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GOLFWEEKLY

ROYAL PORT ALFRED GOLF CLUB WEEKLY RESULTS

DATE: September 9
SPONSOR: Kowie Toyota
COMPETITION: 2 Ball Alliance
Trophy: Settlers Bowl
Trophy Winners: John Arnold & Barry Scarterfield
No of players: 86
Results: 1st: Jason Sharrock & David Duncan — 50
2nd: John Arnold & Barry Scarterfield — 50
3rd: Reece Naude & Andries Small — 49
Best Gross: Meekah De Sousa — 71
Best Nett: Mike Fuller — 68
Nearest the Pins: 6th: Sponsor Fishaways/Debonairs: Billy Emslie
8th: Sponsor Efficient Insure: Leon Evans
11th: Sponsor Bram's @ The 19th: Warren Solz
13th: The Firm: Charlie Poulton
The Firmest Drive 18th: Meekah De Sousa
Remax Kowie Nearest for 2 on 1st: Meekah De Sousa
Two Clubs: 6th: Aubrey Kearney, Barry Scarterfield, Aziz Obaray, Billy Emslie, Rolly Clayton, Pete Andrew, Geoff Bladen, Charlie Poulton & Stew Dorrington
8th: Leon Evans
13th: Charlie Poulton

RPAGC LADIES GOLF RESULTS

DATE: September 8
SPONSOR: Kowie Toyota
COMPETITION: Individual Bogey
No of plaers: 24
Winners:
1st: Linda Dobson — 1
2nd: Debra Harris — 1
Longest Drive: Hole 15
0 — 21 Playing Handicaps: Sally De Meyer
22 — 40 Playing Handicaps: Lynette Harbrecht
Nearest the pins:
6th: Sponsored by Royal St Andrews — Pat Halse
8th: Sponsored by Hoelson Sisters — Jenny Dukas
11th: Sponsored by Fishaways /Debonairs
13th: Sponsored by Carrera Jar — Carin Engelbrecht
Two Clubs: 6th — Lynette Harbrecht
Chicken winner: Milo Mills

ROYAL PORT ALFRED GOLF CLUB WEEKLY RESULTS

DATE: Saturday September 12
SPONSOR: R72 Motors
COMPETITION: Individual Stableford
No of players: 70
Results: 1st: Stew Dorrington — 40
2nd: Nathi Mbabela — 39
3rd: Jarryd Harty — 38
4th: Chris Thompson — 38
Best Gross: Jarryd Harty — 73
Nearest the Pins: 6th: Sponsor Mooifontein Quarry: Margie Siegers
8th: Sponsor Juan Pretorius Architecture: Arjan Sap
11th: Sponsor Bram's @ The 19th: Rob Dowding
13th: Sponsor Fishaways/Debonairs: Nick Fox
The Firmest Drive 14th: Sponsor the Firm: Meekah De Sousa
Surgical Scope Longest Drive — Red 14th: Carol Lee
Bram's @ The 19th Nearest for 2 on the 1st: Nathi Mbabela
Two Clubs: 6th: Nick Fox & Rob Dowding
8th: Neil Lounder, Stew Dorrington, Arjan Sap, Brett Herselman & Owen Putzier
11th: Winky Dobson, Meekah De Sousa & Stew Dorrington

RPAGC 1820s GOLF RESULTS

DATE: September 7
21 golfers
Winners — 41: Barry Brady, John Feather & Dudley Kieser
Moosehead — 46: Peter Rinaldi, Trevor Stotter & Ian Knight
Good Scores: Barry Brady — 48, John Feather — 47, Terry Chowles — 49
Two clubs: /
SPAR chicken winner: — Eddie Brown
DATE: September 10
14 golfers
Winners — 40: Terry Chowels, John Feather, Thomas Vrabel & John Dell
Moosehead — 47: Trevor Stotter, Peter Rinaldi, Ram Piers & Andy Altson
Good Scores: Terry Chowels — 47

KENTON GOLF BROTHERHOOD (KGB)

Tuesday September 8
A glorious morning with a balanced field of 36 players allowed the draw master to add spice for nine 4-balls as they contested an Alliance Stableford 2-scores-to-count on the par fours and fives with 3-scores-to-count on the par threes.

Mark Warren, Nick Oosthuizen, Keith Rugg and John Ralph amassed a winning 94 points.

Craig Harebottle eagled the par four 4th with an amazing shot with a six iron from under trees. No birdies were recorded on par threes allowing Craig to deservedly claim the 2-club pool for his covey.

John Ralph stood out with an individual 69 nett.

Friday September 11
Following an overnight storm, 34 players arrived to be drawn in two 3-balls and seven 4-balls to contest an Alliance Stableford 2-scores-to-count.

John Arnold, James Lobban, Jenny Ralph and Mike Beaumont ran out as comfortable winners with 84 points. Peter Reed birdied the par three 8th as Nick Oosthuizen with his birdie on the par three 6th took the 2-club pool for his team. Jenny Ralph stood out as player of the day with an individual 70 nett.

CROQUETCORNER

Knocking off human heads with one swift stroke of a croquet mallet hardly seems in the spirit of this most genteel of sports, but that wasn't how Peter Gabriel viewed the game back in the '70s when he fronted rock supergroup Genesis.

The croquet lawn and the pyscho-killer lady wielding a mallet on the cover of the 1971 album *Nursery Cryme* was a collaborative effort between Gabriel and artist Paul Whitehead. The gruesome violence on the cover was created to dismantle the illusion of childhood innocence and it clearly resonated with prog rock fans … more than 4.9 million albums have been sold globally over its lifetime. Here's where you can listen to the album – and see it's cover: https://bit.ly/4xObQ3W

Whitehead noted that the artwork was also meant "to have a go at croquet", which he viewed as an upper class game. There have been no reported incidents of beheadings or severed skulls at Port Alfred's Bowling & Croquet Club, but mild tantrums do surface from time to time, and on occasions a costly carbon-graphite mallet has headed for the scrap heap.

Fancy having a crack at the game? Then contact club captain Joan on 082-894-1851.

Spare mallets are available too.

