIZE THE EXISTING DEVELOPMENT)
- 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 SEA-629 undated JULY 2025 (HEIGHT CERTIFICATE FROM M.E.H SULTER & SON INC)

Additional comments by consenting owner to the above consent:

They can only expand in height, not in width.

(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: 9/3/2026

Residential Address (Of owner giving consent):

3 East River Road
Kleinemunde

Home Tel: 08 249 8576

Work Tel:

WITNESSES

1. Karen de Klerk
Full Name

2.
Full Name

[Signature]
Signature

.....
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: PERMANENT DEPARTURE FROM THE HEIGHT RESTRICTION

SITUATED ON ERF 629, STREET & NO. 3 EAST RIVER ROAD, TOWNSHIP SEAFIELD

It is confirmed that I (Name in Full of affected land owner), A M F BEYLEVELD

being the registered owner of Erf 503 Township SEAFIELD

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

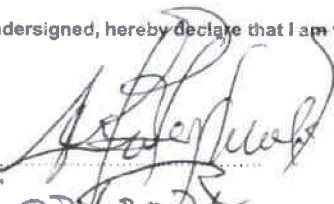
- ~~a) A relaxation of the lateral building line from m to m from our common side;~~
- ~~b) A relaxation of the rear building line from m to m;~~
- ~~c) A relaxation of the street building line from m to m;~~
- d) A relaxation of building height from 8.5 m to 10.72 m; (TO FORMALIZE THE EXISTING DEVELOPMENT)
- ~~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 SEA-629 undated JULY 2025 (HEIGHT CERTIFICATE FROM M E H SULTER & SON INC)

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: 18/03/2025

Residential Address (Of owner giving consent):


021 510 5009

Home Tel:

Work Tel:

WITNESSES

1. CBG RYN
Full Name

2. B. Harebottle
Full Name

Signature 

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: PERMANENT DEPARTURE FROM THE HEIGHT RESTRICTION

SITUATED ON ERF 629, STREET & NO. 3 EAST RIVER ROAD, TOWNSHIP SEAFIELD

It is confirmed that I (Name in Full of affected land owner), D & S C TWEDDLE

being the registered owner of Erf 502 Township SEAFIELD

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

- ~~a) A relaxation of the lateral building line from m to m from our common side;~~
- ~~b) A relaxation of the rear building line from m to m;~~
- ~~c) A relaxation of the street building line from m to m;~~
- d) A relaxation of building height from 8.5 m to 10.72 m; (TO FORMALIZE THE EXISTING DEVELOPMENT)
- ~~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 SEA-629 dated JULY 2025 (HEIGHT CERTIFICATE FROM M.E.H SULTER & SON INC)

Additional comments by consenting owner to the above consent:

N/A

(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: S C Tweddle

Date: 7 March 2026

Residential Address (Of owner giving consent):

