

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**Ndlambe Municipality
Corporate Services

10 JUN 2026

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

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
×	Rezoning	R 10 729.68
	Consolidation	R
	Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land	R
	Departure Application: Permanent or Temporary Departure (for Land Use Change)	R
	Departure Relaxation Building Line	R
×	Departure for Relaxation of Development Parameters (Height and/or Coverage)	R 8 583,74
	Consent use in terms of the Land Use Scheme	R
	Extension for validity of an approval	R
	Subdivision	R
	Road closure or Closure of Public Open Space	R
	Approval of Architectural Design Manual, Homeowners Constitution, Site Development Plan	R
	Amendment of Conditions of Approval	R
	Cancellation/Amendment of General Plan	R
	Other	R
TOTAL ON FEES PAYABLE		R 19 313.42

INSTRUCTIONS:

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

Applicant's Initials: MdB

PART B: GENERAL INSTRUCTIONS

(These instructions should be read before completing the form)

1. GENERAL REMARKS

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

2. PRIOR LIAISON WITH OTHER INTERESTED PARTIES

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

3. SUBMISSION OF APPLICATION

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

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

3.3.1. Details in respect of the application

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

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

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

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

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

3.3.4. Motivation

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

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

3.3.5 Supporting information and documentation

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

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

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

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

First name(s)	Mirinda
Surname	de Beer
Company name (If applicable)	Mirinda de Beer Town & Regional Planners
Street or Postal Address	117 Cape Road, Mill Park, Port Elizabeth, 6001
Email Address	mirinda@mdbtownplanner.co.za
Contact Number	0828962686

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

Registered owner(s) Name	Shaqu Trading cc
Street or Postal Address	48 Campbell Street
E-mail Address	i [REDACTED]
Contact Number	0 [REDACTED]

Applicant's Initials: MdB

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed			
Erf No	416	Suburb/Town/Area	Port Alfred
Farm No	N/A	Portion (if applicable)	N/A
Physical or Street Address	48 Campbell Street		
Current Zoning	Community Zone 2		
Proposed Zoning	Business Zone 2		
Additional Rights or Consent Uses Approved	N/A		
Current activities	Offices		
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, offices in good condition.		
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	No. It is being used for offices.		
Property Size/ Extent (m²/ ha - as per Title Deed)	714 m²		
Title Deed Number	[REDACTED]		
Any additional/relevant information in regard to the property	N/A		
Any restrictions to Conveyance's Certificate?	☒	If yes, list condition(s) in motivation report.	
Are the restrictive conditions in favour of a third party?	☒	If yes, list the party(ies) in motivation report.	
Is the property owned by Council?	☒	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.	
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)	☒	If yes, indicate which section are triggered in motivation report and attach relevant permit.	
Is the property or building located within the historical core or contains any heritage significant features?	☒	Is the building older than 60 years?	☒
Does the property fall inside the urban edge in terms of the SDF?	☒	Does the property fall within the service edge in terms of SDF?	☒
Is the property encumbered with a bond	☒	If yes, is bond/mortgage holders consent attached	☐
Any existing unauthorized buildings and/or land use on the subject property(ies)?	☒	If yes, is this application to legalise the building / land use?	☐
NOTE: A contravention penalty may be imposed.			
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	☒	Are there any land claim(s) registered on the subject property(ies)?	☒

Applicant's Initials: MdB

PART E: DETAILS OF THE APPLICATION

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

.....
 The purpose of this applicaiton is to formalize the office development on the property. The rezoning of the property to Business zone 2 will also permit future development in accodance with the approved building plans. Departure from the parking requirements are based on the approved building plans and the provision of public parking directly adjacent to the subject site.

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

.....
 Yes

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

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

.....
 No

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

- i. Lateral (side) building line(s) from m to m; and / or
- ii. Rear building line from m to m; and / or
- iii. Street building line from m to m; and / or
- iv. Coverage factor from % to %; and / or
- v. Building height restriction from m to m; and / or
- vi. Street boundary wall / fence height restriction from m to m;
- vii. Relaxation of parking requirements from 10,72 bays to 0 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:

.....

.....

.....

.....

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:

.....

.....

.....

.....

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:

.....

.....

.....

.....

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:

.....

.....

.....

.....

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

No

.....

.....

.....

Applicant's Initials: MdB

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

Please answer the following questions and provide comments:

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		Ndlambe Spatial Development Framework
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? List condition numbers and third party(ies)]		X	
Any other Municipal by-law that may be relevant to application? (If yes, specify)		X	
Does the proposal fall within the provisions/parameters of the land use scheme?		X	This application includes a departure from the provisions of the Land Use Scheme.
Are additional applications required to deviate from the land use scheme? (if yes, specify)	X		Application to depart from the provision of the required parking bays.

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

Please answer the following questions and provide comments:

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

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

Please indicate if the following Annexures are attached

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

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

.....

.....

.....

.....

.....

Applicant's Initials: MdB

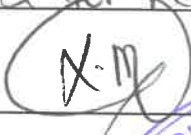
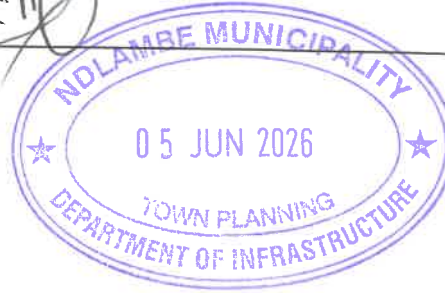
PART J: DECLARATION BY THE APPLICANT

I hereby wish to confirm the following:

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

Full Name(s)	Mirinda de Beer		
Professional Capacity & Registration Number	Professional Town and Regional Planner A/1037/1998		
Statutory Body	SACPLAN	Are you In Good Standing with the Statutory Body?	Yes
Applicant's Signature		Date	3 June 2026

Applicant's Initials: MdB

PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	Nolela Makambi
Title/Capacity	Senior Administrative Officer
Signature	
Municipal Stamp	

POWER OF ATTORNEY

I, Andrew Vaughan Meyer, of identity number [REDACTED]
the undersigned, hereby nominate, constitute and appoint-

Mirinda de Beer, identity number 7101060052080 of Mirinda de Beer Town and Regional Planners,
with power of substitution to be my name, place and stead to apply for the -

Rezoning of Remainder Erf 416, Port Alfred at Ndlambe Municipality, and any other application
deemed necessary to the effect of the application and to do whatever I would do if I were present
in person and acting in the matter; and I hereby ratify, allow and confirm, promise and agree to
ratify, allow and confirm everything and anything my agent may do or may permit to be done
legally in terms of this power of attorney.

SIGNED AT Port Alfred ON THIS 1 DAY OF October 2025

Director Name:

Director Signature:

Andrew Vaughan Meyer

[Signature]

in the presence of the undersigned witnesses:

Witness Name:

Witness Signature:

1.

Isabel Meyer

[Signature]

2.

CLOSE CORPORATION RESOLUTION

SHAQU TRADING CC

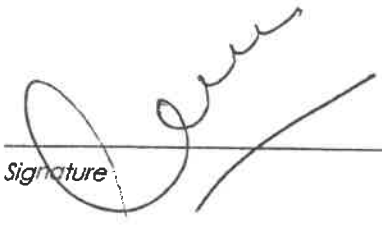
Registration No.: [REDACTED]

PASSED AT Port Alfred ON THIS 1 DAY OF October 2025.

RESOLVED THAT:

1. Andrew Vaughan Meyer [MEMBER NAME], in his/her capacity as Member, makes Application in terms of the Spatial Planning & Land Use Management Act (Act 16 of 2013) (SPLUMA) to the authorities for the **REZONING of REMAINDER ERF 416, PORT ALFRED.**
2. **MIRINDA DE BEER TOWN & REGIONAL PLANNERS** of 117 Cape Road, Mill Park, Port Elizabeth, is hereby given Power of Attorney to submit an application for the **REZONING of REMAINDER ERF 416, PORT ALFRED**, in terms of the Spatial Planning & Land Use Management Act (Act 16 of 2013) (SPLUMA) or other applicable legislation and sign the application on behalf of the company. In addition, make any other necessary submissions and presentations in relation to the above-mentioned matter.
3. Andrew Vaughan Meyer [MEMBER NAME], in his/her capacity as Member, is hereby authorised to sign any documents which may be deemed necessary to give effect to this resolution.

