

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 Schwyer Girls U9; Mandiluve Ngqolowa Boys U15; Sizakele Dayimani Men 40-49.

Local athletes who participated: Girls U9 2km — 3rd Gabrielle Schwyer (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 Singalakhla 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 DEPARTMENT 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 Department 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
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
	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 8 583,74
	Extension for validity of an approval	R
	Subdivision	R
	Road closure or Closure of Public Open Space	R
	Approval of Architectural Design Manual, Homeowners Constitution, Site Development Plan	R
	Amendment of Conditions of Approval	R
	Cancellation/Amendment of General Plan	R
	Other	R
TOTAL ON FEES PAYABLE		R 8 583,74

INSTRUCTIONS:

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

Applicant's Initials: SJ

PART B: GENERAL INSTRUCTIONS

(These instructions should be read before completing the form)

1. GENERAL REMARKS

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

2. PRIOR LIAISON WITH OTHER INTERESTED PARTIES

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

3. SUBMISSION OF APPLICATION

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

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

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)	Solomei
Surname	JAMES
Company name (if applicable)	WADS PROJECTS (PTY) LTD
Street or Postal Address	15 ST JAMES ROAD BELGRAVIA EAST LONDON 5200
Email Address	WADSPROJECTS@gmail.com
Contact Number	061 548 9103

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

Registered owner(s) Name	ZOLISWA EUNICE LUBELWANA
Street or Postal Address	104 RUNELI DRIVE NKWENKWEZI 6170
E-mail Address	[REDACTED]
Contact Number	[REDACTED]

Applicant's Initials: JS

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed				
Erf No	767	Suburb/Town/Area	NKWENKWEZI	
Farm No	N/A	Portion (if applicable)	N/A	
Physical or Street Address	104 RUMU DRIVE			
Current Zoning	BUSINESS ZONE 1			
Proposed Zoning	NO CHANGE IN ZONING			
Additional Rights or Consent Uses Approved	NONE			
Current activities	VACANT BUSINESS STRUCTURE			
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, GOOD			
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)	654 m ²			
Title Deed Number	[REDACTED]			
Any additional/relevant information in regard to the property	NO			
Any restrictions ito Conveyance's Certificate?	Y	X	If yes, list condition(s) in motivation report.	
Are the restrictive conditions in favour of a third party?	Y	X	If yes, list the party(ies) in motivation report.	
Is the property owned by Council?	Y	X	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	X	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	X	Is the building older than 60 years?	Y X
Does the property fall inside the urban edge in terms of the SDF?	X	N	Does the property fall within the service edge in terms of SDF?	X N
Is the property encumbered with a bond	Y	X	If yes, is bond/mortgage holders consent attached	Y X
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	X	If yes, is this application to legalise the building / land use?	Y Y
NOTE: A contravention penalty may be imposed				
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	X	Are there any land claim(s) registered on the subject property(ies)?	Y X

PART E: DETAILS OF THE APPLICATION

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

CONSENT USE TO PERMIT A
LIQUOR OUTLET FOR ON and OFFSITE
CONSUMPTION

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

YES

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

NO

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

N/A

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 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

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

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

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

NO

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

Please answer the following questions and provide comments:

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		NDLAMBE SDF
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		SPLUMA Bylaw
Does the proposal fall within the provisions/parameters of the land use scheme?	X		NDLAME LAND USE SCHEME
Are additional applications required to deviate from the land use scheme? (if yes, specify)		X	

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

Please answer the following questions and provide comments:

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

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

PART H: SERVICE REQUIREMENTS

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

NOTE: Provide more detailed information in the motivation report.

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

Please indicate if the following Annexures are attached

ANNEXURE	YES	NO	NOT APPLICABLE
COMPULSORY INFORMATION REQUIRED			
Power of Attorney / Owner's consent if applicant is not owner (if applicable)	X		
Company resolution/Minutes if property is registered under a company or entity			X
Resolution or other proof that applicant is authorised to act on behalf of a juristic person			X
Full Copy of Signed Title Deed	X		
Bondholder's consent			X
Locality map	X		
Zoning map	X		
Land-use map	X		
Site Development Plan/ Site Layout	X		
S.G / Erf Diagram	X		
Motivation report	X		
Written motivation pertaining to the desirability and impact of the application	X		
Proof of payment	X		
MINIMUM AND ADDITIONAL REQUIREMENTS			
Neighbours consent			
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:			
ZONING CERTIFICATE	X		