East River Rd

Kleinfontein / Seafeld

Cell: 082 222 2222

Home Tel: 046 604 5520

Work Tel: 046 604 5520

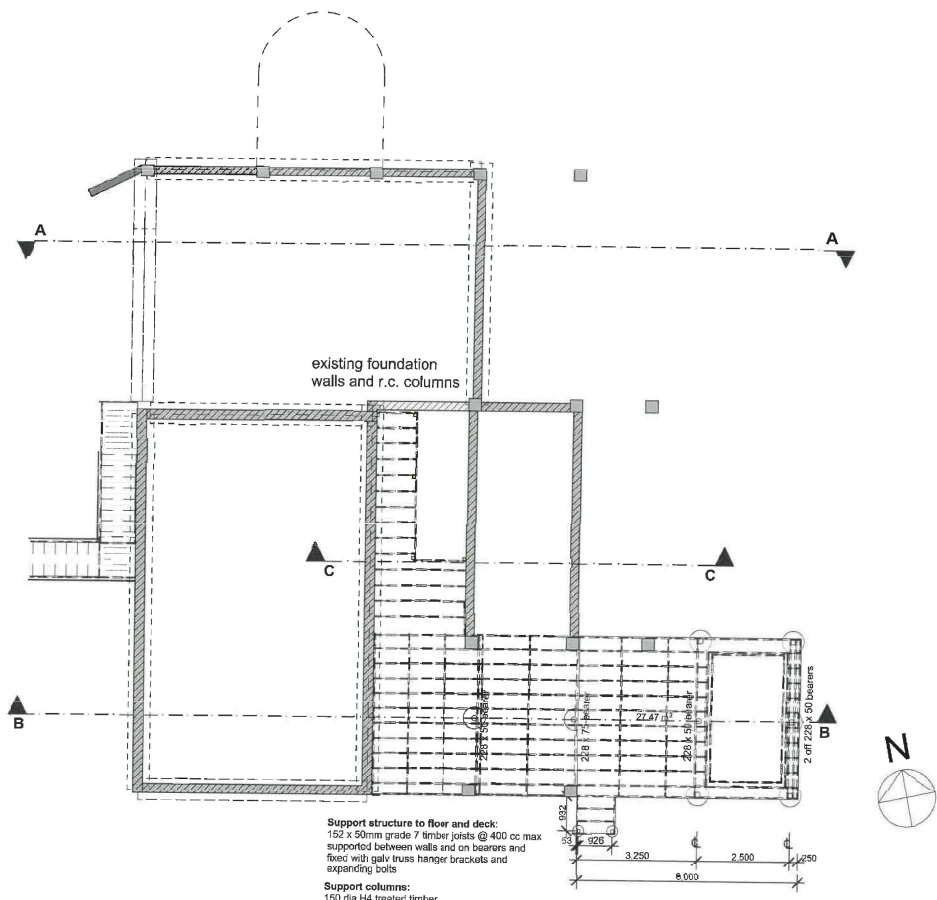
WITNESSES

1. CRAIG HAREBOTLE
Full Name

2. BEVERLEY HAREBOTLE
Full Name

Signature [Signature]

Signature [Signature]



-2-

FOUNDATION PLAN

1:100

NOTES:

1. Drawings are not to be scaled. Dimensions are always to take preference.
2. All dimensions are to be checked on site (C.O.S) prior to commencement of work. Any discrepancies are to be brought to the notice of the architect for a ruling as to which dimension shall hold preference.
3. All work and materials shall conform to the requirements of the National Building Regulations. Where specifications conflict with the National Building Regulations, the more onerous specification shall apply.
4. No work may proceed before notification of such has been communicated to the Local Authority Building Inspectorate.
5. No foundation concrete may be cast prior to inspection and approval of the foundation trenches by the Local Authority Building Inspectorate.
6. The Building Inspectorate shall be notified immediately for all inspections required by such Local Authority.
7. Contractors shall comply with the requirements of the Occupational Health and Safety Act and the Construction Regulations.

Rev. No.	Date	Revision	Initials
01	13/05/25	Plan altered	

5 Pineswood
13 Vincent Place
East London
5947

tel. 043 735 1198
cell. 071 513 1003
e-mail: cde@chanson.co.za
SACAP Reg. No. 4335

cdj
architects
chris de jager

Arch. Signature:

Client:
CHANSON TRADING 1098 CC

Project:
ADDITIONS AND ALTERATIONS TO DWELLING ERF 629 3 EAST RIVER ROAD SEAFIELD

Drawing:
FOUNDATION PLAN

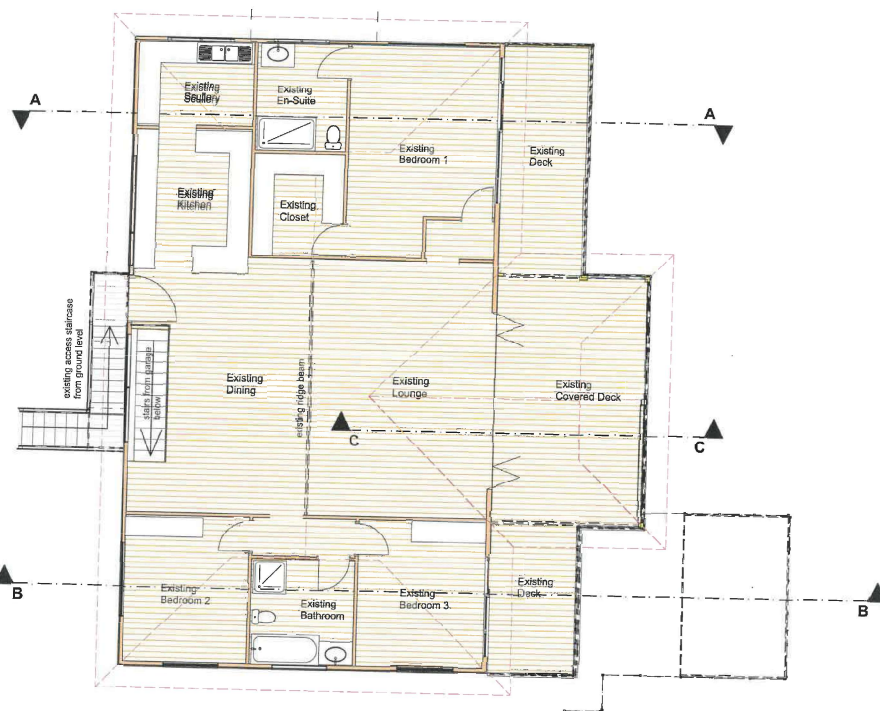
Scale: As shown Drawn: C.D.J.

Checked: C.D.J. Date: 02/06/2025

Drawing No.
25.02/ 01.3

Revision No.
01

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2. **1ST FLOOR** 1:100

NOTES:

1. Drawings are not to be scaled. Dimensions are always to take preference.
2. All dimensions are to be checked on site (C.O.S) prior to commencement of work. Any discrepancies are to be brought to the notice of the architect for a ruling as to which dimension shall hold preference.
3. All work and materials shall conform to the requirements of the National Building Regulations. Where specifications conflict with the National Building Regulations, the more onerous specification shall apply.
4. No work may proceed before notification of such has been communicated to the Local Authority Building Inspectorate.
5. No foundation concrete may be cast prior to inspection and approval of the foundation trenches by the Local Authority Building Inspectorate.
6. The Building Inspectorate shall be notified immediately for all inspections required by such Local Authority.
7. Corrections must comply with the requirements of the Occupational Health and Safety Act and the Construction Regulations.

01	13/05/25	Cellings changed to 30mm Lambdaboard
		Plan altered

Rev.	No.	Date	Revision	Initial
------	-----	------	----------	---------

8 Pineswood
19 Ironwood Place
East London
6047

tel: 011 735 1110
cell: 072 693 7803
e-mail: cdj@chrisdejager.com
SACAP Reg. No: 4235



Arch. Signature: _____

Client: _____

CHANSON TRADING 1098 CC

Project: _____

ADDITIONS AND ALTERATIONS TO DWELLING ERF 629 3 EAST RIVER ROAD SEAFIELD

Drawing: _____

1ST FLOOR PLAN

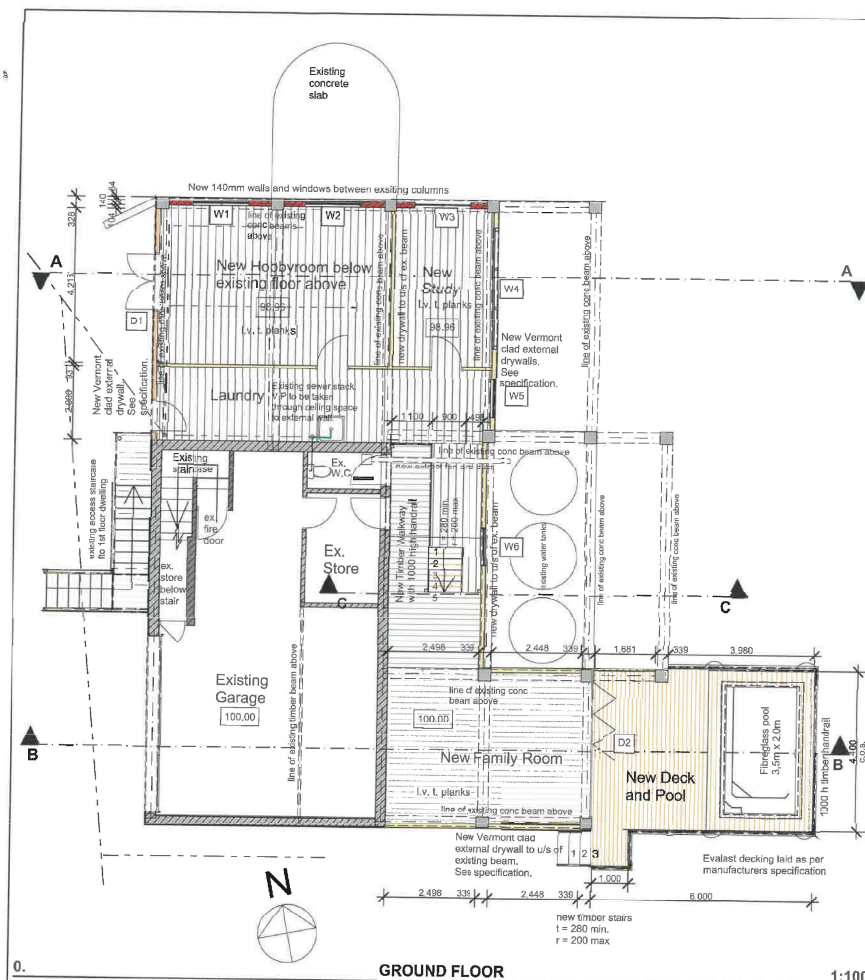
Scale: As shown Drawn: C.D.J.

