

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 McGregorvwon this round of the men’s competition with Tom Lindhorst and Owen Heny runners up. Tash van Greunen was women’s round two winner and girls’ U18 winner was Camilla Heuer. *Picture: BRETT SMITH*



NDLAMBE MUNICIPALITY
PORT ALFRED

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

Applicant: MIRINDA DE BEER
TOWNAND REGIONAL
PLANNERS

Owner: CHANSON TRADING
1098 CC

Property Description: ERF 629,
SEAFIELD

Physical Address: 3 EAST RIVER
ROAD,
SEAFIELD, 6172

Detailed description of proposal:
The matter for consideration is an Application for Departure to Relax Height Restriction from 8.5m to 10.72m on Erf 629, Seafield as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law, 2016, that the above mentioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway Road, and Port Alfred Municipal Office. The application can also be viewed on the Ndlambe Municipal website: www.ndlambe.gov.za under Services > Town Planning Portal > Public Participation or through the following link: www.ndlambe.gov.za/services/town-planning-portal/. Any written comments may be addressed in terms of Section 98 of the said By-law to The MUNICIPAL MANAGER, Causeway Road, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before **03 August 2026**. Telephonic enquiries can be made to the Town Planning Section at (046) 604 5520. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a Municipal Official by transcribing their comments.

NOTICE NUMBER: 143/2026

ADV. ROLLY DUMEZWENI
02 July 2026 MUNICIPAL MANAGER



NDLAMBE MUNICIPALITY
PORT ALFRED

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

Applicant: MIRINDA DE BEER
TOWNAND REGIONAL
PLANNERS

Owner: CLAYTON RALPH
WHITAKER

Property Description: ERF 206,
SEAFIELD

Physical Address: 38 SEAFIELD
LANE, SEAFIELD,
6172

Detailed description of proposal:
The matter for consideration is an Application for the Consent Use for an Additional Dwelling Unit, Departure to Relax the Rear and Both Lateral Building Lines on Erf 206, Seafield as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law, 2016, that the above mentioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway Road, and Port Alfred Municipal Office. The application can also be viewed on the Ndlambe Municipal website: www.ndlambe.gov.za under Services > Town Planning Portal > Public Participation or through the following link: www.ndlambe.gov.za/services/town-planning-portal/. Any written comments may be addressed in terms of Section 98 of the said By-law to The MUNICIPAL MANAGER, Causeway Road, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before **03 August 2026**. Telephonic enquiries can be made to the Town Planning Section at (046) 604 5520. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a Municipal Official by transcribing their comments.

NOTICE NUMBER: 146/2026

ADV. ROLLY DUMEZWENI
02 July 2026 MUNICIPAL MANAGER



NDLAMBE MUNICIPALITY
PORT ALFRED

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

Applicant: URBAN DYNAMICS EC

Owner: NDLAMBE LOCAL
MUNICIPALITY

Property Description: ERF 4028,
KENTON ON SEA

Physical Address: KENTON ON SEA,
6170

Detailed description of proposal:
The matter for consideration is an Application for Rezoning of Erf 4028, Kenton on Sea From Community Zone 2 to Community Zone 1, Permanent Departure to Allow a Place of Worship (Church) and Departure to Relax Street, Rear and Lateral Building Lines as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law, 2016, that the above mentioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway Road, and Port Alfred Municipal Office. The application can also be viewed on the Ndlambe Muni-cipal 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

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
Corporate Services

NDLAMBE MUNICIPALITY

19 MAY 2026

RECEIVED



LAND USE APPLICATION FORM

PART A: TYPE(S) OF APPLICATION

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
✓	Rezoning	R 10 729.68
	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 8 583.74
✓	Departure Relaxation Building Line	R 5 110.89
	Departure for Relaxation of Development Parameters (Height and/or Coverage)	R
	Consent use in terms of the Land Use Scheme	R
	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 24 424.31

INSTRUCTIONS:

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

Applicant's Initials: _____

PART B: GENERAL INSTRUCTIONS

(These instructions should be read before completing the form)

1. GENERAL REMARKS

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

2. PRIOR LIAISON WITH OTHER INTERESTED PARTIES

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

3. SUBMISSION OF APPLICATION

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

The Municipal Manager Ndlambe Municipality P O Box 13 Port Alfred 6170	Town Planning Office Ndlambe Municipality Causeway Road, Civic Centre Port Alfred 6170
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- 3.3. Lack of information leads to delays and adds to the workload of the Section/Department. It is essential that all applications that are submitted for consideration contain all of the information necessary for the relevant authority to take a rational decision. Ideally applications should indicate the following:

Applicant's Initials: _____



3.3.1. Details in respect of the application

- A Locality sketch showing clearly the details of the application;
- A Description of the site that is to be developed;
- What does the owner intend to do with the land;
- What are the envisaged development parameters (for instance the proposed floor area and coverage);
- What portion of the site is to be developed;
- What is the existing zoning and use of the subject land;
- A copy of the advertisement of the proposal;
- A site development plan.

3.3.2. Details in relation to the existing and proposed development of the land in the vicinity of the subject land

- The existing uses and zonings to be shown on separate map;
- The visual or historical characteristics of the area;
- Topographical and physical features;
- Details of illegal and non-conforming uses.

3.3.3. Details in respect of the planning proposals for the subject area

- what are the existing and proposed conditions applicable to the subject land (servitudes, title deed and/or zoning scheme conditions);
- relevant details contained in Spatial Development Framework, or any other policy proposals for the area.

3.3.4. Motivation

A written motivation for an application should be based on the criteria referred to in the said legislation (SPLUMA), namely;

- Desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister/MEC regarding desirability of proposed land uses;
- Investigations carried out in terms of other laws that are relevant to the consideration of the application;
- The impact of the proposed land development on municipal engineering services;
- Applicable policies of the Municipality that guide decision making;
- Applicable provisions of the zoning scheme;
- Consideration of the following forward planning documents;
- Integrated development plan, including the municipal spatial development framework; provincial spatial development framework; and
- Policies, principles and planning and development norms and criteria set by the national and provincial government; and
- Land development principles as referred to in Chapter 2 of the Spatial Planning Land Use Management Act, 2013 (Act No.16 of 2013) (SPLUMA).
- When an application is submitted for an amendment, suspension or removal of restrictive conditions the criteria referred to in Section 47 of the Act, should also be considered.

3.3.5 Supporting information and documentation

The following information or documentation may be requested at the discretion of the Municipality and can include the following;

- Copy of Traffic Impact Statement (TIS - if between 50 – 150 peak hr trips) or Traffic Impact Assessment (TIA - if > 150 peak hr trips);
- Floodline determination (report / plan);
- Copy of the Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) report;
- Confirmation of submission of EIA / HIA; or Copy of the Environmental Authorisation (EA) / Record of Decision (ROD);

Applicant's Initials:



- Services report or indication of all municipal services / registered servitudes;
- Typical unit types (plan & elevation);
- Abutting neighbour consent(s);
- Body Corporate / Home Owners Association (HOA) consent;
- Home Owners Constitution / architectural guidelines;
- Copy of original approval and conditions of approval;
- Minutes of pre-application consultation meeting;
- Confirmation from the Department of Rural Development and Land Reform regarding land claim(s) / restitution claim(s);
- Proof of lawful use right;
- Additional copies of selected documentation;
- Additional motivation; and
- Any other specialist studies, etc.

PART C: INFORMATION TO BE COMPLETED BY THE APPLICANT**NOTE:** Complete this form using BLOCK letters and ticking the appropriate boxes**PART C.1: APPLICANT DETAILS**

First name(s)	Johan
Surname	van der Westhuysen
Company name (If applicable)	Urban Dynamics EC
Street or Postal Address	117 Cape Road Mill Park Gqeberha 6001
Email Address	johan@udec.co.za / info@udec.co.za
Contact Number	083 321 2299

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

Registered owner(s) Name	Ndlambe Municipality
Street or Postal Address	1 Causeway Road Port Alfred 6170
E-mail Address	kradingoana@ndlambe.gov.za
Contact Number	046 604 5603

Applicant's Initials: 

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed					
Erf No	4028	Suburb/Town/Area	Kenton on Sea		
Farm No		Portion (if applicable)			
Physical or Street Address	off Anglers Way				
Current Zoning	Community Zone 2				
Proposed Zoning	Community Zone 1				
Additional Rights or Consent Uses Approved	N/A				
Current activities	School				
Are any departures applicable to the land unit?	No				
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	Yes, existing school building				
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	No, used as an ECD Centre				
Property Size/ Extent (m ² / ha - as per Title Deed)	1 299 m ²				
Title Deed Number	13354/2021				
Any additional/relevant information in regard to the property	No				
Any restrictions ito Conveyance's Certificate?	Y	☒	If yes, list condition(s) in motivation report.		
Are the restrictive conditions in favour of a third party?	Y	☒	If yes, list the party(ies) in motivation report.		
Is the property owned by Council?	☒	N	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.		
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	☒	If yes, indicate which section are triggered in motivation report and attach relevant permit.		
Is the property or building located within the historical core or contains any heritage significant features?	Y	☒	Is the building older than 60 years?	N/A	Y N
Does the property fall inside the urban edge in terms of the SDF?	☒	N	Does the property fall within the service edge in terms of SDF?	☒	N
Is the property encumbered with a bond	Y	☒	If yes, is bond/mortgage holders consent attached	N/A	Y N
Any existing unauthorized buildings and/or land use on the subject property(ies)?	☒	N	If yes, is this application to legalise the building / land use?	☒	N
NOTE: A contravention penalty may be imposed.					
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	☒	Are there any land claim(s) registered on the subject property(ies)?	Y	☒

Applicant's Initials:



PART E: DETAILS OF THE APPLICATION

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

* Rezoning : Erf 4028 Kenton on Sea from Community Zone 2 to Community Zone 1
 * Permanent Departure : Place of Worship (Church)
 * Permanent Departure : Street, Lateral & Rear Building Lines from 8 m to 3 m

Refer to Paragraph 4 of the application Motivational Report

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

Yes

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

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

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) from8 m to3 m; and / or
- ii. Rear building line from8 m to3 m; and / or
- iii. Street building line from8 m to3 m; and / or
- iv. Coverage factor from % to %; and / or
- v. Building height restriction from m to m; and / or
- vi. Street boundary wall / fence height restriction from m to m;
- vii. Relaxation of parking requirements from.....bays to..... bays
- viii. Other zoning scheme condition(s) (as specified) Departure : Place of Worship

Applicant's Initials:



5. RESTRICTING FACTORS

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

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

If so, furnish details:

No

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

If so, furnish details:

No

5.3 Is any portion of the land unit situated in a flood-plain of a river under the 1 in 50 years flood-line or subject to any floods?

If so, furnish details:

No

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

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

No

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

No



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		Ndlambe SDF (Paragraph 10 of the Motivational Report)
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	Municipality to confirm
Does the proposal fall within the provisions/parameters of the land use scheme?	X		
Are additional applications required to deviate from the land use scheme? (if yes, specify)	X		Permanent Departure : Building Lines and Land Use (Place of Worship)

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

Please answer the following questions and provide comments:

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

Applicant's Initials: 

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

PART H: SERVICE REQUIREMENTS

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

NOTE: Provide more detailed information in the motivation report.

Applicant's Initials: 

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

Please indicate if the following Annexures are attached

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

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

.....

Existing services on-site to be used

.....

.....

.....

.....