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

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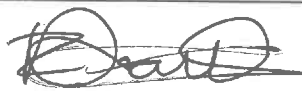
PART J: DECLARATION BY THE APPLICANT

I hereby wish to confirm the following:

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

Full Name(s)	SLONZI JAMES		
Professional Capacity & Registration Number	N/A		
Statutory Body	N/A	Are you in Good Standing with the Statutory Body?	N/A
Applicant's Signature		Date	09/06/2026

Applicant's Initials: JS

PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	ZAMAGCINA DANTILE
Title/Capacity	ASSISTANT TOWN PLANNER
Signature	
Municipal Stamp	

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Reg: 2017/450338/07

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ANNEXURE A

Power of Attorney

POWER OF ATTORNEY

I, ZOLISWA EUNICE LUBELWANA, the owner of Erf 767 Nkwenkwezi hereby appoint the company, WADS Projects (PTY) LTD, to prepare and submit an application to the Ndlambe Local Municipality for the following:

- Rezoning of Erf 767 Nkwenkwezi to Business Zone 1
- Consent use to permit a liquor outlet;
- Any other statutory processes that may be required; and
- To sign all documents that may be necessary in connection therewith.

Signed in Port Alfred on 08/01/2016

Signature 

Witness 1: 

Witness 2: N.C. Jari

PROPOSED CONSENT USE FOR ERF 767 NKWENKWEZI: 104 RUNELI DRIVE

Submitted to:

Ndlambe Local Municipality

JUNE 2026

Prepared for:

ZOLISWA EUNICE LUBELWANA

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Annexure C: Zoning Certificate

Annexure D: SPLUMA Application Form

3. CURRENT SITUATION

3.1 Locality

The subject development area is located within the jurisdiction of Ndlambe Local Municipality within Bathurst administrative district at 104 Runeli Drive in Nkwenkwezi.

See Map 1: Locality Map

3.2 Land Use and Surrounding Land Uses

The subject property was previously used for business purposes which have since ceased. The character in which the property is located is predominantly residential in nature with the following land uses in close proximity:

- Business
- Residential
- Open Space
- Place of Worship

The proposed development is ancillary and will not be out of character from the surrounding land uses

See Map 2 – Land Use Map

3.3 Zoning

The property site is currently zoned for Business Zone 1 purposes (*see Annexure C: Zoning Certificate*) and the predominant surrounding zoning is Residential Zone 4 including

- Business Zone 1
- Community Zone 2
- Open Space Zone 1

The proposed development is ancillary and will not be out of character from the existing zoning.

See Map 3 – Zoning Map

3.4 Level of Infrastructure

The development area is within an established urban area, therefore there would be no problems with bulk engineering services (water, sewer, electricity, solid waste disposal and roads).

4. DEVELOPMENT PROPOSAL

Erf 767 Nkwenkwezi was used for business purposes which have since ceased.

The existing structure has approved building plans for a business. The new owner intends to undertake internal alterations for the purposes of operating a liquor outlet for on and offsite consumption.

The proposed establishment will comprise of the following schedule of areas:

- 2 sales area counters
- Sitting area
- Snooker area
- Storeroom
- Cold room
- Kitchen
- 3 toilets and 4 urinals

4.1 Scheme Parameters – Ndlambe Municipality Land Use Scheme

The permissible coverage for Business Zone 1 parameters is 100%. The proposed coverage is 46.18%, the proposed development is well in line with the coverage restrictions.

4.2 Building Lines

The table below shows the permissible building lines for Business Zone 1.

BUILDING LINE	PERMITTED	PROVIDED
Street	om	2.47m
Lateral	om	5.3m & 3.35 0.6m (ablutions)
Rear	om	0.5m

The proposed development is well in line with the building line restrictions.

4.3 Height

The existing structure measures 4.181m from the ground floor level to the top of the roof parapet and well within the permissible height of 11m.

4.4 Parking

At 2 spaces per 100m² floor space, 5 parking bays are required for a floor space of 234m².

