

Ndlambe athletes excel at EP Cross Country league event



CONSISTENT: Faith-Kaylee Machina comes in first in the U10 2km in the fourth EP Cross Country league event for 2026 at St Albans, Gqeberha, on Saturday July 18.



STAR: Nicholas Cox wins the boys U9 2km.



STRONG: Leon Machina is first in the boys U16 6km. **Pictures: RADEMEYER PHOTOGRAPHY**



RISING STAR: Thandolwethu Matsalo wins the senior men's 10km.

KAREN ZIMMERMAN

The fourth and final Eastern Province Cross Country league event for 2026 was held at St Albans, Gqeberha, on Saturday July 18.

Ndlambe athletes who finished on the podium were: 1st: Faith-Kaylee Machina Girls U10; Nicholas Cox Boys U9; Leon Machina Boys U16; Thandolwethu Matsalo Senior Men.

2nd: Chantelle Machina Girls U12; Liesl van Zyl Women 50-59.

3rd: Gabrielle Schweyer Girls U9; Mandiluve Ngqolowa Boys U15; Sizakele Dayimani Men 40-49.

Local athletes who participated: Girls U9 2km — 3rd Gabrielle Schweyer (Nedbank) 9:28; Girls U10 2km — 1st Faith-Kaylee Machina (PAJSS) 8:30; Girls U12 3km — 2nd Chantelle

Machina (PAJSS) 13:39; Women 50-59 4km — 2nd Liesl van Zyl (Nedbank) 18:23; Boys U9 2km — 1st Nicholas Cox (Kingswood) 7:38; Boys U15 4km — 3rd Mandiluve Ngqolowa (Bathurst) 14:09; 6th Sibabalo Swartz (Bathurst) 14:53; Boys U16 6km — 1st Leon Machina (PAJSS) 20:48; Boys U17 6km — 13th Singalakra Papu (Bathurst) 27:21; Junior Men U19 8km — 8th Lukhanyo Mafani (Sibaleka) 29:30; 13th Siyamthanda Sodladla (Bathurst) 32:44; Men U2 34km — 7th Xabisa Mazantsi (Bathurst) 13:27; Senior Men 10km — 1st Thandolwethu Matsalo (Ilhamva) 32:06; Men 40-49 8km — 3rd Sizakele Dayimani. The EP Championships will be held at Nelson Mandela University on August 8.

- Karen Zimmerman coaches PAJSS athletes.



NDLAMBE MUNICIPALITY

PORT ALFRED

APPLICATION FOR CONSENT USE TO ALLOW A LIQUOR OUTLET (TAVERN) ON ERF 767, NKWENKWEZI.

Applicant: WADS PROJECTS (PTY) LTD

Owner: ZOLISWA EUNICE LUBELWANA

Property Description: ERF 767, NKWENKWEZI

Physical Address: 104 RUNELI DRIVE, NKWENKWEZI, 6170

Detailed description of proposal:
The matter for consideration is an Application for Consent Use to Allow a Liquor Outlet (Tavern) on Erf 767, Nkwenkwezi 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 **24 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: 153/2026

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



NDLAMBE MUNICIPALITY

PORT ALFRED

APPLICATION FOR THE SUBDIVISION OF ERF 274, BOESMANSRIVIERMOND INTO THREE PORTIONS (PORTION A TO C) AND LEAVING THE REMAINDER.

Applicant: M.E.H SULTER AND SON INC

Owner: THE TRUSTEES FOR THE TIME BEING OF THE McKINLAY TRUST

Property Description: ERF 274, BOESMANSRIVIERMOND

Physical Address: 6 SCHEEPERS STREET, BOESMANSRIVIERMOND, 6190

Detailed description of proposal:
The matter for consideration is an Application for the Subdivision of Erf 274, Boesmansriviermond Into Three Portions (Portion A to C) and Leaving the Remainder 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 **24 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: 155/2026

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



NDLAMBE MUNICIPALITY

PORT ALFRED

APPLICATION FOR THE REZONING OF ERF 416, PORT ALFRED FROM COMMUNITY ZONE 2 TO BUSINESS ZONE 2 AND PERMANENT DEPARTURE TO RELAX PARKING REQUIREMENTS.

Applicant: MIRINDA DE BEER TOWN AND REGIONAL PLANNERS

Owner: SHAQU TRADING CC

Property Description: ERF 416, PORT ALFRED

Physical Address: 48 CAMPBELL STREET, PORT ALFRED, 6170

Detailed description of proposal:
The matter for consideration is an Application for the Rezoning of Erf 416, Port Alfred from Community Zone 2 to Business Zone 2 and Permanent Departure to Relax Parking Requirements 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 **24 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: 152/2026

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



NDLAMBE MUNICIPALITY

PORT ALFRED

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, DEPARTURE TO RELAX BOTH LATERAL BUILDING LINES AND PERMANENT DEPARTURE TO RELAX THE HEIGHT RESTRICTION FROM 8.5M TO 9.46M ON ERF 567, KENTON ON SEA.

Applicant: MIRINDA DE BEER TOWN AND REGIONAL PLANNERS

Owner: MALCOLM RALPH HOBSON AND JESSICA ANN HOBSON

Property Description: ERF 567, KENTON ON SEA

Physical Address: 28 DONKIN STREET, KENTON ON SEA, 6191

Detailed description of proposal:
The matter for consideration is an Application for Restrictive Title Deed Conditions, Departure to Relax Both Lateral Building Lines and Permanent Departure to Relax the Height Restriction from 8,5m to 9,46m on Erf 567, Kenton on Sea 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 **24 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: 154/2026

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

NDLAMBE MUNICIPALITY



LAND USE APPLICATION FORM

PART A: TYPE(S) OF APPLICATION

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
	Rezoning	R
	Consolidation	R
	Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land	R
	Departure Application: Permanent or Temporary Departure (for Land Use Change)	R
	Departure Relaxation Building Line	R
	Departure for Relaxation of Development Parameters (Height and/or Coverage)	R
	Consent use in terms of the Land Use Scheme	R
	Extension for validity of an approval	R
✓	Subdivision	R 8 583.74
	Road closure or Closure of Public Open Space	R
	Approval of Architectural Design Manual, Homeowners Constitution, Site Development Plan	R
	Amendment of Conditions of Approval	R
	Cancellation/Amendment of General Plan	R
	Other	R
TOTAL ON FEES PAYABLE		R 8 583.74

INSTRUCTIONS:

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

Applicant's Initials: 

PART B: GENERAL INSTRUCTIONS

(These instructions should be read before completing the form)

1. GENERAL REMARKS

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

2. PRIOR LIAISON WITH OTHER INTERESTED PARTIES

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

3. SUBMISSION OF APPLICATION

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

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

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

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

3.3.1. Details in respect of the application

- A Locality sketch clearly showing 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 utilization 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);
- Flood line determination (report / plan);
- Copy of the Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) report;
- Confirmation of submission of EIA / HIA; or Copy of the Environmental Authorisation (EA) / Record of Decision (ROD);