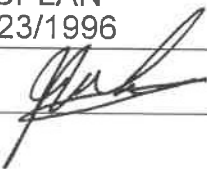
Applicant's Initials:



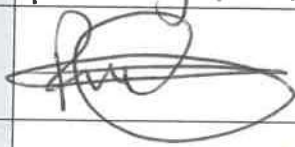
PART J: DECLARATION BY THE APPLICANT

I hereby wish to confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I'm aware that it is an offense in terms of section 111(4)(e) of Ndlambe Municipality Spatial Planning and Land Use Management, By-law, 2016, to provide inaccurate, false or misleading information.
3. I am properly authorized to make this application on behalf of the owner and that a copy of the relevant power of attorney or consent is attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
6. I confirm that I have made known all information relating to possible Land / Restitution Claims against the application property.
7. It is the owner's responsibility to ensure that approval is not sought for a building or land use which will conflict with any applicable law.
8. The Municipality assesses an application on the information submitted and declarations made by the owner or on his behalf on the basis that it accepts the information so submitted and declarations so made to be correct, true, and accurate.
9. Approval granted by the Municipality on information or declarations that are incorrect, false, or misleading may be liable to be declared invalid and set aside which may render any building or development pursuant thereto illegal.
10. The Municipality will not be liable to the owner for any economic loss suffered in consequence of approval granted on incorrect, false, or misleading information or declarations being set aside.
11. Information and declarations include any information submitted or declarations made on behalf of the owner by a Competent Person/professional person including such information submitted or declarations made as to his or her qualification as a Competent person and/or registration as a professional.
12. A person who provides any information or certificate required in terms of Regulation A19 of the National Building Regulations and Building Standards Act No 103 of 1977 which he or she knows to be incomplete or false shall be guilty of an offence and shall be prosecuted accordingly.
13. A person who supplies particulars, information, or answers in a land use application in terms of the Ndlambe Municipality Spatial Planning and Land Use Management By-law, 2016, knowing it to be incorrect, false, or misleading or not believing them to be correct shall be guilty of an offence and shall be prosecuted accordingly.
14. The Municipality will refer a complaint to the professional council or similar body with whom a Competent Person/professional person is registered if it has reason to believe that information submitted, or declaration/s made by such Competent Person/professional person is incorrect, false or misleading.
15. By initialling each page of this form, I confirm that I have read and understood the contents therein, and I declare that all information completed in this form and provided as part of this application is true, correct, and complete to the best of my knowledge and belief. I understand that any false or misleading information may result in the rejection of the application or other legal consequences.
16. I am aware that by lodging an application, the information in the application and obtained during the process may be made available to the public, other sector departments or organs of state, as part of processing the application and public participation processes.

Full Name(s)	Johan van der Westhuysen		
Professional Capacity & Registration Number	Professional Town & Regional Planner		
Statutory Body	SACPLAN A/923/1996	Are you In Good Standing with the Statutory Body?	Yes
Applicant's Signature		Date	12/05/2026

Applicant's Initials: 

PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	Khosiwe Raulingana.
Title/Capacity	Manager: Town Planning
Signature	
Municipal Stamp	



Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2026/02/17 15:39	Erf Number	4028
Reference	Enquiry	Portion Number	-
Report Print Date	2026/02/17 15:39	Deeds Office	King Williams Town
Township	KENTON-ON-SEA	Search Source	WinDeed Database

PROPERTY INFORMATION

Property Type	ERF	Diagram Deed Number	DUM1000/800
Township	KENTON-ON-SEA	Local Authority	KENTON ON SEA MUN
Erf Number	4028	Province	EASTERN CAPE
Portion Number	0	Extent	-
Registration Division	BATHURST RD	LPI Code	C00800040000402800000
Previous Description	-		

OWNER INFORMATION (1)

LOCAL MUNICIPALITY OF NDLAMBE		Owner 1 of 1	
Company Type	LOCAL AUTHORITY	Document	2021/07/26
Registration Number	-	Microfilm / Scanned Date	-
Name	LOCAL MUNICIPALITY OF NDLAMBE	Purchase Price (R)	-
Multiple Owners	NO	Purchase Date	-
Multiple Properties	NO	Registration Date	2021/07/26
Share (%)	-		

ENDORSEMENTS

No endorsements to display

HISTORIC DOCUMENTS

No historic documents to display

DISCLAIMER

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SPECIAL POWER OF ATTORNEY

I, Rolly Dumbezweni (Municipal Manager of the Ndlambe Local Municipality), the undersigned do hereby appoint **JOHAN VAN DER WESTHUYSEN** of the company **URBAN DYNAMICS EC INC TOWN & REGIONAL PLANNERS** with power of substitution to submit any application(s) to the authorities in terms of the Spatial Planning & Land Use Management Act (Act 16 of 2013) (SPLUMA) or other applicable legislation and sign the application(s) on my behalf, as may be required for **REZONING TO COMMUNITY ZONE 1, DEPARTURE (CHURCH), DEPARTURE (BUILDING LINES) OR ANY OTHER APPLICATION** to obtain development rights on portions of:

- **ERF 4028 KENTON ON SEA**

In addition, make any other necessary submissions and presentations in relation to the above mentioned matter.

SIGNED AT Port Alfred ON THIS 16 DAY OF March 2026

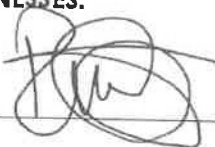
SIGNED:



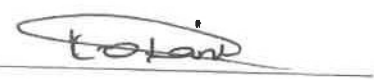
In the presence of the undersigned witnesses:

AS WITNESSES:

1.



2.





NDLAMBE MUNICIPALITY

PORT ALFRED

Causeway
P O Box 13
Port Alfred
6170

Phone: (046) 604 5500
Fax: (046) 624 2669
portalfred@ndlambe.co.za
http://www.ndlambe.co.za

Please address all correspondence to The Municipal Manager.

Our Ref: 7/2/1/1

Adv. R. Dumezweni

E-mail: lindy@karioga.co.za

Karioga Foundation Trust
P.O. Box 6267
Walmer
PORT ELIZABETH
6065

09 February 2026

Dear Madam

UTILIZATION OF ERF 4026 (NOW ERF 4151) KENTON-ON-SEA: ECO SUN VILLAGE ADVANCEMENT PROJECT AND CONCLUSION OF A MEMORANDUM OF AGREEMENT WITH THE KARIOGA FOUNDATION TRUST

Reference is made to your letter dated 20 January 2026, regarding the above matter.

We are pleased to inform you that the Council, at its meeting held on the 30 January 2026, Resolution NCM022/01/2026, resolved inter alia, as follows:

- "a) THAT the conclusion of the Memorandum of Agreement (MOA) between Ndlambe Local Municipality and the Karioga Foundation Trust for the utilization and phased advancement of Erf 4026 (now Erf 4151) Kenton-on-Sea (Eco Sun Village), **BE APPROVED**.
- b) THAT, the request to build Shining Star Early Childhood Development (ECD) on Erf 4028 Kenton on Sea, **BE APPROVED**. Subject to the following conditions:
 - i) That, building plans compliant with all National Building Regulations and Building Standards Act, 1977, be submitted for approval by the Municipality.
 - ii) That should any Town Planning approvals be required, such applications must be lodged with the Town Planning Section in terms of the Ndlambe Municipality Spatial Planning and Land Use Management By-law, 2016 within 3 months.
 - iii) That a formal lease be entered into between the operators of Shining Star ECD and the Municipality, regarding the utilization of Erf 4028 Kenton on Sea. Furthermore, a formal lease application be made to the Municipality for consideration."

You are hereby requested to confirm, in writing via email sboshoff@ndlambe.gov.za on or before 17 February 2026, your acceptance of the conditions as stipulated under condition (b) above. Upon receipt of such confirmation, the Municipality will proceed with the implementation of condition (a).

Yours faithfully



MRS. LAZOLA MANELI-PAYI
ACTING MUNICIPAL MANAGER

NDLAMBE MUNICIPALITY



MEMORANDUM OF AGREEMENT

Authorized in terms of

Council Resolution NCM022/01/2026 dated 04 February 2026

by and between

NDLAMBE MUNICIPALITY

herein represented by

MRS. LAZOLA MANELI-PAYI

In his capacity as **ACTING MUNICIPAL MANAGER**

(hereinafter referred to as "**the Municipality**")

and

KARIEGA FOUNDATION TRUST (15970)

herein represented by

LINDY SUTHERLAND

IDENTITY NUMBER: 7 0207 0159 087

in her capacity as **CHIEF EXECUTIVE OFFICER**

(hereinafter referred to as ("**the Foundation**")

WHEREAS: The Ndlambe Municipality is the lawful owner of the immovable property known as **ERF 4151 (formerly ERF 4026), ANGLERSWAY, KENTON-ON-SEA, measuring 1.1492 hectares** under Deed of Transfer No. **13552/2021**

1. PURPOSE

The purpose of this Memorandum of Agreement (MOA) is to record the understanding between the Parties regarding the advancement of the Eco Sun Village Development (**Erf 4151 formerly Erf 4026**) in Kenton on Sea, to operate as an Entrepreneur and

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Business Development and Support Hub, including a permaculture garden and market space.

2. PROJECT OVERVIEW

- 2.1 The project will be advanced over a period of three (3) to five (5) years.
- 2.2 The advancement plan for the Eco Sun Village (**Erf 4151 formerly Erf 4026**) will be implemented in phases to ensure sustainability and community ownership.
- 2.3 The intended outcome is that the facility will be fully managed and operated by a Community-Based Non-Profit Organisation (NPO).
- 2.4 Ownership of all infrastructure shall remain with Ndlambe Local Municipality at all times.

3. ROLE OF THE KARIEGA FOUNDATION TRUST

The Foundation agrees to act as:

3.1 Consultant

Providing planning, technical advice, project oversight, and development support.

3.2 Donor

Mobilising and/or contributing funding and in-kind resources, subject to availability and donor conditions.

3.3 Implementation Partner

Supporting the phased advancement of the Eco Sun Village Development (Erf 4151 formerly Erf 4026), including enterprise development, skills transfer, and mentoring, subject at all times to prior written consent and sign-off by the Municipality as provided for in this MOA.

4. ROLE OF NDLAMBE LOCAL MUNICIPALITY

The Municipality agrees to:

- 4.1 Support the project through alignment with municipal development priorities and policies.
- 4.2 Retain ownership of all land and infrastructure associated with the Eco Sun Village Development (**Erf 4151 formerly Erf 4026, Kenton on Sea**).
- 4.3 Review and approve the Site Development Plan prior to implementation of any physical upgrades.

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4.4 Contract the Community-Based NPO to manage the facility once the project reaches maturity.

5. MUNICIPAL CONSENT AND SIGN-OFF REQUIRED PRIOR TO ANY IMPLEMENTATION

5.1 No implementation, construction, installation, procurement, contractor appointment, site works, or physical upgrades of any kind relating to the Eco Sun Village advancement plan may commence unless and until the Municipality has provided prior written consent and sign-off.

5.2 For clarity, "prior written consent and sign-off" includes, as applicable, the Municipality's written approval of:

- a) the Business Plan;
- b) the Site Development Plan for permaculture garden and market infrastructure as well as the training facility and business hub;
- c) any required building plans, drawings, specifications, and related submissions; and
- d) any other approvals required in terms of Municipal processes and applicable law.

5.3 The Parties acknowledge that the Municipality's consent and sign-off is a condition precedent to implementation. Any activities undertaken by the Foundation prior to such consent and sign-off shall be limited to non-physical planning and design work, unless otherwise agreed in writing by the Municipality.

5.4 The Municipality will use reasonable endeavours to provide comments, approvals, or required amendments within a reasonable timeframe in accordance with its internal processes.

6. PHASED IMPLEMENTATION

Phase 1: Planning and Design

- The Foundation will employ a Project Manager and engage third party specialists to oversee:
 - Development of a comprehensive Business Plan;
 - Preparation of a Site Development Plan, including:

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- Permaculture garden infrastructure;
 - Market space;
 - Upgrades to the Business Hub and surrounding areas.
- Two Site Development Plans shall be submitted to the Municipality for review and sign-off in accordance with Section 5. These will include an SDP for the permaculture garden and market as well as an SDP for upgrades to the training and business hub.

Phase 2: Implementation (Subject to Municipal Consent and Sign-Off)

- Execution of approved site upgrades only after written Municipal consent and sign-off has been provided.
- Activation of the Business Plan, including enterprise and market operations.

Phase 3: Community Transition

- Establishment of a Community-Based NPO and governance committee.
- Staff employed by the Foundation for the project will transition to employment by the NPO.
- The NPO will receive funding and operational support from the Foundation.

Phases 4 and 5: Handover and Sustainability

- Gradual reduction of mentorship and funding support from the Foundation.
- Full operational responsibility transitions to the Community-Based NPO.
- The facility will be managed by the NPO under contract to the Municipality.