KOWIESTRIDERS

Kowie Striders Soup Kitchen Fun Run Day: There were 61 runners and walkers who gave in their names and times, but there were more who did not.
3km Run
Mathew Steck 13:45
Gabrielle Schweyer 13:55
Esona Goliath 13:55
Michael Blaine 15:04
Liz Hayes 19:20
Tony Webster 19:20
Abenathi Gaunt 19:21
Kiley Blaine 26:20
Alba Riggien-Playden 26:20
Stacy Blaine 26:20
3km Walk
Pauline Weed 33:06
Colin Murphy 33:06
Colleen Pansegrouw 36:45
Grace Parker 39:40
Candice Parker 39:40
Dave Parker 39:40
Cathy Momberg 43:00
5km Run
Leon Machina 16:20
Luniko Mbambisa 18:50
Avethandwa Matsala 18:57
Mohammed Masebets 19:10
Nicholas Cox 20:18
Dylan Cox 20:28
Kaylee Machina 21:03
Rick Betts 21:45
Quinton Majoda 22:01
Chantel Machina 22:06
Scott Harvey 23:36
Alison Heyerdahl 23:36
Pierre Schweyer 23:36
Alex Weed 27:55
Andrew Dickason 28:05
John Arnold 28:10
Ben Gaunt 28:11
John Cox 29:00
Reon van Zyl 29:06
Luke van Zyl 29:06
Cynthia Toerien 30:55
Megan DeKlerk 30:56
Louise Ferguson 31:04
5km Run Cont
Trevor von Berg 31:13
Patrick Knowles 31:22
Moon Harvey 32:06
Chris Van Rensburg 32:06
Nosi Mtati (6km) 33:54
Gail Stroebel 34:30 Lance Parker 34:30 Sonja Norden 35:26
Heather van Berg 35:26
Victoria Treber 37:34
Chris Pike 39:18
Cynthia Butterworth 39:58
Beryl Clur 39:58
Gemma Knot 42:05
5km Walk
Jo Betts 42:38
Angie Waller 47:35
Sue Robertson 51:10
Belinda Arnold 57:00
10km Run
Unathi Stamper 47:31
Zukisa Potwana 47:31
Richard Daneel 47:35

Well done to all walkers and runners who took part.

IN THE ESTATE OF THE LATE PETER STEWART DENNISS, Identity No. 461012 5171 084, of 43 Southdowns Avenue, Port Alfred, who died on the 10th August 2026 and who was married out of community of property

ESTATE NUMBER 2819/2026

Creditors and Debtors of the above deceased are hereby requested to lodge their claims with and pay their debts to the undersigned within 30 days of the 18th September 2026

DATED at PORT ALFRED on this the 7th Day of September 2026

GJ MARAIS
Executor
Neave Stötter Inc
25 Van Der Riet Street
PORT ALFRED
Ref. pk/M00291

ESTATE LATE LLOYD BRADFIELD TIMM
IDENTITY NUMBER: 380828 5034 08 1
who died on the 24TH JULY 2024 of 42 HERON STREET, PORT ALFRED, 6170
WIDOWER

ESTATE NO: 2992/2024

The First and Final Liquidation and Distribution Account in the abovementioned Estate will lie for inspection at the Port Alfred Magistrate's Court Pascoe Crescent for a period of 21 days from 18 September 2026.

THE EXECTUOR
NOËL STÖTTER
37 CAMPBELL STREET
PORT ALFRED
EASTERN CAPE PROVINCE
6170
Email: noelstotter31@gmail.com

NDLAMBE MUNICIPALITY
PORT ALFRED

NOTICE: ADOPTION OF MUNICIPAL POLICIES

Notice is hereby given to all residents, businesses, stakeholders, interested and affected parties within the jurisdiction of Ndlambe Municipality that the Ndlambe Municipal Council, at its Ordinary Council Meeting held on 28 August 2026, approved, and adopted the following policies:

a) Ndlambe Municipality House (Spaza) Shop Policy, 2026, and
b) Ndlambe Municipality Operational Policy for Submission of Land Use Planning Applications, 2026.

The above policies were approved and adopted by Council in terms of Council Resolution NCM022/08/2026, and in accordance with the provisions of Section 184(1) of the Ndlambe Municipality Spatial Planning and Land Use Management By-law, 2016.

Members of the public, businesses, landowners, developers, built-environment professionals and other interested and affected parties are hereby advised that the above policies will come into effect on 1 October 2026.

Accordingly, from the effective date, the provisions and requirements contained in the respective policies will apply to all matters and applications falling within their respective scope of application.

NOTICE: 192/2026

17 SEPTEMBER 2026 ADV. R. DUMEZWENI
MUNICIPAL MANAGER

Help Guide

BIKES & E-BIKES SALES & SERVICE
QUALIFIED TECHNICIAN
The Cycle Asylum
All Brands - Collect & Deliver
Tel: 046 624 8358
072 727 7382

ELECTRICIAN
DN Electrical
Devon Nicholson: 084 058 2222

ESTATE AGENTS
RE/MAX Kowie
Tel: 046 624 1110

FINANCE AND TAX
Roelof Siegers CA(SA)
Cell: 082 772 6713

GAS SUPPLIES & SERVICES
LP Gaz Port Alfred
Tel: 046 624 8070
072 188 2633

TYRES
Supa Quick
Tel: 082 455 9071

NDLAMBE MUNICIPALITY
PORT ALFRED

APPLICATION FOR REZONING OF ERF 3620, PORT ALFRED FROM RESIDENTIAL ZONE 1 TO BUSINESS ZONE 2.

Applicant: MIKHULU SPATIAL SOLUTIONS (PTY) LTD

Owner: MARIA ELIZABETH MAGDALENA KLEYNHANS

Property Description: ERF 3620, PORT ALFRED

Physical Address: 24 SOUTHWELL ROAD, PORT ALFRED, 6170

Detailed description of proposal:
The matter for consideration is an Application for the Rezoning of Erf 3620, Port Alfred from Residential Zone 1 to Business Zone 2 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 abovementioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway, and Port Alfred Municipal Office. The application can also be viewed on the Town Planning Portal on Ndlambe Municipal website (https://www.ndlambe.gov.za/town-planning-portal/) under Public Participation. Any written comments may be addressed in terms of Section 98 of the said Bylaw to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before 19 October 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: 198/2026

17 September 2026 DV R. DUMEZWENI
MUNICIPAL MANAGER

NDLAMBE MUNICIPALITY

NDLAMBE MUNICIPALITY
06 AUG 2026
TOWN PLANNING
DEPARTMENT OF INFRASTRUCTURE
Ndlambe Municipality
Corporate Services

LAND USE APPLICATION FORM

17 AUG 2026
RECEIVED

PART A: TYPE(S) OF APPLICATION

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
✓	Rezoning	R 11 287, 62
	Consolidation	R
	Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land	R
	Departure Application: Permanent or Temporary Departure (for Land Use Change)	R
	Departure Relaxation Building Line	R
	Departure for Relaxation of Development Parameters (Height and/or Coverage)	R
	Consent use in terms of the Land Use Scheme	R
	Extension for validity of an approval	R
	Subdivision	R
	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** 11 287, 62

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.*

S.M

Applicant's Initials: _____

PART B: GENERAL INSTRUCTIONS

(These instructions should be read before completing the form)

1. GENERAL REMARKS

1.1. All applications should take cognizance of the requirements for the change of land use in terms of the Environment Conservation Act of 1997.

