

WARM-UP RIDE

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



NDLAMBE MUNICIPALITY PORT ALFRED

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

Applicant: MIRINDA DE BEER
TOWNAND REGIONAL
PLANNERS

Owner: CHANSON TRADING
1098 CC

Property Description: ERF 629,
SEAFIELD

Physical Address: 3 EAST RIVER
ROAD,
SEAFIELD, 6172

Detailed description of proposal:

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

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

NOTICE NUMBER: 143/2026

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



NDLAMBE MUNICIPALITY PORT ALFRED

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

Applicant: MIRINDA DE BEER
TOWNAND REGIONAL
PLANNERS

Owner: CLAYTON RALPH
WHITAKER

Property Description: ERF 206,
SEAFIELD

Physical Address: 38 SEAFIELD
LANE, SEAFIELD,
6172

Detailed description of proposal:

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

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

NOTICE NUMBER: 146/2026

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



NDLAMBE MUNICIPALITY PORT ALFRED

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

Applicant: URBAN DYNAMICS EC

Owner: NDLAMBE LOCAL
MUNICIPALITY

Property Description: ERF 4028,
KENTON ON SEA

Physical Address: KENTON ON SEA,
6170

Detailed description of proposal:

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

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

NOTICE NUMBER: 145/2026

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

We are Hiring!

A butchery in Port Alfred is seeking a
CASHIER / ADMIN LADY
Honest, energetic and hard working.
Fluency in English/Afrikaans/Xhosa a
must. Salary is market related.

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



NDLAMBE MUNICIPALITY PORT ALFRED

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

Applicant: CITEPLAN (PTY) LTD

Owner: CK2025272828
(SOUTH AFRICA)
PROPRIETARY LIMITED

Property Description: ERF 876,
PORT ALFRED

Physical Address: HIGH STREET,
PORT ALFRED,
6170

Detailed description of proposal:

The matter for consideration is an Application for Rezoning of Erf 876, Port Alfred from Business Zone 2 to Residential Zone 3, Permanent Departure to Relax the Street, Rear and Northern Lateral Building Lines and Permanent Departure to Relax the Height Restriction (to Formalize the Existing Buildings) as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

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

NOTICE NUMBER: 144/2026

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

NDLAMBE MUNICIPALITYNdlambe Municipality
Corporate Services

22 MAY 2026

RECEIVED**LAND USE APPLICATION FORM****PART A: TYPE(S) OF APPLICATION**

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
✓	Rezoning	R10 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
✓	Departure Relaxation Building Line	R5 110.89
✓	Departure for Relaxation of Development Parameters (Height and/or Coverage)	R8 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		R24 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: IN

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: JA

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:

IN

- 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)	ERIVA
Surname	NANYONJO
Company name (If applicable)	CITEPLAN (PTY) LTD
Street or Postal Address	19 HIGHFIELD ROAD, BEACON BAY, EAST LONDON, 5241
Email Address	<u>eriva@citeplan.net</u>
Contact Number	078 356 3281

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

Registered owner(s) Name	K2025272828 (SOUTH AFRICA) (PTY) LTD
Street or Postal Address	7 HALSTEAD LANE
E-mail Address	N/A
Contact Number	N/A

Applicant's Initials: EW

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed					
Erf No	876	Suburb/Town/Area	PORT ALFRED		
Farm No		Portion (if applicable)			
Physical or Street Address	7 HALSTEAD LANE, PORT ALFRED				
Current Zoning	BUSINESS ZONE 2				
Proposed Zoning	RESIDENTIAL ZONE 3				
Additional Rights or Consent Uses Approved	NONE				
Current activities	ACCOMMODATION BUILDINGS				
Are any departures applicable to the land unit?	YES				
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	YES – MULTIPLE ACCOMMODATION BLOCKS AND ANCILLARY BUILDINGS PREVIOUSLY USED AS A LODGE AND PROPOSED FOR STUDENT ACCOMMODATION.				
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	NO – PROPERTY HISTORICALLY USED AS A LODGE, BUT HAS BEEN VACANT UNTIL THE PROPOSED DEVELOPMENT FOR STUDENT ACCOMMODATION				
Property Size/ Extent (m ² / ha - as per Title Deed	8 298m ²				
Title Deed Number	7621/2025				
Any additional/relevant information in regard to the property	EXISTING DEVELOPMENT TO BE REGULARISED THROUGH REZONING AND DEPARTURES				
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?	Y	✓	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)	✓	N	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?	✓	N	Is the building older than 60 years?	✓	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
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: IN

PART E: DETAILS OF THE APPLICATION

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

REZONING OF THE REMAINING EXTENT OF ERF 876 PORT ALFRED FROM BUSINESS ZONE 2 TO RESIDENTIAL ZONE 3 TO ALLOW THE ADAPTIVE REUSE OF EXISTING BUILDINGS FOR STUDENT ACCOMMODATION COMPRISING APPROXIMATELY 40 ROOMS, TOGETHER WITH ANCILLARY COMMUNAL FACILITIES INCLUDING STUDY AREAS, DINING HALL, KITCHEN, RECREATION AREAS, LAUNDRY FACILITIES AND PARKING AREAS.

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:

N/A

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

N/A

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) from4..... m to.....0.....m; and / or (Northern Lateral only)
- ii. Rear building line from4..... m to.....0.55.....m; and / or
- iii. Street building line from8..... m to.....0.....m; and / or
- iv. Coverage factor from % to..... %; and / or
- v. Building height restriction from ...11.... m to ...11.08.... m; and / or
- vi. Street boundary wall / fence height restriction from m tom;
- vii. Relaxation of parking requirements from.....bays tobays
- 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?

N/A

If so, furnish details:

.....
.....
.....
.....

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

N/A

If so, furnish details:

.....
.....
.....
.....

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?

N/A

If so, furnish details:

.....
.....
.....
.....

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

N/A

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

.....
.....
.....
.....

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

.....
.....
.....
.....

Applicant's Initials: IN

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?	✓		SEE MOTIVATIONAL MEMORANDUM
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)]		✓	
Any other Municipal by-law that may be relevant to application? (If yes, specify)	✓		NDLAMBE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016
Does the proposal fall within the provisions/parameters of the land use scheme?	✓		SEE MOTIVATIONAL MEMORANDUM
Are additional applications required to deviate from the land use scheme? (if yes, specify)	✓		SEE MOTIVATIONAL MEMORANDUM

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?		✓	
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		✓	
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)		✓	
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		✓	
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.		✓	

Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		✓	
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?	✓		YES – ECPHRA HERITAGE PERMIT ISSUED. REFER ANNEXURE I.
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)		✓	
Will the proposal have an impact on any National or Provincial roads?		✓	
Will the proposal have an impact on any National or Provincial roads?		✓	
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		✓	
Will the proposal affect any land owned by any State-Owned Entity (Telkom, ESKOM, Transnet etc.) and/or servitudes?		✓	
Is the property subject to any existing mineral rights?		✓	

PART H: SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	COMMENT
Electricity supply	✓		EXISTING MUNICIPAL SERVICE
Water supply	✓		EXISTING MUNICIPAL SERVICE
Sewerage and wastewater	✓		EXISTING MUNICIPAL SERVICE
Storm water	✓		EXISTING INFRASTRUCTURE
Road network	✓		EXISTING ACCESS VIA HALSTEAD LANE
Other, services. Please specify			

NOTE: Provide more detailed information in the motivation report.

Applicant's Initials: 2W

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:			
BEACON CERTIFICATE			
DEMOLITION CERTIFICATE			

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

.....

.....

.....

.....

.....

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)	ERIVA NANYONJO		
Professional Capacity & Registration Number	PROFESSIONAL TOWN PLANNER – A2462/2017		
Statutory Body	SACPLAN	Are you In Good Standing with the Statutory Body?	YES
Applicant's Signature	<i>Eriva Nanyonjo</i>	Date	20 May 2026

Applicant's Initials: EN

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

COMPANY RESOLUTION

EXTRACT FROM THE MINUTES OF A MEETING OF K2025272828 (South Africa) (Pty) Limited
HELD AT: PORT ALFRED ON THIS 2ND DAY OF MARCH
2026

RESOLVED THAT:

1. **K2025272828 (South Africa) (Pty) Limited**, being the registered owner of the property described as:
REMAINING EXTENT OF ERF 876, PORT ALFRED NDLAMBE LOCAL MUNICIPALITY
DIVISION OF BATHURST PROVINCE OF THE EASTERN CAPE measuring 8298 (Eight Thousand Two Hundred and Ninety Eight) square metres, held under Deed of Transfer No. T7621/2025, hereby resolves to lodge an application with the Ndlambe Local Municipality for:
 - Rezoning of the Remaining Extent of Erf 876, Port Alfred from Business Zone 2 to Residential Zone 3 in terms of Section 68 of the Ndlambe Spatial Planning and Land Use Management By-Law, 2016; and
 - Departure from the prescribed street, lateral and rear building lines and the maximum permissible building height applicable to Residential Zone 3 in terms of Section 76 of the Ndlambe Spatial Planning and Land Use Management By-Law, 2016,for the purposes of establishing student accommodation on the property.
2. **ERIVA NANYONJO and/or a duly authorised representative of CITEPLAN (PTY) LTD** is hereby appointed to prepare, submit and manage the necessary land-use applications on behalf of the owner, and to attend to all matters relating to the application process with the Ndlambe Local Municipality.
3. ERIC BRIAN LUNDBERG, in his/her capacity as authorised representative of K2025272828 (South Africa) (Pty) Limited, is hereby authorised and instructed, with powers of delegation, to sign all documentation required to give effect to this resolution.

CERTIFIED AS A TRUE EXTRACT FROM THE MINUTES OF THE ABOVE MEETING.

SIGNED AT: PORT ALFRED

DATE: 2ND MARCH 2026

EB Lundberg

Authorised Representative for and on behalf of
K2025272828 (South Africa) (Pty) Limited

POWER OF ATTORNEY

I, the undersigned ERIC BRIAN LUNDBERG duly authorised to act on behalf of **K2025272828 (South Africa) (Pty) Limited**, being the registered owner of the property described as:

REMAINING EXTENT OF ERF 876, PORT ALFRED, NDLAMBE LOCAL MUNICIPALITY, DIVISION OF BATHURST, PROVINCE OF THE EASTERN CAPE, measuring 8 298 (Eight Thousand Two Hundred and Ninety Eight) square metres, held under Deed of Transfer No. T7 21/2025 do hereby nominate, constitute and appoint:

ERIVA NANYONJO and/or a duly authorised representative of CITEPLAN (PTY) LTD with power of substitution to be my / our lawful Agent in my / our name, place and stead, in order to apply to the Ndlambe Local Municipality for:

1. Rezoning of the Remaining Extent of Erf 876, Port Alfred from Business Zone 2 to Residential Zone 3 in terms of Section 68 of the Ndlambe Spatial Planning and Land Use Management By-Law, 2016; and
 2. Departure from the prescribed street, lateral and rear building lines and the maximum permissible building height applicable to Residential Zone 3 in terms of Section 76 of the Ndlambe Spatial Planning and Land Use Management By-Law, 2016,
- for the purposes of establishing student accommodation on the property.

Furthermore, with the right to continue with any appeal or other measure in terms of the Ndlambe Spatial Planning and Land Use Management By-Law (2016), read together with the Ndlambe Integrated Land Use Scheme (2019) and any other relevant legislation, and to appoint attorneys, advocates, land surveyors and other professional persons to undertake such actions, appeals or other measures required to achieve the above-mentioned purpose, subject to approval.

And generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, for all intents and purposes, as I / we might or could do if personally present and acting herein – hereby ratifying, allowing and confirming all and whatsoever my / our said Agent shall lawfully do, or cause to be done, by virtue of these presents.

SIGNED AT: PORT ALFRED ON THIS 2ND DAY OF MARCH
2026 IN THE PRESENCE OF THE UNDERSIGNED WITNESSES:

WITNESSES

1. ADelWee
2. EBLundberg

Authorised Signatory for and on behalf of
K2025272828 (South Africa) (Pty) Limited

EBLundberg



MOTIVATIONAL MEMORANDUM

APPLICATION IN TERMS OF SECTION 68 AND SECTION 76 OF THE NDLAMBE SPATIAL PLANNING AND LAND USE MANAGEMENT BY-LAW, 2016 FOR THE REZONING OF THE REMAINING EXTENT OF ERF 876, PORT ALFRED, FROM BUSINESS ZONE 2 TO RESIDENTIAL ZONE 3 AND DEPARTURE FOR THE RELAXATION OF THE STREET, NORTHERN LATERAL AND REAR BUILDING LINES AND DEPARTURE FROM THE MAXIMUM PERMISSIBLE BUILDING HEIGHT

Our Reference: J26003_ERF 876 PORT ALFRED

Date: 20 May 2026

Please contact the undermentioned should you require further information.



Address: 19 Highfield Road, Beacon Bay, East London, 5241

Website: www.citeplan.net

Contact Person: Eriva Nanyonjo

Contact Number: 078 356 3281

Email: eriva@citeplan.net

REZONING AND DEPARTURE APPLICATION – ERF 876 PORT ALFRED

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1. INTRODUCTION

1.1 General Information

This Motivational Memorandum has been prepared in support of an application submitted in terms of Section 68 and Section 76 of the Ndlambe Spatial Planning and Land Use Management By-Law, 2016 (hereafter referred to as the By-Law).