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

PART C: INFORMATION TO BE COMPLETED BY THE APPLICANT

NOTE: Complete this form using BLOCK letters and ticking the appropriate boxes

PART C.1: APPLICANT DETAILS

First name(s)	PETER
Surname	SULTER
Company name (If applicable)	MEH SULTER & SON
Street or Postal Address	15A MILNER STREET MAKHANDA 6139
Email Address	peter@surveyec.co.za
Contact Number	082 654 9849

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

Registered owner(s) Name	THE MCKINLAY TRUST
Street or Postal Address	SCHEEPERS STREET BUSHMANSRIVERMOUTH
E-mail Address	
Contact Number	

Applicant's Initials: 

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed					
Erf No	274	Suburb/Town/Area	BUSHMANSRIVERMOUTH		
Farm No		Portion (if applicable)			
Physical or Street Address	SCHEEPERS STREET, BUSHMANSRIVERMOUTH				
Current Zoning	RESIDENTIAL ZONE 1				
Proposed Zoning	N/A				
Additional Rights or Consent Uses Approved	NO				
Current activities	RESIDENTIAL DWELLING				
Are any departures applicable to the land unit?	NO				
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	YES. HOUSE IN GOOD CONDITION				
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	YES				
Property Size/ Extent (m ² / ha - as per Title Deed)	3 965 SQ.M.				
Title Deed Number					
Any additional/relevant information in regard to the property	NO				
Any restrictions in the Conveyance's Certificate?	Y	N	If yes, list condition(s) in motivation report.		
Are the restrictive conditions in favour of a third party?	Y	N	If yes, list the party(ies) in motivation report.		
Is the property owned by Council?	Y	N	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.		
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	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?	Y	N	Is the building older than 60 years?	Y	N
Does the property fall inside the urban edge in terms of the SDF?	Y	N	Does the property fall within the service edge in terms of SDF?	Y	N
Is the property encumbered with a bond	Y	N	If yes, is bond/mortgage holders consent attached	Y	N
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalise the building / land use?	Y	N
NOTE: A contravention penalty may be imposed.					
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N

PART E: DETAILS OF THE APPLICATION

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

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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: **NO**

THE REMAINDER, BEING 1 985 SQ.M., WILL NOT BE INCLUDED AND WILL REMAIN RESIDENTIAL 1.....

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

NO

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

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

- i. Lateral (side) building line(s)m to.....m
- ii. Rear building line fromm tom; and / or
- iii. Street building line fromm to.....m; and / or
- iv. Coverage factor from % to%; and / or
- v. Building height restriction from m to..... m; and / or
- vi. Street boundary wall / fence height restriction from m to.....m;
- vii. Relaxation of parking requirements from.....bays to.....bays
- viii. Other zoning scheme condition(s) (as specified).....

5. RESTRICTING FACTORS

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

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

If so, furnish details:

N/A

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

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

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

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

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

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

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

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PART F: PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION POLICIES / GUIDELINES

Please answer the following questions and provide comments:

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	YES		NDLAMBE SPATIAL DEVELOPMENT PLAN
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)]		NO	
Any other Municipal by-law that may be relevant to application? (If yes, specify)		NO	
Does the proposal fall within the provisions/parameters of the land use scheme?	YES		
Are additional applications required to deviate from the land use scheme? (if yes, specify)		NO	

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?		NO	
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		NO	
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)		NO	
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		NO	
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.		NO	

Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		NO	
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		NO	
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)		NO	
Will the proposal have an impact on any National or Provincial roads?		NO	
Will the proposal have an impact on any National or Provincial roads?		NO	
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		NO	
Will the proposal affect any land owned by any State-Owned Entity (Telkom, ESKOM, Transnet etc.) and/or servitudes?		NO	
Is the property subject to any existing mineral rights?		NO	

PART H: SERVICE REQUIREMENTS

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

NOTE: Provide more detailed information in the motivation report.

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

Please indicate if the following Annexures are attached

ANNEXURE	YES	NO	NOT APPLICABLE
COMPULSORY INFORMATION REQUIRED			
Power of Attorney / Owner's consent if applicant is not owner (if applicable)	*		
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			
Neighbour 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)			*
Homeowners Association Consent			*
Any other annexures, give details:			

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

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Applicant's Initials: DS

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 am 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 initialing 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)	PETER BROCAS SULTER		
Professional Capacity & Registration Number	PROFESSIONAL LAND SURVEYOR (PLS 0786)		
Statutory Body	SOUTH AFRICAN GEOMATICS COUNCIL	Are you In Good Standing with the Statutory Body?	YES
Applicant's Signature		Date	28TH MAY 2026

Applicant's Initials: 

PART K: FOR OFFICE USE ONLY**APPLICATION RECEIVED AND VERIFIED BY:**

Full Name(s)	Khaqero Radlingana
Title/Capacity	Manager: Town Planning.
Signature	
Municipal Stamp	

M.E.H Sulter & Son Inc.
15A Milner Street
Grahamstown
6139

Subdivision Consent

20 November 2025

Dear Sir/Madam

Subject: Subdivision of the property into 4 portions

Account number: [REDACTED]

In the name of: Mc Kinlay Trust

Property description: Rem of ERF 274, Boesmansriviermond, Ndlambe

We are pleased to advise that Standard Bank has no objection to your request, subject to our rights being protected and on the following conditions:

- Local municipality authority approval must be obtained.
- All municipal and town planning bylaws are to be adhered to
- The residential component is not compromised.
- No release to be done without approval from Credit
- No buildings to be demolished without the Bank's consent
- The Bank is not committing to finance the development
- Once Excision is registered in the deed office attorney's / client to notify the bank to update new property description under home loan account.
- The correct insurance must be applied.
- All compliance conditions on customer first to be met
- Please note that the bank holds the right to withdraw or amend the given consent.

Please advise us on dates of lodgement and registration to confirm that all our requirements have been met via email to CSAdminHLJHB@standardbank.co.za.

Should you have any queries, please do not hesitate to contact our Customer Contact Centre on 0860 123 001.

Yours sincerely



Customer Service Consultant

Standard Bank Centre 1st Floor 5 Simmonds Street Johannesburg 2001 PO Box 61690 Marshalltown 2107 South Africa
Tel. Switchboard: +27 (0)11 636 9112 www.standardbank.co.za

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06) Authorised financial services and registered credit provider (NCRCP15) D

Directors: NMC Nyembezi (Chairman) DWP Hodnett* (Chief Executive Officer) LL Bam HJ Barrange PLH Cook A Daehnke* OA David-Borha1 GJ Fraser-Moleketi GMB Kennedy BJ Kruger LI L2
JH Maree NNA Metyunza RN Ogega3 Fenglin Tian2 SK Tshabalala*

Company Secretary: K Fronsman - 2025/10/10

*Executive Director 1 Nigerian 2 Chinese 3 Kenyan

McKINLAY TRUST

Reg: [REDACTED]

Timothy Fairbrother – CELL: 0 [REDACTED]

**Erf 274
Bushmansrivermouth**

POWER OF ATTORNEY

On Tuesday 27th October 2025, Tim Fairbrother, the sole trustee of the McKinlay Trust will nominate

Peter Brocas Sulter of M.E.H. Sulter & Son Land Surveyors in Grahamstown

With power of Attorney to sign on behalf of the McKinlay Trust relating for:-

- 1) the subdivision of erf 274 Bushmans into 3 portions leaving the Remainder.