1.2. Incorrect and incomplete applications will be returned to the Applicant. The Applicant's attention is drawn to the plans and other documentation that must accompany their application as per the Schedules in the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016).

1.3. Applicants must note that until such time that an application has been approved in writing, any correspondence or discussions pertaining to this application must not be regarded as an indication that it will in fact be approved and do not bind the Ndlambe Municipality, in any way.

1.4. The Ndlambe Municipality reserves the right to have an approval declared null and void if it was based on wrong information supplied by an applicant. Applicants must therefore ensure that information about restricting factors that could influence the application is provided.

1.5. Applicants may supply any additional information, on a particular issue, if they want to and when required to.

2. PRIOR LIAISON WITH OTHER INTERESTED PARTIES

2.1. Prior Liaison with interested bodies including National and Provincial Departments, is strongly recommended, as the processing of applications will be expedited in this way. Where an applicant submits proof that an interested party is satisfied with a proposal, it will not be necessary to again approach such interested party for comments.

2.2. A list of the different authorities and other interested parties affected by the development, together with the names, telephone numbers and addresses of contact persons may be available from the Municipaliy.

3. SUBMISSION OF APPLICATION

3.1. Hard copies of the land use planning application may only be submitted after the Municipality has granted permission, following the completion of the Pre-Consultation or Pre-Scrutiny Phase, and confirmation that the application can be submitted.

3.2. Applications must be accompanied by proof of payment. Applications without proof of payment will not be accepted. No screenshots of payments made will be accepted. If proof of payment is submitted later, the date of submission will be considered as the application date.

3.3. Two (2) A4 hard copies printed one sided. No bounded, stappled or punched applications will be permitted. Both A3 and A4 color copies of the Site Development Plans are to be submitted with the application.

3.4. Applications can be posted via registered mail or hand delivered to the following address:

The Municipal Manager
Nldambe Municipality
P O Box 13
Port Alfred
6170

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

3.5. 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:

3.5.1. 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 Site Development Plan.

3.5.2. 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.

3.5.3. 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.

3.5.4. 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 as provided for in the By-law.
- 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);

S.M

- 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)	SINESIPHO MZUKISI
Surname	SICWEBU
Company name *(If applicable)*	MIKHULU SPATIAL SOLUTION (PTY) LTD
Street or Postal Address	26 KIND EDWARD STREET NEWTON PARK, GQEBERHA
Email Address	admin@mikhuluspatial.co.za/ sne@mikhuluspatial.co.za
Contact Number	041 001 3038/ 078 744 6894

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

Registered owner(s) Name	MARIA ELIZABETH MAGDALENA KLEYNHAN
Street or Postal Address	24 SOUTHWELL ROAD PORT ALFRED 6170
E-mail Address	[redacted]
Contact Number	[redacted]

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed			
Erf No	3620	Suburb/Town/Area	PORT ALFRED
Farm No	N/A	Portion *(if applicable)*	
Physical or Street Address	24 SOUTHWELL ROAD, PORT ALFRED		
Current Zoning	RESIDENTIAL ZONE 1		
Proposed Zoning	~~BUSINESS ZONE 1~~ BUSINESS ZONE 2		
Additional Rights or Consent Uses Approved	N/A		
Current activities	TOP CARPETS OUTLET		
Are any departures applicable to the land unit?	N/A		
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	N/A		
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	Yes, the property is used as a residential propoerty		
Property Size/ Extent (m²/ ha - as per Title Deed	732m2		
Title Deed Number	[redacted]		
Any additional/relevant information in regard to the property	N/A		

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, attach a power of attorney 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	X	N	If yes, is bond/mortgage holders consent attached	X	N	
Any existing unauthorized buildings and/or land use on the subject property(ies)?	X	N	If yes, is this application to legalise the building / land use?	X	N	
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):

Business Zone 2
The proposal seeks to Rezone the property from Residential Zone 1 to ~~Business Zone 1~~ on the said premises in order to attain statutory rights for a shop.

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 provide 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.....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?

If so, furnish details:

NO

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

If so, furnish details:

NO

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

If so, furnish details:

NO

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

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

NO

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

NO

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

Please answer the following questions and provide comments:

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		IN LINE WITH THE MUNICIPAL SPATIAL VISION
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		
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	
Water supply		X	
Sewerage and wastewater		X	
Storm water		X	
Road network		X	
Other, services. Please specify		X	

NOTE: Provide more detailed information in the motivation report.

Applicant's Initials: S.M

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 regietered 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			
Neigbours 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:

.....

N/A .....

.....

.....

.....

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)	SINESIPHO MZUKISI SICWEBU		
Professional Capacity & Registration Number	A/2026/2015		
Statutory Body	SACPLAN	Are you In Good Standing with the Staturory Body?	YES
Applicant's Signature		Date	

Applicant's Initials: S.M

PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	ZAMAGCINA DANTILE
Title/Capacity	ASSISTANT TOWN PLANNER
Signature	
Municipal Stamp	NDLAMBE MUNICIPALITY 06 AUG 2026 TOWN PLANNING DEPARTMENT OF INFRASTRUCTURE

Annexure A

Power of Attorney

POWER OF ATTORNEY

I, the undersigned person: Maria Elizabeth Magdalena Kleynhans

Signature: EKleynhans

Date: 6/11/2025

The registered land owner/s of:

PROPERTY DESCRIPTION: ERF 3620 PORT ALFRED (CAWA)

TITLE DEED DESCRIPTION: T[redacted]

Do hereby nominate and appoint the below mentioned person/firm:

MR. SINESIPHO SICWEBU OF THE FIRM MIKHULU SPATIAL SOLUTIONS (PTY) LTD

With Power of Substitution, to be my Lawful Agent in my name and place and to make the application for:

APPLICATION FOR THE PROPOSED REZONING ON ERF 3620 PORT ALFRED.

and generally for effecting the purposes mentioned above, to act on my behalf for all intents and purposes and hereby notifying, allowing and confirming and promising and agreeing to ratify, allow and confirm all whatsoever our said Agent shall lawfully do, or cause to be done, by virtue of these present witnesses.