Checked: C.D.J. Date: 05/06/2025

Drawing No. **25.02/ 01.2**

Revision No. **01**

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FENESTRATION TO ADDED AREAS

ROOM	ROOM AREA	WINDOW	WINDOW SIZE	FENESTRATION AREA
STUDIO	27.9 M²	W1 W2 D1	1.5 X 1.5 1.5 X 1.0 0.55 X 0.6 X 2	2.25M² 1.50M² 0.88M²
STUDY	11.6M²	W3 W4	1.5 X 1.5 3.3 X 1.15	2.25M² 3.80M²
LAUNDRY AND WALKWAY	35.0M²	W5 W6	1.04 X 0.40 1.04 X 0.40	0.42M² 0.42M²
FAMILY ROOM	24.8M²	D2	3.7 X 2.25	8.33M²
TOTALS	99.3M²	X 20%	19.97M²	19.83M²

FENESTRATION AREA LESS THAN 20% OF AFFECTED FLOOR AREA.
SANS-10400 - XA DOES NOT APPLY

AREAS

EX. DWELLING GRD. FLR.	65.0m²
EX. DWELLING 1ST. FLR.	172.0m²
EX. 1ST FLR DECK	52.6m²
	292.6m²

GRD FLR ADDS UNDER EXISTING GRD FLR DECK & POOL	104.2m²
TOTAL ADDS	131.2m²

TOTAL FLOOR AREA	423.8m²
------------------	---------

EXISTING FOOTPRINT AREA	224.6m²
ADDS TO FOOTPRINT	27.0m²
TOTAL FOOTPRINT AREA	251.6m²

SITE AREA	899m²
-----------	-------

PERCENTAGE COVERAGE	28.0%
---------------------	-------

NOTES:

- Drawings are not to be scaled. Dimensions are always to take preference.
- All dimensions are to be checked on site (C.D.J.) prior to commencement of work. Any discrepancies are to be brought to the notice of the architect for a meeting as to which dimension shall hold preference.
- All work and materials shall conform to the requirements of the National Building Regulations. Where specifications conflict with the National Building Regulations, the more onerous specification shall apply.
- No work may proceed before notification of such has been communicated to the Local Authority Building Inspector.
- No foundation concrete may be cast prior to inspection and approval of the foundation trenches by the Local Authority Building Inspector.
- The Building Inspector shall be notified immediately for all inspections required by such Local Authority.
- Contractors shall comply with the requirements of the Occupational Health and Safety Act and the Construction Regulations.

Rev.	No.	Date	Revision	Initial
02	02/06/25		Room nomenclature corrected	
01	13/05/25		Ceilings changed to 30mm Lambabond	
			Plan altered	

8 Pinewood
13 Woodside Place
East London
6001

tel. 043 725 1110
cell. 072 833 7883
email: cdj@architects.co.za
SACP Reg. No. 4238

cdj
architects
chris de jager

Arch. Signature: _____
Client: _____
Project: _____

CHANSON TRADING 1098 CC

ADDITIONS AND ALTERATIONS TO DWELLING

ERF 629

3 EAST RIVER ROAD

SEAFIELD

Drawing: _____

GROUND FLOOR PLAN

SITE PLAN

Scale: As shown Drawn: C.D.J.