It was further resolved that all costs relating to the application, subdivision and registration of the subdivided portions be for the purchaser's account.

Signed at **BUSHMANSRIVERMOUTH** this **27TH** day of **October 2025**.


.....
Timothy Fairbrother
Sole Trustee


.....
Witness 1


.....
Witness 2



M.E.H. SÜLTER & SON Inc.

Professional Land Surveyors / Professionele Landmeters
Township & Property Consultants / Dorps- en Eiendomsraadgewers
Sectional Title Surveyors / Deeltitelopmeters
3D Scanning and Data Modelling / 3D Skandering en Datamodellering

Medical Centre
15A Milner Street
Grahamstown 6139

Tel: 046-6224441

Cell: 082-6549849

072-7976479

E-mail: peter@surveyec.co.za

kyle@surveyec.co.za

Motivation Report for erf 274 **Bushmansrivermouth**

- **Subdivision of erf 274**
Bushmansrivermouth into 3 portions
(Portions A to C) leaving the Remainder

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Annexures:

- Annexure 1: Application form
- Annexure 2: Special Power of Attorney from the owner
- Annexure 3: Title deed and Bondholder's Consent
- Annexure 4: Municipal zoning certificate
- Annexure 5: Photos and Affidavits

Plans

- Map 1: Local Municipal Map
- Map 2: Locality Plan and extract from Municipal Zoning Map
- Map 3: Subdivision plan (Plan A and Plan B)
- Map 4: Land Use Map – aerial view
- Map 5: Plan showing compatibility with surrounding erf sizes
- Map 6: Surveyor General's diagram

SECTION A: INTRODUCTION

MEH Sulter & Son have been appointed by The McKinlay Trust to apply to the Ndlambe Municipality for the following.

- Subdivision
 - To subdivide erf 274 Bushmansrivermouth into 3 portions leaving the Remainder.

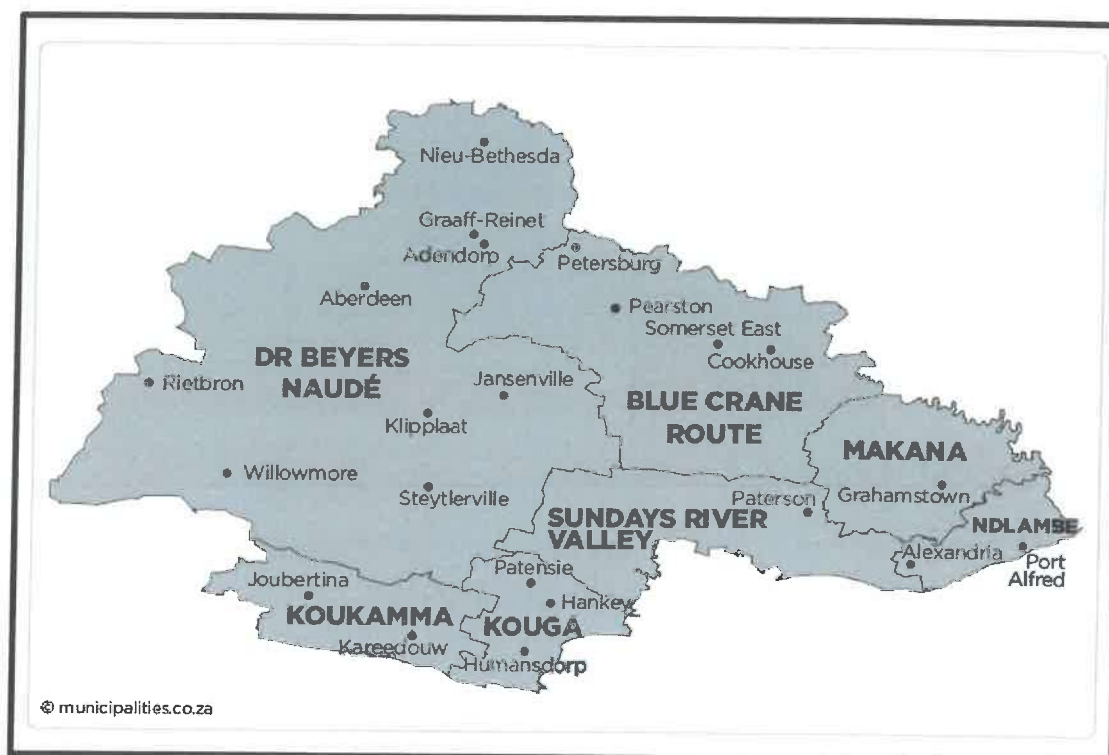
Refer to the attached Special Power of Attorney from Timothy Fairbrother representing the McKinlay Trust - **Annexure 2**.

The contents of this report, therefore, serve as a motivation for the subdivision of erf 274 Bushmansrivermouth , into 3 portions leaving the Remainder.

This application is made in terms of Section 59(1) of the Ndlambe Municipal By-laws promulgated in terms of the Spatial Planning and Land Use Management Act No.16 of 2013.

SECTION B: LOCALITY OF THE PROPERTIES

The locality of the properties can be broken down into municipal and local levels. The municipal level refers to which municipal borders the properties fall into, and the local level refers to the erven inside the town in which the properties fall. In this instance the property falls within the Ndlambe Municipality and inside the town of Port Alfred. The borders of the Ndlambe Municipality can be seen on Map 1 below.



Map 1: Ndlambe Local Municipality

b) ZONING

In terms of the Ndlambe Integrated Land Use Management Scheme, erf 274 Bushmansrivermouth is zoned **Residential Zone 1**.

This application serves to subdivide erf 274 Bushmansrivermouth into 3 portions leaving the Remainder.

All portions will remain Residential Zone 1 (RZ1).

SECTION D: TITLE DEED RESTRICTIONS

There are no conditions of title preventing subdivision.

See copy of the title deed under **Annexure 3a**.

SECTION E: BOND HOLDERS CONSENT

There is a bond over the erf and Bondholders Consent is attached. See **Annexure 3b**.

SECTION F: EXISTING AND ADJACENT LAND USE

The property is situated in Scheepers Street Bushmans as shown on the locality plan.

The surrounding properties are either vacant or occupied by permanent residents of Bushmans.



Map 4: Land Use Plan – aerial view

SECTION J: DESIRABILITY – EXISTING & PROPOSED DEVELOPMENT

The main criterion of establishing a need and desirability is to ensure that the land use development proposals are necessary and desirable in the public interest. This will result in sustainable land utilization which is publicly acceptable and relevant in all aspects such as economic growth, convenience, and benefit the community at all levels.

Erf 274 Bushmansrivermouth is 3 965 square metres in extent, and the owners want to retain the portion on which the house is built and sell the other 3 portions as the erf is too large for the present owners to maintain.

Other erven in the vicinity have been subdivided over the years. All portions will be compatible with the surrounding areas where most areas vary from less than 600 Sq.m. to 750 Sq.m., Under previous legislation the minimum erf size for Bushmansrivermouth was ± 500 Sq.m.