SIGNED AT: Port Alfred

THIS 6 DAY OF Nov **2025** IN THE PRESENCE OF THE UNDERSIGNED WITNESSES.

AS WITNESS

1. **Name:** PKleynhans Signature: [signature] Date: 6/11/2025

2. **Name:** Natalia Ngalawe Signature: [signature] Date: 6/11/2025

www.mikhuluspatial.co.za

MIKHULU
SPATIAL SOLUTIONS

CK Reg. No: 2020/076965/07

Monday, 27 July 2026

NDLAMBE LOCAL MUNICIPALITY
Causeway
Port Alfed
6120

Attention: Town Planning Section

AN APPLICATION FOR THE PROPOSED REZONING OF ERF 3620 PORT ALFRED FROM RESIDENTIAL ZONE 1 TO BUSINESS ZONE 2.

Application is made in terms of the **Spatial Planning and Land Use Management Act 16 of 2013**, and **Secions 68 of the Ndlambe Spatial Planning and Land Use Management Bylaw 2016** read with the **Ndlambe Land Use Scheme 2019**, for the proposed Rezoning od the subject property from Residential Zone 1 to Business Zone 2 in order to attain statutory rights for a retail outlet (shop) on Erf 3620 Port Alfred.

Attached hereto please find the following:

- Motivational Memorandum
- Deed of Transfer
- Power of Attorney (POA),
- Bond Holders Consent
- Land Development Application Form duly completed

Should you require any additional information or any queries, please do not hesitate to contact the undersigned.

Yours faithfully

Sinesipho Sicwebu (Mister)
Principal Town Planner
Reg: Pr.Pln A/2026/2015

NDLAMBE MUNICIPALITY
06 AUG 2026
TOWN PLANNING
DEPARTMENT OF INFRASTRUCTURE

078 744 6894 | info@mikhuluspatial.co.za
26 King Edward, Newton Park, Gqeberha

MIKHULU
SPATIAL SOLUTIONS

APPLICATION FOR REZONING FROM RESIDENTIAL ZONE 1 TO BUSINESS ZONE 2 IN RESPECT OF ERF 3620 PORT ALFRED.



Report Info.

APPLICANT INFORMATION:

Date:	Wednesday, 06 May 2026
Report No:	NDAMBLE-LM RE/3620,PORT ALFRED
Prepared By:	Mikhulu Spatial Solutions (Pty) Ltd
Enquiries:	Sinesipho Sicwebu and Mthandazo Makamisa
Email:	sne@mikhuluspatial.co.za / mtha@mikhuluspatial.co.za

CLIENT INFORMATION:

Prepared for:	**Maria Elizabeth Magdalena Kleynhans** 24 Southwell Road Port Alfred 6170

AUTHORITY INFORMATION:

Submitted to:	**The Municipal Manager** Ndlambe Local Municipality P O Box 13 Port Alfred 6170	**The Municipal Manager** Ndlambe Local Municipality 47 Campbell Street Port Alfred 6170
Enquiries:	Ms Zama Dantile	

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PLANS	
Plan 1	Locality Plan
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Annexure A	Power of Attorney
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Annexure C	Land Development Application Form duly completed

1. INTRODUCTION

Messrs **Mikhulu Spatial Solutions (Pty) Ltd** have been formally appointed by **Mrs M.E.M. Kleynhans** (hereinafter referred to as *the property owner*), in her capacity as the registered owner of the subject property.

In terms of the Power of Attorney (**Annexure A**), the property owner has authorised **Mikhulu Spatial Solutions (Pty) Ltd**, inter alia, to submit and manage an application for the rezoning of the subject property from **Residential Zone 1** to **Business Zone 2**. The proposed rezoning is intended to enable the lawful use of the property for business purposes, specifically for the establishment and operation of a **Top Floor and Carpets** business on **Erf 3620, Port Alfred**.

The application seeks to obtain Council's approval to regularise and facilitate the continued use and potential extension of the existing structures on the subject property through the proposed rezoning. This application is submitted in accordance with, and as contemplated in, **Section 68 of the Ndlambe Local Municipality Spatial Planning and Land Use Management By-laws, 2016.**

2. PURPOSE OF APPLICATION

The purpose of this application is to motivate to the relevant decision-making authority, **Ndlambe Local Municipality (hereinafter referred to as Ndlambe LM)**, for the granting of the necessary land use rights to enable the proposed development on the subject property as described above.

The application seeks to promote orderly, coordinated, and desirable development within the Municipality's jurisdiction. It further aims to formalise the existing structures on the property to ensure compliance with the **Ndlambe Local Municipality Land Use Scheme, 2019**. In this regard, **Mikhulu Spatial Solutions (Pty) Ltd** has been appointed as the professional service provider to prepare and submit the application to Ndlambe LM.

As outlined in the introduction to this report, the application is submitted in terms of the relevant planning legislation, including the **Ndlambe Local Municipality Spatial Planning and Land Use Management By-laws, 2016** and the **Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)**, read together with Section 68 of the Ndlambe Local Municipality Spatial Planning and Land Use Management By-law, 2016 read with Ndlambe Local Municipality Land Use Scheme 2019 (hereinafter referred to as the Town Planning Scheme).

In terms of the above legislation, the following is hereby applied for:

(a) The Rezoning of Erf 3620, Port Alfred, from **Residential Zone 1** to **Business Zone 2**, in terms of Section 68 of the Ndlambe Local Municipality Spatial Planning and Land Use Management By-laws, 2016.

3. CONFIRMATION OF APPOINTMENT AND AUTHORITY

Messrs **Mikhulu Spatial Solutions (Pty) Ltd** have been duly appointed by **Kleynhans Top Carpets** (hereinafter referred to as "the property owner"), being the registered owner of the property, to act as its authorised agent.

In terms of the Power of Attorney granted by the property owner, Mikhulu Spatial Solutions (Pty) Ltd is authorised, inter alia, to lodge an application for the rezoning of Erf 3620, Port Alfred from Residential Zone 1 to Business Zone 2 in order to permit the utilisation of the property for business purposes, specifically for the establishment and operation of a Top Carpets retail outlet.

4. PUBLIC PARTICIPATION PROCESS

The application is subject to Chapter 6 of the Ndlambe Local Municipality: Spatial Planning and Land Use Management By-Laws, 2016 which outlines the process to follow for due public participation process.

In respect to notices being served to considered affected parties the provisions of Section 93 read together with Section 94 of the By-Law will apply. Notification of the application and serving of notices will be made for a period of 30 days inviting the members of the public through registered letters be sent to all the neighbouring properties to allow for participation and commentary. Furthermore, a notice in the local media and a notice on site which will be affected by the application will need to be placed on the property.