7. COMMUNITY BENEFIT COMMITMENT: SHINING STARS ECD (ERF 4028, EKUPHUMLENI)

- 7.1 As part of the project's community benefaction commitment, the Foundation will rebuild the Shining Stars Early Childhood Development (ECD) Centre, currently operating from a shack on **Erf 4028, Kanton on Sea**, adjacent to the Eco Sun Village.
- 7.2 In return, Shining Stars ECD will permit the use of the school facility as a Church on Sundays. The Kariaga Foundation will further support the sustainability of Shining Stars ECD in accordance with the same principles applied at the Liggerman Education Centre in Marseille. This support will include an initial period of eighteen (18) months of diminishing financial support, aimed at enabling Shining Stars ECD to: (i) complete registration with the Department of

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Basic Education; (ii) strengthen governance and improve financial management, including the proper administration and collection of school fees; and (iii) develop and implement a sustainable fundraising strategy.

- 7.3 The Parties record that, in order for Shining Stars ECD to qualify for registration with the Department of Basic Education, Shining Stars ECD must have an official lease agreement with the municipality at a nominal rate that is affordable to a non-profit ECD centre. The Parties will use reasonable endeavours to support and facilitate the conclusion of such municipal lease agreement.

8. EXCLUSIONS

- 8.1 The Foundation shall not be involved in the housing component of the Eco Sun Village Development.

9. FINANCIAL ARRANGEMENTS

- 9.1 This MOA does not create a binding obligation on either Party to provide funding beyond what is agreed to in writing.
- 9.2 Any specific financial commitments will be recorded in separate agreements or addenda.

10. REQUEST FOR WAIVER OF MUNICIPAL COSTS ASSOCIATED WITH BUILDING PLAN APPROVALS

- 10.1 The Foundation hereby requests that the Municipality waives any municipal fees, charges, and/or administrative costs that may be levied by the Municipality in relation to the review, processing, and approval of building plans and associated submissions required for the advancement of the Eco Sun Village (the "**Waiver Request**").
- 10.2 The Waiver Request includes, to the extent applicable, fees associated with:
- a) building plan scrutiny and approval;
 - b) plan submission and administrative charges; and
 - c) any other municipal cost categories directly linked to building plan approval processes for the Eco Sun Village advancement works.
- 10.3 The Parties record that this section constitutes a request and will only be effective if and when confirmed by the Municipality in writing, including any scope limitations, exclusions, or conditions the Municipality may impose.

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10.4 Should the Municipality not be in a position to approve a full waiver, the Parties agree to engage in good faith to consider partial waiver, reduction, or alternative support mechanisms, to be recorded in writing.

11. DURATION AND TERMINATION

11.1 This MOA shall commence on the date of by the last signing party and remain in force for the duration of the project unless terminated earlier.

11.2 Either Party may terminate this MOA by giving 30 (thirty) days' written notice.

12. LEGAL STATUS

12.1 This MOA does not constitute a partnership, joint venture, or agency relationship.

12.2 Each Party remains responsible for its own legal and statutory obligations.

13. GOVERNING LAW

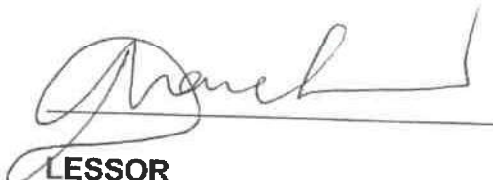
This MOA shall be governed by the laws of the Republic of South Africa.

DATED AT PORT ALFRED ON THIS 10th DAY OF FEBRUARY 2026

AS WITNESSES:

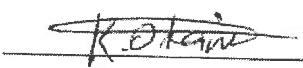
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LESSOR
ACTING MUNICIPAL MANAGER
(On behalf of NDLAMBE
MUNICIPALITY)

DATED AT PORT ALFRED ON THIS 10th DAY OF February 2026

AS WITNESSES:

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LESSEE
KARIEGA FOUNDATION TRUST



Erf 4028 Kenton on Sea (Wilson Education Centre)

Application for :

- Rezoning : from Community Zone 2 to Community Zone 1
- Permanent Departure : Place of Worship
- Permanent Departure : Building Lines



Report Number : 1986E/01

May 2026

Prepared By :

Johan van der Westhuysen



117 Cape Road, Mill Park, Gqeberha, 6001
Tel: 083 321 2299 - Email: info@udec.co.za

Report Title :	Erf 4028 Kenton on Sea (Wilson Education Centre) Application for : • Rezoning : from Community Zone 2 to Community Zone 1 • Permanent Departure : Place of Worship • Permanent Departure : Building Lines
Report Number :	1986E/01
Report Date :	05.2026
Report Status :	Final

Prepared by	Johan van der Westhuysen
SACPLAN Registration	Pr. Plan A/923/1996
Contact Number	083 321 2299
Email Address	info@udec.co.za johan@udec.co.za
Signed	

Note : The data and content contained in this report, annexures and maps are based on information as received and interpreted by Urban Dynamics Eastern Cape from secondary sources, including the Client, Land Owner and Specialist Studies. Although Urban Dynamics Eastern Cape attempts, at all times, to present accurate and reliable information, we make no warranty of any kind, expressed or implied, to the accuracy and reliability of information sourced and obtained from secondary sources.

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Maps

1. Locality
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5. Ndlambe SDF : Kenton on Sea

Annexures

1. Application Form & Pre-application Correspondence
2. Power of Attorney
3. Council Resolution & Memorandum of Agreement
4. Deeds Office Enquiry
5. Title Deed
6. Conveyancing Certificate
7. Cadastral Diagrams
8. Concept Site Plan

1. The Applicant

Urban Dynamics Eastern Cape (UDEC) is appointed by the Kariaga Foundation Trust on behalf of the owner (Ndlambe Municipality) of Erf 4028 Kenton on Sea, to prepare and submit an application to obtain approval for development rights to develop the property for an Early Childhood Development (ECD) Centre and Place of Worship.

Refer to Annexure 2 : Power of Attorney

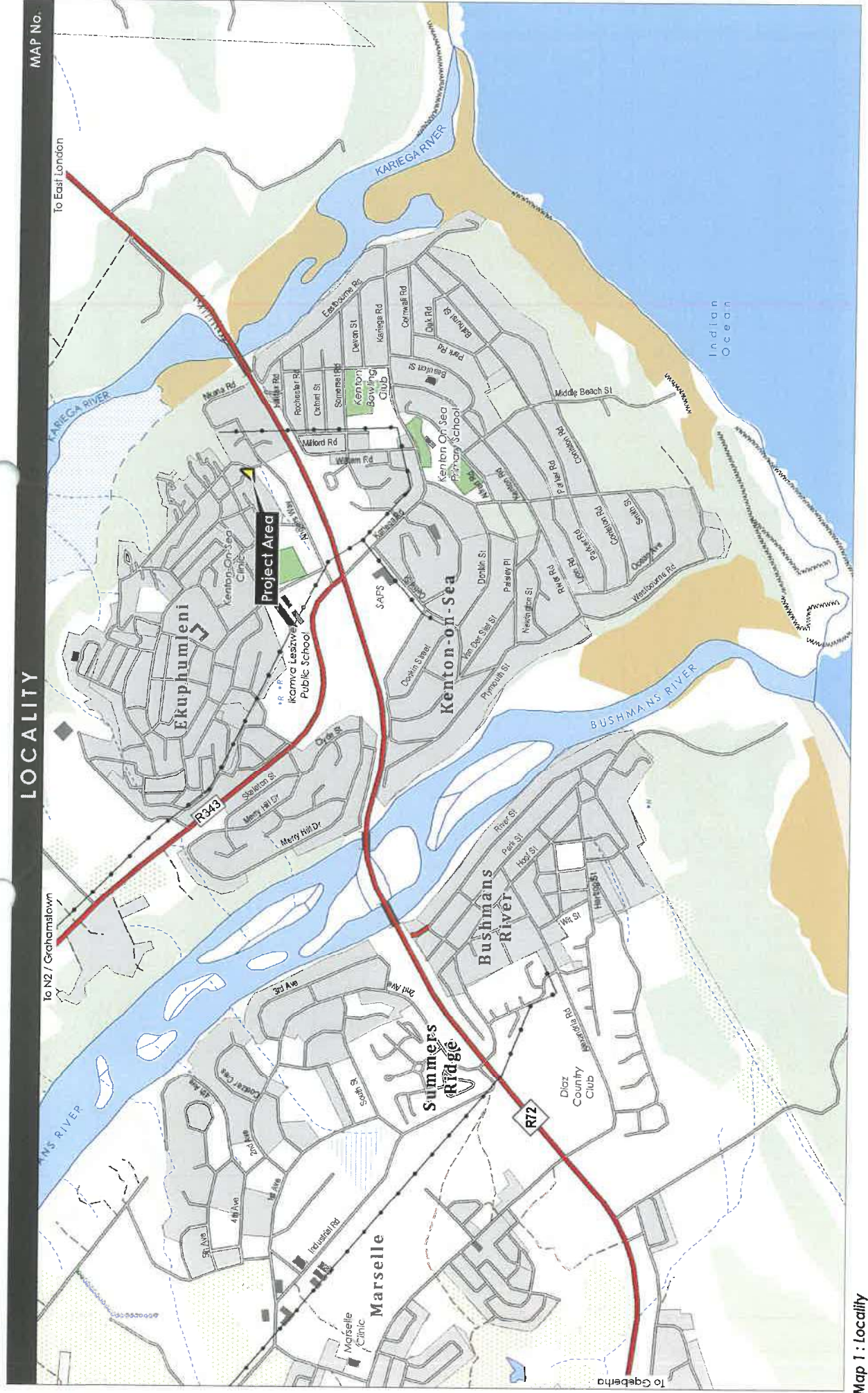
2. Background, Ownership & Site Description

- Erf 4028 Kenton on Sea is situated in Ekuphumleni / Kenton on Sea, north of the R72
- Access is obtained from the R72 through Anglers Way.
- Erf 4028 is part of SG Diagram No. 1527/2016.
- The property is owned by the Ndlambe Municipality.
- The Ndlambe Municipal Council and the Kariaga Foundation Trust entered into a Memorandum of Agreement (MOA) for the redevelopment of the Shining Stars ECD Centre on Erf 4028.
- The MOA states the following :
 - "As part of the project's community benefaction commitment, the Foundation will rebuild the Shining Stars Early Childhood Development (ECD) Centre, currently operating from a shack on Erf 4028 Kenton on Sea, adjacent to the Eco Sun Village.
 - In return, the Shining Stars ECD will permit the use of the school facility as a Church on Sundays. The Kariaga Foundation will further support the sustainability of Shining Stars ECD in accordance with the same principles applied at the Liggerman Education Centre in Marselle. This support will include an initial period of eighteen (18) months of diminishing financial support, aimed at enabling Shining Stars ECD to :
 - o complete registration with the Department of Basic Education;
 - o strengthen governance and improve financial management, including the proper administration and collection of school fees; and
 - o develop and implement a sustainable fundraising strategy
 - The Parties record that, in order for Shining Stars ECD to qualify for registration with the Department of Basic Education, Shining Stars ECD must have an official lease agreement with the municipality at a nominal rate that is affordable to a non-profit ECD centre. The Parties will use reasonable endeavours to support and facilitate the conclusion of such municipal lease agreement".

Refer to Annexure 3 : Council Resolution & Memorandum of Agreement

Refer to Map 1 : Locality

Refer to Map 2 : Aerial View & Terrain Characteristics



Map 1 : Locality

Property and ownership detail are reflected in the table.

Title Deed	T13354/2021
Owner	Ndlambe Municipality
Area	1 299 m²
Applicable Zoning Scheme	Ndlambe Land Use Scheme
Existing Zoning	Community Zone 2
Land Use	School

A Conveyancing Certificate confirms that there are no restrictive conditions in the Title Deed that prevents the proposed development and associated infrastructure on the property.