A total of 6 parking has has been provided

4.5 Access

Access to the property is gained from Runeli Drive

See Map 4: Site Development Plan

5. MOTIVATION

Consent motivation in terms of Section 74 of the Ndlambe Municipality By-law

The proposed land use, liquor outlet, is not a primary right under the current zoning. As such, a consent use for a Liquor Outlet is applied for.

In terms of the Ndlambe Land Use Scheme a **Liquor Outlet** means any place, land, building or conveyance or any part thereof that is registered to permit trade in liquor, subject to the requirements of the Liquor Act.

The proposed Liquor Outlet is to cater for both on and off-site consumption of alcoholic beverages.

The consent use will encourage mixed use development and promote efficient use of space without perpetuating urban sprawl. The development aims to bring businesses and enterprises to the people and enhances the diversity of land uses within close proximity to where people reside, thus negating the need to travel and commute to access these facilities.

These criteria are discussed pertaining to the consent use:

1. **Socio-Economic Impact:** The consent use on the property will also have a positive impact on the property's value which will lead to an increase in rates and taxes, to the financial benefit of the Ndlambe Municipality. It will also create temporary and permanent employment opportunities both during and following the renovation phase.
2. **Impact on the external engineering services:** The proposed development should not have a mentionable impact on the surrounding services. The property is situated in an established township area and the development will make use of all existing engineering services.
3. **Parking considerations:** The development meets the parking requirements as stipulated in the Ndlambe Land Use Scheme .
4. **Other relevant legislations to be considered:** The development, in terms of the Liquor Act, 1989 (Act 27 of 1989), is to be licensed only for the purposes of off and on-site consumption and subject to any conditions or restrictions which the Municipality may impose.
5. **Compatibility with surrounding uses:** The proposal is complimentary to the existing surrounding uses and will result in a mixed use character.
6. **Impact on health, safety and wellbeing of the surrounding community:** The property is currently not occupied and therefore poses a security risk for the surrounding area and directly adjoining neighbours. The proposed development will provide additional passive surveillance over the surrounding area. It is unlikely that the proposal will have any significant impact on the health or wellbeing of the surrounding community.

more possibilities and opportunities by providing this necessary business type to the public. Not only does this benefit him/her as an individual, but society at large through employment as well as increasing surrounding property values.

- ✓ The proposed business is protected in terms of spatial justice.

- **Spatial sustainability**

(i) promote land development that is within the fiscal, institutional and administrative means of the Republic;

- ✓ The intended development is within an existing settlement, there are no additional cost to be incurred pertaining to infrastructure services such as road, water, sewer and electricity. The proposed development will also not cause extensive additional pressures on the available infrastructure as the footprint of the development is inline/within the current provisions.

(ii) ensure that special consideration is given to the protection of prime and unique agricultural land;

- ✓ The application does not pose a threat to prime and unique agricultural land as it is situated in an already built-up area.

(iii) uphold consistency of land use measures in accordance with environmental management instruments;

- ✓ The current application goes in line with the relevant environmental legislation and authorities.

(iv) promote and stimulate the effective and equitable functioning of land markets;

- ✓ The Municipality's approval of this application will play a role in stimulating the proper functioning of land markets and will ultimately improve the quality of the neighbourhood.

(v) consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;

- ✓ The area within which the property is situated does not have any infrastructure capacity constraints and will not experience any pressures on the infrastructure soon. There is also an adequate provision of social services within the area.

(vi) promote land development in locations that are sustainable and limit urban sprawl; and

- ✓ The development aims to utilise land that is already being utilised and therefore maximise the currently used space by increasing density and limiting urban sprawl.

(vii) result in communities that are viable;

- ✓ Viable communities are those communities that exhibit a diversity of compatible land uses and offers a variety of amenities to society at large. It can be assumed then,

that the approval of this application will enhance the viability of the community by adding to its character.

- **Efficiency**

(i) land development optimises the use of existing resources and infrastructure;

- ✓ The intended development is within an existing settlement, there are no additional cost to be incurred pertaining to infrastructure services such as road, water, sewer and electricity.

(ii) decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and

(iii) development application procedures are efficient and streamlined and timeframes are adhered to by all parties;

- ✓ It is envisioned that this application will be handled within an appropriate timeframe so as to ensure that the landowner is not adversely affected by the delaying of the decision-making process.