SIGNATURES:

- | | | |
|----|--|---|
| 1. | <u>Andrew Vaughan Meyer</u>
[Member Name] | 
Signature |
| 2. | _____
[Member Name] | _____
Signature |
| 3. | _____
[Member Name] | _____
Signature |
| 4. | _____
[Member Name] | _____
Signature |

MOTIVATIONAL REPORT

ERF 416, PORT ALFRED

Application for:

- **Rezoning of Erf 416, Port Alfred from Community Zone 2 to Business Zone 2.**
- **Permanent Departure to relax the Parking Requirements on Erf 416, Port Alfred.**

Compiled by:



Pr. Pln A/1037/1998
BA MITRP/ MSAP/

Contact Details:

Email: mirinda@mdbtownplanner.co.za

Cell: 082 896 2686

117 Cape Road, Mill Park

Port Elizabeth, 6001

www.mdbtownplanner.co.za

APRIL 2026

FINAL SUBMISSION: 19 MAY 2026

HARD COPY SUBMISSION: 3 JUNE 2026

EXECUTIVE SUMMARY

Erf 416, Port Alfred is 714m² in size and zoned for Community 2 purposes. The property is located in the central business district (CBD) of Port Alfred, situated at 48 Campbell Street.

Offices that are being utilized by the Ndlambe Municipality are situated on the north-east portion of the property. It is the owner's intention to formalize the existing development footprints and expand the existing development in line with the approved building plans on Erf 416, Port Alfred.

Summary:

Existing Zoning	Community Zone 2
Proposed Zoning	Business Zone 2
Area	714m ²
Title Deed	
Owners	Shaqu Trading CC
Address	48 Campbell Street, Port Alfred
Bond	There is no bond registered on the property.
Spatial Development Framework	Ndlambe Municipality Spatial Development Framework (2023)
Application required	Application in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), Ndlambe Municipality Spatial Planning and Land Use Management By-Laws (2016) and the Ndlambe Integrated Land Use Scheme (2019) for: • Rezoning of Erf 416, Port Alfred from Community Zone 2 to Business Zone 2, in terms of Section 68 of the Ndlambe Municipality SPLUMA By-Laws (2016). • Permanent Departure to relax the Parking Requirements on Erf 416, Port Alfred, in terms of 76 Section of the Ndlambe Municipality SPLUMA By-Laws (2016).



Remainder Erf 416, Port Alfred: 48 Campbell Street

CONTENTS

SECTION A : BASELINE INFORMATION	2
1. The Applicant	2
2. The Site	2
3. Locality	2
4. Existing Zoning & Land Use	3
5. Title Deed, Servitudes and Bond Holder	4
SECTION B : THE APPLICATION	5
1. Development Proposal	6
2. Permanent Departure from Parking Requirements	6
SECTION D : PLANNING INFORMANTS	10
1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)	10
2. Ndlambe Municipal Spatial Development Framework (SDF) (2023)	12
SECTION E : DESIRABILITY	20
1. Land Suitability	20
2. Locality and Accessibility	21
3. Compatibility with surrounding area	21
4. Economic Growth & Job Creation	22
5. Engineering Services	23
SECTION F : CONCLUSION	24

ANNEXURES

A. MAPS

1. Locality
2. Aerial View
3. Site Plan
4. Existing Zonings and Land Uses
5. Site Development Plan

B. APPLICATION FORM

C. PROPERTY DETAILS

1. Power of Attorney
2. Closed Corporation Resolution
3. Title Deed
4. Cadastral Diagram
5. Conveyance Certificate
6. Ndlambe Municipality Spatial Development Framework: Port Alfred
7. Approved Building Plans

1. The Applicant

Mirinda de Beer Town and Regional Planners (MDB) is appointed by the owners of Erf 416, Port Alfred, Shaqu Trading CC, to prepare and submit an application to the Ndlambe Municipality to obtain the necessary land use rights to permit offices on the property.

The Power of Attorney and Closed Corporation Resolution is attached as **Annexure C.1** and **C.2**.

2. The Site**Cadastral information:**

The subject property is described as Remainder Erf 416, Port Alfred, situated in the Ndlambe Municipal jurisdiction. The Cadastral Diagram (Cadastral Diagram No. 2264/1901) is attached as **Annexure C.4**.

Ownership:

The property is owned by Shaqu Trading CC.

Property size:

714m²

3. Locality

The property is located in the central business district (CBD) of Port Alfred, situated at 48 Campbell Street.

Map 1: Locality



Map 1 illustrates the **Locality** of the subject site.

4. Existing Zoning & Land Use

The property is currently zoned for Community 2 purposes. Offices that are utilized by the Ndlambe Municipality are situated on the north-eastern portion of the property.

Campbell Street borders the property in the north-east and access is obtained from Campbell Street. The property is situated in the CBD and surrounded by businesses and offices.

Map 3: Site Plan



Map 3 illustrates the current Land Use of the subject property.

In terms of the Ndlambe Integrated Land Use Scheme (2019) the property is zoned Community 2 purposes.

Current development parameters for **Erf 416, Port Alfred**:

Zoning	Community Zone 2
Primary Use	Place of Assembly means a building used for gatherings, meetings and include a public hall, a hall for social functions, a music hall, a concert hall, an exhibition hall, a public art gallery or a town or civic centre. Place of Worship means land or a building used as a church, mosque, temple, chapel, synagogue or facility for practising religion or devotion and includes uses directly related thereto, but does not include a funeral parlour.
Coverage	50%
Height	11m
Street Building Line	8m
Lateral Building Lines	8m
Rear Building Line	8m
Parking	Place of Assembly: 1 space / 8 seats Place of Worship: 1 space / 8 seats

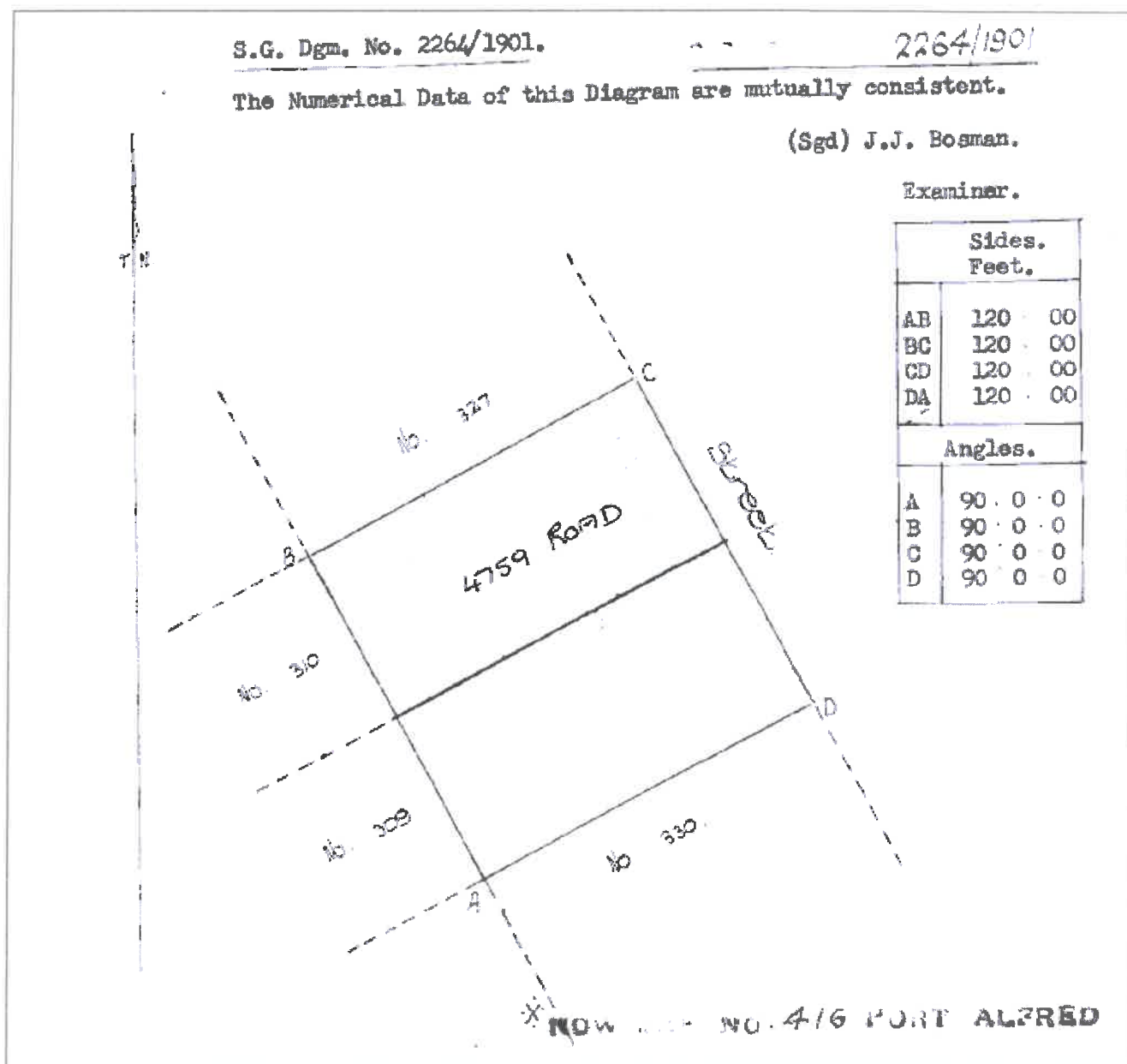
5. Title Deed, Servitudes and Bond Holder

Title Deed T15837/2021 is relevant to the subject site. A copy of the Title Deed is attached as **Annexure C.3**.