Checked: C.D.J. Date: 02/06/25

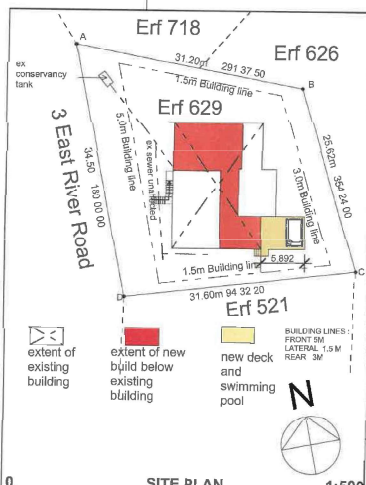
Drawing No: _____

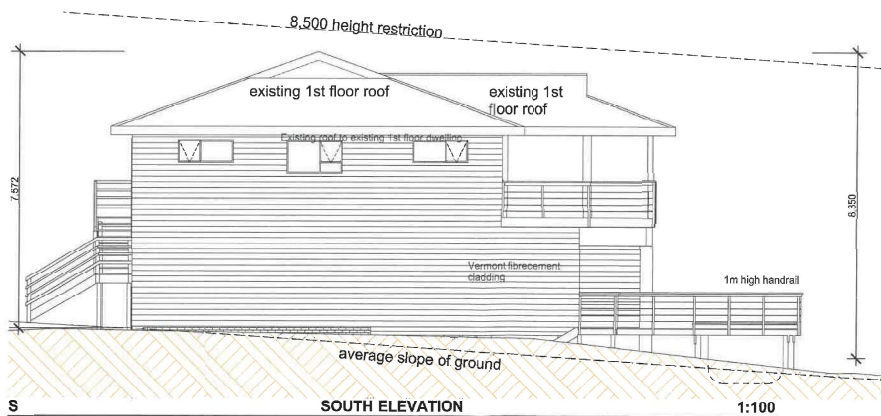
25.02/01.1

Revision No: _____

02

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NOTES:

1. Drawings are not to be scaled. Dimensions are always to take preference.
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3. All work and materials shall conform to the requirements of the National Building Regulations. Where specifications conflict with the National Building Regulations, the more onerous specification shall apply.
4. No work may proceed before notification of such has been communicated to the Local Authority Building Inspectorate.
5. No foundation concrete may be cast prior to inspection and approval of the foundation trenches by the Local Authority Building Inspectorate.
6. The Building Inspectorate shall be notified immediately for all inspections required by such Local Authority.
7. Contractors shall comply with the requirements of the Occupational Health and Safety Act and the Construction Regulations.

Rev. No.	Date	Revision	Initial
02	02/06/25	Building heights added	
01	13/06/25	Ceilings changed to 30mm Lambdabond Plan altered	

8 Placed
15 Veneer
East London
8347

tel: 043 735 1189
cell: 079 883 1980
e-mail: cde@chrisdejaeger.co.za
Saskarup, W.

cdj
architects
chris de jaeger

Arch. Signature: _____

Client: _____

Project: **CHANSON TRADING 1098 CC**

Drawing: _____

ADDITIONS AND ALTERATIONS TO DWELLING
ERF 629
3 EAST RIVER ROAD
SEAFIELD

NORTH ELEVATION

SOUTH ELEVATION

Scale: As shown Drawn: C.D.J.