- **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; and

- ✓ The proposed development will create employment opportunities, also during the operation of the establishment. This employment of people will contribute to livelihood security as well as play a role in the unemployment crisis evident in South Africa.

- **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 transparent processes of public participation

The proposal is in line with the SDF Elements identified to township renewal, being:

Physical	- Reduced transport costs and times for commuters - Increased access to facilities, goods and services.
Markets / Economic	- Better performance and competitiveness of township businesses - Improved performance of retail and services market to benefit residents - Enhanced access to a range of economic opportunities
Urban management	- Vibrant, safe, regulated, well-managed and maintained public and private environments

General principles of land development:-

- The development is in line with the principle that intends to integrate and consolidate existing urban areas by means of in-fill planning of new residential and non-residential developments on strategically located parcels of available land in a phased manner which maximises beneficial use of existing engineering services corridors.
- Adheres to idea which seeks to base emphasis on a range of initiatives which could boost levels of economic activity and wealth creation/generation in all sectors within the surrounding areas.
- The proposed development includes and encourages diversification of land uses.
- Optimize existing resources including such resources relating to land, bulk infrastructure, roads and other facilities.
- Contribute to the correction of the historically distorted spatial patterns of settlements and to the optimum use of existing infrastructure in excess of current needs.
- Encourage environmentally sustainable land development practices and processes.

6.4 Desirability

The desirability of the proposed land use can be analyzed according to the following:-

Effect on the Surrounding Land Uses - The proposed development will not negatively impact on the surrounding land uses as the proposed land use is ancillary to the surrounding land uses.

Compliance with Regulations - The existing structure on the property complies with all the land use restrictions as stipulated above. Any new buildings constructed on the development area will be in terms of the current regulations will have to comply with all the land use restrictions as stipulated above

Views - Any new buildings on the property will not impact on the views of the surrounding property owners. Exceeding the prescribed land use restrictions by the client or by any of the surrounding property owners, will require written permission from the Local Authority.

The South African Liquor Board – Recent developments within the country have seen a large number of unregulated and unlicensed liquor establishments that have placed a number of people in the country in danger and, in other instances, many have lost their lives. It is unclear what the sources of the previous incidences are, however, the rectification and legality of the structures and premises within which liquor establishments operate is the first step towards attempting to ensure safe private recreational and liquor establishments within our developing communities.

Based on the above, it is recommended that the application be considered for approval for the following reasons:-

- The proposed development falls within the parameters of the Ndlambe Local Municipality Land Use Scheme Regulations.
- The proposed land development application is considered desirable from a town planning stand point.
- No negative impacts affecting the environment are anticipated to arise from the development.
- The proposal is considered to be in accordance and aligned with the general planning principles and legislative requirements guiding development of this nature.

7. CONCLUSION

Based on the above, it is requested that the Ndlambe Municipality considers and approves the Consent Use for Erf 767 Nkwenkwezi in terms of the provisions of the Spatial Planning and Land Use Management Act 16 of 2013 read with Section 74 of the Ndlambe Spatial Planning and Land Use Management Bylaw 2015 and the Ndlambe Local Municipality Land Use Scheme, comprising of the following:-

- Consent use to allow for liquor outlet (tavern)

Accordingly, it is recommended that the proposed application be favorably considered for approval by the Ndlambe Local Municipality.

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Town and Regional Planners

Reg: 2017/450338/07

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MAP 1

Locality Plan

Erf 767 Nkwenkwezi (Bathurst)

Local Authority:
NDLAMBE

Administrative Region:
BATHURST

Province:
EASTERN CAPE

Z.E. Lubelwana



1:5000

Project

**Consent Use
(Liquor Outlet) for
Erf 767 Nkwenkwezi
(Bathurst)**

Prepared by:

WADS Projects

Legend



Erf 767 Nkwenkwezi (Bathurst)

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F2E: 086 212 6309

MAP 2

Land Use Plan

WADS

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Reg: 2017/450338/07

Date: May 2026

Plan No: 3_LUP_Erf 767 Nkwenkwezi
(Bathurst)

LAND USE PLAN

Erf 767 Nkwenkwezi (Bathurst)

Client:

Z.E. Lubelwana

Local Authority:
NDLAMBE

Administrative Region:
BATHURST

Province:
EASTERN CAPE



Project:

**Consent Use
(Liquor Outlet) for
Erf 767 Nkwenkwezi
(Bathurst)**

Prepared by:

WADS
Projects

Legend



Erf 767 Nkwenkwezi (Bathurst)

LAND USE



Business



Open Space



Place of Worship



Residential

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MAP 3

Zoning Plan

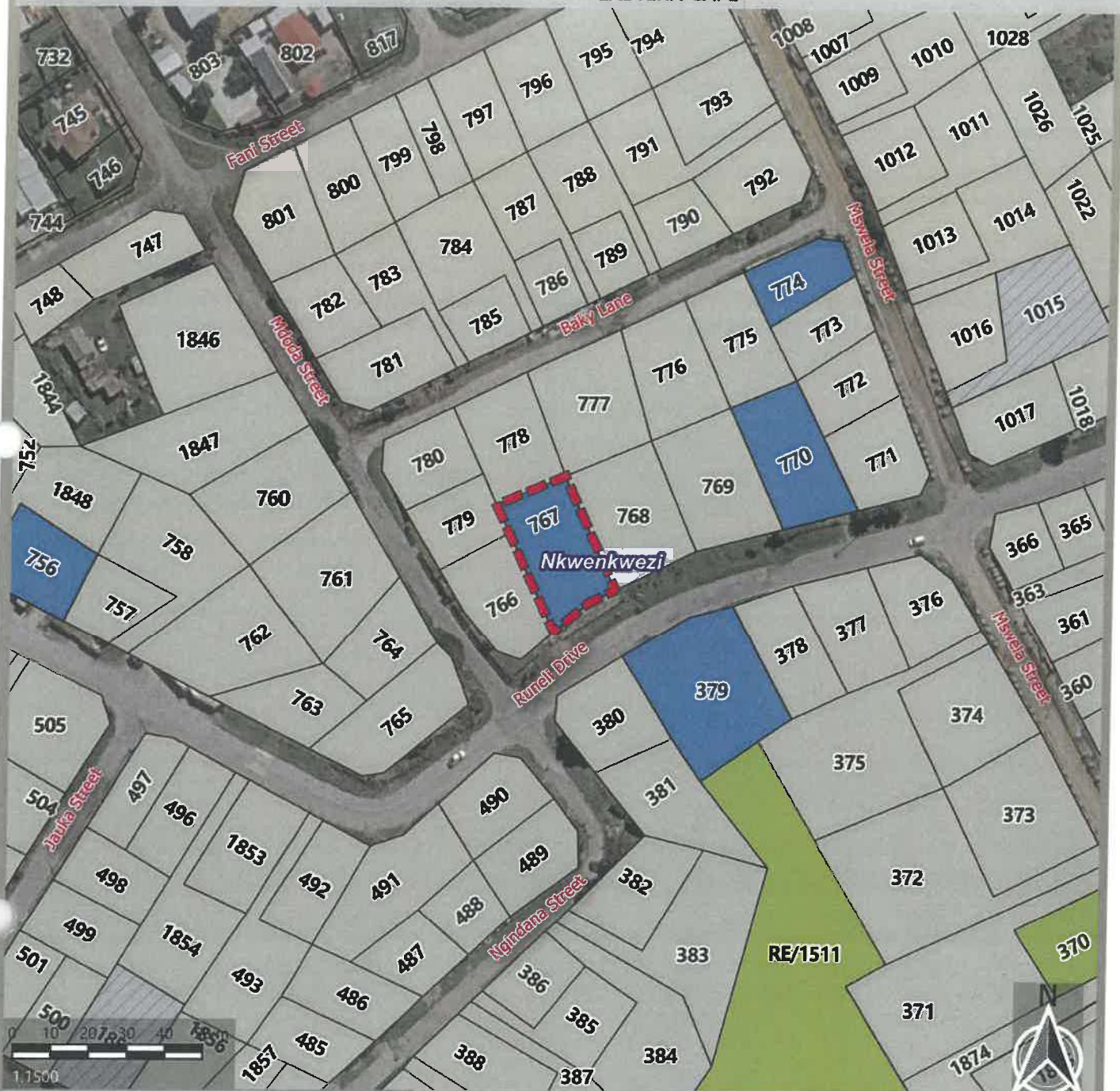
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Reg: 2017/450338/07