Refer to Annexure 4 : Deeds Office Enquiry

Refer to Annexure 5 : Title Deed

Refer to Annexure 6 : Conveyancing Certificate

Refer to Annexure 7 : Cadastral Diagrams

3. Existing Zoning & Land Use

3.1 Existing Zoning

In terms of the Ndlambe Municipality Land Use Scheme and the Ndlambe Municipality Zoning Register, the property is zoned Community Zone 2, permitting development parameters in the table below :

Zoning	Community Zone 2	
Primary Use	• Place of Assembly • Place of Worship	
Coverage	50 %	
Height	11 m	
Street Building Line	8 m	
Lateral and Rear Building Lines	8 m	
Parking	• Place of Assembly • Place of Worship	: 1 space / 8 seats : 1 space / 8 seats

Refer to Map 3 : Existing Zoning

3.2 Land Use

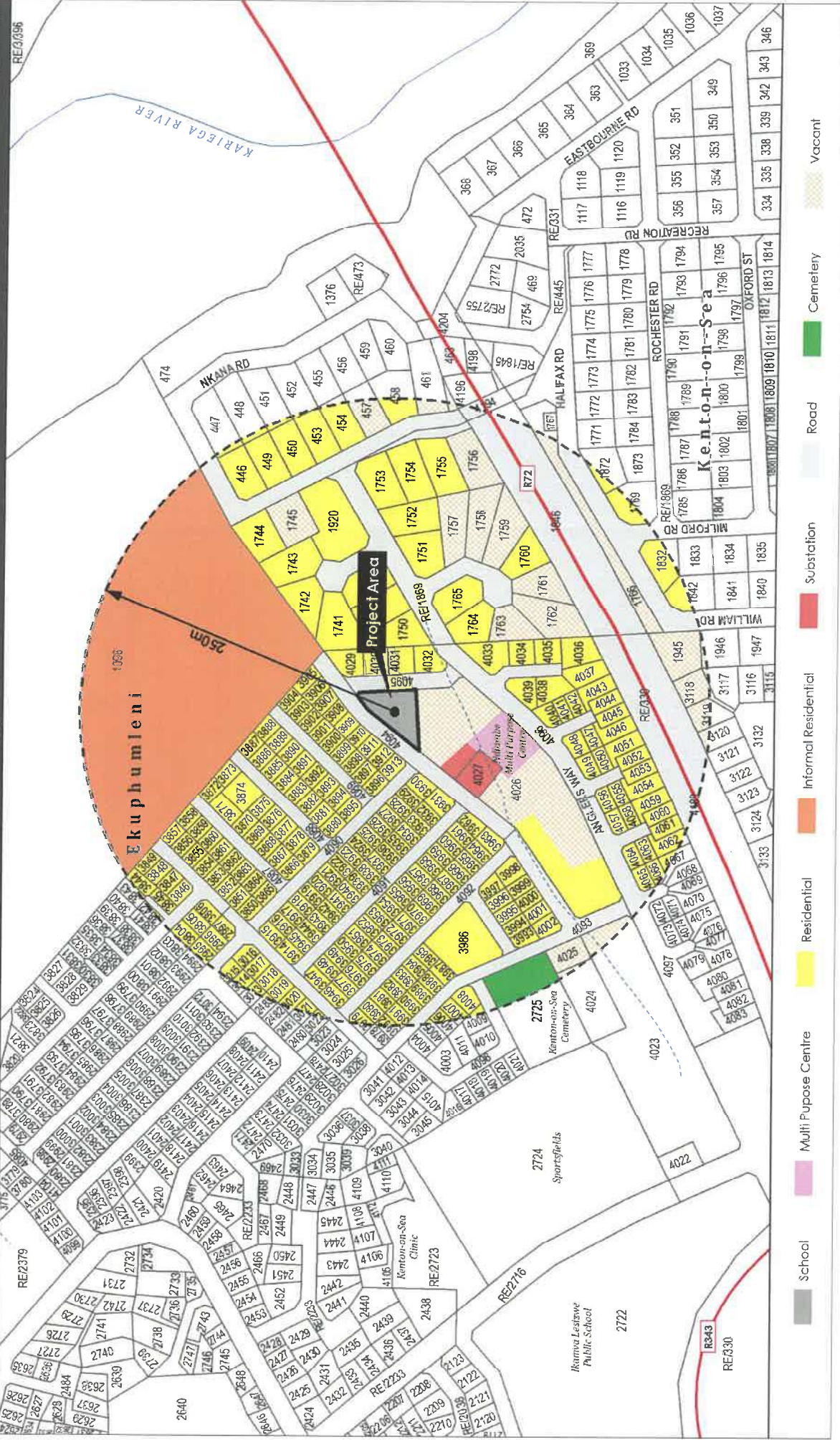
- Erf 4028 Kenton on Sea is currently utilised as an Early Childhood Development (ECD) Centre from a dilapidated building on the northern portion of the site.
- The objective is to upgrade and renovate the building as stated in the Memorandum of Agreement (MOA).
- Surrounding land uses include single residential to the west and east.
- Components of the Eco Sun Village and multi-purpose facility development is situated on Erf 4151 (formerly Erf 4026) to the south.

Refer to Map 4 : Existing Land Use

EXISTING LAND USE

MAP No.

RE0395



Map 3 : Existing Land Use

4. The Application

The purpose of this application is to obtain development rights to utilise Erf 4028 Kenton on Sea as an educational facility (Early Childhood Development (ECD) Centre) and for utilising the building for Place of Worship (Church).

▣ Rezoning

The existing zoning (Community Zone 2) only permits a Place of Assembly and Place of Worship. Therefore the application for a rezoning from Community Zone 2 to Community Zone 1 to permit a Place of Instruction.

▣ Permanent Departure : Place of Worship

As part of the pre-application consultation with the Municipality, it was confirmed that in order to accommodate a Place of Worship and the Place of Instruction, an application for a Permanent Departure (Place of Worship) should be submitted simultaneously with the application for Rezoning.

▣ Permanent Departure : Building Lines

The existing structure is situated approximately 3 m from the street boundaries and therefore the application for Building Line Relaxation, to accommodate the existing and future structures.

Refer to Annexure 1 : Application Form & Pre-application Correspondence

This application is based on the Ndlambe Land Use Scheme, Section 33 (1) of the Spatial Planning & Land Use Management Act 2013 (Act 16 of 2013) (SPLUMA) and the Ndlambe Spatial Planning & Land Use Management (SPLUM) By-laws (2016), for :

- **Rezoning**
(Section 57 (c) of the Ndlambe SPLUM By-laws) : Erf 4028 Kenton on Sea from Community Zone 2 to Community Zone 1
- **Permanent Departure**
(Section 57 (j) of the Ndlambe SPLUM By-laws) : Place of Worship (Church)
- **Permanent Departure**
(Section 57 (j) of the Ndlambe SPLUM By-laws) : Street, Lateral & Rear Building Lines from 8 m to 3 m
- **Development Parameters :**

Zoning	Community Zone 1
Primary Use	Place of Instruction means land or a building used as a crèche, nursery school, school, college, technical institution, university, academy, lecture hall, convent, public library, art gallery, museum or other such facility which is utilised for education purposes and includes facilities directly related thereto.
Departure : Place of Worship	Place of Worship means land or a building used as a church, mosque, temple, chapel, synagogue or facility for practising religion or devotion and includes uses directly related thereto, but does not include a funeral parlour.
Coverage	50 %
Height	11 m
Street Building Line	3 m
Lateral & Rear Building Line	3 m
Parking	• Place of Instruction : 1 space / classroom area, office • Place of Worship : 1 space / 8 seats

NOTE :

- **The Site Plan included in this application is a development concept and a Final Site Development Plan to be submitted prior to development.**

Concept Site Plan

5. Guidelines for Decision Making

Decision making by the Ndlambe Municipality should be based, inter alia on legislative guidelines and informants :

- **Sections 7, 22 (1) and 42 (1)** of the Spatial Planning & Land Use Management Act (Act 16 of 2013) (SPLUMA)
- **Sections 53 (1), 53 (4) & 66 (1)** of the Ndlambe Local Municipality Spatial Planning & Land Use Management (SPLUM) By-Laws
- **Schedule 6 & 7** of the Ndlambe Local Municipality Spatial Planning & Land Use Management (SPLUM)By-Laws

Although decision making on land use matters is a holistic and multi-disciplinary process, the above legislated criteria should form the basis for well-informed and sound decision making.

Section 7 of SPLUMA stipulates :

The following principles apply to spatial planning, land development and land use management :

- *The principle of spatial justice*
- *The principle of spatial sustainability*
- *The principle of efficiency*
- *The principle of spatial resilience*
- *The principle of good administration*

Section 22 (1) of SPLUMA stipulates :

A Municipal Tribunal or any other authority to make a land development decision in terms of this Act or any other law relating to land development, may not make a decision which is inconsistent with a municipal spatial development framework.

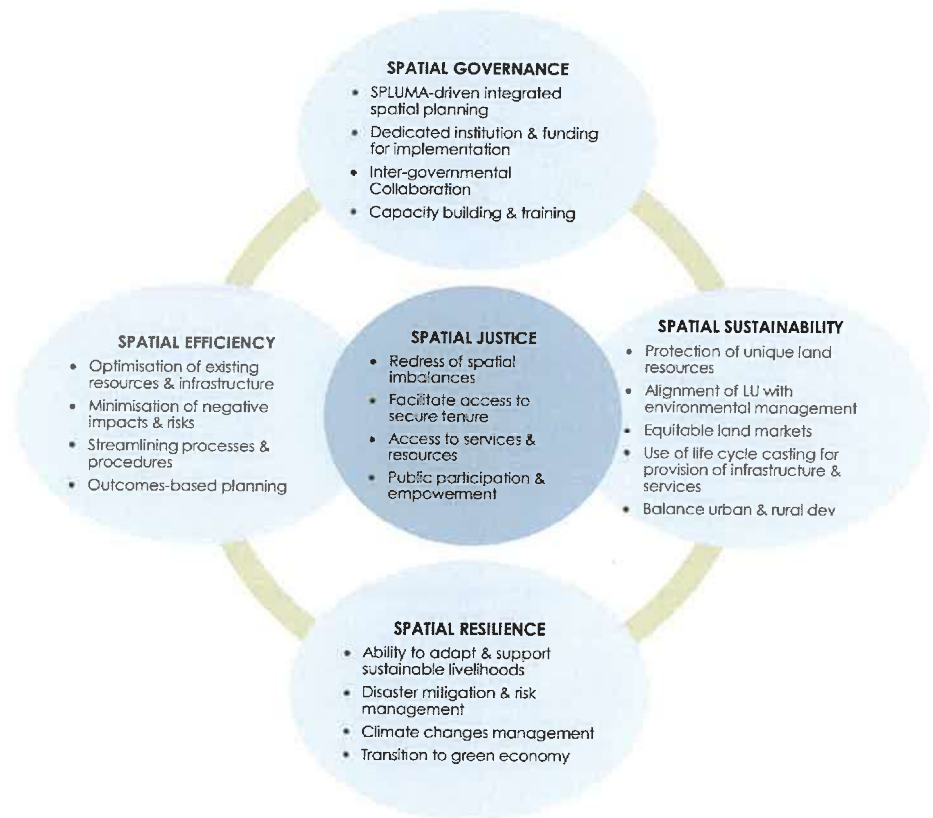
Section 42 (1) of SPLUMA stipulates :

In considering and deciding an application a Municipal Planning Tribunal must –

- *be guided by the development principles set out in Chapter 2*
- *make a decision which is consistent with norms and standards, measures designed to protect and promote the sustainable use of agricultural land, national and provincial government policies and the municipal spatial development framework*
- *take into account –*
 - *the public interest*
 - *the constitutional transformation imperatives and the related duties of the State*
 - *the facts and circumstances relevant to the application*
 - *the respective rights and obligations of all those affected*
 - *the state and impact of engineering services, social infrastructure and open space requirements*
 - *any factors that may be prescribed, including timeframes for making decisions*

6. Spatial Planning & Land Use Management Act (Act 16 of 2013) (SPLUMA)

In terms of the provisions of Section 6 and Section 7 of the Spatial Planning & Land Use Management Act, the general principles set out in Chapter 2 apply to all organs of state and other authorities responsible for the implementation of legislation regulating the use and development of land.



The following Development Principles are applicable to spatial planning, land development and land use management and have been addressed accordingly :

▣ The Principle of Spatial Justice

- The Sustainable Communities' Guidelines promote the principles of mixed use developments by achieving walkable, sustainable community units. This further implies that areas of work, play and living should be within reach of each other within a vibrant urban community.
- The property is situated in an area with a residential character.
- The surrounding land uses include single residential houses, mixed use and open space.
- The Rezoning of Erf 4028 Kenton on Sea for an Early Childhood Development (ECD) Centre will not have a negative impact on the existing character of the area.
- Erf 4028 is situated within the Kenton on Sea urban edge as demarcated by the Ndlambe Spatial Development Framework (SDF).
- The property is within walking distance and in close proximity to residential areas.