The Conveyancers Certificate confirmed that there are no restrictive conditions in the Title Deed prohibiting the proposed rezoning of the property for business purposes. A copy of the Conveyancer Certificate is attached as **Annexure C.5**.

There are no servitudes registered on the property. A copy of the Cadastral Diagram is attached as **Annexure C.4**.

Cadastral Diagram:



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

The Application

Section

B

This application is, based on the stipulations of the Ndlambe Integrated Land Use Scheme (2019), Ndlambe Spatial Planning and Land Use Management By-Laws (2016) and Section 33(1) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), **for Erf 416, Port Alfred:**

1. **Rezoning** of Erf 416, Port Alfred from Community Zone 2 to **Business Zone 2**, in terms of Section 68 of the Ndlambe SPLUMA By-Laws (2016).
2. **Permanent Departure** to relax the Parking Requirements on Erf 416, Port Alfred, in terms of Section 76 of the Ndlambe SPLUMA By-Laws (2016).

Development parameters on site:

Zoning	Business Zone 2
Primary Land Use	<i>Office means a building used only for professional, clerical, administrative work, medical uses and includes storage areas ancillary to the office use.</i>
Street Building Line	0m
Lateral Building Lines	0m
Rear Building Line	0m
Height	8,5m
Coverage	100%
Floor Factor	1.5
Parking	0

1. Development Proposal

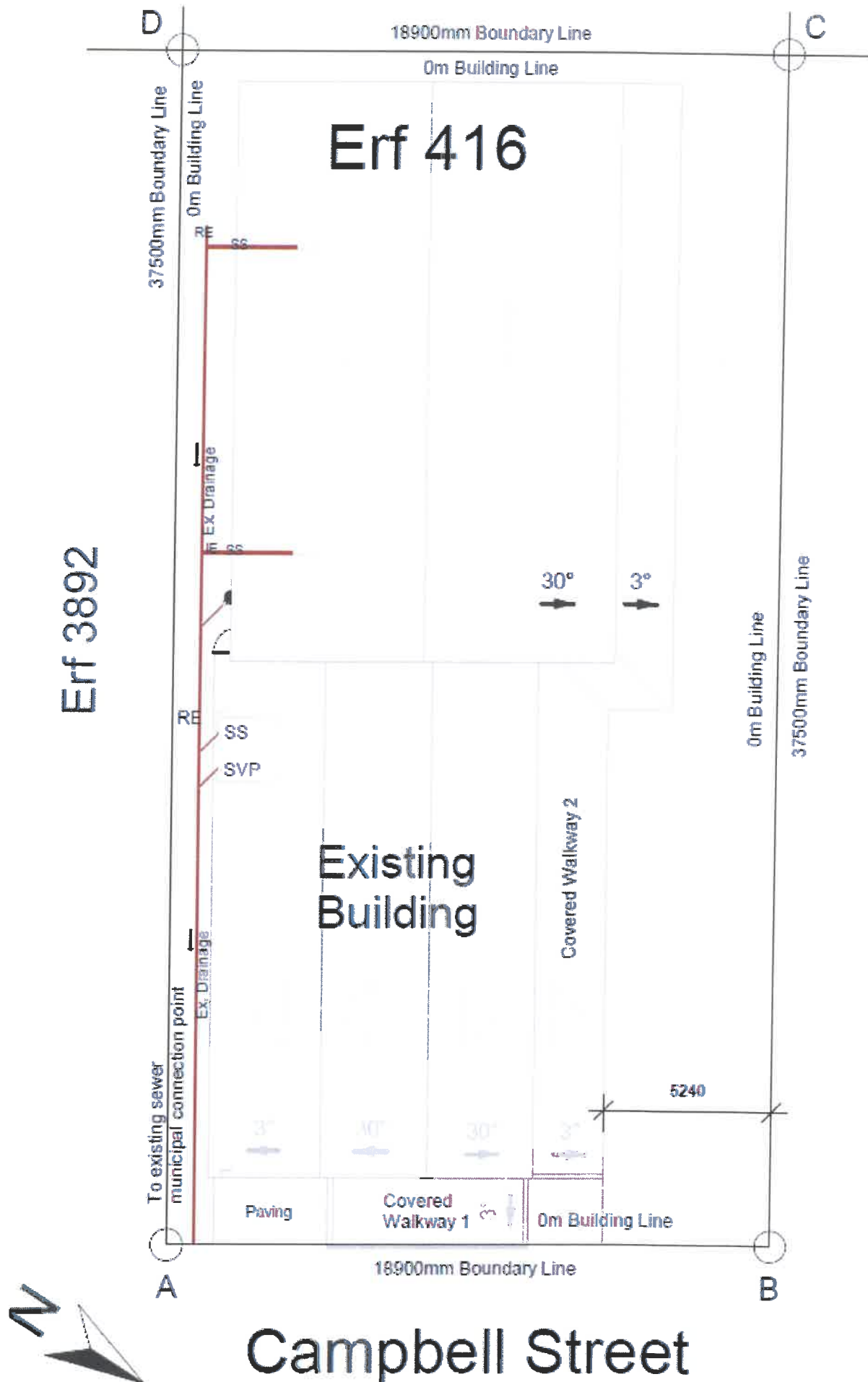
- ▶ The subject property is well located within the Port Alfred central business district (CBD). Erf 416 is surrounded by a mix of land uses, including businesses, retail outlets, offices, municipal buildings, and residential properties.
- ▶ The site is currently occupied by an office building, used by the Ndlambe Local Municipality's Finance Department. Building plans for an extension to the existing structure were approved in 2023. The proposed Business Zone 2 zoning will formalize the current use and support potential future office expansion.
- ▶ The proposed Business Zone 2 zoning, being less intensive and intrusive than Business Zone 1, is not expected to negatively impact the surrounding residential or commercial environment.
- ▶ The application aims to secure the appropriate land use rights to formalize the existing office development and to accommodate future office growth on the property.
- ▶ The municipal finance offices are located in the north-eastern portion of the site, with access provided from Campbell Street to the north-east.
- ▶ Approval of the rezoning to Business Zone 2 will allow the office use on the property as a primary land use in accordance with the Ndlambe Integrated Land Use Scheme (2019).