Map 5: Plan showing compatibility with surrounding erven

The objective of this application is to subdivide erf 274 Bushmans into three portions leaving the Remainder as shown below:-

- Erf 274 (Figure ABCD) is 3 965 Sq.m. and held under Title Deed No. [REDACTED]
- Portions A to C ± 660 Sq.m. are to be sold.
- Remainder erf 274 is 1 985 Sq.m. is to be retained.

In terms of Section 61(4) of the Ndlambe Integrate Land Use Management Scheme:

“...the municipality shall not grant a new subdivision unless it is satisfied that, for each land unit created there is adequate and lawful means of:

- (a) Access to and from a public street
- (b)

Portion A can be accessed from Scheepers Street or the existing cul-de-sac to the north-east which is a public street.

Portion B will be accessed from the existing cul-de-sac.

Portion C will also be accessed from the cul-de-sac.

Presently the only erf gaining access off the cul-de-sac is erf 938 and so the cul-de-sac is more than sufficient to accommodate an additional two erven.

The purchaser of the subdivided portions, Steve Moss, also owns erf 381 to the south of Portion C. He intends keeping Portion C separate depending on the market. He may also consider consolidating Portion C with erf 381 at a later stage.

He is a keen fisherman and has a large sea going boat. He has specifically requested that we apply for an “angular access” as shown on Plan A as he feels this is a far more accommodating and feasible access when towing a large boat or trailer.

The geometry of the existing cul-de-sac and access is such that it would be awkward to manoeuvre a boat and trailer at right angles to the road boundary.

On the plans below we have inserted insets in the top right-hand corner to indicate the access and egress with a car and boat trailer.

Plan A (preferred) shows that it would be far easier to access Portion C by driving it at a 45-degree angle than the entrance shown on Plan B which is at a right angle to the road boundary.

All buildings lines and other development parameters as per the Ndlambe ILUMS will be retained and no application is being submitted for departures.

The subdivision is desirable from a Town Planning point of view for the following reasons.

- The proposed development aligns itself with the Ndlambe SDF which encourages Infrastructure Investment and Sustainable Development.
- The development will be guided by the Spatial Planning and Land Use Management Act 16 of 2013.
- The local authority will benefit from the subdivision in perpetuity from additional rates and taxes and supplying of services.
- The proposal promotes densification and better utilization of existing services.

In addition to the above a single subdivision also has the following economic benefits which are often referred to as the “revolving rand”

- The application creates an opportunity for a professional to earn fees
- The Municipality gets application fees
- The subdivision creates an opportunity for work for a Professional Land Surveyor
- The Surveyor General receives examination fees
- A Conveyancer transfers the land and receives transfer fees
- The Deeds Office will get transfer duty
- The Receiver of Revenue receives Capital Gains taxes (mostly)
- A Draughtsman or Architect will earn income when drawing the house plans
- The municipality will receive building plan fees when the building plans are submitted for approval
- A contractor will be appointed to complete the building creating temporary employment and stimulating the local building industry through the purchase of:-
Cement, bricks, cement, doors, paint, roof tiles, sand, stone, windows etc.
- A carpenter could be employed to do the cupboards and kitchen
- Local stores will benefit from the purchase of household appliances and furniture
- The local nursery will benefit from creating the garden
- The municipality will benefit in perpetuity for connection fees, consumption fees and rates and taxes
- Permanent employment can be created by employing a gardener and/or domestic worker
- employing an electrician, plumber etc. to fix the problems that invariably arise overtime

SECTION K: POLICY ALIGNMENT – DEVELOPMENT PRINCIPLES, NORMS & STANDARDS

Ndlambe Municipality Integrated Development Plan (2022/2023)

The Ndlambe Municipality 2030 vision:

The Ndlambe Municipality Vision that emerged during the Strategic Planning workshop is as follows:

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

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

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

Mission:

To achieve our vision by enabling optimal performance within each of the five Key Performance Areas of Local Government within the context of available resources

Values:

- Commitment.
- Transparency.
- Honesty.
- Trustworthiness; and
- Care

Strategic Goals and Objectives:

Below are the Strategic goals and objectives that emanate from the long-term strategy of the municipality:

Goal 1:	A premier place to work and do business
Strategic Objectives	1.1. Improve the efficient running of and the governance of the Municipality 1.2. Develop state-of-the-art physical infrastructure 1.3. Develop a vibrant, rapidly growing, employment generating agri-based economy 1.4. Develop a vibrant, rapidly growing, employment generating tourism economy, including the heritage economy 1.5. Develop a vibrant, rapidly growing, employment generating oceans economy
Goal 2:	2. Destination of choice for living Strategic Objectives
Strategic Objectives	2.1. Improve financial viability of the municipality 2.2. Provide sustainable, efficient, cost effective, adequate and affordable services to all our citizens 2.3. Create a safe and secure living environment 2.4. Position the municipality as a learning hub of excellence
Goal 3:	3. Tourist destination of choice for people, who love natural and cultural heritage and adventure water sports
Strategic Objectives	3.1. Preserve the natural beautiful environment 3.2. Develop and support adventure and extreme water sports 3.4. Develop cultural heritage economy

The proposed subdivision supports the principles of the Integrated Development Plan and aims to create a vibrant community, investment opportunities, service delivery and economic development.

Municipal Spatial Development Framework (2023):

The Ndlambe Spatial Development Framework sets out the long-term spatial development for the municipality. The SDF is a framework that seeks to guide overall spatial distribution of current and desirable land uses within a municipality, to give effect to the vision, goals and objectives of the municipal Integrated Development Plan.

The Ndlambe SDF is a high-level strategic policy plan which is a component of the IDP. It is a living document.

Spatial Planning Principles - Section 9:

The SDF for the Ndlambe Municipality is guided by the following planning principles:

- Development of sustainable human settlements
- Ensuring a sustainable and functioning environment
- Managing and maintaining safe and accessible infrastructure provision

- Access and affordable public transport and accessible linkage between settlements
- Thriving economy which is well positioned within the province and within the country
- “Smart City” and information technology
- Effective Governance

Further the following spatial structuring elements should apply.

The key elements of the structuring elements are as follows:-

- Contain urban sprawl – **the erf is in an established township, and the proposal will certainly not create urban sprawl**
- Promote urban and social integration – **additional erven will lead to more social integration**
- Promote higher densities - **the proposed subdivision will result in densification and better utilization of existing services**
- Create quality urban environments – **This area in Bushmans is already a quality urban environment**
- Promote pedestrian friendly environments and movement patterns – **these will not change**
- Create a sense of space – **the erven in this area are large and certainly create a sense of space**
- Enhancement of investment opportunities – **allowing subdivisions of this nature should promote development opportunities resulting in both temporary and permanent employment and create additional revenue for the Ndlambe Municipality through additional rates, taxes and service charges.**
- Simplifying decision making regarding development applications – **an especially crucial point to note. The application falls into the category where the decision making is made by the Authorised Official after the application has been securitized by the Town Planner.**

It should be emphasized that this proposal will not negatively impact on the character of the area.

The creation of a smaller erf will have a favourable impact on investment and possible employment opportunities.