■ The Principle of Spatial Sustainability

- The development cannot be accommodated within the development parameters under the Community Zone zoning, as per the Ndlambe Land Use Scheme. Therefore this application.
- All parking and vehicular movement can be provided on-site with.
- Municipal services are available on the site.
- The existing structure is already used as an ECD Centre and for religious and church purposes.
- The objective is to upgrade and improve the existing facilities.
- The Rezoning will support and strengthen the development in the area and provide much needed community support infrastructure.
- The relaxation of the building lines to 3 m will be in support of building lines in the surrounding area.
- The previous Subdivision approved for this site was for Single Residential purposes with street and lateral building lines of 1 m.

■ The Principle of Efficiency

- The proposed development supports the sustainability of primary nodes and supports the principles of nodal development.
- The development of ECD Centre will provide an upgraded community facility that will benefit the broader community.
- The development will create various employment opportunities and other economic benefits such as educational and operational job opportunities and short term construction opportunities.
- The Education Facility is a public, private initiative and support the shortfall in education space in the region.
- The land is owned by the Ndlambe Local Municipality.
- The project is privately funded.
- Council supports the proposed Shining Stars ECD Centre and Place of Worship in principle, through a Memorandum of Agreement (MOA) signed on 10 February 2026 and Council Resolution dated 30 January 2026.
- The site is part of the former Eco Sun Village development and will support the initiatives of the Eco Sun development.
- The Ndlambe SDF indicates the site, including Erf 4151, as a "Transition Zone".
- Transition Zone in terms of the SDF supports areas for future development and expansion, confirming that the development proposal is consistent with the Ndlambe SDF as contemplated in terms of Section 42 of SPLUMA.
- Relaxation of the lateral, rear and street building lines from 8 m to 3 m will not have a negative impact on the character of the area and it will not be viable to move the existing structure.
- Given the unique shape of Erf 4028, an 8 m building line would significantly reduce viability for development of the site.

▣ **The Principle of Spatial Resilience**

- Final Building Plans will be submitted.
- A Site Development Plan for the development to be submitted for consideration prior to submission of a land use or building plan application.
- Improved investment in the Ekuphumleni area with the provision of an additional Community Facility.
- The development will provide additional facilities and support infrastructure.
- Strengthen sustainability principles

▣ **The Principle of Good Administration**

- Prior to implementation, all relevant legislative approval will be obtained to ensure legislative compliance.
- Process and procedures as per the Ndlambe SPLUM Bylaws will be followed.
- The application will be advertised in the prescribed manner and as regulated by the Ndlambe SPLUM By-laws.
- Development of the land for an ECD Centre is supported by Council.
- Final decision on the Rezoning and Departure will be taken by the Municipal Planning Tribunal (MPT) in terms of the relevant sections of the By-law and imposing conditions to ensure good administration and development implementation.

7. Existing Planning in the Area & Policies

Any development proposal should support National, Provincial and Local Policies and Guidelines for development and implementation. These specifically refer to the development principles of SPLUMA, the Ndlambe Integrated Development Plan (IDP) and the Ndlambe Spatial Development Framework (SDF).

7.1 Ndlambe Municipality Integrated Development Plan (IDP)

The objective of the Ndlambe IDP is to provide a guideline and framework for developmental Local Government, identify objectives and strategies for growth implementation and stimulation and facilitate development within the Greater Ndlambe area. The IDP is prepared in terms of the Municipal Systems Act and outlines a 5 year programme for growth and development.

The IDP vision for the Ndlambe Municipality confirmed their commitment to development and economic growth.

Ndlambe Municipality strives to be a premier place to work, play and stay, on the eastern coast of South Africa. It strives to be the destination of choice for people who love natural and cultural heritage, adventure water sports and living for families.

Our promise is to build a state-of-the-art physical infrastructure which will be laid out aesthetically in our beautiful natural environment. Our prosperous community supports a safe and healthy lifestyle which is supported by affordable natural living and a vibrant tourism and agriculturally based economy!

We promote good governance by providing sustainable, efficient, cost effective, adequate and affordable services to all our citizens.

The municipal strategic goals and objectives are :

Strategic Goals	Objective
Goal 1 : A premier place to work and do business	• Improve the efficient running of and the governance of the Municipality • Develop state-of-the-art physical infrastructure • Develop a vibrant, rapidly growing, employment generating agri-based economy • Develop a vibrant, rapidly growing, employment generating tourism economy, including the heritage economy • Develop a vibrant, rapidly growing, employment generating oceans economy
Goal 2 : Destination of choice for living	• Improve financial viability of the municipality • Provide sustainable, efficient, cost effective, adequate and affordable services to all our citizens • Create a safe and secure living environment • Position the municipality as a learning hub of excellence
Goal 3 : Tourist destination of choice for people who love natural and cultural heritage, and adventure water sports	• Preserve the natural beautiful environment • Develop and support adventure and extreme water sports • Develop cultural heritage economy

The proposed development supports the principles of the Integrated Development Plan and strives towards support for a vibrant community, social upliftment, job creation and local economic development in the Ndlambe region.

7.2 Ndlambe Municipality Spatial Development Framework (SDF)

The SDF for Ndlambe Municipality 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.

Planning Principles :

The SDF for Ndlambe is guided by spatial vision and spatial objectives.

Vision Statement

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.

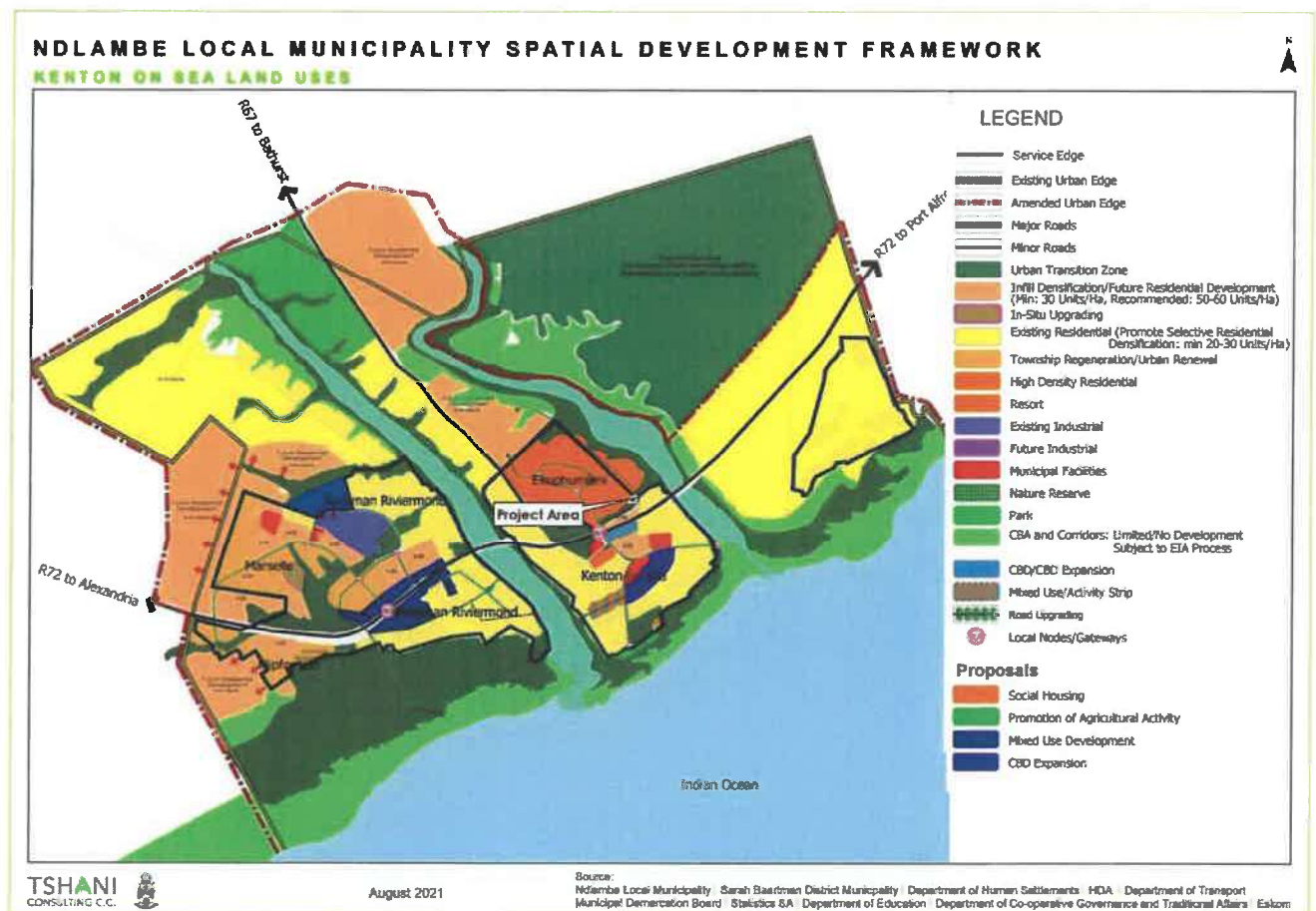
The overall aim of the principles and norms is to achieve planning outcomes that :

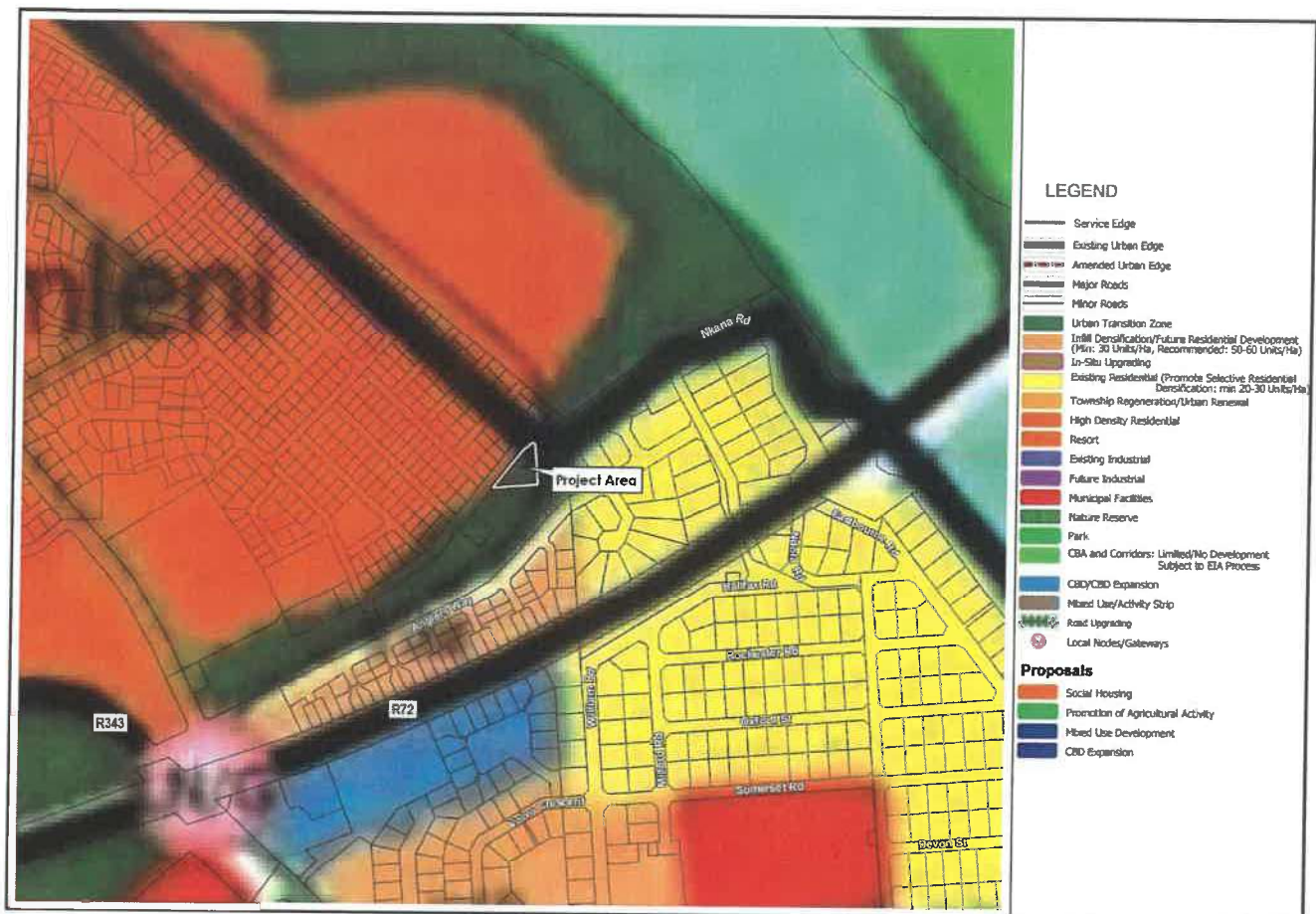
- Restructure spatially inefficient settlements;
- Promote the sustainable use of the land resources;
- Channel resources to areas of greatest need and development potential, thereby redressing the inequitable historical treatment of marginalized areas;
- Consider the fiscal, institutional, and administrative capacities of role players, the needs of communities and the environment;
- Stimulate economic development opportunities in rural and urban areas; and
- Support an equitable protection of rights to and in land.