The purpose of the application is to facilitate the redevelopment and formalisation of the Remaining Extent (RE) of Erf 876, Port Alfred (hereafter referred to as the site, property, development), for the purpose of student accommodation. The proposed development will provide approximately 40 student accommodation rooms, together with ancillary facilities, including communal study areas, dining facilities, recreation areas, and supporting services.

The application will comprise:

- Rezoning of the property from Business Zone 2 to Residential Zone 3.
- Departure for the relaxation of the street, northern lateral and rear building lines.
- Departure for the relaxation of the height restriction from 11m to 11.08m.

The application is submitted as a "rights-alignment and regularisation" application. The property is already substantially developed with accommodation blocks that historically functioned as a lodge, and the intention is to lawfully align the zoning and development parameters to the long-term residential accommodation function (student accommodation).

The application therefore seeks to ensure that the proposed use of the property is appropriately regulated under the Ndlambe Integrated Land Use Scheme, 2019 (ILUS), while simultaneously regularising existing development parameters that will change as a result of the proposed rezoning.

1.2 Agent and Client

The authorised town planning agent acting on behalf of the client is:

NAME	: CITEPLAN (PTY) LTD
CONTACT PERSON	: Eriva Nanyonjo
POSTAL ADDRESS	: P O Box 2784, Beacon Bay, East London 5241
CONTACT NUMBER	: 078 356 3281
EMAIL	: eriva@citeplan.net

The client's / owner's details are as follows:

NAME	:	K2025272828 (SOUTH AFRICA) (PTY) LIMITED
CONTACT PERSON	:	Eric Lundberg
POSTAL ADDRESS	:	n/a
CONTACT NUMBER	:	n/a

1.3 Locality

The property is situated at 7 Halstead Lane. Important landmarks located in the vicinity of the site include Port Alfred High School to the north-east and the Kowie River and marina precinct to the south-west, which are identified as an important recreational and tourism node within the town.

The site has direct frontage and access via Halstead Lane and enjoys an established road network around it. Albany Road (R72) is accessed less than 100m south of the site.



Figure 1. Locality

Source: <https://csqgis.drdlr.gov.za>

1.4 Ownership

Table 1: Title deed information

PROPERTY DESCRIPTION	REGISTERED OWNER	TITLE DEED	SIZE	ZONING
ERF 876 PORT ALFRED	K2025272828 (SOUTH AFRICA) PTY LTD	T 62472028	8298sqm	Business Zone 2

1.5 Existing and Surrounding Zoning

According to the Ndlambe Integrated Land Use Scheme (Port Alfred zoning map), the subject property (Erf 876, shown in blue) is zoned Business Zone 2. The surrounding area is predominantly zoned Residential Zone 1 (yellow), with a few nearby pockets of Residential Zone 3 (orange/brown) within the broader residential neighbourhood. The site is therefore located within an established residential area characterised mainly by single-dwelling zoning, with pockets of higher-intensity residential zoning in the vicinity.

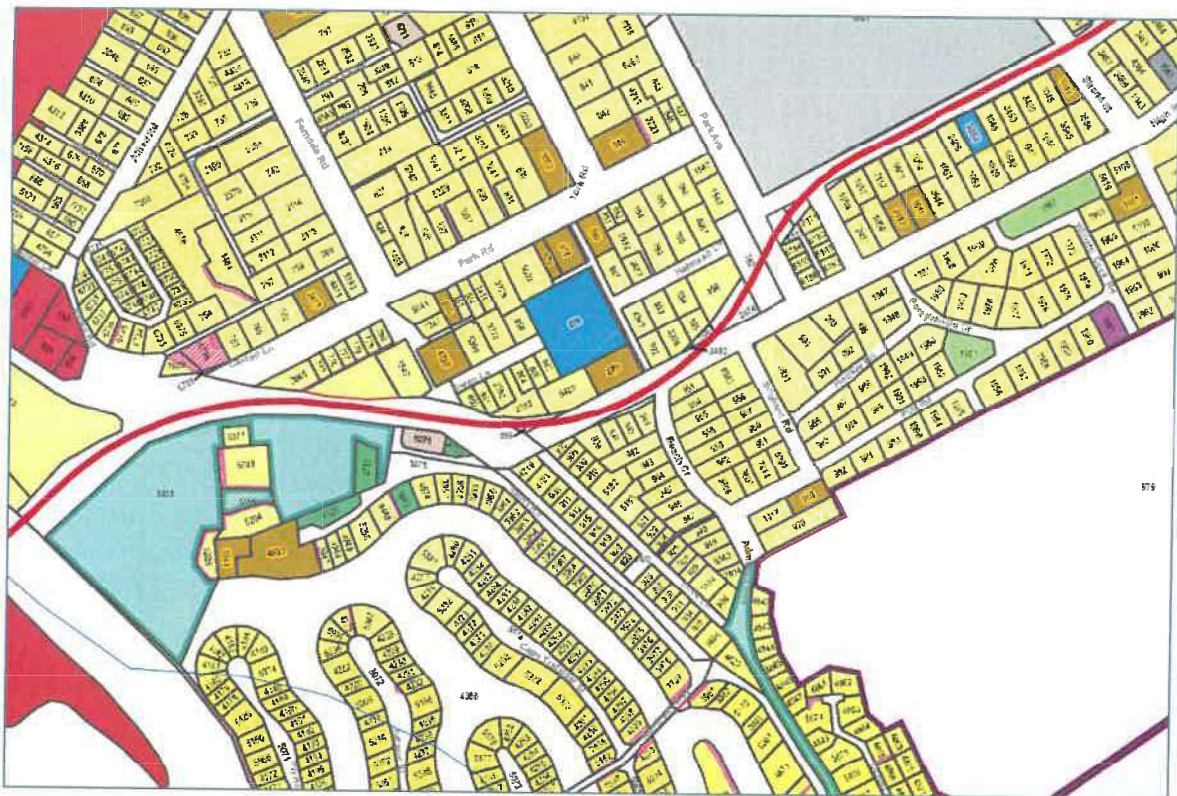


Figure 2. Zoning

Source: Ndlambe Integrated Land Use Scheme, 2019 (Port Alfred Sheet 1 of 2)

1.6 Existing and Surrounding Land Uses

The property is developed with multiple accommodation buildings that historically operated as a lodge. The property comprises several accommodation blocks and associated service buildings. The surrounding area reflects a suburban residential character with a mix of residential and accommodation-related land uses.

Landmark uses located close to the site include Port Alfred High School to the north-east and the Kowie River and marina precinct to the south-west of the site. The property's historic (previously a lodge) and intended accommodation-related use are compatible with the general neighbourhood character.



Figure 3. Historic Land Use – The Lodge

Source: <https://www.facebook.com/thelodgeportalfred/>

2. THE APPLICATION

2.1 Proposed Development

The development proposes the adaptive reuse of the existing buildings on the property to accommodate **student accommodation units**. The development will comprise approximately **40 rooms** supported by communal facilities.

Ancillary uses will include:

- Computer room / study area
- Library facilities
- Dining hall
- Kitchen facilities
- Recreation and entertainment area
- Laundry facilities
- Parking areas

These facilities are intended to provide a functional, supportive residential environment for students enrolled in courses at the Port Alfred Aerodrome.

2.2 Land Use Applications

The purpose of the application is to facilitate the redevelopment and formalisation of the Remaining Extent of Erf 876, Port Alfred, for the purpose of student accommodation. The proposal requires:

- Rezoning of the property from Business Zone 2 to Residential Zone 3.
- Departure for the relaxation of the street, northern lateral and rear building lines.
- Departure for the relaxation of the maximum permissible building height from 11m to 11.08m.

Importantly, the application is not for mixed-use commercial rights. The property will function as a single-purpose residential accommodation facility for students, supported by ancillary communal facilities (kitchen, study, dining, recreation area, laundry) that remain secondary to the dominant residential accommodation use.

2.3 Rezoning Application (Section 68)

The property is currently zoned Business Zone 2. Under the ILUS, student accommodation (Hostel / General Residential Building) is not permitted as a primary use in this zoning and may only be considered through a Consent Use Application. A Consent Use Application is intended for land uses that are secondary to the main zoning or supportive of the primary zoning intent. In this case:

- The entire property will be used for student accommodation;
- The main function of the site will be long-term residential occupation, and
- No business or commercial activity is proposed (i.e., shop or offices).

The rezoning application is lodged in terms of Section 68 of the Ndlambe Spatial Planning and Land Use Management By-Law, 2016. The proposed rezoning is necessary because the intended land use is a full residential accommodation, which will be the sole and dominant land use on the property. A Consent Use would not be appropriate in this instance as it is intended for secondary or ancillary land uses, whereas the proposed development establishes a primary residential function. The rezoning, therefore, ensures that the land-use rights, development parameters, and development intensity are appropriately regulated under a residential zoning framework.

The proposed land use reflects a higher-intensity residential accommodation character than Business Zone 2 intends to achieve. For this reason, rezoning the property to Residential Zone 3 is the most appropriate planning mechanism to regulate the site's long-term use. The rezoning will ensure that the dominant residential accommodation use is properly recognised within the zoning framework and that the applicable development controls relating to density, building lines, height and parking are applied under a residential zoning category rather than a business zoning framework.

2.4 Departure Application: Building Lines (Section 76)

The departure application is lodged in terms of Section 76(1)(a) of the Ndlambe Spatial Planning and Land Use Management By-Law, 2016. Under the current Business Zone 2 zoning, the applicable development parameters for the site provide for the following:

- Street building line: 0m; and
- Northern lateral and rear building lines: 0m.

Under these existing rights, the current building footprint can legally sit on or near the boundaries without contravening the building line controls.

However, the application includes rezoning the property from Business Zone 2 to Residential Zone 3, which will result in changes to the applicable development parameters. Under Residential Zone 3, the prescribed building line requirements reflected on the site plan are as follows:

- Street building line: 8 m
- Northern lateral building line: 4 m
- Rear building line: 4 m

It is noted that not all northern lateral building lines are affected. The relaxation specifically applies to those portions of the development where structures encroach within the prescribed 4m northern lateral building line, as reflected on the Site Development Plan. One of the northern lateral boundaries does not contain encroaching structures and therefore does not require relaxation.

With the above Residential Zone 3 building lines becoming applicable after rezoning, portions of the existing buildings and boundary-related structures fall within the required setback areas (i.e., they are closer to the boundaries than the required 8 m / 4 m / 4 m building lines). The existing development therefore deviates from the Residential Zone 3 building line requirements, and a departure (relaxation) of the building lines is required to regularise the existing situation under the proposed zoning framework. See encroachments circled in SDP snapshot below.

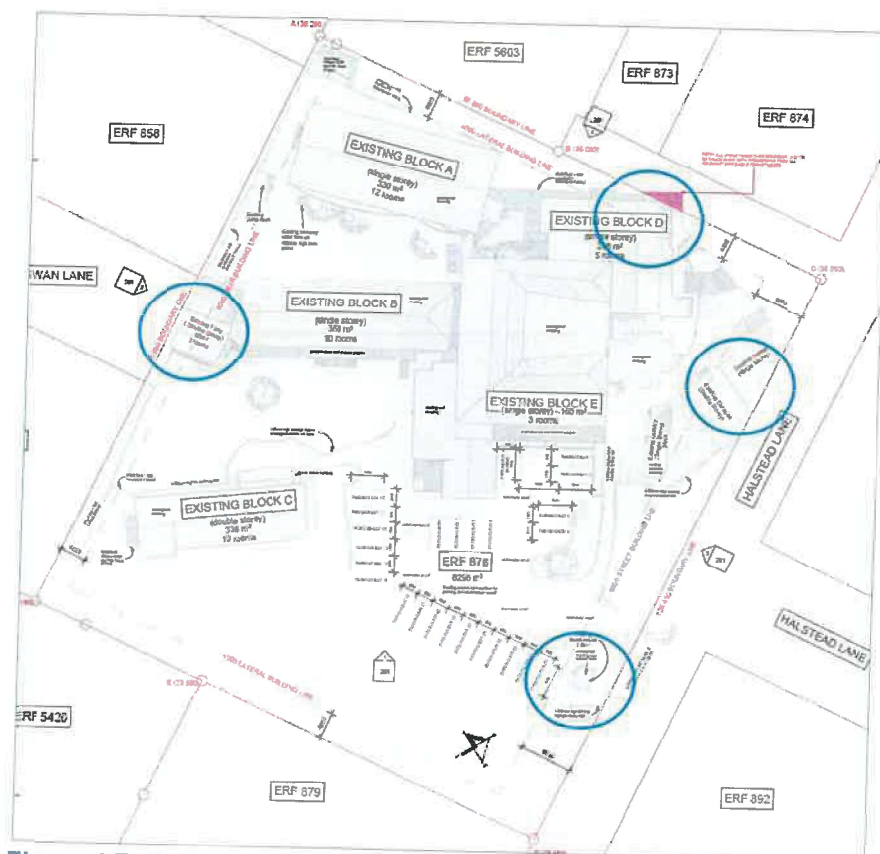


Figure 4. Building line encroachments (blue circle) and portion to be demolished (pink hatch)

Source: Site Development Plan

Table 2: Departure Schedule (Building Lines)

CONTROL	CURRENT PARAMETER (BUSINESS ZONE 2)	PARAMETER AFTER REZONING (RESIDENTIAL ZONE 3)	DEPARTURE REQUIRED (WHAT IS BEING APPLIED FOR)
Street building line	0 m	8 m	Departure to relax the street building line from 8 m to 0m
Northern lateral building line	0 m	4 m	Departure to relax the northern lateral building line from 4 m to 0m
Rear building line	0 m	4 m	Departure to relax the rear building line from 4 m to 0.55m

2.5 Departure Application: Height (Section 76)

The departure application is lodged in terms of Section 76(1)(a) of the Ndlambe Spatial Planning and Land Use Management By-Law, 2016. The Beacon Certificate confirms that the maximum building height is 11.08m, which exceeds the permissible height of 11m under

Residential Zone 3 by 0.08m. The application therefore seeks a minor *relaxation* of the height restriction from 11m to 11.08m in order to regularise the existing structure.