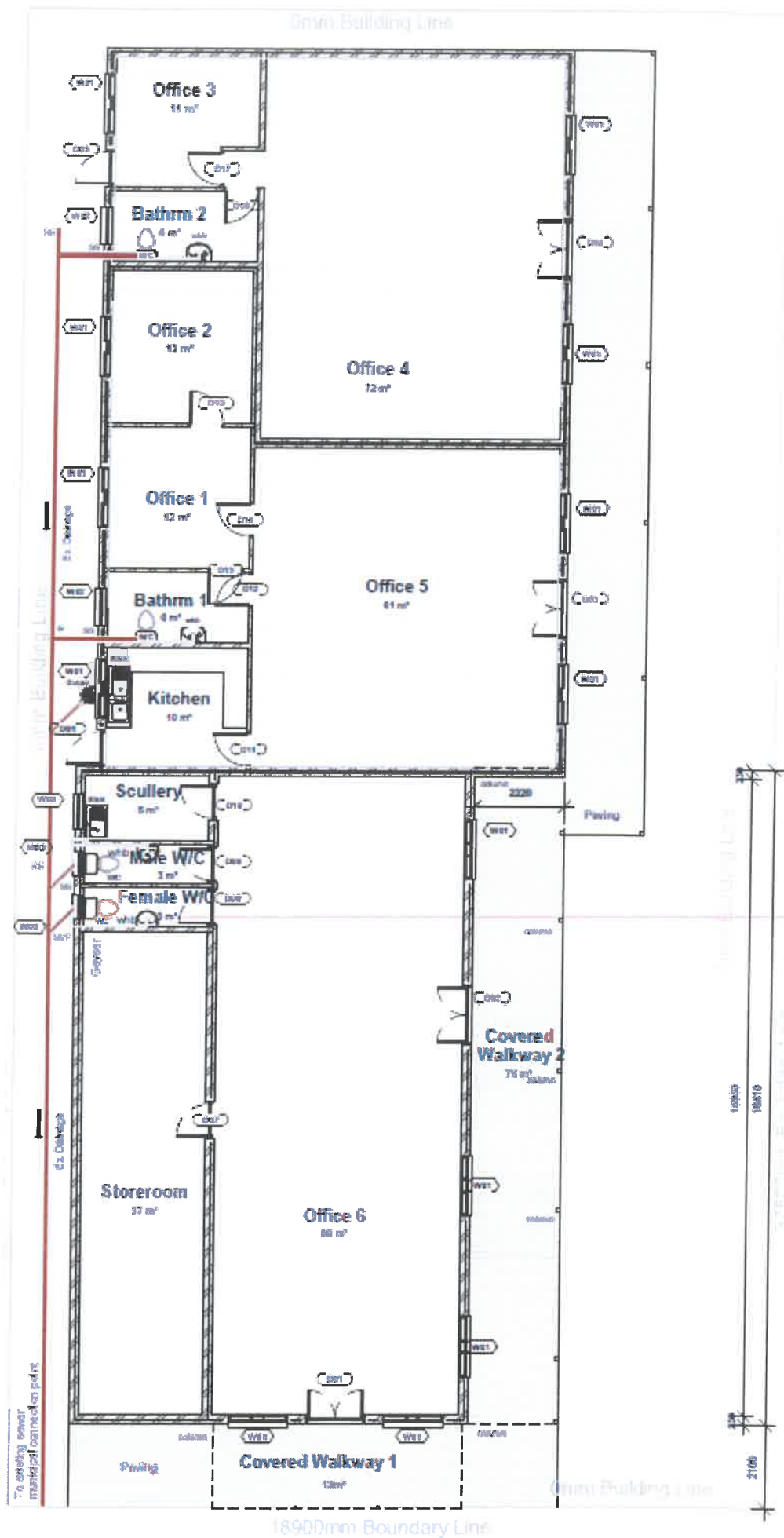
2. Permanent Departure from Parking Requirements

- ▶ This application includes permanent departure from the parking requirements as prescribed in the Ndlambe Integrated Land Use Scheme (2019) for offices.
- ▶ The Ndlambe Integrated Land Use Scheme (2019) stipulates the parking requirements for offices:

Land Uses	Parking Requirements	Area (m ²)	Required Parking Spaces
Office	4 spaces / 100m ² floor space	±268m ²	10,72

- ▶ Departure from the 10,72 required parking spaces is based on the following:
 - The property is situated within Port Alfred's CBD, where the urban fabric is dense and on-site parking is often not available.
 - Most surrounding businesses in the CBD rely on street parking, indicating a well-established pattern of off-site parking use. Granting permanent departure will be consistent with the existing urban character.
 - The neighboring property (Erf 4759) provides ±17 public parking spaces, directly supporting the parking needs of nearby businesses and offices.
 - The proposed offices will generate less vehicular traffic compared to higher intensity retail uses and the proposed development is unlikely to have a significant impact on existing traffic pressure.
 - Due to the spatial constraints on the property and the layout of the proposed buildings, providing on-site parking is not feasible without compromising the functionality and viability of office development.
 - Allowing the development to proceed, as per the approved building plans, without on-site parking enables the property to contribute to the local economic activity and employment.
 - The permanent departure to relax the parking requirement supports efficient land use in the CBD and aligns with broader planning principles that encourage compact, pedestrian-friendly urban environments.





1. Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

The Spatial Planning and Land Use Management Act, 2013 (SPLUMA) is set to aid effective and efficient planning and land use management. Section 7 of SPLUMA stipulates development principles, aimed at achieving sustainability, equality, efficiency, fairness and good governance in spatial planning and land use management, which all planning authorities should adhere to.

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

The principle of spatial justice:

Criteria:	Compliance: Planning Implication
Section 7 (a) deals with past spatial and other development imbalances must be redressed through improved access to and use of land.	The property is located within the established Central Business District (CBD) of Port Alfred, an area historically planned for mixed-use urban activity. Formalizing the existing office use through appropriate zoning regularizes a development that contributes to the economic vitality of the town centre, ensuring that previously exclusive economic opportunities are made more accessible to the broader community.
	The rezoning enables the continued and lawful operation of business and professional offices within walking distance of public transport, services, and other amenities. This promotes accessibility for residents from surrounding neighbourhoods, including lower-income communities who rely on the CBD for employment and services.
	The rezoning will encourage local enterprise, professional services, and employment within the CBD, contributing to social and economic inclusion and reinforcing the town centre as a shared, accessible urban space for all residents.

The principle of spatial sustainability:

Criteria:	Compliance: Planning Implication
Section 7 (b) deals with: (i) promotion of land development in strategic location, protecting the environment, stimulation of land markets and viable communities. (v) consider all current and future costs to all parties for the provision of infrastructure and social services in land developments. (vi) promote land development in locations that are sustainable and limit urban sprawl.	<i>Efficient Use of Existing Infrastructure and Services:</i> The property is located within the established CBD of Port Alfred, an area that is already fully serviced with municipal infrastructure such as water, sanitation, electricity, and road access. The rezoning promotes the efficient utilization of these existing services, avoiding unnecessary extension of infrastructure and associated costs to the municipality.
	<i>Encouragement of Urban Consolidation and Infill Development:</i> By formalizing an existing office use within the urban core, the proposal supports compact urban form and densification objectives rather than encouraging outward urban sprawl. This contributes to a more sustainable urban structure and reduces pressure on undeveloped or environmentally sensitive land on the town's periphery.

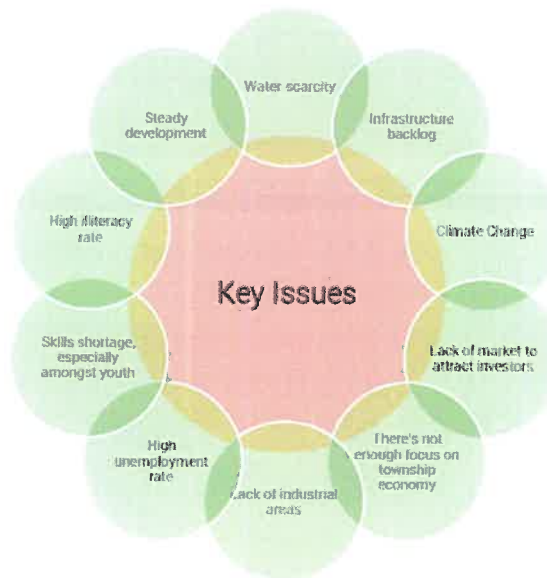
(vii) result in communities that are viable.	Promotion of Economic Sustainability: The rezoning facilitates lawful and appropriate business activities in a strategically located area where such uses are desirable and beneficial to the local economy. This supports job creation, local enterprise, and the vitality of the CBD, ensuring a sustainable economic base for Port Alfred. Land Use Compatibility and Environmental Stewardship: The existing office development is compatible with the surrounding mixed-use character of the CBD and has no significant negative environmental impacts. Formalizing the land use through rezoning ensures that the property operates in accordance with appropriate land use controls and environmental management standards. Long-Term Functional Integration: By allowing a mix of business and community-oriented activities within the CBD, the rezoning strengthens functional integration between land uses, ensuring that Port Alfred's urban centre remains a sustainable and adaptable node that can evolve to meet future economic and social needs.
--	---

The principle of efficiency:

Criteria:	Compliance: Planning Implication
Section 7 (c) deals with: (i) land development optimises the use of existing resources and infrastructure. (ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.	Optimal Use of Existing Land and Infrastructure: The subject property is located within Port Alfred's well-established Central Business District, an area that is fully serviced with municipal infrastructure. The proposed rezoning allows the continued use of existing buildings and services, maximizing return on previous public and private investment in infrastructure and reducing the need for costly new installations. Functional Integration and Accessibility: The site's central location enhances spatial efficiency by situating employment and services close to public transport routes and residential areas. This reduces the need for long-distance commuting, encourages pedestrian movement, and supports the efficient use of urban space. Avoidance of Urban Sprawl and Duplication of Services: The rezoning facilitates continued economic activity within the existing urban footprint, preventing the unnecessary expansion of business uses into peripheral areas. This ensures that limited land resources are used effectively while avoiding duplication of infrastructure and services elsewhere. Efficient Land Use Management: By formalizing the existing office development under an appropriate zoning category, the proposal ensures that land use rights accurately reflect the current and intended use of the property. This provides clarity for planning, administration, and investment decisions, enhancing efficiency in land use management.