The Ndlambe SDF key objectives are :

- Give effect to the development principles contained in Chapter 2, Section 7 of SPLUMA
- Spatial representation of a five-year spatial development plan for the spatial form of the municipality
- Include a longer term spatial development vision statement for the municipal area which indicates a desired spatial growth and development pattern
- Identify current and future significant structuring and restructuring elements, including development corridors, activity spines and economic nodes where public and private investment will be prioritised and facilitated

Section 42 of SPLUMA requires the Municipality to take decisions that are consistent with the Spatial Development Framework (SDF).





The Ndlambe SDF demarcates Erf 4028 and the adjacent Eco Sun Village development is part of the Urban Transition Zone, within the urban edge and within the service edge. The SDF confirms the following with respect to identified Transitions Zones :

"The Transition Zone is described as the area between the Urban Services Edge and the Urban Edge. The area within the Transition Zone is where future expansion can occur in the coming years. This is envisaged within the areas of Industrial activity, Agro processing, and at sometimes Residential and Commercial.

These land uses can be allowed for development provided that the land uses are in line with the spatial pattern and desired spatial form of the area.

Due to the spatial goal of increased densification within the Urban services edge, Infrastructure provision within the Transition Zone is to the responsibility of the developer".

A Community Facility (Place of Instruction and Place of Worship) is consistent with the SDF designation.

The development proposal is therefore consistent with the Ndlambe SDF as contemplated in Section 42 of SPLUMA.

▣ Section 42 SDF Consistency

Section 42 (1) (b) of the Spatial Planning & Land Use Management Act (SPLUMA) states that :

"In considering and deciding an application a Municipal Planning Tribunal must— make a decision which is consistent with norms and standards, measures designed to protect and promote the sustainable use of agricultural land, national and provincial government policies and the municipal spatial development framework".

It is clear from the previous motivation that the application for Rezoning and Departure of Erf 4028, is consistent with the Ndlambe SDF as approved in 2023.

8. Public Interest & Participation

Public participation with respect to the application for Rezoning and Departure should be conducted through the normal procedures as outlined in the Ndlambe SPLUM By-laws. Urban Dynamics EC, as the applicant, will assist the Ndlambe Municipality with the process and in the unlikely event of any objections received, Urban Dynamics EC and the professional team will respond to any comments received by the Municipality.

As part of the public participation process, the application should be advertised through the relevant media and referred to possible interested and affected parties, as identified by the Ndlambe Municipality.

9. Title Deed Conditions

Title Deed T13354/2021 is relevant to Erf 4028 Kenton on Sea.

Refer to Annexure 5 : Title Deed

Refer to Annexure 6 : Conveyancing Certificate

A Conveyancing Certificate confirms that there are no restrictive conditions in the Title Deed that need to be removed.

10. Engineering Services & Access

Services are available on the subject site. The site is already serviced through Municipal infrastructure with an existing structure. Existing services connection would be adequate for the proposed development, especially given the relatively small scale.

The site is bordered by existing access roads to the east and north-west and access will be obtained as indicated on the Site Plan from the eastern access road

11. Conclusion

The application to obtain the required land use rights for the ECD Centre on Erf 4028 Kenton on Sea has been motivated through Paragraphs 1-10 of this report, including annexures, maps and diagrams. The applicant, Urban Dynamics EC, concludes that the development proposal will fulfil the requirements and principles of SPLUMA and supporting policies and principles applicable to the area. This enables the Ndlambe Municipality to take a well informed decision and grant the required development rights.

To conclude, the following highlights the desirability and compliance of the development proposal :

- The development proposal is consistent with the general principles of the Ndlambe SDF, as contemplated in terms of Section 42 of SPLUMA.
- The Development does not have any negative impact on the character of the area.
- The Education Facility is a public / private initiative and support the shortfall in education space in the region.
- The land is owned by the Ndlambe Local Municipality and a Memorandum of Agreement (MOA) has already been signed between the Municipality and the Kariëga Foundation Trust.
- Erf 4028 is situated within the original Eco Sun Village precinct.
- The Rezoning of Erf 4028 will support and strengthen the development in the area and provide much needed social infrastructure.
- The development supports the principles of SPLUMA insofar as it seeks more compact urban areas and the utilisation of existing infrastructure.
- The proposed development will not be in conflict with the present character of the area.
- Investment in the area will contribute to local economic development and urban renewal.

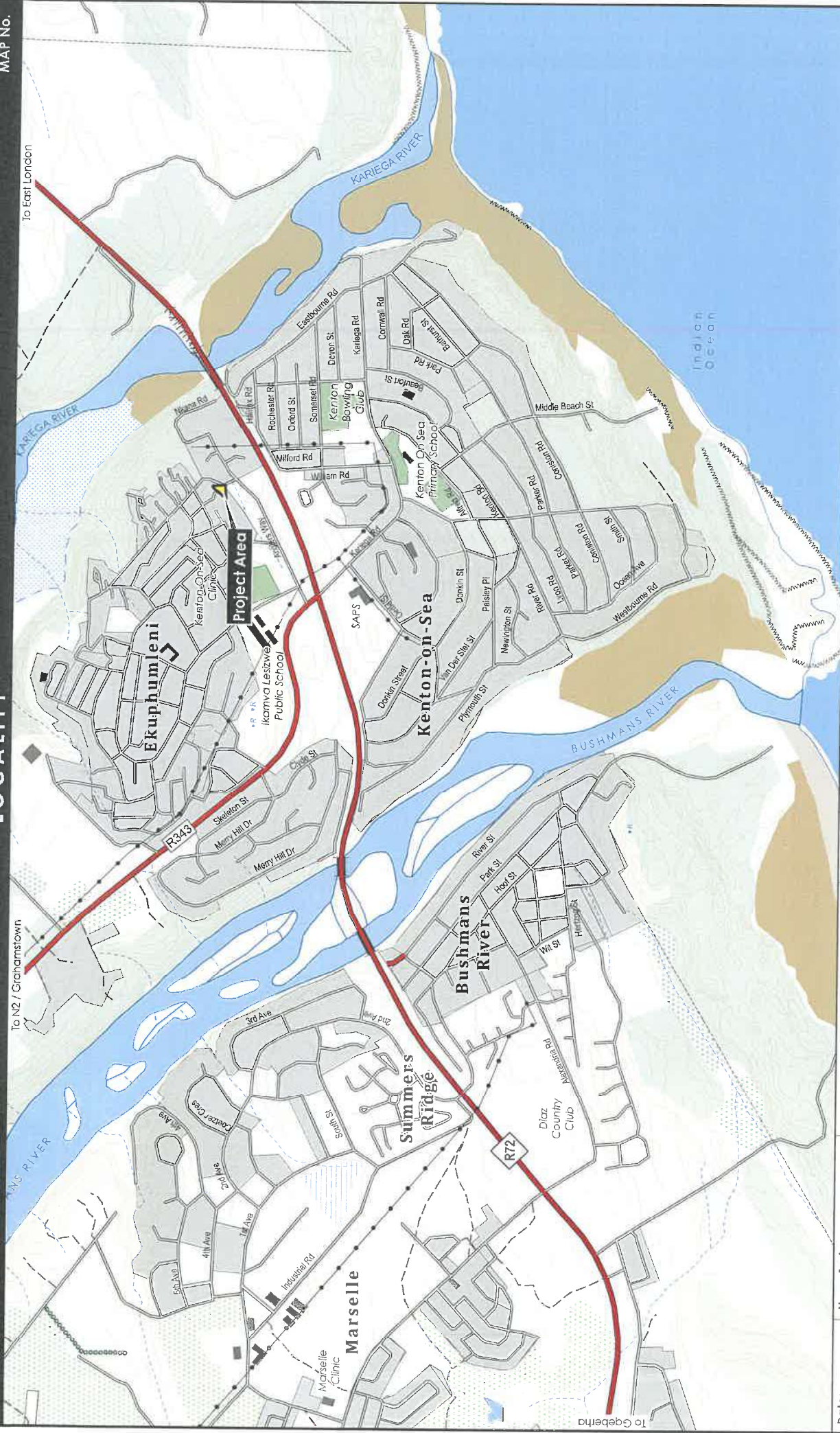
It is therefore recommended, from a planning point of view, that this application should be supported as it will have a positive impact on development in the area.

ENT 4028, KENTON-ON-SEA

1

LOCALITY

MAP No.



Date:

2026-03

Map Reference:

1986E-RL



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URBAN DYNAMICS
TOWN & REGIONAL PLANNERS
Tel: 041 374 3780 Email: info@udec.co.za

AERIAL VIEW AND TERRAIN CHARACTERISTICS

MAP No.



Date:

2026-03

Map Reference:

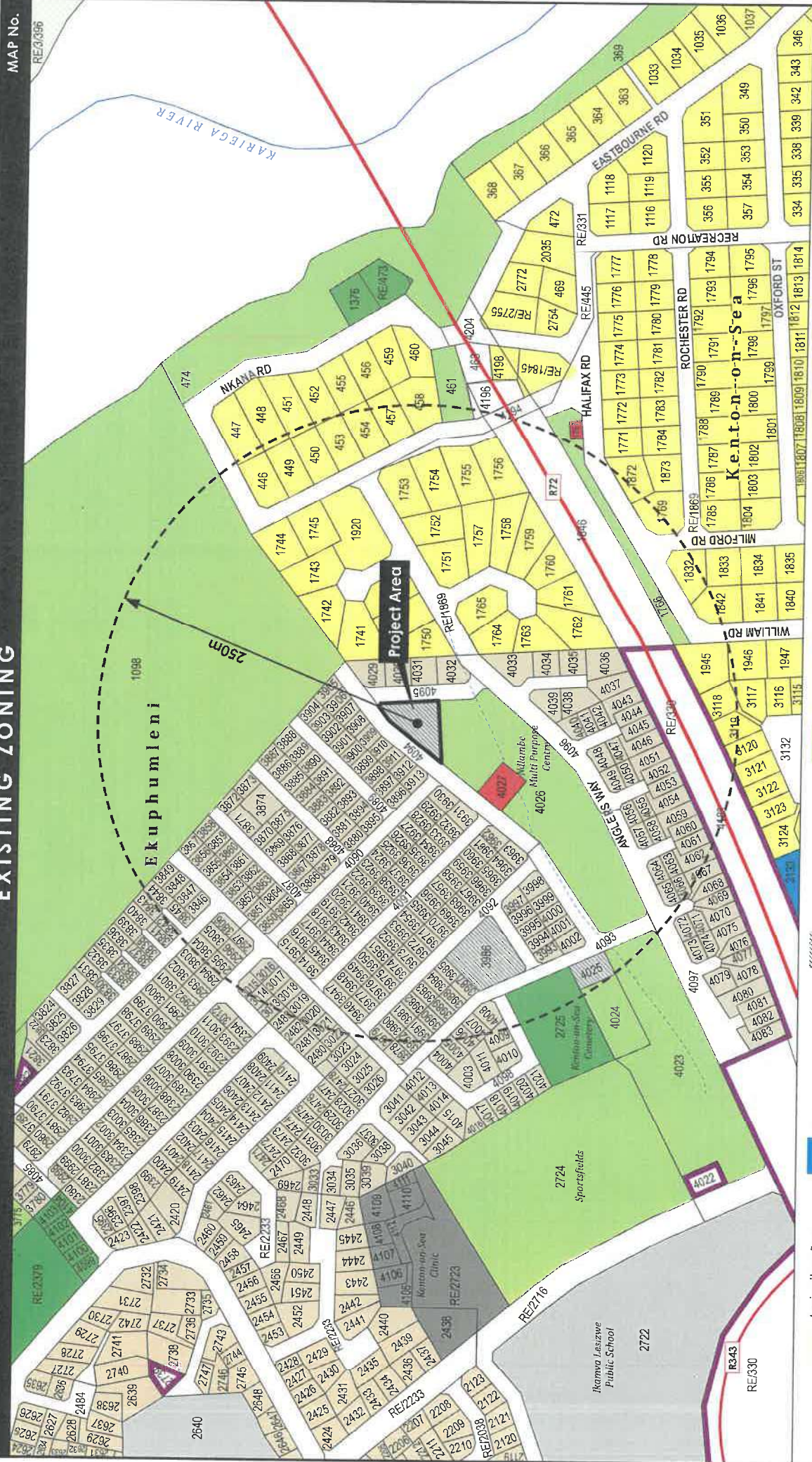
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EXISTING ZONING