This application aligns with the growth and development of Ndlambe in that it conforms to the Spatial Development Framework for the Ndlambe Municipality.

Spatial Planning and Land Use Management Act (SPLUMA), Act No.16 of 2013:

SPLUM at a Municipal level (often referred to as Municipal Planning) includes mainly two broad categories:



The SPLUMA has been introduced as framework legislation to outline how SPLUM must be done by municipalities with the support of provinces and national government. The aim of the SPLUMA is to:

- Provide a single, uniform framework for spatial planning and land use management on a national level;
- Provide for inclusive, developmental, equitable and efficient spatial planning at the different spheres of government;
- Provide a framework for policies, principles, norms and standards for spatial planning and land use management;
- Address past spatial and regulatory imbalances;
- Promote greater consistency and uniformity in procedures and decision-making by authorities;
- To provide for the establishment, functions and operations of Municipal structures (Planning Tribunals) to consider development applications; and
- Provide for the facilitation and control of land use and development.

The application is made in terms of Sections 59(1) of the Ndlambe Municipal By-laws promulgated in terms of the Spatial Planning and Land Use Management Act No.16 of 2013.

Decisions need to be based on Sections 7, 22(1) and 42(1) of the aforementioned Act and Sections 53(1) and 53(4) of the Ndlambe Spatial Planning and Land Use Management By-laws.

The application needs to be assessed in terms of Development Principles contained in Section 7 Chapter 2 of the Spatial Planning and Land Use Management Act No.16 of 2013.

Section 42(1) of the Spatial Planning and Land Use Management Act No.16 of 2013 stipulates that a Municipal Planning Tribunal, before considering and deciding on an application must:

- 42(1)(a) Be guided by the development principles set out in Chapter 2 - The relevant development principles in Chapter 2 of the Act have been addressed in the memorandum.
- 42(1)(b) Make a decision which is consistent with norms and standards, measures designed to protect and promote sustainable use of agricultural land (not applicable on this application), national and provincial government policies and the municipal spatial development framework.

This development is in accordance with the following Spatial Planning Principles.

Section 7 of SPLUMA stipulates:

Such principals include but are not limited too.

- The principal of Spatial Justice
- The principal of Spatial Sustainability
- The principal of Efficiency
- The principal of Spatial Resilience
- The principal of Good Administration

The proposed subdivision is in line with the SPLUMA Development Principles (Section 42(1)(1)) in the following manner:

SPLUMA REFERENCE	Development Compliance
7 (a) Spatial Justice i) The principle of spatial justice requires that past spatial and other development imbalances must be addressed through improved access to and use of land. ii) Spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded, with an emphasis on informal settlements, former homeland areas and areas characterised by widespread poverty and deprivation; iii) Spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons; iv) Land use management systems must include all areas of a municipality and specifically include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas; v) Land development procedures must include provisions that accommodate access to secure tenure and the incremental upgrading of informal areas and vi) A Municipal Planning Tribunal considering an application before it, may	● The location of this property in the town and the type of land use supports spatial justice. ● The application is being submitted so that the owner can sell off portions of the erf . ● The property is in a sparsely developed area and will contribute to the prevention of urban decay and to regeneration and urbanization when all portions are developed. ● The subdivision will contribute to the improved use of the land and will be more sustainable.

	not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property is affected by the outcome of the application;	
7 (b)	Spatial Sustainability - Promote land development that is within the fiscal, institutional and administrative means of the Republic; - Ensure that special consideration is given to the protection of prime and unique agricultural land; - Uphold consistency of land use measures in accordance with environmental management instruments; - Promote and stimulate the effective and equitable functioning of land markets; - Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments; - Promote land development in locations that are sustainable and limit urban sprawl; and - result in communities that are viable;	- The erf is within the urban edge of Bushmansrivermouth and is an old and established residential area. - This proposal will certainly not conflict with the present character of the area. - The erf is in an established township, and no environmental authorization is necessary. The area is not particularly environmentally sensitive.
7 (c)	Efficiency - Land development optimises the use of existing resources and infrastructure; - Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and - Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;	- The proposal will promote the optimal utilization of the subject property and existing infrastructure. - The proposal supports the principle of nodal development - It will create temporary and permanent job opportunities - It will support and strengthen the existing residential node
7 (d)	Spatial Resilience The principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks	This proposal is in line with the Ndlambe Municipality Spatial Development Framework

7 (e)	Good Administration i) All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act; ii) All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks; iii) The requirements of any law relating to land development and land use are met timeously; iv) The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; v) Policies, legislation and procedures must be clearly set to inform and empower members of the public.	● The Ndlambe Municipality is obligated to consider the application fairly and within the timeframes provided. ● It is important that decision making is aligned with sound policies based on national, provincial and local development policies. This application complies with all relevant policies, legislation and procedures as well as transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them. ● This application will be processed in accordance with the prescribed application procedures and stipulated in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).
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Building Controls

All new dwellings and buildings will have to have plans drawn and submitted to the Ndlambe Municipality for approval to ensure that they comply with the National Building Regulations.

SECTION L: APPLICATION FORM

This application form, in terms of the Spatial Planning and Land use Management Act, Act No.16 of 2013, for the subdivision of the erf can be found under **Annexure 1**.

SECTION M: SUMMARY & CONCLUSION

The application which has been submitted is for the:-

- **Subdivision of erf 274 Bushmansrivermouth into 3 portions (Portions A to C) leaving the Remainder.**

The application is being submitted on behalf of the owners of erf 274 who would like to sell the subdivide portions and retain the existing house. The erf is currently too large for them to maintain.

It is recommended that the Council supports and approves the above-mentioned application based on the following.

- The proposal will create additional revenue for the municipality through additional rates and taxes and through the provision of services.
- The proposed subdivision will have little or no impact of the surrounding owners as both buildings and vehicle entrances already exist.
- The development is aligned with the Development Parameters as set out by Ndlambe Municipality and ties in with the spatial policies

Accordingly, it is recommended that Ndlambe Municipality favourably considers the application for approval.