Key Issues

The following key issues were identified pertaining to the Ndlambe Local Municipality:



The Ndlambe Municipality Spatial Development Framework can be regarded as a spatial representation of the municipal Integrated Development Plan. It shows the areas of desired aims, the SDF act as a guide for future development to ensure that the municipality maximizes co-ordination of planned activities within its area of jurisdiction.

Vision 2023

The vision of the Ndlambe Municipality is as follows:



Vision

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

Spatial Objectives

In order to achieve the future vision, the following overall objectives have been formulated (applicable to this application):

- ▶ Stimulate development and growth where there is proven demand.
- ▶ Use future growth and development to consolidate and improve municipal performance.
- ▶ To ensure sustainable use of environmental resources, their enhancement and replenishment.
- ▶ Capitalise on the valuable role of environmental resources.
- ▶ Create new social and economic opportunities and to improve access to the existing ones.
- ▶ Create healthy, comfortable, and safe living and working environments for all.
- ▶ Create employment opportunities,

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

- ▶ To encourage CBD development in low cost / high density areas.
- ▶ Encourage growth and strengthening the tourism capacity and capability of all the towns by sustaining and focusing on linkages.
- ▶ Provision of services/bulk infrastructure for the purpose of appropriate land development and expansion.
- ▶ Positively performing settlements (that are convenient, equitable, efficient, and attractive and that promote economic growth).
- ▶ To pursue a more compact and viable urban form, thereby facilitating medium to higher densities by means of infill development and densification where possible.

Development Strategies

The following development strategies were identified for the Ndlambe Local Municipality (*applicable to this application*):

- ▶ Create sustainable human settlement with quality physical, economic, and social environments.
- ▶ Identify and prioritize economic opportunity areas.
- ▶ Promote mixed used spaces in towns in order to minimize the utilization of land.

Spatial Planning Principles

The following spatial planning principles are of critical importance for the Ndlambe Local Municipality:

- ▶ Development of Sustainable Human Settlements
- ▶ Ensuring a Sustainable and Functioning Environment
- ▶ Managing and Maintaining Safe and Accessible Infrastructure Provision
- ▶ Access to and Affordable Public Transportation and Accessible Linkages between Settlements
- ▶ Thriving economy which is well positioned within the province and within the country
- ▶ "Smart City" and Information Technology
- ▶ Effective Governance

Spatial Structuring Elements

There needs to be certain structuring elements to give guidance to develop and spatial planning. The key objective of the structuring elements is as follows:

- ▶ Contain urban sprawl
- ▶ Promote urban and social integration
- ▶ Promote higher densities
- ▶ Create quality urban environments
- ▶ Promote pedestrian friendly environments and movement patterns
- ▶ Create a sense a place
- ▶ Enhancement of investment opportunities
- ▶ Simplifying decisions-making regarding development application

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

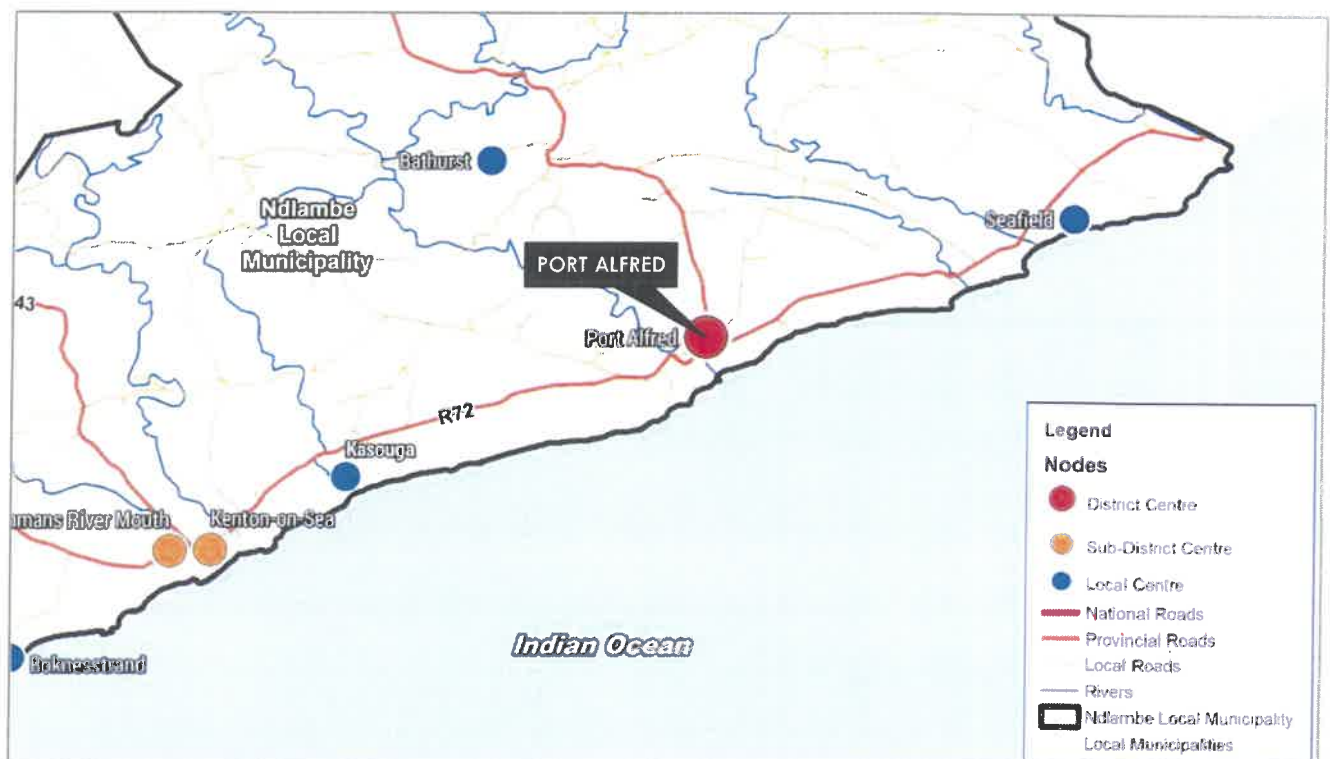
- Transforming Human Settlements
- **Nodes**
- **Corridors**
- **Urban Edge**
- **Services Edge**
- Transition Zone
- Town Revitalization
- Infill Development
- Natural Features
- Smart Growth

Nodes

Nodes are generally described as areas of mixed-use development, usually having a higher intensity of activities involving retail, transportation, office, industry, and residential land uses. These are the places where most interaction takes place between people and organisations, enabling most efficient transactions and exchange of goods and services. Nodes are usually located at interchanges to provide maximum access and usually act as catalysts for new growth and development.

According to the Eastern Cape Provincial Spatial Development Framework, **Port Alfred** has been classified as a **District Centre**, as illustrated below. The property is situated in Port Alfred.

Nodal Plan:



The functions of a District Centre and associated land uses:

- District-Level administrative centre
- Major district service centre for commercial goods and services
- Centre of educational excellence
- Residential development (high and low income)