Accordingly, because the existing building height surpasses the Residential Zone 3 height restriction that will apply after rezoning, a departure (relaxation) in respect of building height is required. The requested departure will therefore regularise the existing building height relative to the development parameters that will apply once the property is rezoned.

Table 3: Departure Schedule (Height)

CONTROL	CURRENT PARAMETER (BUSINESS ZONE 2)	PARAMETER AFTER REZONING (RESIDENTIAL ZONE 3)	DEPARTURE REQUIRED (WHAT YOU ARE ASKING FOR)
Building height	8.5 m	11m	Departure to relax the permissible height from 11m to 11.08m.

The development parameters applicable to the existing zoning (Business Zone 2), the proposed zoning (Residential Zone 3), and those reflected in the SDP are summarised in **Table 4** below.

Table 4: Development Parameter Comparison Table

DEVELOPMENT PARAMETER	BUSINESS ZONE 2(CURRENT ZONING)	RESIDENTIAL ZONE 3 (PROPOSED ZONING)	SITE DEVELOPMENT PLAN
Primary Use	Office Shop	General Residential Building (flats, boarding houses, hostels, residential buildings)	Student Accommodation (hostel)
Density	Not specifically prescribed	>30du/ha	48du/ha (40 Rooms)
Coverage	50%	50%	±30.97%
Maximum Height	8.5 m	11 m	±11.08 m
Street Building Line	0 m	8 m	0 m
Northern lateral Building Line	0 m	4 m	0 m
Rear Building Line	0 m	4 m	0.55 m
Parking Requirement	Determined by use	0.5 bays per room	0.5 bays per room (20 bays)

2.6 Structure to be demolished

A small section of BLOCK D is located over the boundary line of the property, within Victoria Close. It is the applicant's intention to demolish this section with the permission of the relevant department (See Figure 4).

2.7 Heritage Buildings

During pre-consultation, certain structures (garages) on the property were identified as potentially having heritage significance. Heritage approval has been obtained from ECPHRA in terms of Section 34(1) of the National Heritage Resources Act, 1999.

3. POLICY CONTEXT

This section assesses the proposed development against the relevant national, provincial and local planning frameworks to demonstrate that the application is consistent with the applicable legislative requirements and policy objectives. The policy context is structured to reflect the hierarchy of planning in South Africa, where national and provincial policy frameworks inform and guide local municipal planning instruments and decision-making processes.

National Development Plan (NDP), 2030

The National Development Plan (NDP) promotes sustainable human settlements, economic inclusion and improved access to education and skills development. A key focus of the NDP is the creation of inclusive economic opportunities through education and skills training, particularly for previously disadvantaged communities.

The proposed student accommodation development supports these objectives by providing structured accommodation linked to skills development within the aviation sector, thereby contributing to long-term economic participation and employment creation. By supporting access to specialised aviation training programmes, the development contributes directly to national objectives of reducing unemployment and addressing critical skills shortages.

National Heritage Resources Act, 1999 (Act 25 of 1999)

The application acknowledges heritage considerations associated with certain existing structures on the property. The Eastern Cape Provincial Heritage Resources Authority (ECPHRA) has granted approval in terms of Section 34(1) of the National Heritage Resources Act, 1999 (Act 25 of 1999) for alterations, partial demolition and rezoning-related works associated with the proposed development, subject to conditions.

The application will comply with the conditions of the ECPHRA permit and all applicable heritage legislation.

Eastern Cape Provincial Spatial Development Plan (PSDP)

The Provincial Spatial Development Plan promotes strengthening urban nodes, improving access to education and economic opportunities, and the efficient use of existing infrastructure. The PSDP further encourages the concentration of development within existing urban centres to support economic growth and improve service delivery efficiency.

The proposed development aligns with these objectives by supporting Port Alfred's role as a regional service centre and education node, while utilising existing infrastructure within the urban area. The development reinforces the role of Port Alfred as an emerging education and

training hub, particularly in relation to the aviation sector, thereby supporting provincial growth and development priorities.

3.1 Spatial Planning and Land Use Management Act, 2013 (SPLUMA)

The Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) establishes a uniform system of spatial planning and land use management across South Africa and provides the legislative framework within which municipalities manage land development applications. The proposed rezoning and departure applications over RE of Erf 876 align with the principles of SPLUMA in the following ways:

- **Spatial Justice:** The development contributes to improved access to accommodation opportunities within an established urban area, specifically for students with bursaries in aviation.
- **Spatial Sustainability:** The proposal reuses existing buildings and infrastructure rather than expanding development into undeveloped areas.
- **Spatial Efficiency:** The site is located within an existing urban environment where services and infrastructure are already available.
- **Spatial Resilience:** The adaptive reuse of existing buildings ensures efficient use of built infrastructure.
- **Good Administration:** The application is being processed in accordance with the By-Law.

Furthermore, the proposal promotes spatial integration by locating student accommodation within an established urban area in close proximity to educational facilities, transport routes and economic opportunities. The development also advances inclusivity by supporting students from disadvantaged backgrounds through accommodation linked to bursary-supported aviation training programmes.

The application therefore gives effect to both the spatial and socio-economic objectives of SPLUMA by aligning land use management with broader development priorities.

3.2 Ndlambe Integrated Development Plan (IDP) 2025/2026

The Ndlambe Integrated Development Plan (IDP) 2025/2026 is the municipality's primary strategic planning document and guides all development initiatives within the municipal area.

The IDP outlines the municipality's long-term development vision and priorities and serves as the overarching framework for municipal planning. The IDP further identifies sustainable urban development, improved access to services, and the promotion of local economic development as key components of the Municipality's development strategy. Additionally, it identifies several key development priorities that are relevant to the proposed development, including:

- maintenance and improvement of municipal infrastructure;
- sustainable service delivery
- community-centred development
- economic growth and investment

The proposed student accommodation development supports these objectives by:

- providing accommodation that supports educational activities and local economic development
- utilising existing infrastructure within an established urban area
- contributing to investment and economic activity within Port Alfred

Importantly, the development supports the IDP's focus on human capital development and local economic growth by enabling access to education and training opportunities within the town.

The IDP further recognises that the municipality faces challenges related to urbanisation, infrastructure demand and land availability, and therefore promotes development that maximises the efficient use of existing urban land and infrastructure.

The proposed development responds directly to the above-stated objectives by redeveloping and formalising an existing property within the urban environment rather than requiring the expansion of infrastructure or development into undeveloped land. This approach aligns with the Municipality's objective of promoting compact, efficient and sustainable urban development.

3.3 Ndlambe Spatial Development Framework (SDF) 2023

The Ndlambe Spatial Development Framework (SDF) 2023 provides the spatial vision and development strategy for the municipality and guides the location and form of future development. In the SDF, Port Alfred is identified as a District Centre (DC), meaning it serves as a primary service and economic node within the municipal area. DC's are intended to function as focal points of activity within the municipal spatial hierarchy and are therefore expected to accommodate a broader range of land uses, services and development intensities

than smaller neighbourhood nodes. DC's typically accommodate higher-intensity development than smaller local centres or neighbourhood nodes. Within the SDF hierarchy, a DC generally has the following characteristics:

1. Mixed-Use Activity Node

DC's accommodate a mix of land uses, including commercial, retail, institutional, residential and community facilities. They function as activity hubs serving both the local community and surrounding settlements. The proposed student accommodation development contributes to this mixed-use urban environment by introducing an additional residential typology that supports educational and economic activities within the DC.

2. Higher Density Development

These areas support higher-density residential and mixed-use development, particularly in close proximity to services, employment opportunities and public facilities. The proposed development aligns with this objective by introducing higher-density residential accommodation, specifically student housing, within an already developed urban area. Under RESIDENTIAL ZONE 3, the permitted density is more than 30du/ha.

3. Concentration of Services and Infrastructure

DC's typically contain municipal services, educational institutions, healthcare facilities, retail and business activities and transport connections. This concentration of services enables more efficient development. The location of the property within the urban area of Port Alfred ensures that residents of the proposed student accommodation will have convenient access to these services and facilities.

4. Economic and Social Hub District

DC's serve as key economic drivers, providing employment opportunities and supporting investment and local economic activity. The proposed development contributes to this role by supporting the education sector and by generating additional economic activity through increased demand for goods and services within the surrounding area.

5. Public Transport and Accessibility

These nodes are usually located along primary movement routes, making them accessible and suitable for developments that generate higher levels of activity. The accessibility of the site within the established road network of Port Alfred, specifically proximity to the R72, further supports its suitability for residential accommodation that serves a broader population, such as students.

6. Focus for Urban Consolidation

The SDF encourages urban consolidation and intensification within these nodes to prevent urban sprawl and make better use of existing infrastructure. By redeveloping an existing

property and increasing its residential accommodation capacity, the proposal contributes to urban consolidation and supports the SDF's objective of more compact and efficient urban development patterns.

Furthermore, the proposed development strengthens the role of Port Alfred as a District Centre by reinforcing its function as an education and economic node. The provision of student accommodation linked to the aviation sector enhances the town's role within the regional economy, supports skills development and contributes to long-term economic sustainability.

The proposal is therefore fully aligned with the spatial intent and development objectives of the SDF.

4. NEED AND DESIRABILITY

4.1 Compliance with Section 53 of the Ndlambe SPLUM By-Law, 2016

In terms of Section 53 of the Ndlambe Spatial Planning and Land Use Management By-Law, 2016, the Municipality must consider the need and desirability of the proposed development. The application demonstrates need through the increasing demand for student accommodation associated with aviation training programmes within Port Alfred. Desirability is demonstrated through the suitability of the site, the compatibility of the proposed land use with the surrounding area, and the efficient use of existing infrastructure. The proposal does not introduce an incompatible land use, but rather formalises an existing accommodation function within an appropriate zoning framework.

4.2 Need

The proposed development responds to a clear and emerging need for structured student accommodation within Port Alfred, particularly in relation to the aviation training activities associated with the 43 Air School and the Port Alfred Aerodrome.

The property is already substantially developed with multiple accommodation buildings that historically functioned as a lodge. The current application therefore does not introduce a completely new land use to the site but rather seeks to formalise and regularise the long-term residential accommodation function of the property within the applicable planning framework.

The development proposes approximately 40 student accommodation rooms, supported by communal facilities required for this form of residential living, including dining facilities, study and computer rooms, recreational areas, laundry facilities and supporting services.

Recent initiatives undertaken by the Eastern Cape Provincial Government further demonstrate the growing demand for aviation-related training and associated accommodation within Port Alfred. In January 2025, the Eastern Cape Department of Education launched a bursary programme in partnership with the 43 Air School and Port Alfred High School to develop future aviation professionals. The programme includes bursaries valued at approximately R70 million and will enable students from disadvantaged backgrounds to pursue careers as pilots and in related aviation fields.

The programme provides for 25 post-matric students to enrol in commercial pilot licence training at the 43 Air School, while an additional 25 Grade 9 learners from across the province

will attend Port Alfred High School as part of a feeder programme aligned with aviation studies. The provincial government has indicated that the initiative forms part of a broader strategy to transform Port Alfred into a national aviation training nucleus and to address skills shortages within the aviation industry.

Importantly, the bursary programme includes the provision of accommodation and living support for participating students, which further underscores the need for appropriate and well-managed accommodation facilities within the town.

In this context, the proposed development provides a logical response to the increasing demand for accommodation associated with aviation training activities within Port Alfred. By providing structured accommodation within proximity to aviation training facilities, the development supports the functioning of the broader aviation training ecosystem within the town.

The proposal therefore addresses a clear need for safe, managed and purpose-built accommodation for aviation students, while simultaneously formalising an existing accommodation property within the urban area.

4.3 Desirability

The desirability of the proposed development must be assessed in relation to the suitability of the location, the efficient use of land and infrastructure, and the contribution that the development makes to the broader urban environment of Port Alfred.

The proposed development is located within the established urban area of Port Alfred and makes use of an already developed property with existing buildings and supporting site infrastructure. The proposal does not rely on the creation of a new settlement footprint, but rather formalises and optimises an existing built asset through an appropriate zoning framework and the regularisation of existing development parameters.

The architectural schedule confirms that the property is already substantially developed with multiple accommodation blocks and supporting structures. The application is therefore focused on lawful alignment and regularisation of an existing development rather than the introduction of new greenfield development.

The development intensity is moderate and controlled and does not suggest overdevelopment of the property. The architectural schedule confirms:

- Erf area: 8 298 m²
- Total existing floor area: 2 579.5 m²

- Coverage: 30.97%

This level of development remains well within typical medium-density residential thresholds and is therefore considered appropriate for the site and the surrounding residential context.