**Plan No: 4_ZP_Erf 767 Nkwenkwezi
(Bathurst)**

Client:

Z.E. Lubelwana

Province:
EASTERN CAPE

Legend

**Consent Use
(Liquor Outlet) for
Erf 767 Nkwenkwezi
(Bathurst)**

Erf 767 Nkwenkwezi (Bathurst)

ZONING

 *Business Zone 1*

 Community Zone 2

 Open Space Zone 1

☐ Residential Zone 4

Prepared by:

WADS Projects

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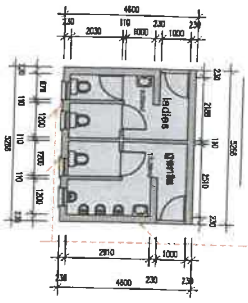
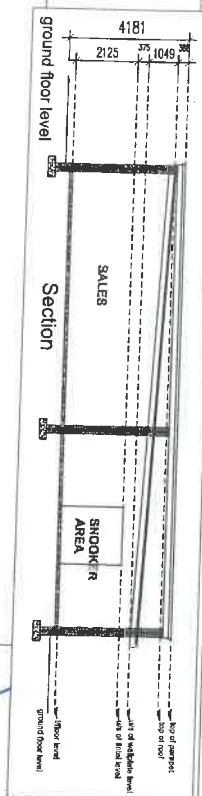
Reg: 2017/450338/07