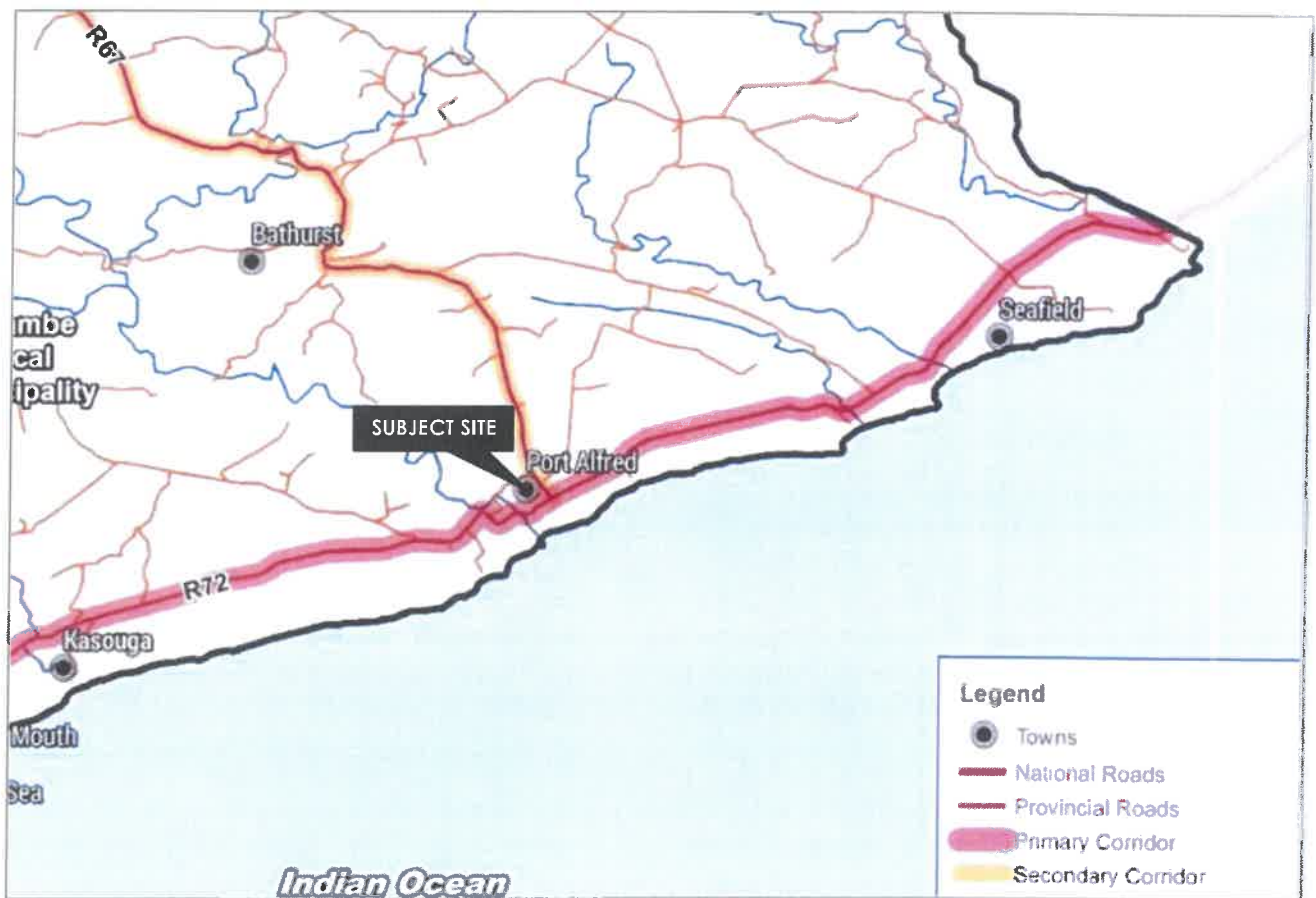
Corridors

A "Development Corridor" is normally used to symbolise the area where important economic activities are to be encouraged along a particular route.

The subject site is situated in close proximity to the following corridors :

- R72 – Primary Corridor / Tourism Corridor
- R67 – Secondary Corridor / Regional Route

Corridor Plan:



Urban Edge and Service Edge

The function of an **Urban Edge** is: A purpose drawn and defensible line used as a means of restructuring the urban area and integrating the currently segregated social groups and urban uses. Development first takes place within the existing urban edge before the Ndlambe LM can review to expand the urban edge.

The **Services Edge** is described as the area within which the Ndlambe Local Municipality is able to provide services within. This is the space that is promoted for densification. Development within this zone serves to manage, direct, and limit urban expansion.

The subject site is located within the urban edge and service edge of Port Alfred.

Urban Edge and Service Edge: Port Alfred



Land Use Proposals: Port Alfred

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

The "Port Alfred" urban concentration has been identified as a "District Centre" owing to its location along the R72 (Tourism Route) and a large number of tourism activities situated in town where tourists from all over the country visit.

Business / Retail:

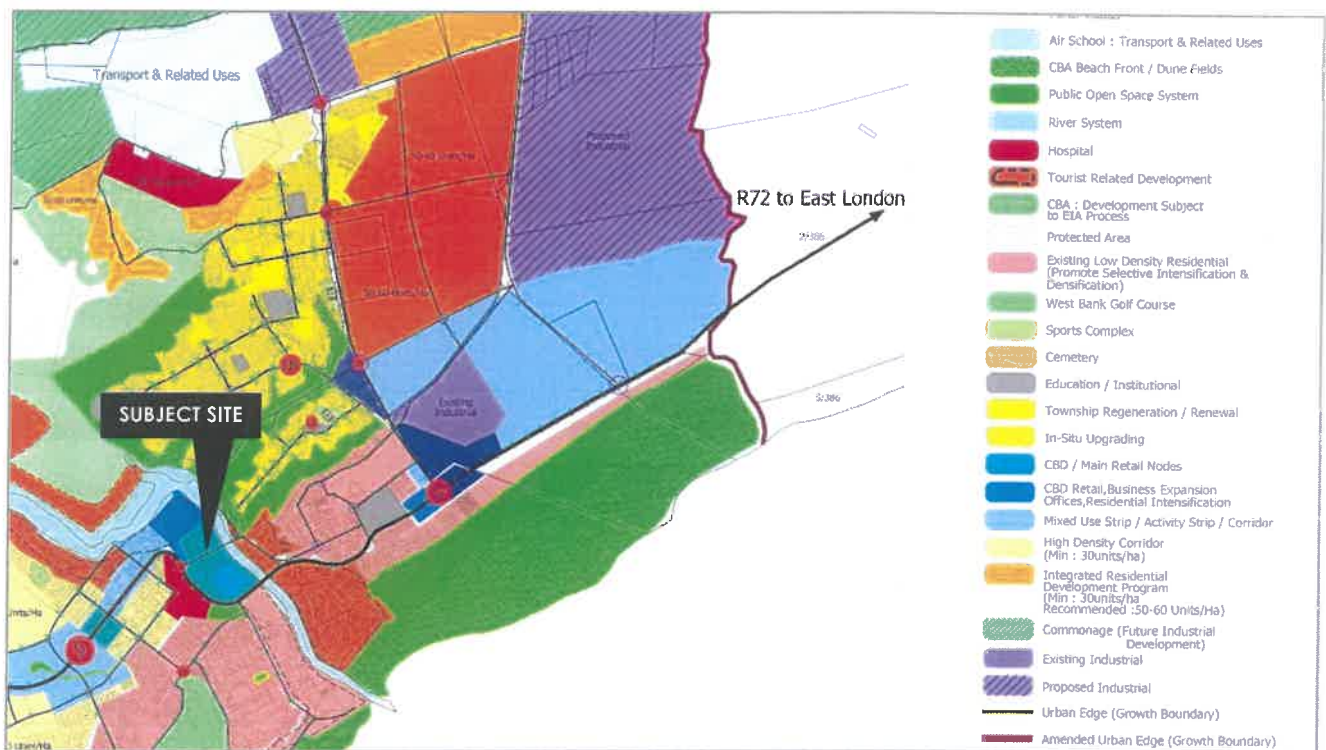
Most major business uses in Port Alfred are concentrated in the CBD. The CBD is the commercial and retail node of the town consisting of national chain stores, local shops, offices, hotels, Bed and Breakfast, banks and owner operated businesses.

The subject property is situated within the CBD / Main Retail Node, as illustrated below.

Port Alfred CBD:



Port Alfred: Proposed Land Uses:



Consistence with the Ndlambe SDF: Port Alfred

- ▶ Erf 416, Port Alfred is situated within the urban edge and service edge of Port Alfred suitable for business developments.
- ▶ The site is located in the CBD of Port Alfred, classified as a District Centre. The existing offices and future expansion thereof will promote the concentration of urban development within the CBD.

1. Land Suitability

- ▶ The property, formerly utilized as a Community Hall, has since been converted into municipal offices that currently accommodate administrative and professional functions. The existing use, however, does not align with the present zoning of *Community Zone 2*, which primarily permits community and institutional activities.
- ▶ The proposed rezoning of Erf 416, Port Alfred from Community Zone 2 to Business Zone 2 is therefore necessary to formalize the current lawful use of the property as offices and to permit the planned expansion of the existing development in accordance with the approved building plans.
- ▶ The property is situated within the Port Alfred CBD and intensification is considered to be favorable in the CBD. The proposed development aligns with the existing character of the surrounding area and will support the business atmosphere of the area.
- ▶ The topography of the property is fairly flat, posing no negative impact on the proposed development. Subsequently development can proceed without significant challenges related to terrain or construction. Flat surfaces are easier to maintain and less prone to erosion compared to sloping land, offers better accessibility, is easier and less expensive to building on.
- ▶ **Map 3** illustrates the current physical characteristics of the surrounding area, as illustrated below.