The SDP further confirms that parking has been provided on a quantified basis for the student accommodation use at 0.5 bays per room, resulting in approximately 20 parking bays, including an accessible parking bay. This ensures that the development can function operationally without creating parking spillover impacts within the surrounding residential area.

Student accommodation plays a recognised role in supporting education access, training participation and the functioning of education-related economies. The benefits of such development are not limited to private accommodation provision, but also extend to broader social and economic outcomes.

The proposed development contributes to the local urban environment in several ways:

- it provides structured and managed accommodation options, thereby reducing pressure on conventional residential rental stock within the surrounding neighbourhood;
- it supports education and training activities associated with the aviation sector in Port Alfred;
- it contributes to local economic activity through increased demand for services, retail and local amenities; and
- it promotes improved land use management outcomes through the formalisation of existing development and compliance with the municipal planning framework.

Furthermore, the IDP identifies the municipality's vision of positioning the area as a "destination of choice" supported by economic opportunity, education and investment. The proposed development contributes positively to this vision by providing accommodation that supports skills development and educational advancement.

The development is also located within an established urban area where municipal infrastructure and services are already available. This aligns with the municipality's broader planning approach of encouraging development within serviced areas and promoting the efficient use of existing infrastructure networks.

The Ndlambe Spatial Development Framework similarly promotes urban consolidation and the intensification of appropriate development within existing urban nodes, particularly within

settlements such as Port Alfred which are identified as District Centres within the municipal spatial hierarchy.

By formalising and intensifying the use of an already developed property within the urban area, the proposal contributes directly to these spatial planning objectives.

The proposed rezoning and associated departures therefore represent a logical, efficient and sustainable land development outcome, which supports both the educational economy of Port Alfred and the broader spatial development objectives of the Ndlambe Local Municipality.

The plans confirm that the property is already substantially developed with multiple accommodation blocks and supporting structures, and that the application is focused on lawful alignment and regularisation rather than greenfield development.

4.4 Alignment with SPLUMA development principles

SPLUMA requires municipal planning decisions to be guided by core development principles, including spatial justice, sustainability, efficiency, resilience, and good administration.

The proposed development supports these principles in the following way:

- **Spatial justice:** By providing structured student accommodation within the existing urban fabric of Port Alfred, the development supports broader access to educational opportunities while ensuring that accommodation is located close to existing services and facilities.
- **Spatial efficiency:** The development makes efficient use of existing municipal infrastructure and services, avoiding the need for additional bulk infrastructure investment or expansion into undeveloped areas.
- **Spatial sustainability:** This approach supports sustainable urban growth by limiting urban sprawl and promoting the adaptive reuse of existing structures within the established settlement pattern.
- **Spatial resilience:** The proposal demonstrates resilience by allowing the property to evolve from its historical accommodation use into a new form of residential accommodation that responds to current social and economic needs within the town.
- **Good administration:** Through the submission of the appropriate statutory applications, the proposal ensures that the land use rights of the property are formally aligned with the Municipality's planning and regulatory framework.

4.5 Engineering Services

The property is located within an established urban area and is currently serviced with municipal infrastructure, including water supply, sewer, electricity and stormwater systems. The existing development has historically functioned as a lodge and has therefore operated with full municipal services.

The proposed development does not significantly increase the bulk infrastructure demand beyond what has historically been accommodated on the site. The adaptive reuse of the existing buildings ensures that the development remains within the capacity of the existing engineering services.

Should the Municipality require confirmation of infrastructure capacity, an Engineering Services Report can be prepared as part of the application process.

5. CONCLUSION

The proposed rezoning of the Remaining Extent of Erf 876, Port Alfred from Business Zone 2 to Residential Zone 3, together with the associated departures from building lines and height, seeks to formalise and regularise the adaptive reuse of an existing accommodation property for student housing. The development does not introduce a new or incompatible land use but rather aligns the property's zoning with its intended long-term residential accommodation function.

The proposal makes efficient use of an already developed and serviced property within the established urban area of Port Alfred and supports the town's role as a District Centre within the municipal spatial hierarchy. The development also responds to the growing demand for student accommodation associated with aviation training activities in the area. The Eastern Cape Provincial Heritage Resources Authority (ECPHRA) has also granted heritage approval under Section 34(1) of the National Heritage Resources Act, 1999 (Act 25 of 1999), subject to conditions.

From a spatial planning perspective, the application aligns with the policy direction of the Ndlambe Integrated Development Plan, the Ndlambe Spatial Development Framework, and the development principles of SPLUMA by promoting responsible urban consolidation, efficient use of infrastructure, and support for local economic and educational activities.

It is therefore submitted that the proposed rezoning and associated departures represent a reasonable and desirable land development outcome and should be supported, subject to any reasonable conditions that the Municipality may deem necessary.

ERF 876 PORT ALFRED



LEGEND

SITE 

LOCALITY PLAN

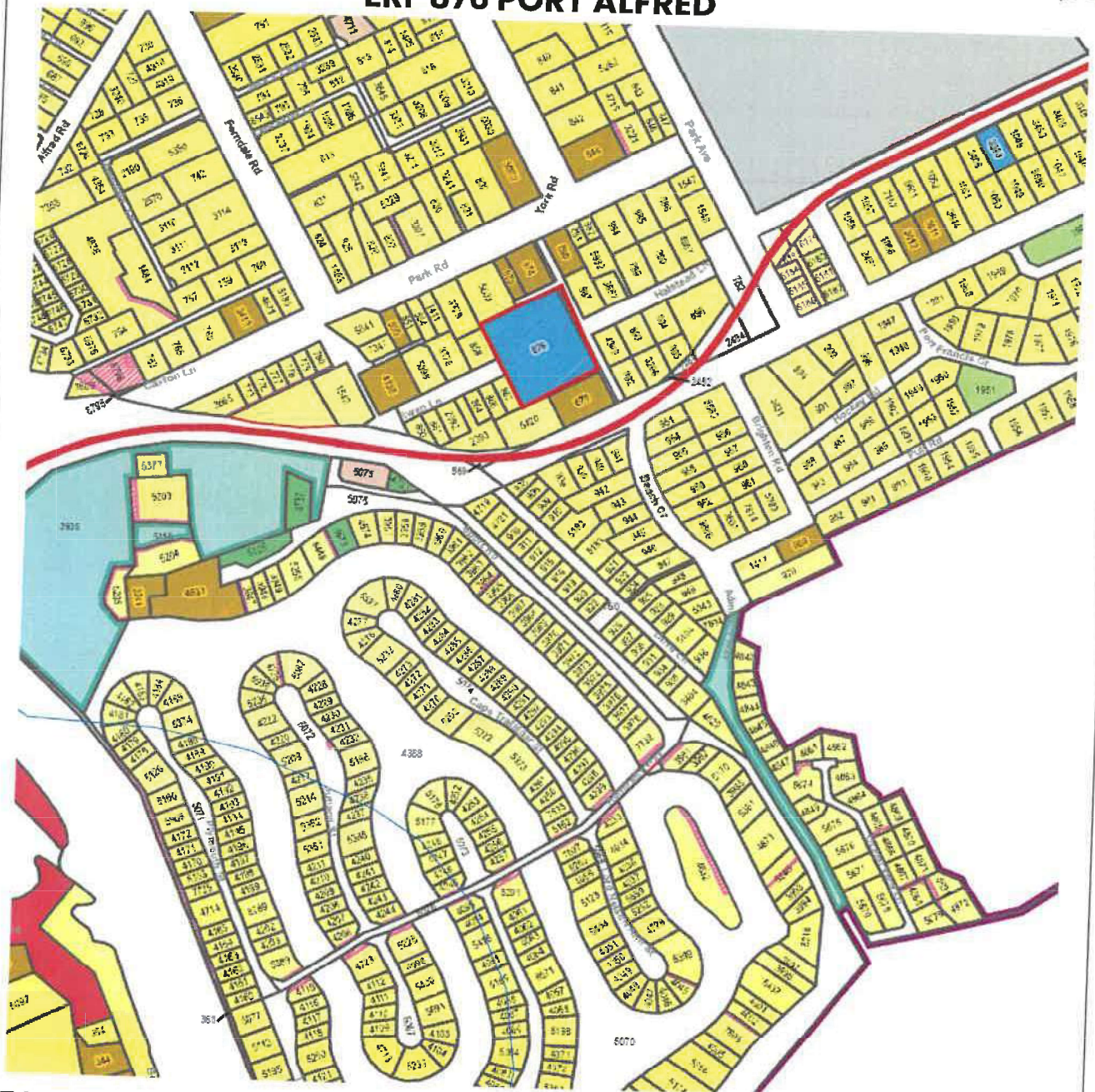
DATE: MAY 2026

SCALE: NTS



CITEPLAN

ERF 876 PORT ALFRED



LEGEND

SITE		OPEN SPACE ZONE 1
RESIDENTIAL ZONE 1		OPEN SPACE ZONE 2
RESIDENTIAL ZONE 3		SPECIAL ZONE
RESIDENTIAL ZONE 4		BUSINESS ZONE 2
COMMUNITY ZONE 1		AUTHORITY ZONE
COMMUNITY ZONE 1		UNDETERMINED

ZONING PLAN

DATE: MAY 2026

SCALE: NTS



CITEPLAN



SITE
RESIDENTIAL
MARINA
CHURCH
GUESTHOUSE /BNB
VACANT

OPEN SPACE



DATE: MAY 2026

SCALE: NTS



CITEPLAN

PAIRING CALCULATIONS

At the top of this calculation, give the name of the individual and the name of the institution. Indicate the date and the time of day.

NAME

DATE

TIME

LOCATION

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2. Initials of institution

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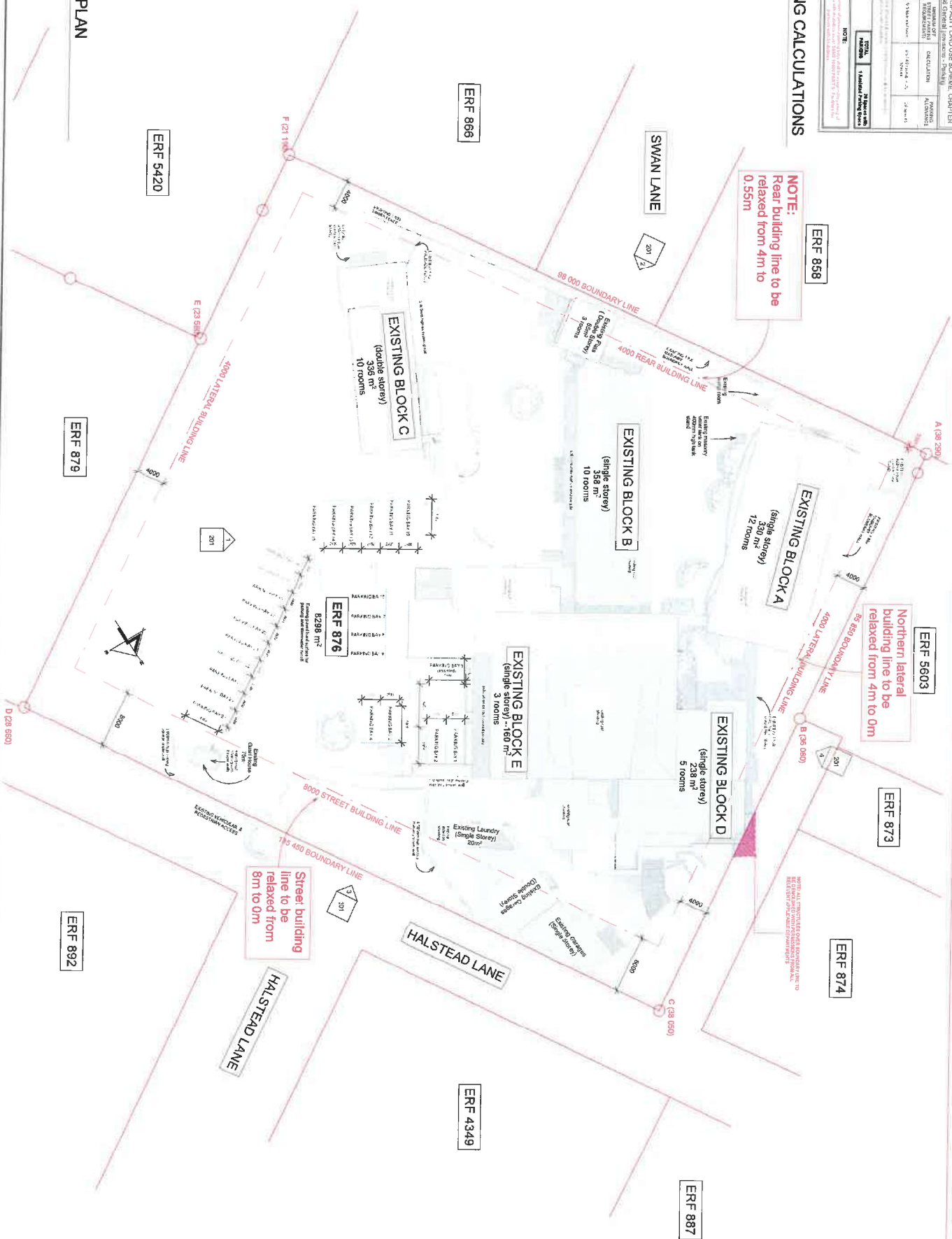
98. Initials of pairing

99. Initials of pairing

100. Initials of pairing

PARKING CALCULATIONS

1 : 50



1 SITE PLAN
1 : 250

1:250

**ZONING: (RESIDENTIAL ZONE 3)
FLOOR AREA DATA: ER= 876 (PORT ALFRED)**

EXISTING BLOCK A BALCONY
TOTAL EXISTING BLOCK A

EXISTING BLOCK B BALCONY
TOTAL EXISTING BLOCK B

EXISTING BLOCK C
TOTAL EXISTING BL

ANY (UNDERCOVER)

EXISTING
56 m²
336 m²
TOTAL EXISTING BLOCK D

210 m²
0 m²
210 m²

EXISTING BLOCK E
EXISTING BLOCK D BALCO
TOTAL EXISTING BLOCK T

115 m ²	45 m ²
45 m ²	45 m ²

EXISTING LAUNDRY 21
EXISTING GARAGES 11

OTHER

HOUSE	7.5 m ²	1
EAS	1 (190) m ²	1

AREA OF ERF
TOTAL EXISTING ERF COVERED

8.298 m²
30.57 %

101

THE PURPOSES OF THE DRAWINGS ARE FOR THE TOWN PLANNING APPLICATIONS TO BE MADE (RE-ZONING AND RELAXATION APPLICATIONS),

1:50

NOTE:
Rear building line to
relaxed from 4m to
0.55m

ERF 5603

EXISTING BLDG.