- Agriculture Zone
- Business Zone 1
- Community Zone 1
- Community Zone 2
- Community Zone 3
- Open Space Zone 1
- Open Space Zone 2
- Residential Zone 1
- Residential Zone 4
- Transport Zone 1 / Roads (White)
- Undetermined Zone

Map Reference:

2026-03

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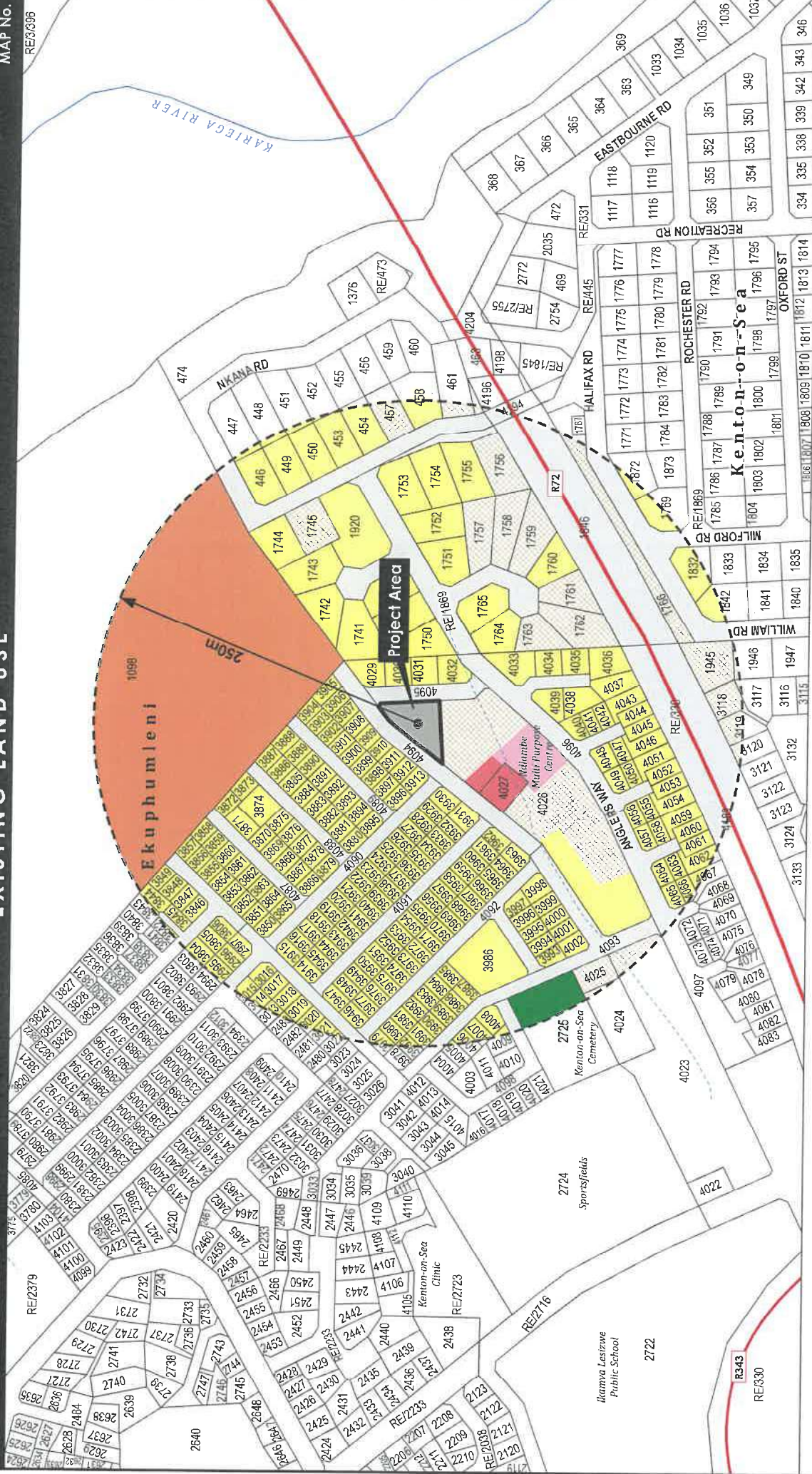
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EXISTING LAND USE

MAP No.

RE/3396



Date:

2026-03

Map Reference:

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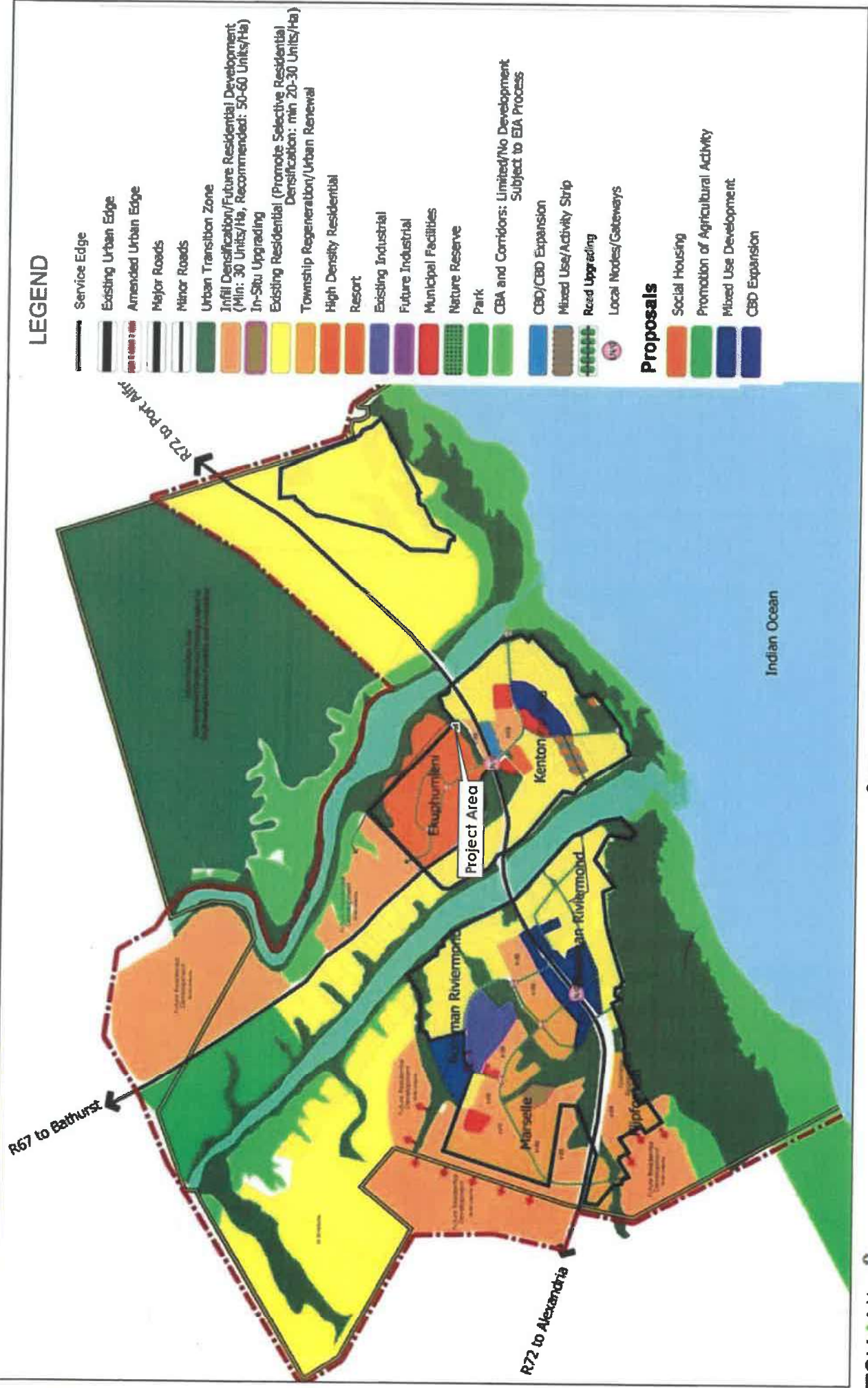


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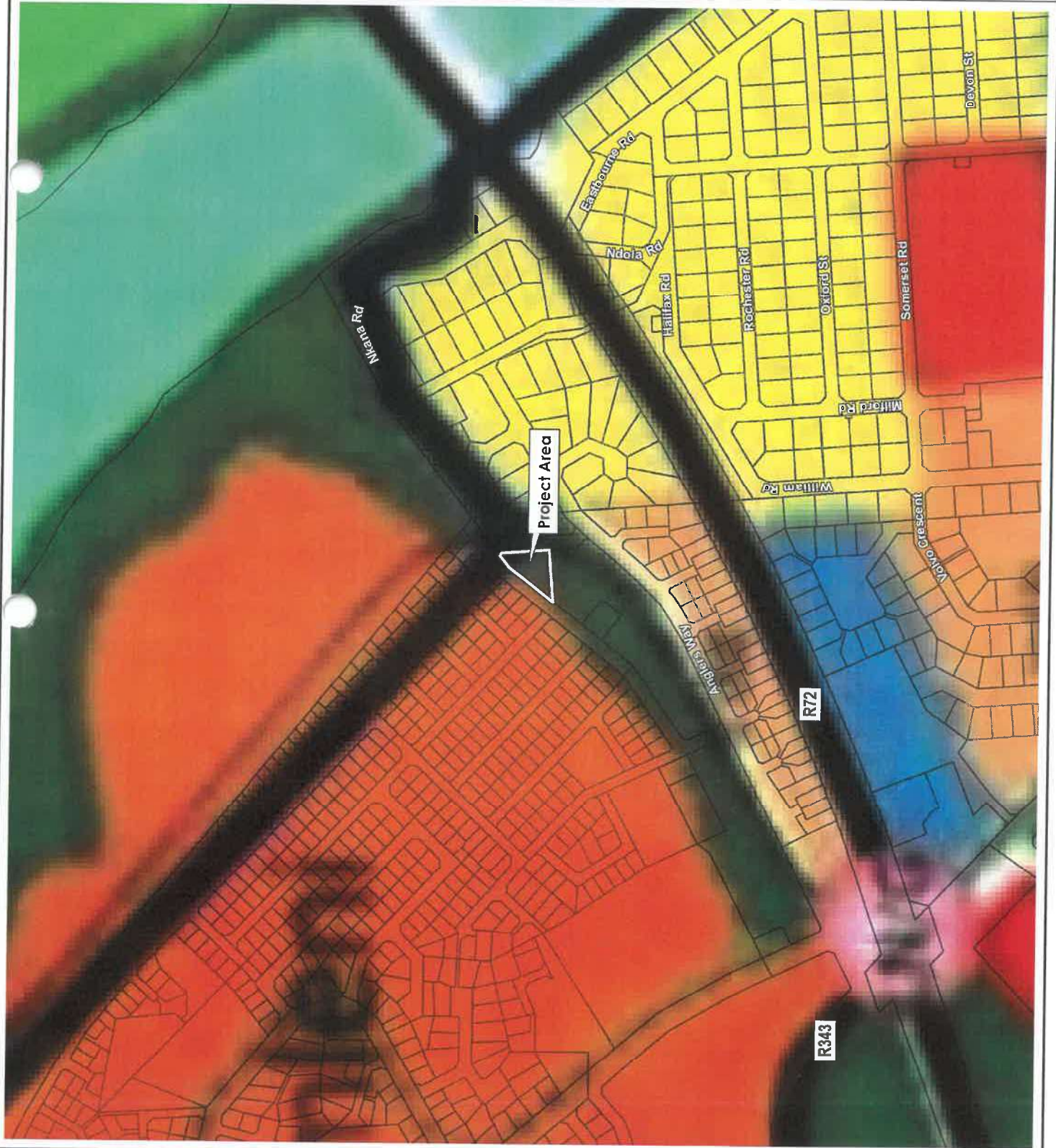
NDLAMBE LOCAL MUNICIPALITY SPATIAL DEVELOPMENT FRAMEWORK