5. PROPERTY INFORMATION

5.1 Locality

Erf 3620, Port Alfred is situated a kilometre away from the Port Alfred Central Business District (CBD), in the Westview Heights area along the R72 (Southwell Road). Access to the subject property is obtained directly from Southwell Road.

The property falls under the jurisdiction of the Ndlambe Local Municipality and is located in the Eastern Cape Province of the Republic of South Africa.



(See Plan 1: Locality Plan).

Erf 3620, Port Alfred, is located along Southwell Road, with primary access obtained directly from Southwell Road via Miles and Becker Streets. The property is situated less than one kilometre from the

Port Alfred Central Business District (CBD), placing it within close proximity to established commercial and service amenities.

5.1.1 Access

Access to the site is obtained from Southwell Road via Miles Street and Becker Street. Southwell Road serves as a key mobility corridor, providing direct access to the Central Business District and linking to Settlers Way, thereby facilitating efficient local and regional connectivity.

5.2 Site Description & Ownership

The subject property Erf 3620, Port Alfred is located within the Ndlambe Local Municipality, in the Province of the Eastern Cape.

Property and Ownership:

Erf	3620
Allotment	Port Alfred
Jurisdiction	Ndlambe Local Municipality
Title Deed No.	[redacted]
Area (m^2)	± 732m^2 in extent
Ownership	Maria Elizabeth Magdalena Kleynhans
Applicable Land Use Scheme	Ndlambe Local Municipality: Land Use Scheme, 2019
Existing Zoning	Residential Zone 1
Bond	The property is currently bonded. **(See Annexure C)**

See Annexure B: Deed information.

5.3 Title Deed conditions

The title deed of the subject property has been studied, and it can be confirmed that no Restrictive Title Deed Conditions on the title deed will be triggered by the proposed development. ***(See Deed of Transfer No. T15310/2025 in annexure B)***

5.4 Servitudes

There are no registered servitudes over the subject site.

5.5 Land Use and Surrounding Land Uses

Erf 3620, Port Alfred is currently utilised for business purposes and is developed with an existing showroom and associated ancillary business activities. The property is strategically located within an established activity corridor earmarked for mixed-use development.

The proposal seeks to formalise the existing business use and accommodate additional structures to support the operation. The proposed development is non-intrusive in nature and remains compatible with the prevailing mixed-use character along Southwell Road, as guided by the Ndlambe Local Municipality Spatial Development Framework (2023).



(See Plan 2, Land Use Plan)

5.6 Zoning and Surrounding Zonings

The subject property is situated approximately one kilometre from the Port Alfred Central Business District (CBD) and is currently zoned Residential Zone 1 in terms of the Ndlambe Local Municipality Land Use Scheme, 2019.

The surrounding properties along Southwell Road reflect a range of zoning typologies. In terms of the Ndlambe Local Municipality Spatial Development Framework, 2023, the R72 (Southwell Road) is identified as a primary development corridor and is earmarked for mixed-use activities.

The proposed use of the subject property is therefore consistent with the spatial vision and development intent of the corridor and will complement the existing and planned land use pattern along Southwell Road.



(See Plan 3, Zoning Plan)

5.7 Physical Aspects

5.7.1 Topography

The subject property is relatively flat or has a gentle slope sitting at an altitude between 38m to 42m above sea level. There are no top ground hydrological features or any environmental elements that warrant an assessment from a physical site analysis perspective.

5.7.2 Vegetation

The property is developed with existing structures. There are no endangered or threatened species present on the site, and no environmental constraints have been identified in relation to the proposed use. Furthermore, the proposed development will not alter or impact the riverbanks, as previously indicated.

6. LEVEL OF INFRASTRUCTURE

6.1 Water

The site is situated within an area that is already serviced with water infrastructure.

6.2 Sanitation

The site already receives this type of service through the existing sewer infrastructure, and it is anticipated that this service will continue being provided.

6.3 Refuse Removal

The municipality is currently responsible for the collection of refuse removal within the urban area of the city. It is anticipated that there will be sufficient capacity to deal with any refuse produced from the site as it falls within the urban area.

6.4 Roads

There is already existing road infrastructure providing access to the subject property and access will continue to be gained from the Riverside Drive.

6.5 Electricity

There is already existing electrical infrastructure available in the form of an electricity meter where the property will be connected.

6.6 Stormwater

The area in which the site exists is within an existing built-up area and is fully serviced with infrastructure, there is storm water drainage forming part of the bulk services that exist.

6.7 Access Roads

Currently the area is easily accessible via the existing road system, and the subject property will gain access from these existing road network.

7. DEVELOPMENT PROPOSAL

7.1 Proposal

The application under consideration is submitted in terms of the applicable legislative and policy framework governing land use and spatial planning within the jurisdiction of the Ndlambe Local Municipality. These include, inter alia, the Ndlambe Local Municipality: Spatial Planning and Land Use Management By-Laws, 2016; the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013); and the Ndlambe Local Municipality: Land Use Scheme, 2019.

In accordance with the above-mentioned statutory framework, the following approval is sought:

(a) The rezoning of Erf 3620, Port Alfred, from **Residential Zone 1** to **Business Zone 2**, in terms of Section 68 of the Ndlambe Local Municipality: Spatial Planning and Land Use Management By-Laws, 2016.



(See Plan 5, Proposed Site Development Plan)

7.2 Developmental Parameters

Erf 3620, Port Alfred is currently zoned as Residential Zone 1 as per the Ndlambe LM: Land Use Scheme, 2019. Currently following land uses are permited as per the Residential Zone 1:

LAND USE CATEGORY				**Residential**		
ZONING				**Residential Zone 1**		
PURPOSE				**Single Residential**		
Objectives						
• Use of land for single residential purposes. • Protection of the quality and character of residential neighbourhoods and the well-being of its citizens. • Limit multiple use of buildings to minimise adverse impact on the residential environment. • Densities that are compatible with existing surrounding land uses and are generally situated inside the urban edge. • Site sizes to be guided by relevant subdivison / densification policy.						
USE OF THE PROPERTY						
Primary Use	**Definition**			**Consent Use**		
Dwelling Unit	means a self-contained inter-leading group of rooms with not more than one kitchen used for human habitation and includes such outbuildings as are ordinarily used therewith and permit a home occupation for a single household.			• Additional Dwelling Unit • Creche • Guest House • Home Enterprise • Medical Use • Social Facility		
DEVELOPMENT PARAMETERS						
Building Lines						
	Street	**Lateral**	**Rear**	**Height**	**Coverage**	**Floor Factor**
Erven < 600m²	4m	1.5m	2m	8.5m	70%	1.0
Erven > 600m²	**5m**	**1.5m**	**3m**	**8.5m**	**50%**	

The land use right currently being exercised on the subject property is that of a dwelling unit, which constitutes a primary use. A **"dwelling unit** *is defined as a self-contained, interleading group of rooms, with not more than one kitchen, used for human habitation, and includes such outbuildings as are ordinarily used in conjunction therewith*". The use further permits a home occupation for a single household.