NO THE ALL STRUCTURE OVER BOUNDARY LINE TO
BE DISMISSED WITH PERMITS FROM ALL
RELEVANT AGENCIES OF PART 100

ERF 874

ERF 887

~~CONFIDENTIAL~~

REV	DATE	DESCRIPTION
1	2000-01-01	ASSET PURCHASE

[illegible]

876 HALSTEAD
WORX

CURRENT SIGNATURE

PROFESSIONAL EA/CAP REG. NO.

AS-BUILT PLANS FOR ERF 876,
PORT ALFRED

K2025272828 (SA) (PTY) Ltd

2026/05/15

municipal



CITIZEN

SITE PLAN

1 SITE PLAN
1:250

1 : 250

ZONING: (RESIDENTIAL ZONE 3)

FLOOR AREA DATA: ERF 876 (PORT ALFRED)	
EXISTING BLOCK A	330 m ²
EXISTING BLOCK A BALCONY	0 m ²
TOTAL EXISTING BLOCK A	330 m ²
EXISTING BLOCK B	
EXISTING BLOCK B BALCONY (UNDERGROUND)	
TOTAL EXISTING BLOCK B	

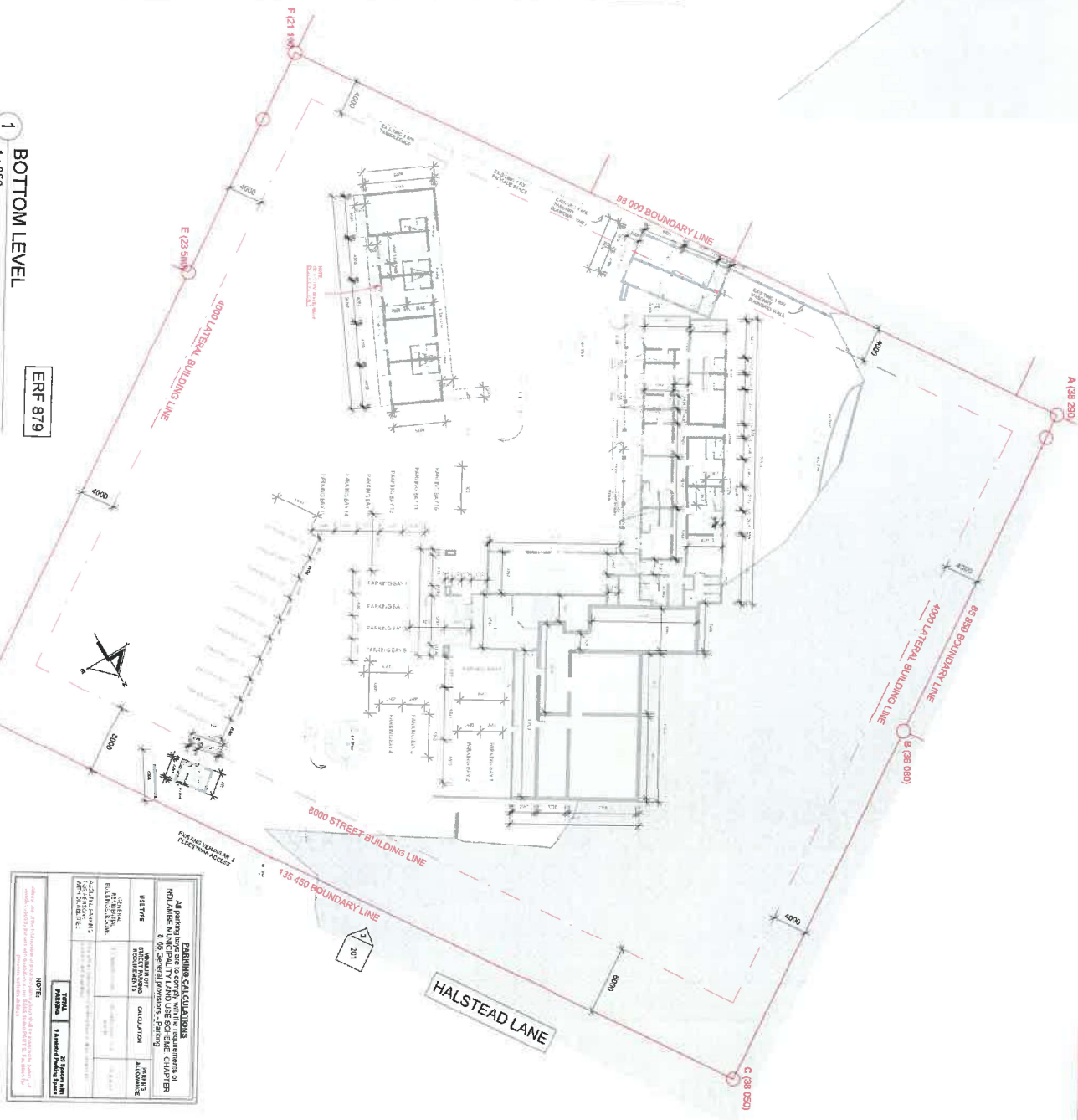
STAMPS / COMMENTS / ENDORSEMENTS

SHEET NO. 1061

101

Hand-drawn architectural floor plan of a building. The plan shows a rectangular structure with internal divisions. Dimensions are provided in feet and inches. Annotations include:

- Top left: "E. 17112" and "17112" (repeated).
- Top center: "E. 17112" and "17112" (repeated).
- Top right: "E. 17112" and "17112" (repeated).
- Right side: "E. 17112" and "17112" (repeated).
- Bottom right: "E. 17112" and "17112" (repeated).
- Bottom center: "E. 17112" and "17112" (repeated).
- Bottom left: "E. 17112" and "17112" (repeated).
- Left side: "E. 17112" and "17112" (repeated).
- Top edge: "E. 17112" and "17112" (repeated).
- Right edge: "E. 17112" and "17112" (repeated).
- Bottom edge: "E. 17112" and "17112" (repeated).
- Left edge: "E. 17112" and "17112" (repeated).



ERF 879

FLOOR PLANS

876 HALSTEAD
WORX

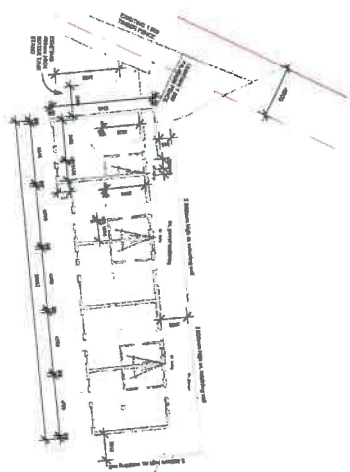
CULTURA SIGMUND FREUD

Professional Staff Key: 110

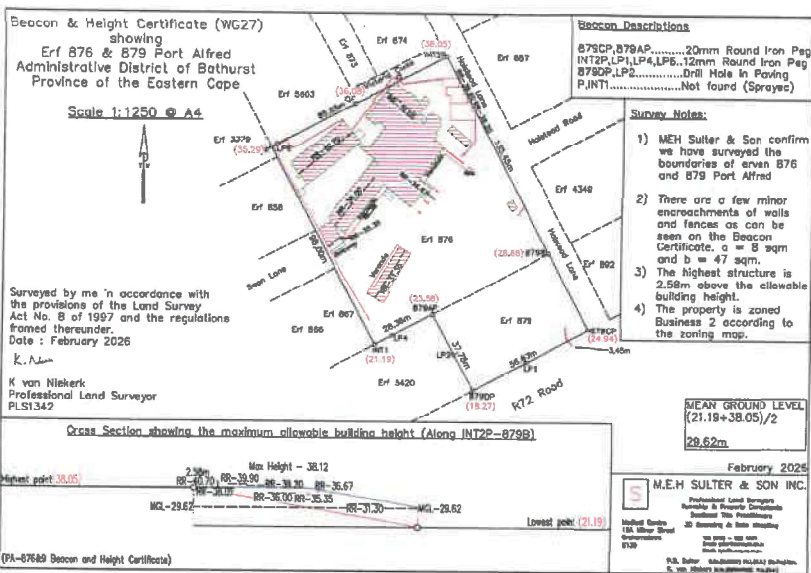
— 3 feet.

10. *et al.* 1991

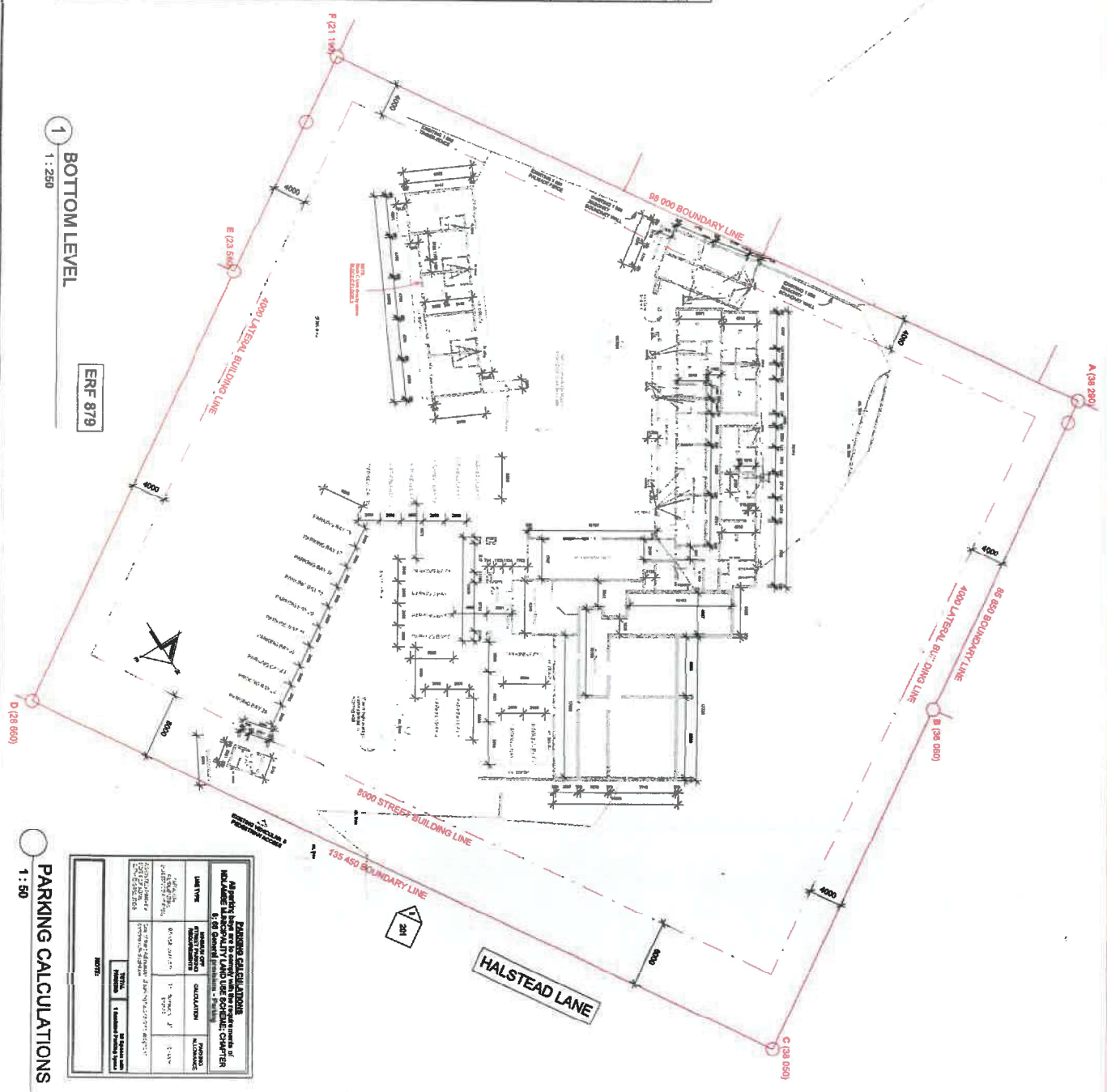
LOW OXIDE



2 BLOCK C FLOOR 1
1:200



1 BOTTOM LEVEL
1:250



PARKING CALCULATIONS			
USE TYPE	NO. OF PARKING SPACES REQUIRED	NO. OF PARKING SPACES PROVIDED	DEFICIENCY
RESIDENTIAL	10	10	0
COMMERCIAL	20	20	0
INDUSTRIAL	10	10	0
TOTAL	40	40	0