Map 3 : Characteristics of subject site and surrounding area



- ▶ The rezoning application is accompanied by a request for a departure from the standard on-site parking requirements, as the property cannot physically accommodate the number of parking bays typically prescribed under the zoning scheme. The site's limited size and existing building footprint make the provision of on-site parking impractical without undermining the viability of the development.

- ▶ Adequate on-street parking exists along Campbell Street and within walking distance of the property. Furthermore, municipal public parking areas are available nearby, ensuring that the proposed development will not create undue congestion or inconvenience to surrounding properties.
- ▶ The proposed development will not have a negative impact on the physical characteristics of the subject property but will make more effective use of land, which is a scarce resource, especially in an established environment adjacent to the central business district.
- ▶ The proposed development will attract investment, with significant capital being spent on improvements and the proposed expansion. This will upgrade the physical characteristics of the site, enhance the existing urban fabric along Campbell Street, and promote controlled development.
- ▶ It is hereby concluded that the proposal will not have any material and undue impact on the subject property or surrounding properties.

2. Locality and Accessibility

- ▶ Erf 416 is strategically located within Port Alfred. The town is easily accessible via two major regional routes, the R67 and the R72, which connect it to the broader region and support economic activity.
- ▶ The property is situated in the central business district (CBD) of Port Alfred, located 20m from Main Street to the south and ±230m from the R72 in the west. This ensures convenient access to essential services and commercial activity while supporting integration with the town's urban core.
- ▶ Access to Erf 416, Port Alfred is highly favourable. The site benefits from connectivity to both the R72 and Main Street via Campbell Street. Adequate parking is provided on the adjacent property (Erf 4759, Port Alfred) and shared street parking in the larger CBD area. As such, the development will not adversely impact traffic flow along Campbell Street or surrounding roads.
- ▶ Importantly, the property falls within the designated CBD area. Its location, along with surrounding access infrastructure, the availability of land, and the site's size, significantly enhances its development potential. The proposal aligns with the town's spatial development goals by optimising underutilised urban land in the CBD.
- ▶ In summary, Erf 416, Port Alfred is ideally situated for business purposes, offering excellent accessibility, minimal traffic impact, and strong alignment with the town's broader planning objectives. The proposed development will support local economic growth while complementing the surrounding urban environment.

3. Compatibility with surrounding area

- ▶ Situated in the established Central Business District of Port Alfred, the property is situated in an area characterised by mixed use land uses and a concentration of economic interaction due to the variation of business-related land uses.
- ▶ The surrounding businesses, offices, and institutions include the following, amongst others:

- Municipal Offices	- Restaurant
- Guesthouses	- Churches
- Eastern Cape Motors Port Alfred	- SAPS
- Supa Quick	- Department of Home Affairs
- Buco	- Banks
- Pathcare	- Kowie Glass and Aluminum

Map 3: Existing Zonings and Land Uses



- ▶ The surrounding properties within the CBD are characterized by compact, built-up development with limited or no on-site parking. It is common practice for businesses in the area to rely on on-street and municipal parking. The requested parking relaxation therefore aligns with the established urban form and land-use pattern of the CBD.
- ▶ The proposed development will not lead to a loss in property value or the quality of life in terms of the right to privacy and sunlight.
- ▶ The project is aligned with the vision of the Ndlambe Municipality Spatial Development Framework for the property and surrounding area. It is the intention of the Ndlambe Municipality to promote intensification in this specific area.
- ▶ The development will bring more capital investment to the central business district, the larger Port Alfred area and the surrounding area.

4. Economic Growth & Job Creation

- ▶ The development of more offices in the Port Alfred CBD will likely have a range of positive impacts. The local economy will be stimulated. New businesses will attract customers and investors, boosting consumer spending. Increased foot traffic can benefit existing small and medium enterprises (SME's) nearby.
- ▶ The presence of a renovated office building can raise the surrounding property values. Demand for commercial real estate may increase.
- ▶ The construction phase of the proposed extension will create temporary employment for labourers, contributors and suppliers. Each job created will have a significant downstream and indirect contribution to the local economy. Each household head earning an income has an average of three dependants. The unemployment rate illustrates the need for additional job creation.
- ▶ In addition to the direct jobs that will be created during the construction phase it is foreseen that a number of indirect jobs will be created including but not limited to the following:

- Professionals including, Architects, Engineers, Town Planners etc.
 - Transportations drivers delivering building materials.
 - Suppliers and Manufacturers.
- ▶ The future growth of the Municipality is dependent on its ability to attract new investment in the commercial sector as this will create sustainable employment opportunities in the entire value chain.
 - ▶ The development proposal will not only create job opportunities during construction but also result in increased rates for the property and will have a direct positive impact on the Municipality in increased revenue rates.

5. Engineering Services

- ▶ The application area is located within the existing urban fabric with all necessary Municipal services.
- ▶ The property is situated within an area of adequate existing service infrastructure and capacity with regards to roads, sewer, electricity, and storm-water reticulation.
- ▶ There should be no negative impact on external engineering services. The application will be circulated to relevant services branches for comment.

This report has provided background, a statement of the current situation and motivation which supports the Rezoning of Remainder Erf 416, Port Alfred for business purposes.

In light of this motivation and the information contained in the foregoing report, it is clear that the application for Remainder Erf 416, Port Alfred:

- ▶ **Rezoning** of Erf 416, Port Alfred from Community Zone 2 to Business Zone 2, in terms of Section 68 of the Ndlambe SPLUMA By-Laws (2016),
- ▶ **Permanent Departure** to relax the Parking Requirements on Erf 416, Port Alfred, in terms of Section 76 of the Ndlambe Municipal By-Laws (2016),

meets the criteria as set out in The Spatial Planning and Land Use Management Act, 2013 (SPLUMA), Ndlambe Municipality SPLUM By-Laws (2016) and the Ndlambe Integrated Land Use Scheme (2019).

This rezoning will:

- ▶ Regularize the existing office use, ensuring compliance with the Ndlambe Municipal Land Use Scheme;
- ▶ Provide the appropriate land use rights for continued municipal and related business activities;
- ▶ Support efficient use of existing infrastructure within the established CBD, where office and business uses are both appropriate and compatible with surrounding properties; and
- ▶ Facilitate responsible future development of the site in a manner that is consistent with approved plans and broader spatial planning objectives for the area.

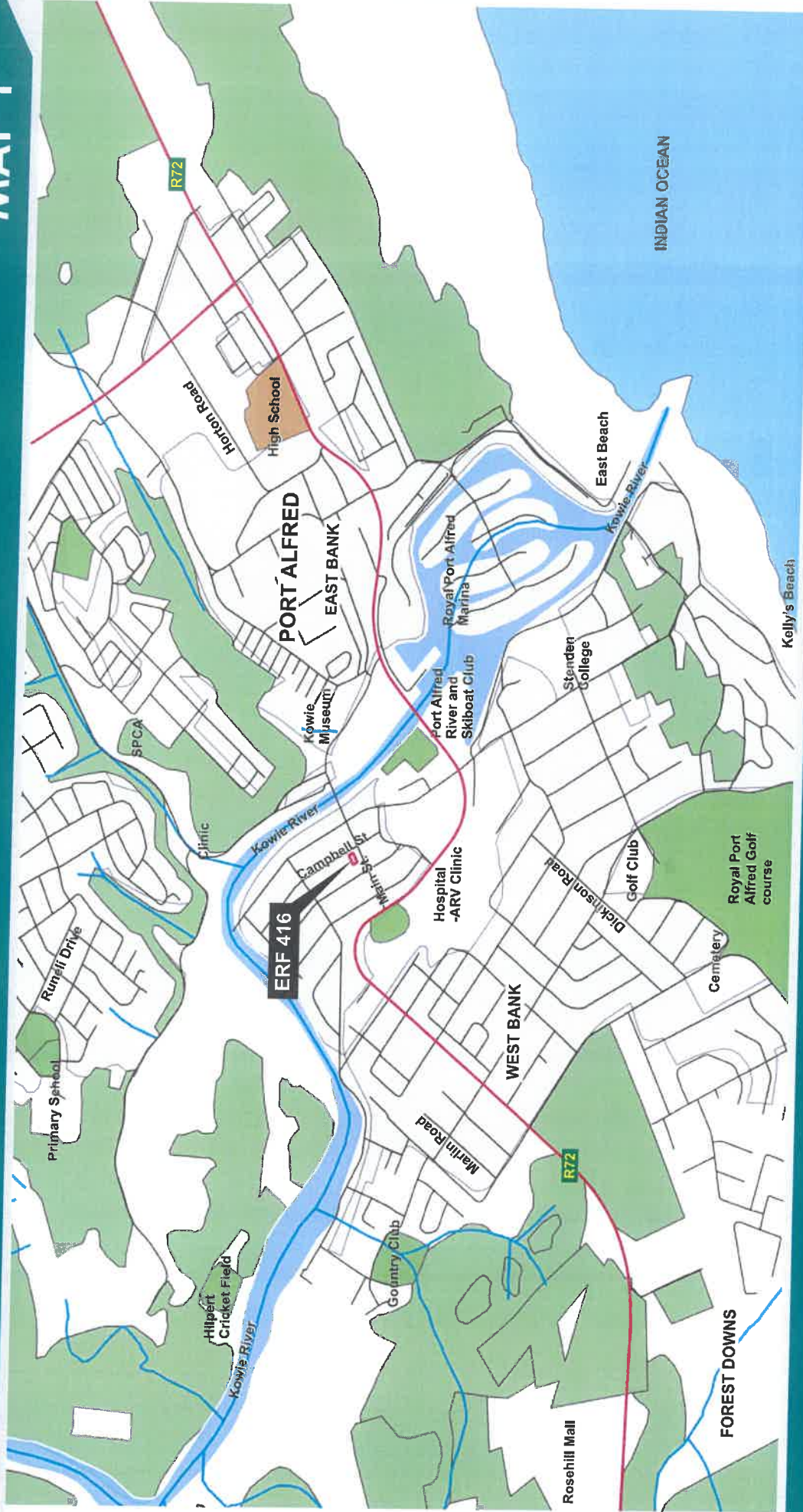
The requested departure from on-site parking requirements is reasonable and justified based on the property's central location, existing urban form, municipal precedent, and broader spatial development objectives. The proposed Business Zone 2 use will enhance the vitality of the Port Alfred CBD without compromising accessibility or traffic flow.