KENTON ON SEA LAND USES



LEGEND

	Service Edge		Urban Transition Zone
	Existing Urban Edge		Infill Densification/Future Residential Development (Min: 30 Units/Ha, Recommended: 50-60 Units/Ha)
	Amended Urban Edge		In-Situ Upgrading
	Major Roads		Existing Residential (Promote Selective Residential Densification: min 20-30 Units/Ha)
	Minor Roads		Township Regeneration/Urban Renewal
			High Density Residential
			Resort
			Existing Industrial
			Future Industrial
			Municipal Facilities
			Nature Reserve
			Park
		CBA and Corridors: Limited/No Development Subject to EIA Process	
			CBD/CBD Expansion
			Mixed Use/Activity Strip
			Road Upgrading
			Local Nodes/Gateways
Proposals			
	Social Housing		Promotion of Agricultural Activity
	Mixed Use Development		Mixed Use Development
	CBD Expansion		CBD Expansion



TOWN PLANNING INFORMATION

ERF NUMBER-4028
ALLOTMENT AREA - KENTON
ERF AREA - 1299m²

NEW WORK

Floor Plan - 80sqm
Verandah Floor - 20sqm
Kitchen Plan - 8sqm
Toilet Plan - 11sqm
Total Floor Area - 119m²
Permitted coverage (Port Alfred Town Planning) - 50%
TOTAL AREA OF BUILDINGS 119 m²
ZONING - Community Zone 1
Height - 4803mm
Site use - Education centre

Parking Calculations
Crate 1 parking bay per teacher or staff
CLASSROOM 1 - 1 Bay
CLASSROOM 2 - 1 Bay
PRINCIPAL - 1 Bay
VISITORS DROP OFF
DISABLED - 1 Bay

103x20 beam behind wall

200 DIA TREATED

103x20 beam behind wall

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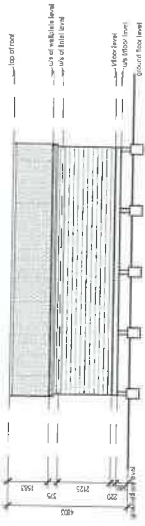
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103x20 beam behind wall

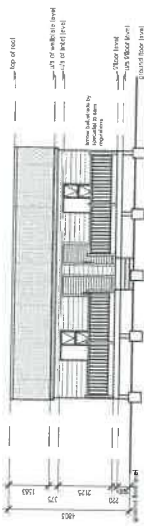
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103x20 beam behind wall

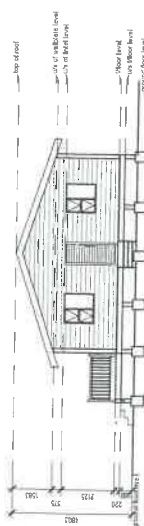
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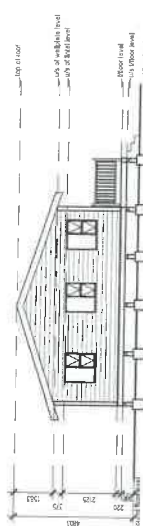
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Scale: 1:100



South Elevation
Scale: 1:100



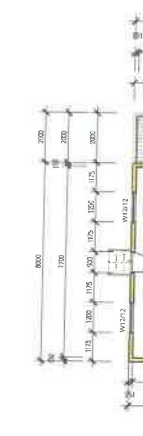
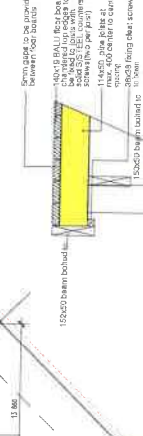
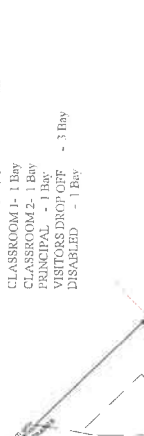
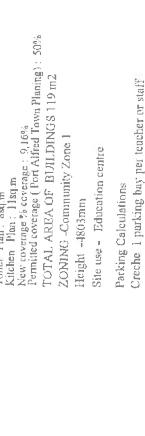
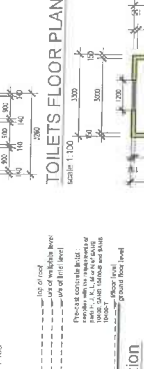
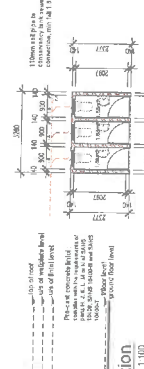
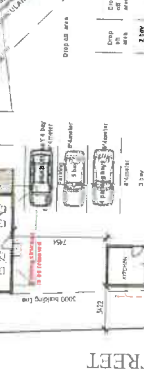
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Scale: 1:100



East Elevation
Scale: 1:100



Section A-A
Scale: 1:100



Wilson Education Center
Erf 4028
street
Kenton

draft plan

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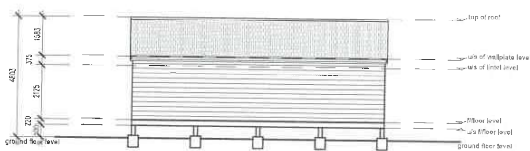
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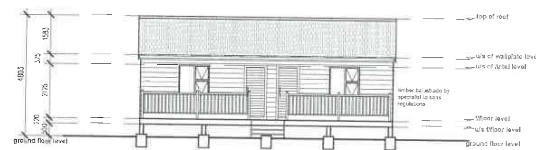
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North Elevation
scale 1:100



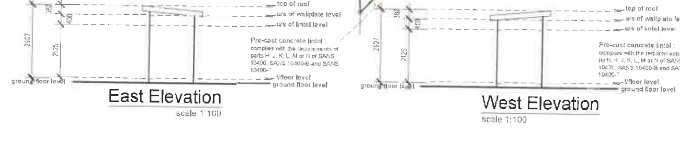
South Elevation
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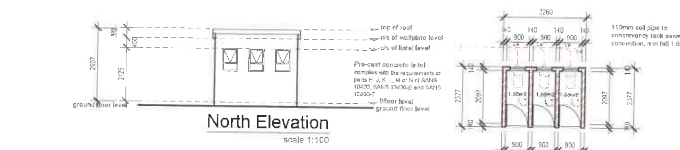
West Elevation
scale 1:100



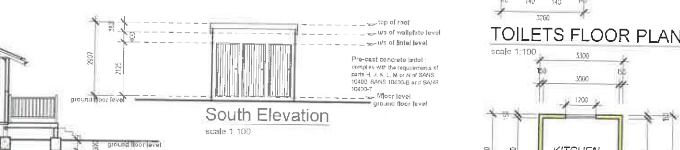
East Elevation
scale 1:100



East Elevation
scale 1:100



West Elevation
scale 1:100



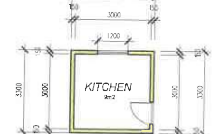
North Elevation
scale 1:100



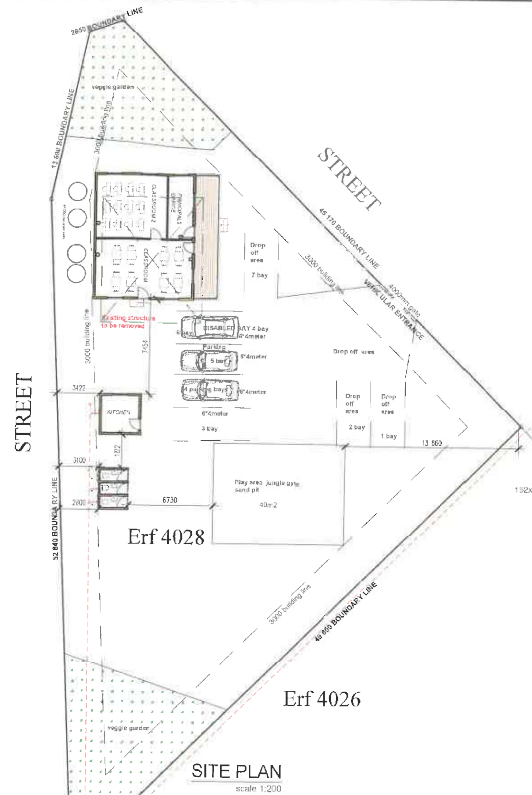
South Elevation
scale 1:100

KITCHEN FLOOR PLAN
scale 1:100

TOILETS FLOOR PLAN
scale 1:100



KITCHEN FLOOR PLAN
scale 1:100



SITE PLAN
scale 1:200

TOWN PLANNING INFORMATION

ERF NUMBER -4028
ALLOTMENT AREA - KENTON
ERF AREA - 1299m²

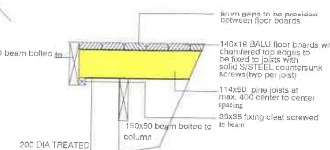
NEW WORK

Floor Plan : 80sqm
Verandah Floor: 20sqm
Toilet Plan: 8sqm
Kitchen Plan : 11sqm
New coverage % coverage : 9.16%
Permitted coverage (Port Alfred Town Planning) : 50%
TOTAL AREA OF BUILDINGS 119m²
ZONING -Community Zone 1
Height -4803mm
Site use - Education centre

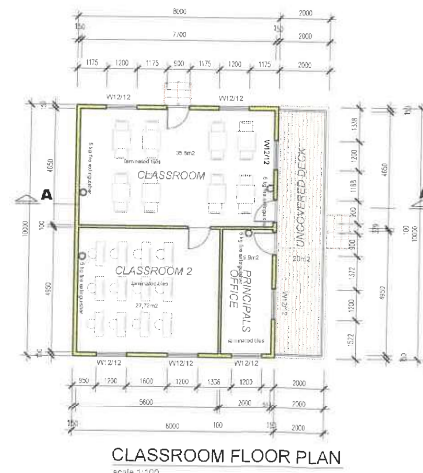
Parking Calculations

Creche 1 parking bay per teacher or staff

CLASSROOM 1- 1 Bay
CLASSROOM 2- 1 Bay
PRINCIPAL - 1 Bay
VISITORS DROP OFF - 3 Bay
DISABLED - 1 Bay



TIMBER DECK DETAILS
scale 1:20



CLASSROOM FLOOR PLAN
scale 1:100

contractor to verify all levels, heights and dimensions on site and cross check against drawing before putting any work in hand.

all work is to be carried out in strict accordance with local authority requirements, national building regulations and the relevant SABS.

this drawing to be read in conjunction with other consultant drawings, details and all relevant specifications and/or schedules as may be issued.

LEGEND

light point	counter LED strip
wall mounted light	dimmer switch
light switch	alarm eye
two way light switch	2 way intercom
telephone point	stop light
distribution board	chandelier
single plug	dimmer/2way switch
double plug	track light
double plug at 1.1m	shaving plug
television point	surround sound speakers
LED light downlights	heated towel rail
stove point	up lights in floor

TOWN PLANNING INFORMATION

ERF NUMBER -4028
ALLOTMENT AREA - KENTON
ERF AREA - 1299m²
NEW WORK
Floor Plan : 80sqm
Verandah Floor: 20sqm
Toilet Plan: 8sqm
Kitchen Plan : 11sqm
% coverage : 9.16%
Permissible coverage : 50%
TOTAL AREA OF BUILDINGS 119m²
ZONING -Community Zone 1

Drawn by ishy
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5446 - Blumhill

project title
Wilson Education Center
Erf 4028
street
Kenton

draft plan

0/2d	1	D
scale	date	date
1:100	ishy	08/12/25