P.B. Sulter
Professional Land Surveyor
May 2026

MAP 1

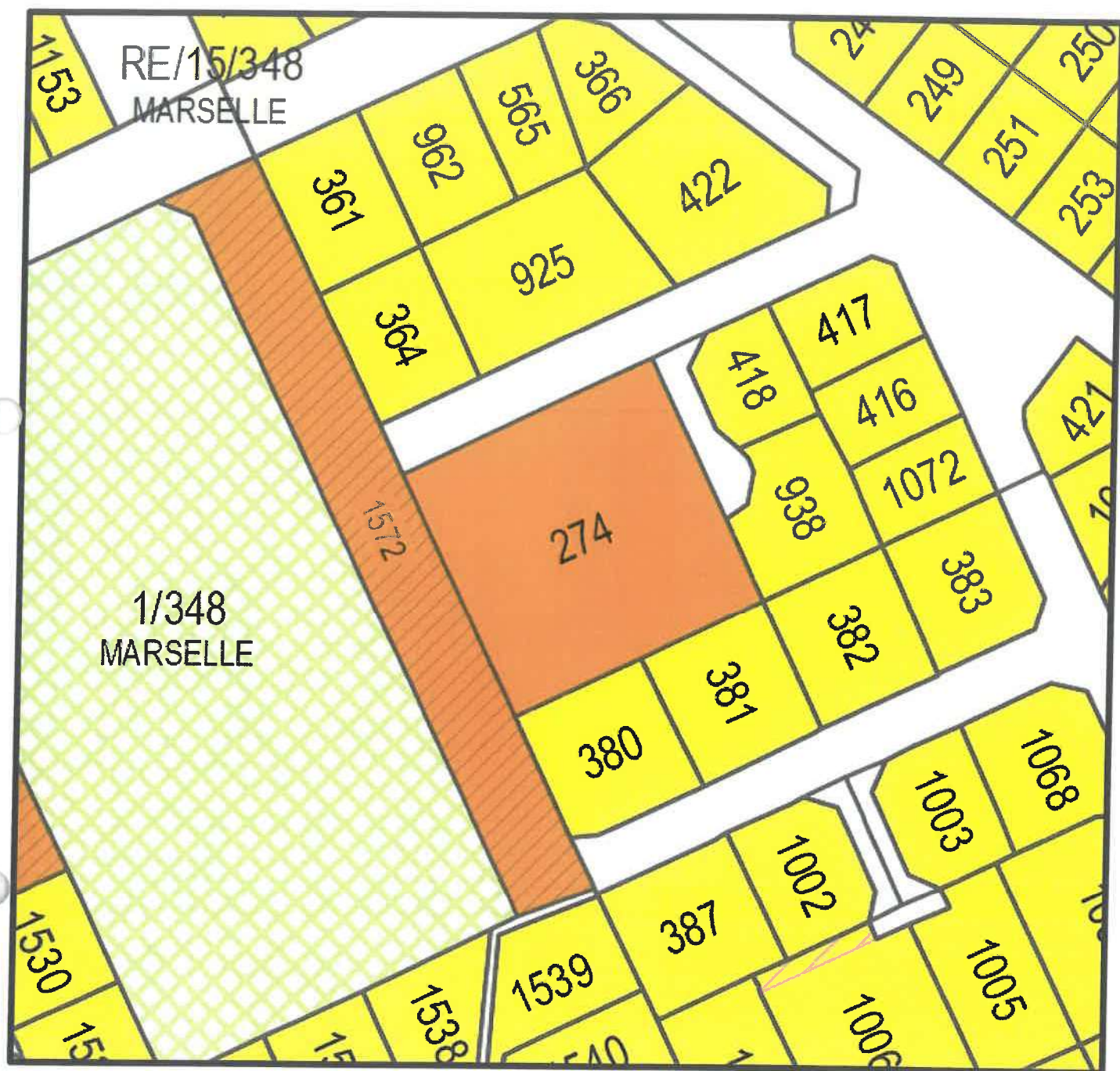
MUNICIPAL LOCALITY PLAN



MAP 2

LOCALITY MAP & EXTRACT FROM MUNICIPAL ZONING MAP

ERF 274 BUSHMANSRIVERMOUTH – LOCALITY PLAN EXTRACT FROM ZONING MAP



Scale: 1/9000

Kenton-on-Sea

Bushman's

River

M.E.H SULTER & SON

Professional Land Surveyors
Township & Property Consultants
Sectional Title Practitioners

Medical Centre
15A Milner Street
Grahamstown
6139

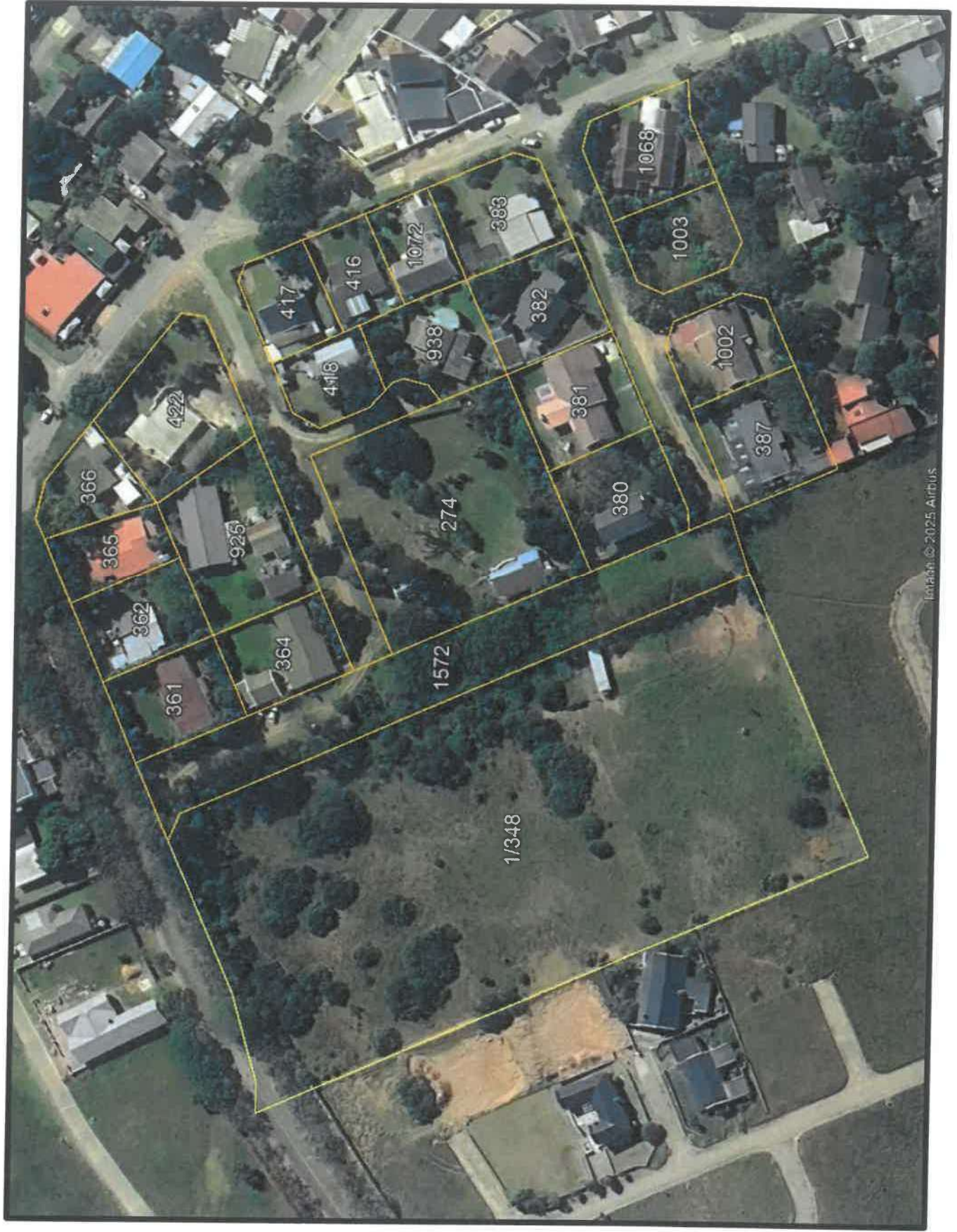
Telephone (046) - 6224441
Fax (046) - 6361068