The Land Use Scheme effectively regulates land use rights, coverage, and building lines as depicted in the table above, which may be triggered when the property owner initiates development on the property.

Rezoning and Character

Erf 3620, Port Alfred is currently zoned **Residential Zone 1** and is developed with existing structures that are presently being utilised for business purposes. In order to regularise the current land use and lawfully accommodate the **Top Carpets** business operation, it is necessary to rezone the subject property from **Residential Zone 1** to **Business Zone 2**.

Accordingly, the property owner hereby applies for rezoning and the associated development parameters in terms of Section 68 of the Ndlambe Local Municipality: Spatial Planning and Land Use Management By-Law, 2016.

LAND USE CATEGORY	**Business**
ZONING	**Business Zone 2**
PURPOSE	**Low Intensity Business**

Objectives

- Business uses, including shops and offices to be accommodated on neighbourhood level and in areas identified by the SDF.
- Provision for a variety of land uses for convenient shopping and associated requirements, restricting high impact uses, i.e. warehousing, garage, workshops.
- Development can be restricted with respect to height and scale, limiting overall impact on surrounding softer land uses, i.e. Residential and community facilities.

USE OF THE PROPERTY

Primary Use	Definition	Consent Use
Office Shop	means a building used only for professional, clerical, administrative work, medical uses and includes storage areas ancillary to the office use. means land or a building used for retail or trade, including a workshop and/or store which is directly related to but subordinate to the retail or trade use and does not exceed more than 30% of the total floor area of the retail or trade use.	• Funeral Parlour • General Residential Building • Institution • Place of Assembly • Place of Entertainment • Place of Instruction • Place of Worship • Restaurant • Telecommunication Mast • Tourist Facility

DEVELOPMENT PARAMETERS

Building Lines		Height	Coverage	Floor Factor
Street	Lateral & Rear			
0m	0m	8.5m	100%	1.5

The registered property owner proposes to repurpose the existing building on the subject property for business purposes. In order to facilitate this transition, the application seeks the rezoning of the property from Residential Zone 1 to Business Zone 2, within which a shop constitutes a primary use right in terms of the applicable zoning provisions.

The proposed rezoning is consistent with the development parameters prescribed for Business Zone 2 and is aligned with the strategic intent and spatial directives of the Ndlambe Local Municipality Spatial Development Framework (SDF), 2023. As reflected in the attached image, the subject property is situated along Southwell Road within a designated mobility corridor. This corridor functions as a key movement spine and has progressively transitioned from a predominantly residential enclave into a vibrant and evolving business corridor.



(Port Alfred CBD Upgrading and expansion)

The SDF explicitly identifies Southwell Road as a mixed-use corridor intended to accommodate compatible light business and commercial activities. The introduction of business rights on the subject property will therefore reinforce the corridor's strategic function by promoting a balanced mix of land uses, enhancing accessibility, and supporting compact urban form principles.

Moreover, the proposal presents tangible economic development opportunities. The consolidation of business activities along the Southwell corridor is envisaged to stimulate local economic growth, strengthen the tourism economy, create employment opportunities, and encourage entrepreneurial activity within the Ndlambe area. In this regard, the application not only complies with the statutory planning framework but also advances the broader developmental objectives of the Municipality by unlocking the economic potential of a strategically located property.

8. MOTIVATION

It is hereby submitted that the proposed rezoning of Erf 3620, Port Alfred from Residential Zone 1 to Business Zone 2, to permit business use for the operation of Top Carpets, is consistent with and compliant with the provisions of the Ndlambe Local Municipality: Spatial Planning and Land Use Management By-Laws, 2016.

The subject property is located within the established built-up area of Port Alfred. Approval of the proposed rezoning will align with the prevailing and evolving mixed-use character along Southwell Road and within the surrounding area. The immediate vicinity comprises a combination of residential dwellings, business and commercial activities, and guesthouses, reflecting an established pattern of mixed land uses. The proposed development will therefore integrate with and reinforce the existing urban character of the area.

The Eastern Cape Provincial Spatial Development Framework (EC PSDF), as referenced in the Ndlambe Local Municipality Spatial Development Framework (SDF), 2023, promotes a spatial vision of a poverty-free Eastern Cape founded on a modern, ecologically sustainable economy. This vision supports the development of well-managed urban and rural human settlements, supported by appropriate infrastructure, productive land use, and environmentally sustainable development practices.

The EC PSDF further advocates for the consolidation and efficient utilisation of existing urban areas, with an emphasis on accommodating development within the urban footprint in a manner that is compatible with existing land use rights and municipal planning frameworks. In this regard, development interventions that seek to regularise existing structures through planning approvals are supported, provided that such interventions do not compromise the surrounding built environment or municipal service delivery.

The proposed application for rezoning is considered consistent with the spatial planning principles set out in both the EC PSDF and the Ndlambe Local Municipality SDF. The application relates solely to the regularisation of existing development on an erf situated within the established urban area of Port Alfred and does not introduce an intensification of land use.

The approval of the requested rezoning will facilitate orderly development, ensure compliance with the applicable Land Use Scheme, and promote certainty in land use management within the municipal area, without undermining the broader spatial vision or development objectives of the Ndlambe Local Municipality.

9. DESIRABILITY

9.1. The National Development Plan (NDP) vision for 2030:

The National Development Plan (NDP) provides a long-term framework aimed at eliminating poverty and reducing inequality by 2030 through inclusive and sustainable development. Key land development objectives of the NDP include the promotion of spatial integration, efficient land use, improved access to services and infrastructure, and the redress of historical spatial imbalances.

Within this context, land use management plays a critical role in enabling orderly development and the efficient utilisation of land within existing urban areas. The proposal to rezone the subject property is consistent with the principles of the NDP, as it facilitates the optimal use of serviced residential land without introducing additional land use rights or intensification beyond what is permitted under the applicable zoning.