1:50

FLOOR PLANS

876 HALSTEAD WORX

ZONING: (RESIDENTIAL ZONE 3)
FLOOR AREA DATA: ERF 876 (PORT ALFRED)

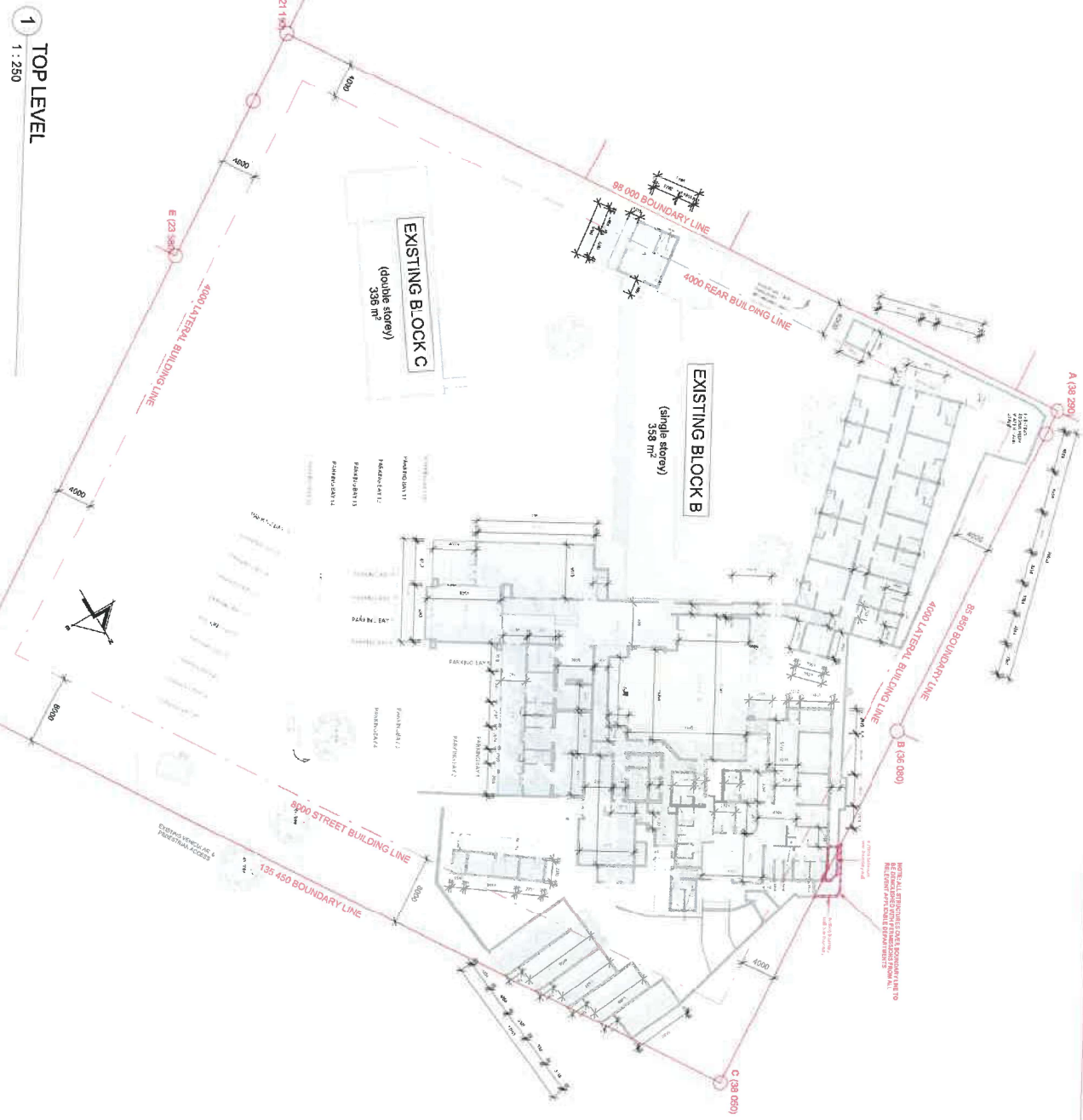
EXISTING BLOCK A	301 m²
EXISTING BLOCK B	0 m²
EXISTING BLOCK C	301 m²
TOTAL EXISTING BLOCK A	301 m²

EXISTING BLOCK C	301 m²
EXISTING BLOCK D	0 m²
EXISTING BLOCK E	301 m²
TOTAL EXISTING BLOCK C	301 m²

EXISTING BLOCK F	301 m²
EXISTING BLOCK G	0 m²
EXISTING BLOCK H	301 m²
TOTAL EXISTING BLOCK F	301 m²

EXISTING BLOCK I	301 m²
EXISTING BLOCK J	0 m²
EXISTING BLOCK K	301 m²
TOTAL EXISTING BLOCK I	301 m²

PARKING CALCULATIONS



1 : 250

876 HALSTEAD
WORX

FLOOR PLANS

ZONING: (RESIDENTIAL ZONE 3)
FLOOR AREA DATA: ERF 876 (PORT ALFREY)
 EXISTING BLOCK A
 EXISTING BLOCK B
 EXISTING BLOCK B MASONRY OVERBUILD
 TOTAL EXISTING BLOCK A
 130 m²
 0 m²
 130 m²
 TOTAL EXISTING BLOCK B

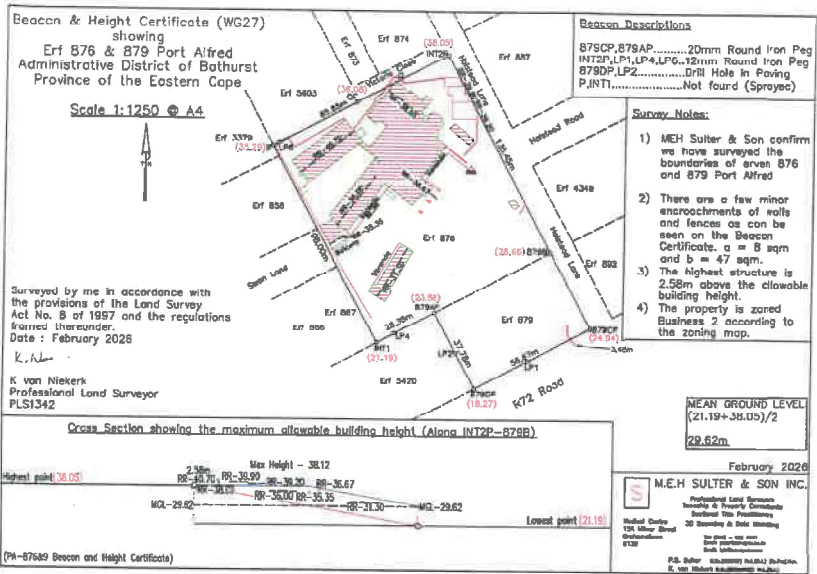
[illegible]

STAMPS, COMMENTS / ENDORSEMENTS

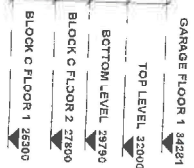
ZONING CALCULATIONS			
All zoning applications are subject to the requirements of the Zoning By-Law and the Zoning Act, Chapter 220A of the Revised Statutes of the Province of Ontario.			
USE TYPE	MAXIMUM PERMITTED BUILDING HEIGHT	MAXIMUM PERMITTED BUILDING AREA	MAXIMUM PERMITTED BUILDING VOLUME
RESIDENTIAL	12.0m	1,000 sqm	1,000 cu m
COMMERCIAL	15.0m	1,500 sqm	1,500 cu m
INDUSTRIAL	18.0m	2,000 sqm	2,000 cu m
AGRICULTURAL	10.0m	500 sqm	500 cu m
RECREATION	12.0m	1,000 sqm	1,000 cu m
OFFICE	15.0m	1,500 sqm	1,500 cu m
RETAIL	12.0m	1,000 sqm	1,000 cu m
FOOD & BEVERAGE	15.0m	1,500 sqm	1,500 cu m
ENTERTAINMENT	18.0m	2,000 sqm	2,000 cu m
HEALTH CARE	15.0m	1,500 sqm	1,500 cu m
EDUCATION	12.0m	1,000 sqm	1,000 cu m
GOVERNMENT	15.0m	1,500 sqm	1,500 cu m
RELIGIOUS	12.0m	1,000 sqm	1,000 cu m
OTHER	15.0m	1,500 sqm	1,500 cu m

PARKING CALCULATIONS

1:50



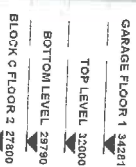
1:150



2
1:150



1 : 150



4
1 : 150



100

PROFESSIONAL SOCIAL MEDIA NETWORKS

ELEVATIONS

201

EXISTING BLOCK A
EXISTING BLOCK A BALCONY
TOTAL EXISTING BLOCK A

330 m ²	EXISTING BLOCK B
0 m ²	EXISTING BLOCK B BALCONY
330 m ²	TOTAL EXISTING BLOCK B

300 mm ²	EXISTING BLOCK C
56 mm ²	EXISTING BLOCK C BALCONY
358 mm ²	TOTAL EXISTING BLOCK C

280 m²
86 m²
336 m²

EXISTING BLOCK/CE	EXISTING BLOCKED BAL	TOTAL CEMENT
230 mm ²	0 mm ²	230 mm ²
230 mm ²	0 mm ²	230 mm ²

EXISTING LAUNDRY	EXISTING GARAGES
315 m ²	45 m ²

EXIS	COUSE	7.5 cm
OTHER		3.000 cm

AREA OF ERF

STAPLES & COSMOS
0 298 m²

STAMPS, COMMENTS, & ENDORSEMENTS

DATE	CLASS	NAME	INITIALS

* Tutti i dati sono stati ottenuti da un sondaggio condotto da una società di ricerca di mercato, che ha intervistato 1.000 consumatori italiani, di cui 500 maschi e 500 femmine, tra i 18 e i 65 anni, con un margine di errore pari al 3%.

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more than 1000

PROJECT NAME

Have

PROFESSORIAL STAFF AND AID

USACA 0101 1957197

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QUEST

STAMPS, COMMENTS, & ENDORSEMENTS

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indaw

K2025272828 (SA) (PTY) Ltd
DATE

REVIEW

ELEVATIONS

Beacon & Height Certificate (WG27)