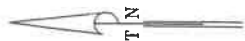
P. B. SULTER Assoc. Lecturer

(BUSBY DC)

REF: BUSHMANS

ERF 274 BUSHMANSRIVERMOUTH – LAND USE MAP





PLAN A
Plan showing proposed subdivision
of Erf 274 Bushmans River Mouth
Administrative District of Alexandria
Province of the Eastern Cape

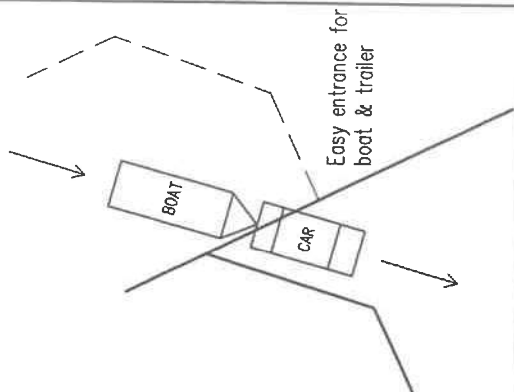
Scale: 1/500

NOTES:

- 1) The figure ABCD represents erf 274 Bushmansrivermouth.
- 2) It is proposed to deduct Portions A to C leaving the Remainder.



Inset
Scale: 1/250



Date: May 2026



M.E.H. SULTER & SON INC.

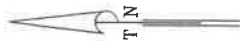
Professional Land Surveyors
Township & Property Consultants
Sectional Title Practitioners
3D scanning and building information modelling

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15A Milner Street
Grahamstown
6139

Tel. 046 - 6224441
E-mail: peter@surveyes.co.za

P.B. Sultter (Managing Director)
K. van Niekirk (Assistant Director)

(SUB274 LPE)
REF: BUSH-274



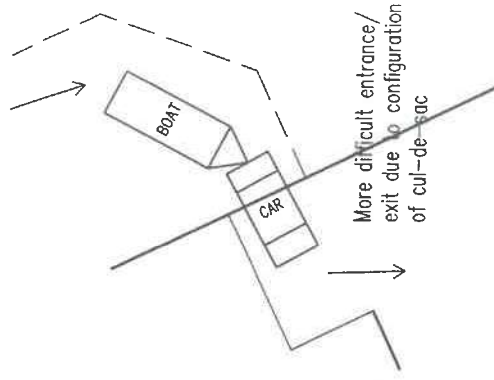
PLAN B
Plan showing proposed subdivision
of Erf 274 Bushmans River Mouth
Administrative District of Alexandria
Province of the Eastern Cape
Scale: 1/500

NOTES:

- 1) The figure ABCD represents erf 274 Bushmansrivermouth.
- 2) It is proposed to deduct Portions A to C leaving the Remainder.



Inset
Scale: 1/250



Date: February 2026

S M.E.H SULTER & SON INC.
Professional Land Surveyors
Township & Property Consultants
Sectional Title Practitioners
3D scanning and building information modelling

Medical Centre
15A Milner Street
Grahamstown
6139

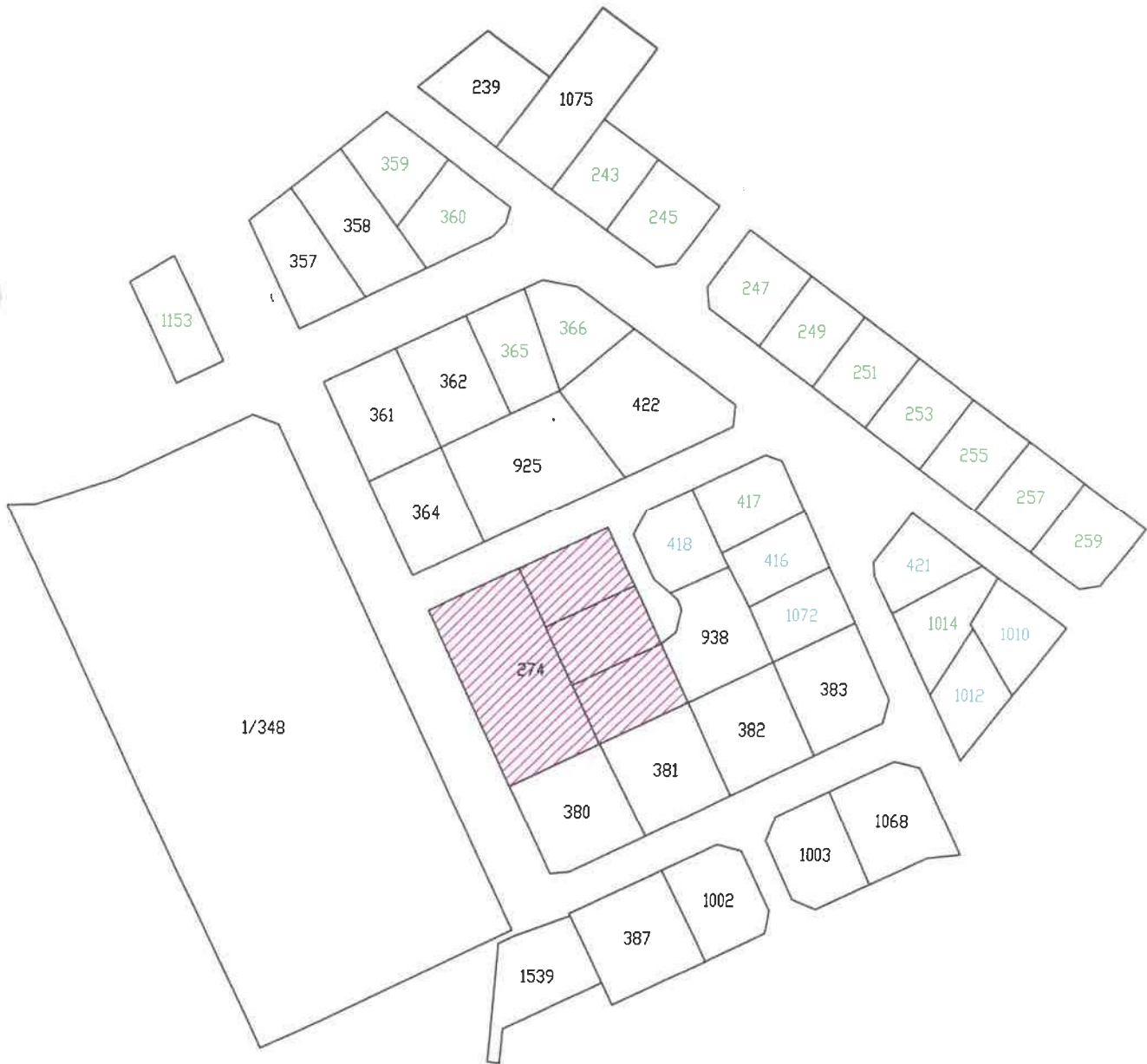
(SUB274 LPE)
REF: BUSH-274

P.B.Sulter
K. van Niekerk
Tel. 046 - 6224441
E-mail: peter@surveyet.co.za
M.E.H. SULTER & SON INC.