The application supports infill development and the consolidation of existing urban form, which aligns with broader spatial planning objectives aimed at limiting urban sprawl, making efficient use of existing infrastructure, and promoting sustainable human settlements.

In the context of the Ndlambe Local Municipality, the proposed rezoning will not adversely affect the surrounding area, the rights of adjoining property owners, or the overall development intent of the applicable Land Use Scheme. The proposal is therefore considered to be in line with national development principles and the municipality's approach to orderly and sustainable land use management.

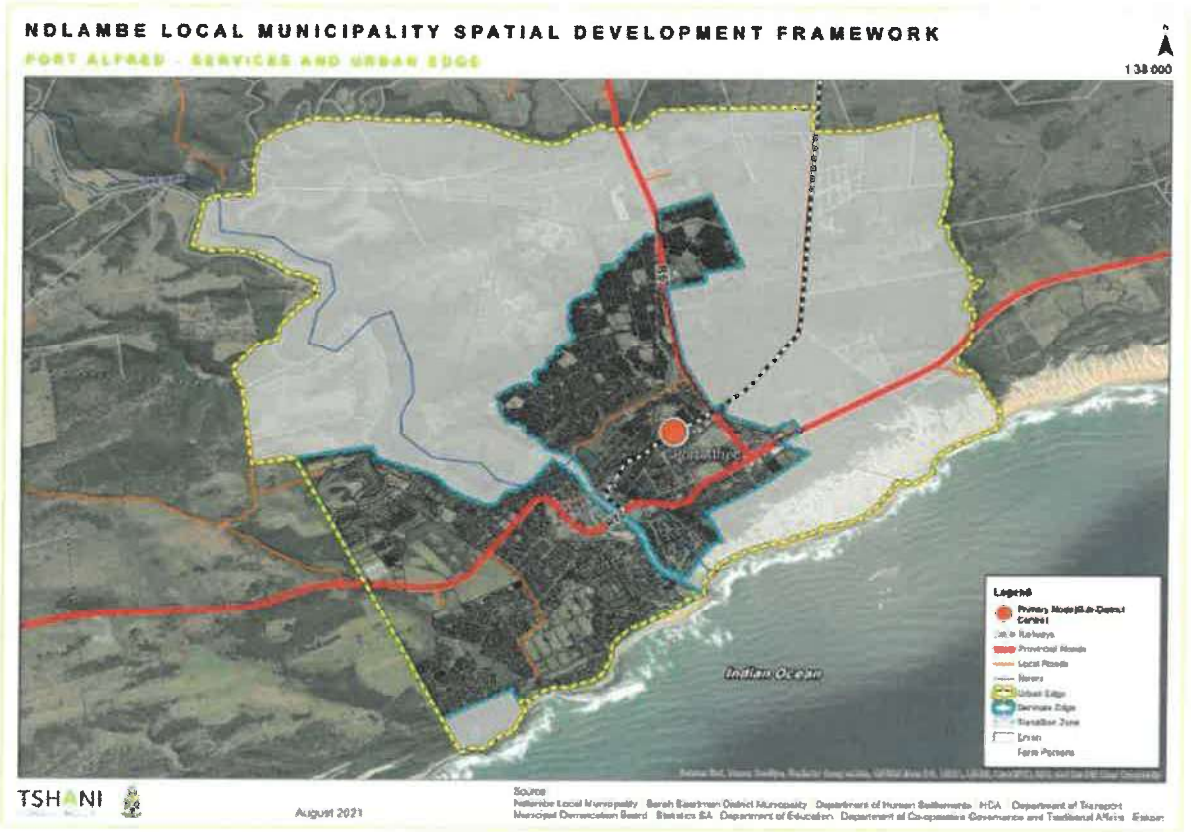
9.2. Ndlambe Local Municipality Spatial Development Framework 2023:

The Ndlambe Local Municipality Spatial Development Framework (SDF), 2023, is prepared in accordance with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), particularly Sections 5 and 20 thereof. The SDF provides a strategic spatial vision and development framework to

guide land use management and decision-making within the municipal area. The subject property falls within the area of jurisdiction covered by the approved SDF.

The Spatial Development Framework serves as a policy instrument that guides the spatial distribution of existing and future land uses within the municipality, while giving effect to the goals, vision, and objectives of the Municipal Integrated Development Plan (IDP). The SDF aims to promote sustainable, functional, and integrated human settlements, ensure efficient use of land and infrastructure, and protect the character and spatial integrity of established urban areas.

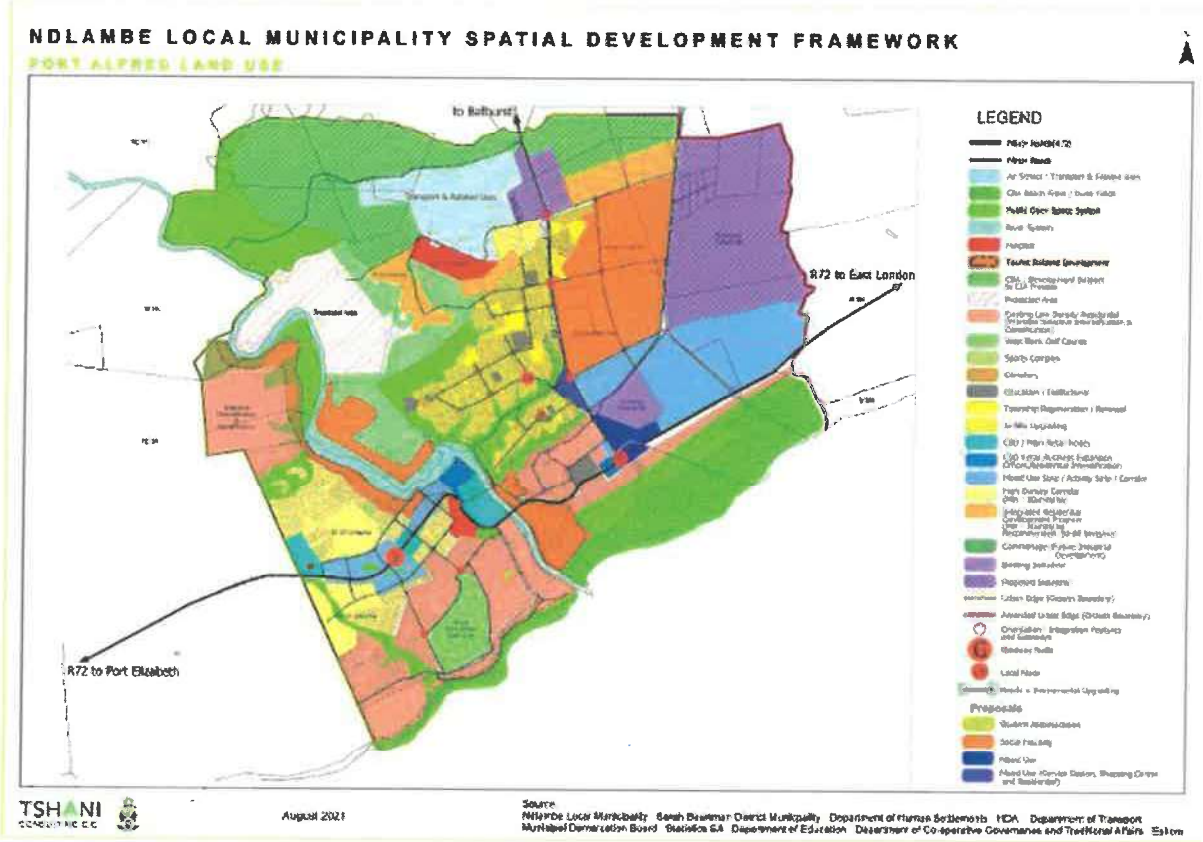
The Ndlambe Local Municipality is situated within the Eastern Cape Province and is bordered by Makana Local Municipality to the north, Ngqushwa Local Municipality to the east, and Sundays River Valley Local Municipality to the west.