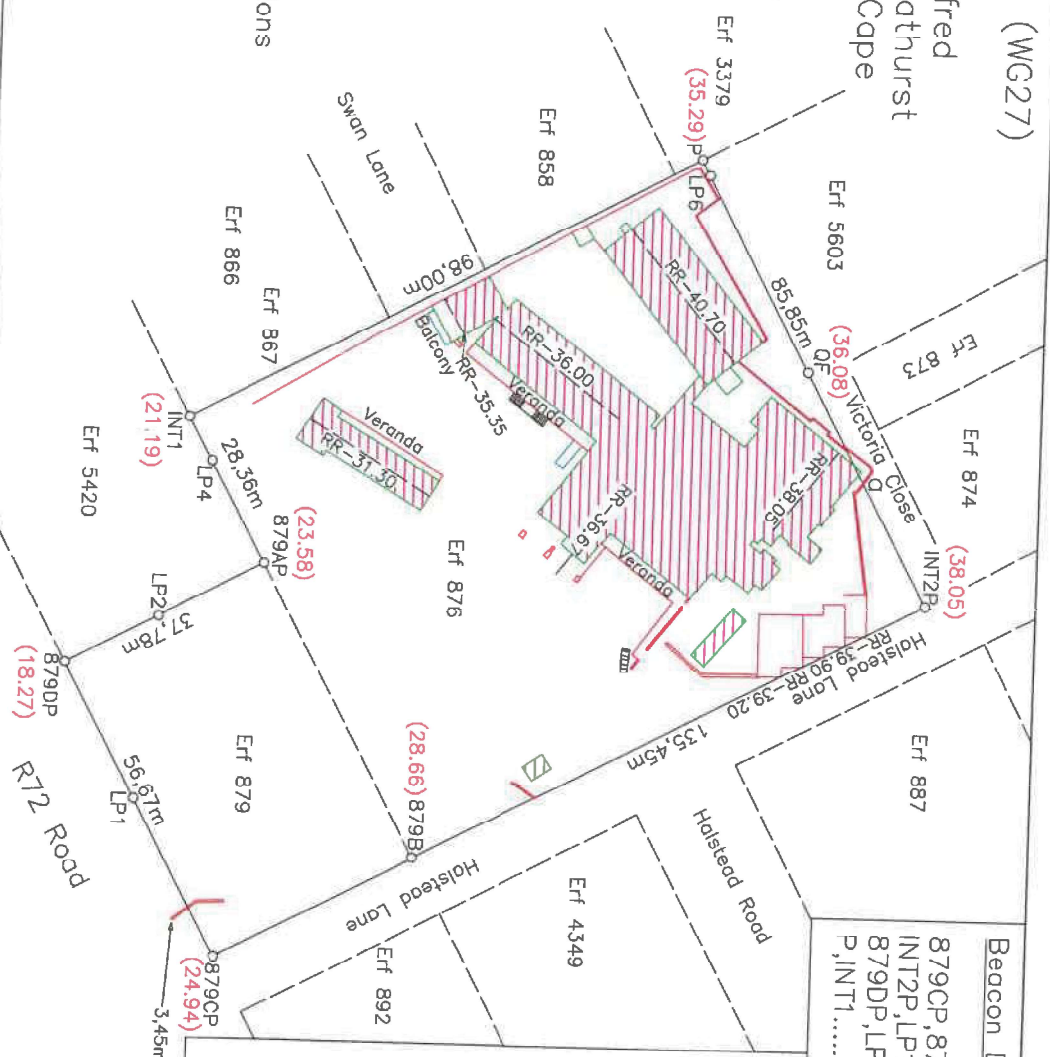
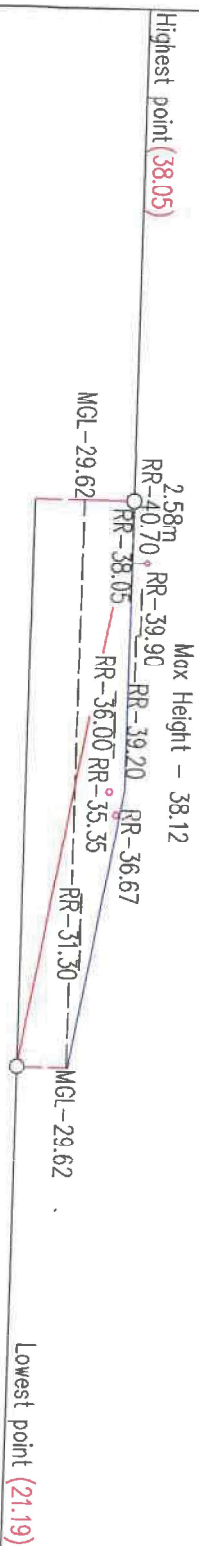
showing
Erf 876 & 879 Port Alfred
Administrative District of Bathurst
Province of the Eastern Cape

Scale 1:1250 @ A4



Surveyed by me in accordance with the provisions of the Land Survey Act No. 8 of 1997 and the regulations framed thereunder.
Date : February 2026
K. N. N. N.
K. van Niekerk
Professional Land Surveyor
PLS1342

Cross Section showing the maximum allowable building height (Along INT2P-879B)



Beacon Descriptions

879CP, 879AP 20mm Round Iron Peg
INT2P, LP1, LP4, LP6 12mm Round Iron Peg
879DP, LP2 Drill Hole in Paving
P, INT1 Not found (Sprayed)

Survey Notes:

- 1) MEH Sulter & Son confirm we have surveyed the boundaries of erven 876 and 879 Port Alfred
- 2) There are a few minor encroachments of walls and fences as can be seen on the Beacon Certificate. $a = 8$ sqm and $b = 47$ sqm.
- 3) The highest structure is 2.58m above the allowable building height.
- 4) The property is zoned Business 2 according to the zoning map.

MEAN GROUND LEVEL
(21.19+38.05)/2
29.62m

February 2026



M.E.H. SULTER & SON INC.

Professional Land Surveyors
Township & Property Consultants
Sectional Title Practitioners
3D Scanning & Data Modelling
Medical Centre
15A Milner Street
Grahamstown

6139

Tel: (046) - 622 4441
Email: info@mehsulter.co.za

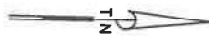
P.B. Sulter Bsc(SURVEY) PRL(SA) Dip-Prty Mon.
K. van Niekerk Bsc(CEOMATNS) PRL(SA)

(PA-876&89 Beacon and Height Certificate)

Beacon & Height Certificate (WG27)

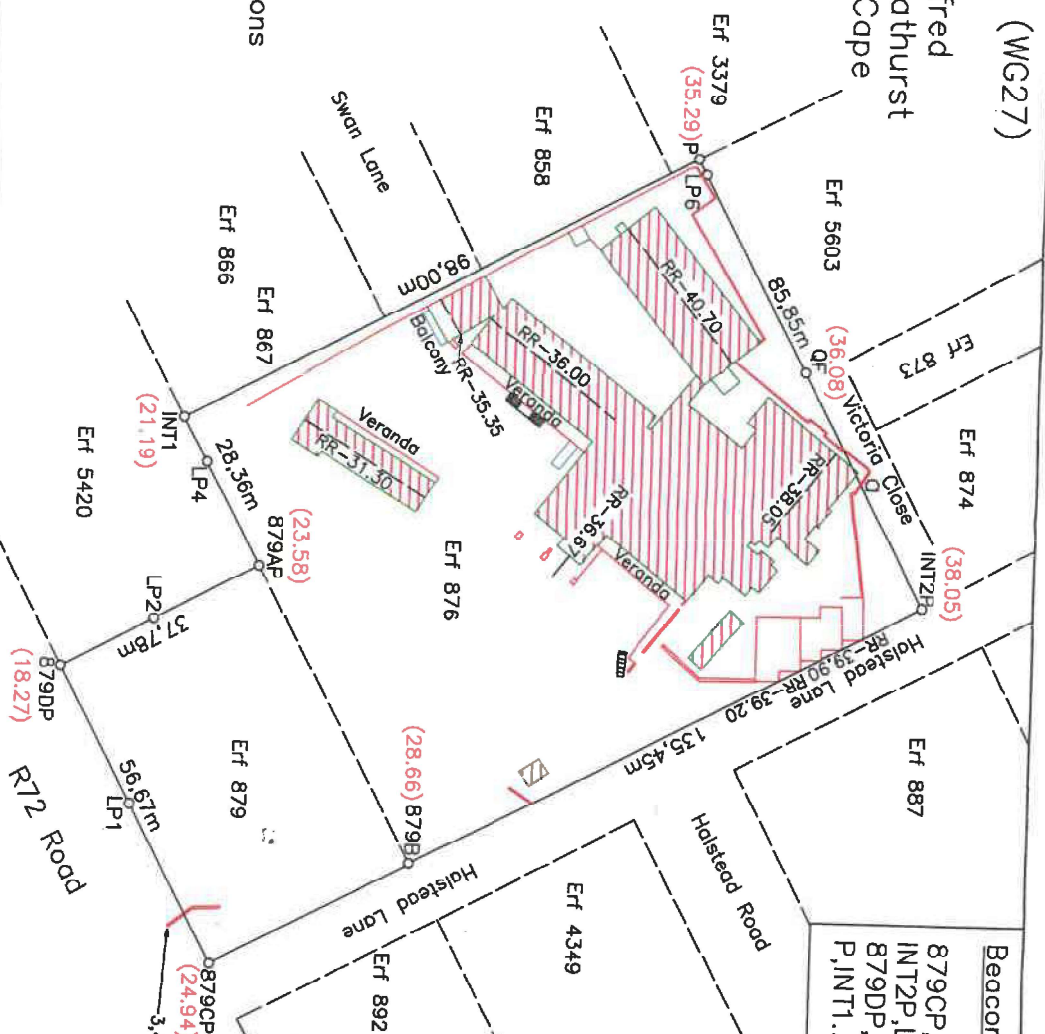
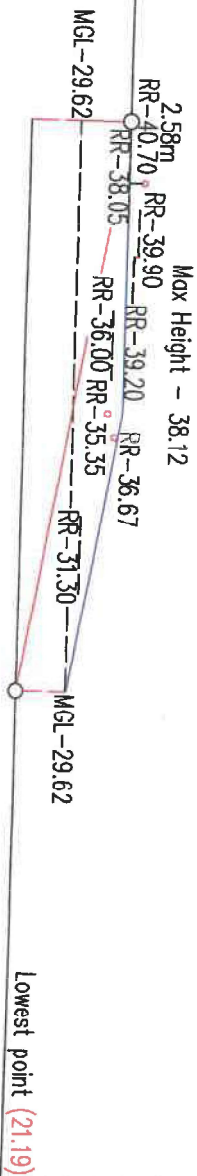
showing
Erf 876 & 879 Port Alfred
Administrative District of Bathurst
Province of the Eastern Cape

Scale 1:1250 @ A4



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the provisions of the Land Survey
Act No. 8 of 1997 and the regulations
framed thereunder.
Date : February 2026
K. N. Nieuwe
K van Niekerk
Professional Land Surveyor
PLS1342

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(21.19 + 38.05) / 2
29.62m

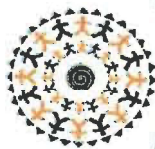
February 2026

M.E.H SULTER & SON INC.

Professional Land Surveyors
Township & Property Consultants
Sectional Title Practitioners
3D Scanning & Data Modelling
Medical Centre
15A Milner Street
Grahamstown
Tel: (048) - 422 4441
Email: plms@mehsalter.co.za
Email: kys@mehsalter.co.za

P.B. Sulter B.Sc.(Survey) P.L.(S.A.) Dip.Proj.Man.
K. van Niekerk B.Sc.(Geomatics) P.L.(S.A.)

(PA-876&89 Beacon and Height Certificate)



EASTERN CAPE
PROVINCIAL HERITAGE
RESOURCES AUTHORITY

SOUTH AFRICA

2nd Floor, Old Elco Building
16 Commissioner Street
East London, 5201
Telephone: 043 492 1941
E-mail: sinazom@ecphra.org.za



Our Ref: 00/05/04/29/2026

sinazom@ecphra.org.za

Date: 29/04/2026

PERMIT NO: 05

PERMIT Issued in Terms of Section 34 (1) of the National Heritage Resources Act (Act No. 25 of 1999)

PERMISSION IS HEREBY GIVEN:

TO : K2025272828 (SOUTH AFRICA) (PTY)
7 HALSTEAD LANE
EASTBANK
PORT ALFRED

FOR : ALTERATIONS, PARTIAL DEMOLITION & REZONING

LOCATION : ERF 876. 7 HALSTEAD LANE. PORT ALFRED

THE PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. That this permit is not transferable. If the permit holder is not to be always present on the site, then the ECPHRA must be provided with the names and qualifications of the authorised representatives.
 2. That no deviation will be permitted without the prior written approval by ECPHRA. In the event of a proposed deviation, a written motivation must be submitted to ECPHRA for consideration.
 3. A report on the work conducted must be submitted to ECPHRA not later than six months from the date of expiration of this permit.
 4. It is the responsibility of the permit holder to ensure that neighbours and key stakeholders are informed of the intent of the permit before its implementation
 5. ECPHRA shall not be liable for any losses, damages or injuries to persons or properties because of any activities in connection with this permit.
 6. That ECPHRA reserves the right to inspect the sites at any time and to cancel this permit upon notice to the permit holder.
 7. This permit is subject to a general appeal and may be suspended should an appeal against the decisions be received by ECPHRA within 30 days from the date of the permit.
 8. ECPHRA may not be held responsible for any costs or losses incurred in the event of the suspension or retraction of this permit.
- The issuing of this permit does not exempt the applicant from compliance with any other law, where applicable.**

Recommendation

- Kindly use aa complementing material to the existing building, if you deciding to change from what is submitted you must submit your proposal at ECPHRA for approval.

The permit is valid from 29/04/2026 to 29/04/2027.



Manager:

EC Provincial Heritage Resources Authority



NDLAMBE MUNICIPALITY
MUNICIPAL MANAGER
P.O. BOX 13
PORT ALFRED
6170

TEL: 046-604-5523
FAX: 046-604-2669
EMAIL: building@ndlambe.gov.za
Email: build@ndlambe.gov.za
www.ndlambe.gov.za

**BUILDING CONTROL SECTION
DEMOLITION APPLICATION FORM**

ERF Number & Town... 876 PORT ALFRED
Street Name & Number... 7 HALSTEAD LANE
Demolition/Conversion... DEMOLITION
Purpose for Demolition... RECTIFICATION
Number of buildings in the property... 5
Number of buildings to be demolished... 0
Occupied by owner/tenant... YES

Owner's name/s... ~~KEITH MICHAEL~~ K202S272828(SA)(PTY) Ltd.
Owners address... 7 HALSTEAD LANE
Owners Email address... ~~blundberg@gmail.com~~
Owner's contact Numbers... ~~083 803 893~~

09 MARCH 2026
LUNGA BIBI

Agent's name... LUNGA BIBI
Agents address... 582 KIMBERLEY STREET
Agents Email address... LUNGA.ARCH@GMAIL.COM
Agent contact Numbers... 061 203 6116

Construction to be demolished (yes/no):-

Foundation...☒... Floors...☒... Walls...☒... Roofs...☒... Ceiling...☒... Finishes...☒

TYPE OF BUILDING	NUMBER OF ROOM							
	kitchen	scullery	dining	lounge	bedroom	study	garage	other
Dwelling No. 1.....								
Dwelling No. 2.....								✓
Outbuilding No. 3.....								
Outbuilding No. 4.....								
Outbuilding No. 5.....								