MAP 5

PLAN SHOWING
COMPATIBILITY WITH
SURROUNDING ERVEN

Plan showing
Surrounding erf sizes
Scale: 1/1 500



SCHEDULE OF AREAS	
1655	denotes erven < 650 Sq.m.
1656	denotes erven 650 to 750 Sq.m.
1665	denotes erven > 750 Sq.m.

Date: January 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
e-mail: psater@surveyec.co.za

P.B. Sulter B.Sc.(SURVEY) Pr.L.(S.A.G.C.) Dip.Proj.Man.
K. van Niekark B.Sc.(Geomatics) Pr.L.(S.A.G.C.)

ANNEXURE 4

MUNICIPAL ZONING CERTIFICATE

Ndlambe Municipality
P O Box 13
Port Alfred
6170

NDLAMBE MUNICIPALITY



Tel: (046) 604 5500
Fax: (046) 624 2669
portalfred@ndlambe.gov.za
www.ndlambe.gov.za

ZONING CERTIFICATE

DATE	25 November 2025					
PROPERTY DESCRIPTION	Erf 274 Boesmansriviermond					
STREET ADDRESS	6 Scheepers Street					
REGISTERED AREA	3965.0SQM					
ZONING	Residential Zone 1					
PARKING	Refer to Section 66 of Ndlambe Integrated Land Use Scheme, 2019.					
USE OF THE PROPERTY						
Primary Use	Definition				Consent Use	
Dwelling Unit	means a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation and includes such outbuildings as are ordinarily used therewith and permit a home occupation for a single household.				• Additional Dwelling Unit • Crèche • Guest House • Home Enterprise • Medical Use • Social Facility	
EXPLANATORY NOTE: All Land Uses under Consent Use are only permitted with the Municipality's prior consent as contemplated in the Ndlambe Integrated Land Use Scheme, 2019. Furthermore, the consent must be obtained through lodging an application in terms of Section 74 of the Ndlambe Municipality Spatial Planning and Land Use Management, By-law, 2016.						
Consent Use(s) Approved: None						
DEVELOPMENT PARAMETERS						
Building Lines				Height	Coverage	Floor Factor
	Street	Lateral	Rear			
Erven < 600m ²	4m	1.5m	2m	8.5m	70%	1.0
Erven > 600m ²	5m	1.5m	3m	8.5m	50%	
NOTE: This information is provided in accordance with the Ndlambe Integrated Land Use Scheme (2019) , as per regulations applicable on the stated date, and may be subject to amendments over time. Furthermore, this information only pertains solely to land use management requirements and should not be construed as an endorsement to deviate from the provisions of any related Legislations, By-Laws, National Building Regulations, Environmental Legislations, or Restrictive Conditions contained within Title Deeds.						
ADDITIONAL RESTRICTIONS: Other additional land use restrictions and provisions relevant to this zone and/or property, are as outlined in the Title Deed, and should be always adhered to.						

DR. N. VITHI-MASIZA
DIRECTOR: INFRASTRUCTURAL DEVELOPMENT



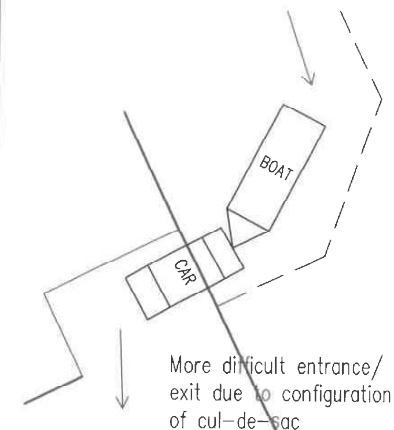
PLAN B
Plan showing proposed subdivision
of Erf 274 Bushmans River Mouth
Administrative District of Alexandria
Province of the Eastern Cape
Scale: 1/500

NOTES:

- 1) The figure ABCD represents erf 274 Bushmansrivermouth.
- 2) It is proposed to deduct Portions A to C leaving the Remainder.



Inset
Scale: 1/250



(SUB274 LPE)
REF: BUSH-274

Date: February 2026



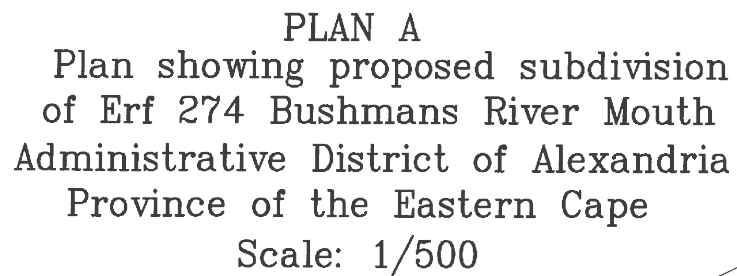
M.E.H. SULTER & SON INC.

Professional Land Surveyors
Township & Property Consultants
Sectional Title Practitioners
3D scanning and building information modelling

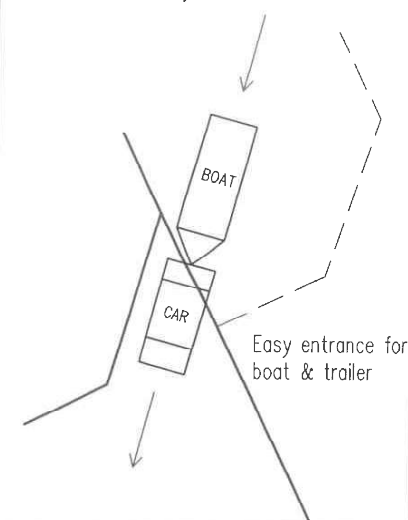
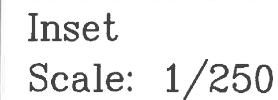
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6139

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K. van Niekerk B.Sc.(QUANTITY SURVEYING) P.L.(S.A.G.C.)



- 1) The figure ABCD represents erf 274 Bushmansriviermouth.
- 2) It is proposed to deduct Portions A to C leaving the Remainder.



Date: May 2026



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Plan showing locality of
Erf 274 Bushmans
Administrative District of Alexandria
Province of the Eastern Cape
Scale: 1/3000



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P.B.SULTER INC. SURVEYS P.L. (P.A.) N.E.P.L. (P.A.) (P.A.) (P.A.)

(BUSHLOC)
REF: BUSHMANS

A map of a residential area with various lots and a central shaded area. The lots are labeled with numbers: 1075, 239, 1077, 243, 245, 359, 360, 358, 357, 1153, 247, 249, 251, 253, 255, 257, 259, 421, 1014, 1010, 1012, 1068, 1003, 1002, 387, 1539, 380, 381, 382, 383, 938, 418, 416, 1072, 417, 422, 925, 361, 362, 364, 274, 365, 366, 1/348, 274, 361, 362, 364, 365, 366, 422, 925, 938, 418, 416, 1072, 417, 421, 1014, 1010, 1012, 1068, 1003, 1002, 387, 1539, 380, 381, 382, 383. A central area is shaded with diagonal lines and labeled 274. The map is oriented with a north arrow pointing towards the top right.

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