Checked: C.D.J. Date: 02/06/2025

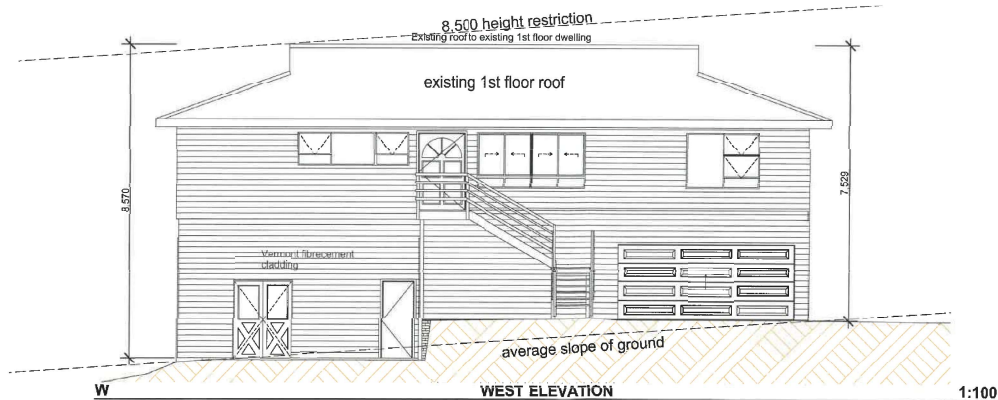
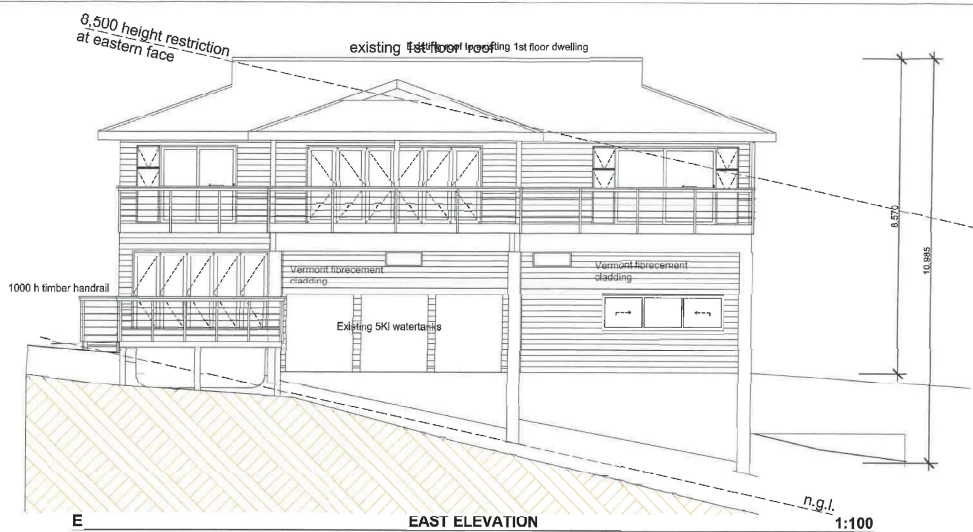
Drawing No. _____

25.02/ 01.5

Revision No. _____

02

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NOTES:

1. Drawings are not to be scaled. Dimensions are always to take preference.
2. All dimensions are to be checked on site (C.O.S) prior to commencement of work. Any discrepancies are to be brought to the notice of the architect for a ruling as to which dimension shall hold preference.
3. All work and materials shall conform to the requirements of the National Building Regulations, where specifications conflict with the National Building Regulations, the more onerous specification shall apply.
4. No work may proceed before notification of such has been communicated to the Local Authority Building Inspectorate.
5. No foundation concrete may be cast prior to inspection and approval of the foundation trenches by the Local Authority Building Inspectorate.
6. The Building Inspectorate shall be notified separately for all inspections required by such Local Authority.
7. Contractors shall comply with the requirements of the Occupational Health and Safety Act and the Construction Regulations.

02	02/06/25	Building heights added
01	13/05/25	Ceilings changed to 30mm Lambdabond Plan altered
Rev. No.	Date	Revision

8 Pinewood 88 Muggie East London 5847	tel. 043 235 1119 cell. 071 893 7993 e-mail cde@chanson.net skicaf Reg. No. 4235	initial
--	---	---------

Arch. Signature: 

Client: **CHANSON TRADING 1098 CC**

Project: **ADDITIONS AND ALTERATIONS TO DWELLING ERF 629 3 EAST RIVER ROAD SEAFIELD**

Drawing: **EAST ELEVATION**

WEST ELEVATION

Scale: As shown Drawn: C.D.J.

Checked: C.D.J. Date: 02/06/2025

Drawing No: **25.02/ 01.6**

Revision No: **02**

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