In essence, the rezoning will bring the property's land use rights into alignment with its current and intended function, thereby promoting orderly development, administrative clarity, and spatial efficiency within Port Alfred's Central Business District.

ANNEXURE A

MAPS

1. **Locality**
2. **Aerial View**
3. **Site Plan**
4. **Existing Zonings & Land Uses**
5. **Site Development Plan**



REMAINDER ERF 416, PORT ALFRED

COPYRIGHT RESERVED

DATE : 10.2025

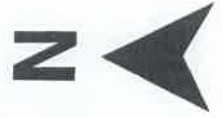
Mirinda de Beer Town & Regional Planners makes no warranty of any kind, expressed or implied, with regards to the data and shall not be held liable in any event for any incidental or consequential damages in connection with or arising out of the use of this data. The data remains the sole property of the client and may only be used for the purposes of a project with the prior written approval of the client.

Mirinda de Beer
TOWN & REGIONAL PLANNERS



082 896 2686

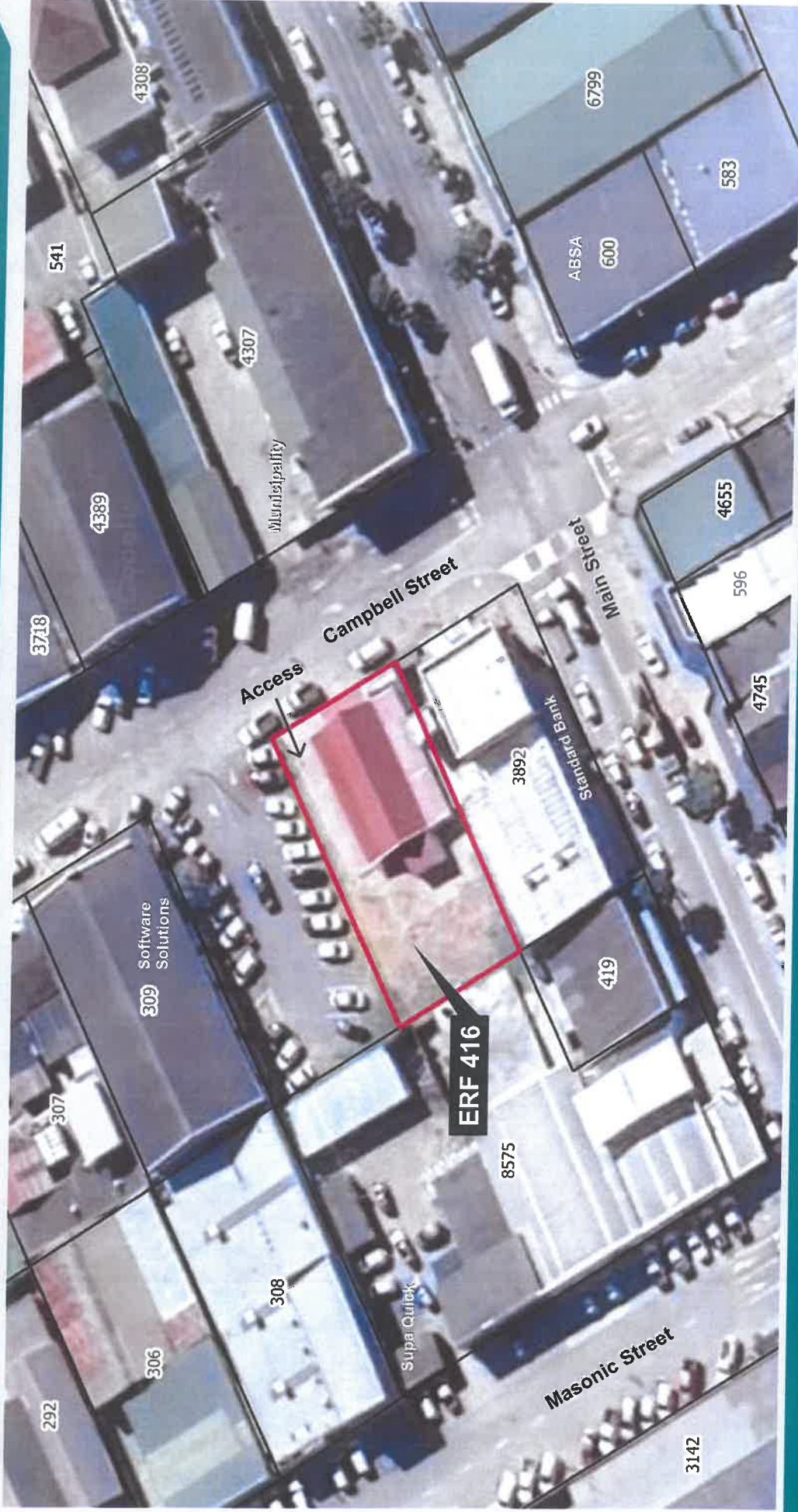
mirinda@mdtownplanner.co.za



REMAINDER ERF 416, PORT ALFRED

DATE: 10.2025

Mirinda de Beer Town & Regional Planners makes no warranty of any kind, expressed or implied, with regards to the data and shall not be held liable in any event for any incidental or consequential damages in connection with or arising out of the use of this data. The data remains the sole property of the client and may only be used for the purposes of a project with the prior written approval of the client.



REMAINDER ERF 416, PORT ALFRED

COPYRIGHT RESERVED

DATE : 10.2025

Mirinda de Beer Town & Regional Planners makes no warranty of any kind, expressed or implied, with regards to the data and shall not be held liable in any event for any incidental or consequential damages in connection with or arising out of the use of this data. The data remains the sole property of the client and may only be used for the purposes of a project with the prior written approval of the client.

Mirinda de Beer
TOWN & REGIONAL PLANNERS



082 896 2686

mirinda@mdtownplanner.co.za

MAP 4



ZONINGS

- Authority Zone
 Business Zone 1
 Business Zone 2
 Community Zone 2
 Residential Zone 1
 Residential Zone 3
 Special Zone
 Transport Zone 1

DATE: 10.2025

Mininda de Beer Town & Regional Planners makes no warranty of any kind, expressed or implied, with regards to the data and shall not be held liable in any event for any incidental or consequential damages in connection with or arising out of the use of this data. The data remains the sole property of the client and may only be used for the purposes of a project with the prior written approval of the client.

Mirinda de Beer
TOWN & REGIONAL PLANNERS

082 896 2686

mirinda@mdtownplanner.co.za

PROJECT NUMBER	2026-000	ISSUING NUMBER	101	RETURN	PLST DATE
REQUEST	COUNCIL	☒ INFORMATION ONLY		CONSTRUCTION	ISSUED
By or for		FOR NAME	ISSUE	Comments	
		ISSUANCE			