ENVIRONMENTAL CONSERVATION

National Forest Act (DFFE), Environmental Conservation Act (DEDEAT) applies-it is up to each property owner to ensure that they comply with the provision of this Act prior to the clearing of any indigenous vegetation/trees (Milkwood, etc). The necessary permits can be obtained by submitting an application to the Department of Forestry. In terms of ECA should you feel an inspection of the property in question is necessary prior to development, please contact your local Conservation Department for advice on Environmental Impact Assessment. Contravention of the ECA and NFA are a serious offence punishable by a fine or imprisonment. THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT 1998

ENVIRONMENTAL PERMISSION

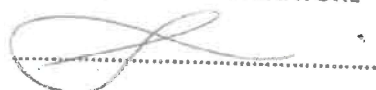
HERITAGE COUNCIL PERMISSION

BOND HOLDERS PERMISSION

BANK/BOND HOLDER'S STAMP & APPROVAL

MUNICIPAL STAMP AND APPROVAL

OWNER/AGENT'S SIGNATURE



DATE SIGNED

27/02/2026

Ndlambe Municipality incorporating Port Alfred, Bathurst, Kenton-On-Sea, Boesmansriviermond, Alexandria, Seafield, Boknes, Cannon Rocks, and surrounding Rural areas

PARKING CALCULATIONS

[illegible]

PODCAST NEWS

876 HALSTEAD
WORX

CLIENT SIGNATURE _____

PROFESSIONAL SACAP REG. NO.
A12006-BEL-0157478

PROJECT:
AS-BUILT PLANS FOR DRF 876
DATE: 11/20/2008

PROJECT NR.
18-113-003

CREATING
INDUSTRY WORK

K2025.2728.28 (SA) (PTY) Ltd
DATE:

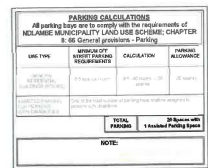
2026/05/13
PHASE:
municipal

REVISION NO.
0

SITE PLAN

SHEET NAME: P

10-

[illegible]

PARKING CALCULATIONS

876 HALSTEAD
WORX

CLIENT SIGNATURE

PROFESSIONAL SACAP REG. NO.
COUNCIL REG. NO. 6457333

PROJECT:
AS-BUILT PLANS FOR ERF 6
PORT ALFRED

PHD/CCTHE
IND_003
DRAWING
indswa wotx
CIBET
K2025272828 (5A) IPTY Ltd
DATE
2026/05/13
PHASE
municipal
REMARKS
0

FLOOR PLANS

FLOOR AREA DATA: ERF 876 (PORT ALFRED)

EXISTING BLOCK A	110 m ²	EXISTING BLOCK B		EXISTING BLOCK C	200 m ²	EXISTING BLOCK D	210 m ²	EXISTING BLOCK E	71 m ²	EXISTING LAUNDRY	10 m ²	EXISTING GARDEN HOUSE	11 m ²	AREA OF REF	0.250 m ²
EXISTING BLOCK A BALCONY	0 m ²	EXISTING BLOCK B BALCONY (UNDERCOVER)	58 m ²	EXISTING BLOCK C BALCONY (UNDERCOVER)	58 m ²	EXISTING BLOCK D BALCONY (UNDERCOVER)	0 m ²	EXISTING BLOCK E BALCONY (UNDERCOVER)	45 m ²	EXISTING TERRACES	32 m ²	OTHER EXISTING AREAS	1.9 m ²	AREA OF REF	0.000 m ²
TOTAL EXISTING BLOCK A	110 m ²	TOTAL EXISTING BLOCK B	168 m ²	TOTAL EXISTING BLOCK C	168 m ²	TOTAL EXISTING BLOCK D	210 m ²	TOTAL EXISTING BLOCK E	166 m ²	EXISTING TILES	89 m ²	EXISTING TOTAL FLOOR AREA	2.475 m ²	EXISTING TOTAL BALCONY AREA	162 m ²

STAMPS / COMMENTS / ENDORSEMENTS

[illegible]

PARKING CALCULATIONS

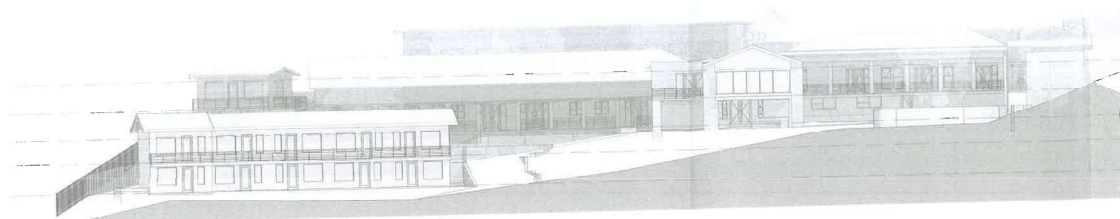


SHEET NUMBER

EXISTING BLOCK A	130 m ²	EXISTING BLOCK B		EXISTING BLOCK C	200 m ²	EXISTING BLOCK D	220 m ²	EXISTING BLOCK E	185 m ²	EXISTING LAUNDRY	20 m ²	EXISTING GROUND FLOOR	1,000 m ²	AREA OF SITE	2,000 m ²	TOTAL EXISTING FLOOR COVERAGE	38,850 m ²
EXISTING BLOCK A BALCONY	0 m ²	EXISTING BLOCK B BALCONY (UNDERCOVER)	50 m ²	EXISTING BLOCK C BALCONY (UNDERCOVER)	0 m ²	EXISTING BLOCK D BALCONY (UNDERCOVER)	0 m ²	EXISTING BLOCK E BALCONY (UNDERCOVER)	0 m ²	EXISTING GARAGES	12 m ²	OTHER EXISTING AREAS	2 m ²				
TOTAL EXISTING BLOCK A	130 m²	TOTAL EXISTING BLOCK B	50 m²	TOTAL EXISTING BLOCK C	200 m²	TOTAL EXISTING BLOCK D	220 m²	TOTAL EXISTING BLOCK E	185 m²	EXISTING FLATS	95 m ²	EXISTING TOTAL FLOOR AREA	1,578 m²			EXISTING TOTAL BALCONY AREA	50 m²

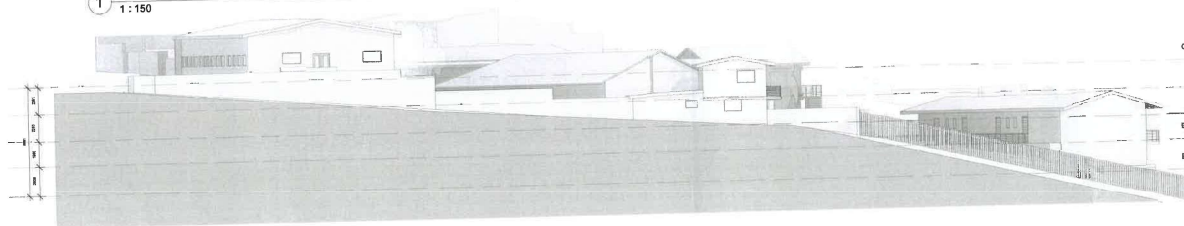
STAMPS / COMMENTS / ENDORSEMENTS

THE PURPOSES OF THE DRAWINGS ARE FOR THE TOWN PLANNING APPLICATIONS TO BE MADE (RE-ZONING AND RELAXATION APPLICATIONS)



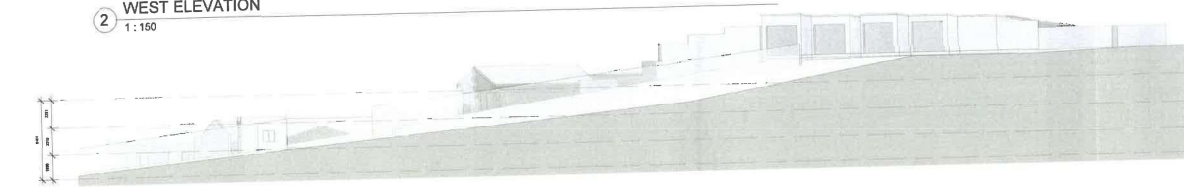
1 SOUTH ELEVATION
1:150

GARAGE FLOOR 1 24251
TOP LEVEL 32000
BOTTOM LEVEL 29750
BLOCK C FLOOR 2 27800
BLOCK C FLOOR 1 26300



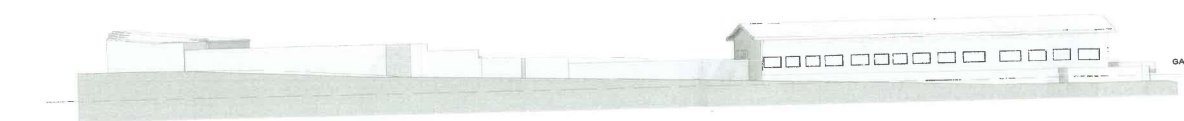
2 WEST ELEVATION
1:150

GARAGE FLOOR 1 24251
TOP LEVEL 32000
BOTTOM LEVEL 29750
BLOCK C FLOOR 2 27800
BLOCK C FLOOR 1 26300



3 EAST ELEVATION
1:150

GARAGE FLOOR 1 24251
TOP LEVEL 32000
BOTTOM LEVEL 29750
BLOCK C FLOOR 2 27800
BLOCK C FLOOR 1 26300



4 NORTH ELEVATION
1:150

GARAGE FLOOR 1 24251

ZONING: (RESIDENTIAL ZONE 3)

FLOOR AREA DATA: ERF 876 (PORT ALFRED)

EXISTING BLOCK A	330 m ²	EXISTING BLOCK B	300 m ²	EXISTING BLOCK C	280 m ²	EXISTING BLOCK D	250 m ²	EXISTING BLOCK E	190 m ²	EXISTING LAUNDRY	20 m ²	EXISTING FLATHOUSE	75 m ²	AREA OF ERF	8 258 m ²
EXISTING BLOCK A BALCONY	0 m ²	EXISTING BLOCK B BALCONY (UNDERCOVER)	18 m ²	EXISTING BLOCK C BALCONY (UNDERCOVER)	16 m ²	EXISTING BLOCK D BALCONY (UNDERCOVER)	0 m ²	EXISTING BLOCK E BALCONY (UNDERCOVER)	45 m ²	EXISTING GARAGES	132 m ²	OTHER EXISTING AREAS	1 050 m ²	TOTAL EXISTING ERF COVERAGE	30.87 %
TOTAL EXISTING BLOCK A	330 m ²	TOTAL EXISTING BLOCK B	318 m ²	TOTAL EXISTING BLOCK C	296 m ²	TOTAL EXISTING BLOCK D	250 m ²	TOTAL EXISTING BLOCK E	190 m ²	EXISTING FLATS	85 m ²	EXISTING TOTAL FLOOR AREA	2 579.5 m ²	EXISTING TOTAL BALCONY AREA	182 m ²

STAMPS / COMMENTS / ENDORSEMENTS

NO.	DATE	REVISION
1	15/08/2024	ISSUED FOR TOWN PLANNING APPLICATIONS

NOTES:
1. THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
3. THE EXISTING FLOOR LEVELS ARE AS SHOWN ON THE SITE PLAN.
4. THE EXISTING BALCONY AREAS ARE AS SHOWN ON THE SITE PLAN.
5. THE EXISTING GARAGE AREAS ARE AS SHOWN ON THE SITE PLAN.
6. THE EXISTING FLATHOUSE IS AS SHOWN ON THE SITE PLAN.
7. THE EXISTING LAUNDRY IS AS SHOWN ON THE SITE PLAN.
8. THE EXISTING OTHER AREAS ARE AS SHOWN ON THE SITE PLAN.
9. THE EXISTING TOTAL FLOOR AREA IS AS SHOWN ON THE SITE PLAN.
10. THE EXISTING TOTAL BALCONY AREA IS AS SHOWN ON THE SITE PLAN.



876 HALSTEAD
WORX

CLIENT SIGNATURE

PROFESSIONAL SEAL NO. 410
L19624 000 05/10/2024
PROJECT:
AS-BUILT PLANS FOR ERF 876,
PORT ALFRED

PROJECT:
INDIVIDUAL WORK
DATE:
2024/08/15
NAME:
Municipal
REVISION:
0

SUBTITLE:
ELEVATIONS

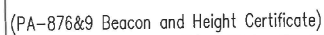
SHEET NUMBER

201

Scale 1:1250 @ A4

K. N. Naidu.

Cross Section showing the maximum allowable building height (Along INT2P-879B)



- 1) MEH Sulter & Son confirm we have surveyed the boundaries of erven 876 and 879 Port Alfred
- 2) There are a few minor encroachments of walls and fences as can be seen on the Beacon Certificate. a = 8 sqm and b = 47 sqm.
- 3) The highest structure is 2.58m above the allowable building height.
- 4) The property is zoned Business 2 according to the zoning map.

February 2026

 **M.E.H SULTER & SON INC.**
Professional Land Surveyors
Township & Property Consultants
Sectional Title Practitioners
3D Scanning & Data Modelling

Medical Centre
15A Milner Street
Grahamstown
6139

Tel: (046) – 822 4441
Email: peter@surveysoc.co.za
Email: kyle@surveysoc.co.za

P.B. Sult B.Sc.(SURVEY) Pr.L.(S.A.) Dip.Proj.Man.
K. van Niekerk B.Sc.(GEOMATICS) Pr.L.(S.A.)