E: wadsprojects@gmail.com

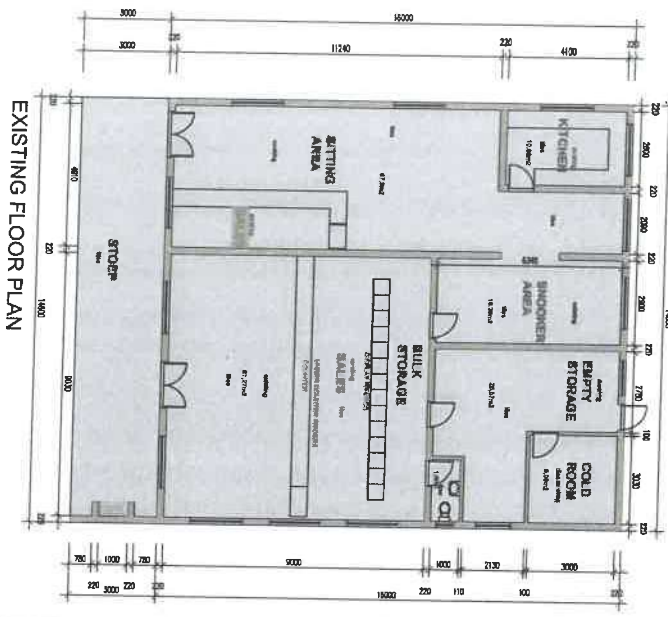
F2E: 086 212 6309

MAP 4

Site Development Plan



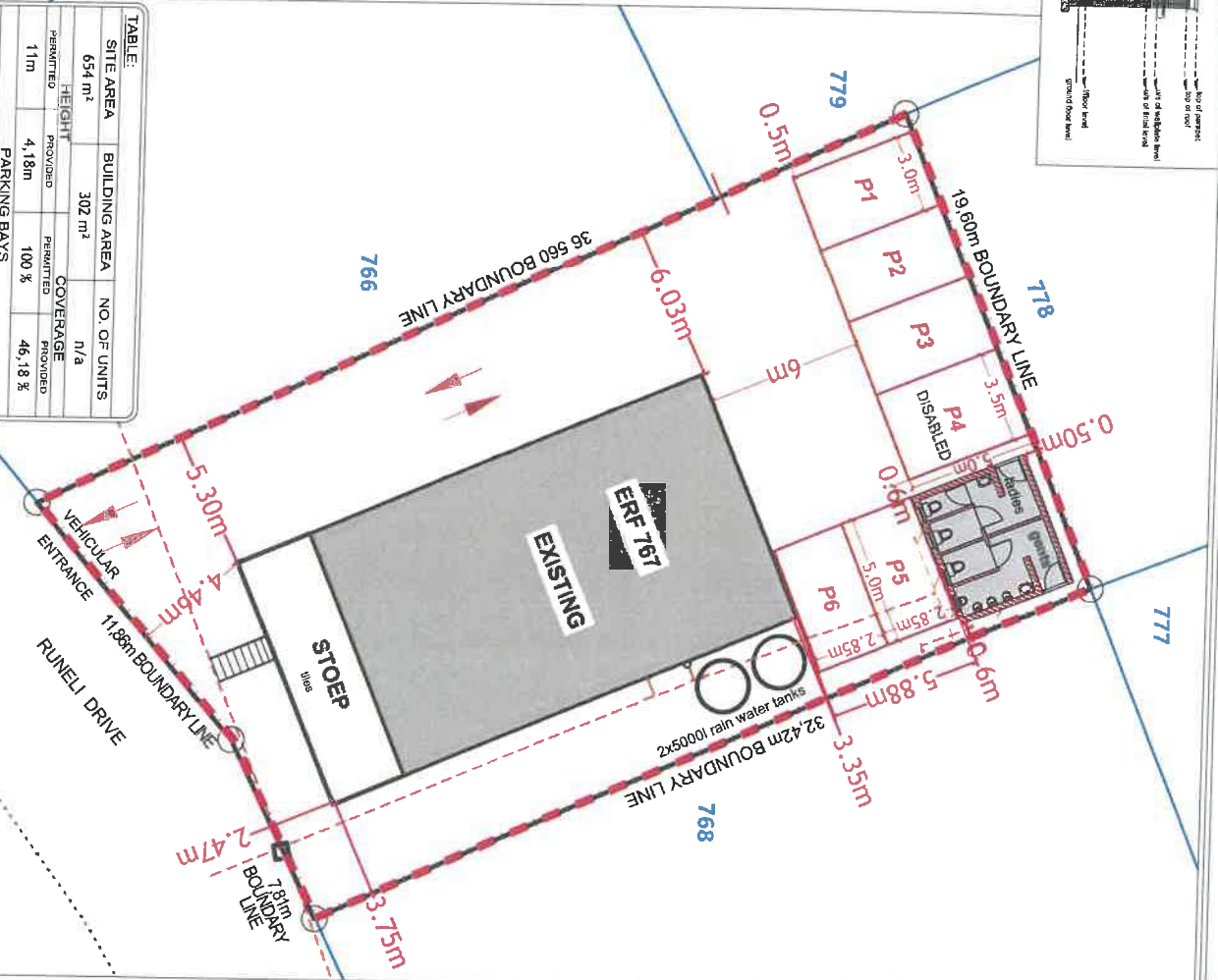
ABLUCTIONS FLOOR PLAN



EXISTING FLOOR PLAN

Scale A4 @ 1:250

TABLE:			
SITE AREA	BUILDING AREA	NO. OF UNITS	
654 m ²	302 m ²	n/a	
HEIGHT			
PERMITTED	PROVIDED	PERMITTED	PROVIDED
11m	4,18m	100 %	46,18 %
PARKING BAYS			
PERMITTED	PROVIDED	PERMITTED	PROVIDED
2 spaces / 100m ² floor space	Standard Disabled Garage	1	
PARKING REQUIREMENTS:			
2 spaces / 100m ² floor space			
= 6 b/bays			
BUILDING LINES			
STREET	LATERAL	REAR	
PERMITTED/PROVIDED	PERMITTED	PERMITTED/PROVIDED	
2,47m	0m	5,3m & 3,35m	0m



PROJECT: Consent Use (Liquor Outlet) for Erf 767 Nkwentwezi (Batursi)

PROJECT DESCRIPTION: PROPOSED LAND USE: 1. Liquor Outlet

EXISTING ZONING: BUSINESS ZONE I

LOCATION: Town: Nkwentwezi (Batursi) Municipality: NDABABE Local Municipality District: BATURSI

LEGEND: Erf 767 Nkwentwezi (Batursi)

NOTES: Building Plans to be supplied by Architect All parking bays dimensions as indicated

BUILDING AREAS: 4234 m² Existing Building Area 444 m² Veranda Area 424 m² Proposed Ablutions Building 4,302 m² TOTAL BUILDING AREA

CLIENT: Z.E. Lubelwana

PREPARED BY: WADS Projects

PLAN NO: 05 REV NO: 00

SCALE: A4 @ 1:275

MAP UNITS: METRIC

DATE: MAY 2026