(Urban Edge - Source: Ndlambe Local Municipality: Spatial Development Framework, 2023. Pg 118)

In terms of the Ndlambe Local Municipality Spatial Development Framework (SDF), the subject property is located within a kilometre from the defined urban area of the Port Alfred within the mixed-use strip/ activity strip/ corridor. The SDF indicates that the Srip/Corridor comprises a mix of land use and zoning typologies, supported by compatible and complementary ancillary uses. The spatial vision for the area seeks to retain and reinforce the existing urban character, while allowing for appropriate development that is compatible with the surrounding built environment.

The application does not propose a change in land use or an intensification of development beyond what is permissible in terms of the prevailing zoning. As such, the proposal is considered consistent with the spatial intent of the Ndlambe Local Municipality SDF, which supports orderly development, infill development, and the optimisation of land use within the urban edge, provided that such development remains compatible with the character of the area and complies with applicable planning legislation.



(Source: Ndlambe LM: SDF, 2023. Pg. 159)

Accordingly, the proposed rezoning is regarded as being aligned with the objectives and principles of the Ndlambe Local Municipality Spatial Development Framework, 2023.

9.3. Rezoning from Residential Zone 1 to Business Zone 2:

Section 68 of the Ndlambe Local Municipality: Spatial Planning and Land Use Management By-Law, 2016 empowers the Municipality to consider and approve applications for rezoning, provided that such applications comply with the provisions of the Ndlambe Local Municipality Land Use Scheme, 2019.

The proposed rezoning seeks to regularise and formalise the existing business activities currently operating on the property, which are not in accordance with the zoning provisions of the applicable Land Use Scheme.

Importantly, the proposed rezoning will not adversely affect the character of the surrounding area. The application aligns with the envisaged spatial vision for Southwell Road, which promotes mixed-use development along this corridor. The proposed Top Carpets retail outlet constitutes a light business use that is compatible with the surrounding zoning pattern and land use typologies and is therefore considered appropriate within the broader development context.

9.4. The Spatial Planning and Land Use Management Act, 2013:

In terms of Sections 6 and 7 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), the development principles set out in Chapter 2 apply to all organs of state and authorities responsible for the regulation of land use and development. These principles inform and guide decision-

making in respect of land development applications, including applications for rezoning. The relevant SPLUMA development principles have been considered and addressed as follows:

The Principle of Spatial Justice:	- The subject property is located within an established urban area, within the defined urban edge, where access to services and infrastructure already exists. - The application relates to an existing residential development and does not propose exclusionary land use practices or intensification beyond the rights afforded by the prevailing zoning. - The proposed rezoning will not prejudice surrounding properties or limit access to land use rights enjoyed by neighbouring landowners. - The application is supported by applicable national, provincial, and local planning policies and is consistent with the objectives of Section 42 of SPLUMA.
The Principle of Spatial Sustainability	- The proposal facilitates the continued use and optimisation of an existing residential property within the urban area, thereby limiting the need for outward urban expansion. - The proposed rezoning will not result in additional environment impacts and maintain the established character of the area. - Existing municipal infrastructure and services are adequate to accommodate the development, with no additional burden anticipated.
The Principle of Efficiency	- The application supports efficient land use by regularising existing structures through rezoning. - The proposal promotes the optimal use of already developed land and existing infrastructure within the urban edge.
The Principle of Spatial Resilience	- The proposed rezoning will enable the lawful continuation of existing structures, thereby contributing to the long-term and adaptability of the property. - No adverse environmental, infrastructural, or land use impacts are anticipated as a result of the proposed rezoning.
The Principle of Good Administration	- The application has been submitted in accordance with the relevant legislative and procedural requirements. - All necessary approvals and consents will be obtained prior to implementation to ensure compliance with applicable legislation and municipal policies. - The application aligns with the objectives and principles of the Ndlambe Local Municipality Spatial Development Framework and Land Use Scheme.

10. CONCLUSION

In conclusion, the proposed **Rezoning of Erf 3620, Port Alfred,** from **Residential Zone 1** to **Business Zone 2** is both justified and appropriate within the prevailing legislative and policy framework. The application seeks to regularise an existing business operation in a manner that promotes lawful land use, planning certainty, and orderly development.

The subject property is strategically located along Southwell Road, a recognised mixed-use corridor within the urban edge, where the gradual transition from residential to compatible business activities is supported by the Ndlambe Local Municipality Spatial Development Framework, 2023. The proposal is compatible with the surrounding land use pattern and will not adversely impact the character, amenity, or functionality of the area.

Furthermore, the application aligns with the principles of SPLUMA, the objectives of the Eastern Cape Provincial Spatial Development Framework, and the development intent of the Ndlambe Local Municipality. It promotes efficient land use, economic stimulation, and the optimal utilisation of existing infrastructure within the built-up area of Port Alfred.

The rezoning will facilitate sustainable local economic development, enhance the vitality of the Southwell Road corridor, and ensure compliance with the applicable Land Use Scheme. It is therefore respectfully submitted that the application is desirable, compliant, and in the broader public interest, and accordingly merits favourable consideration by the Municipality.

Plan 1

Locality Plans

Date: 31/01/2026

Plan No: 01_LP_Erf 3620 Port Alfred/BCM-01

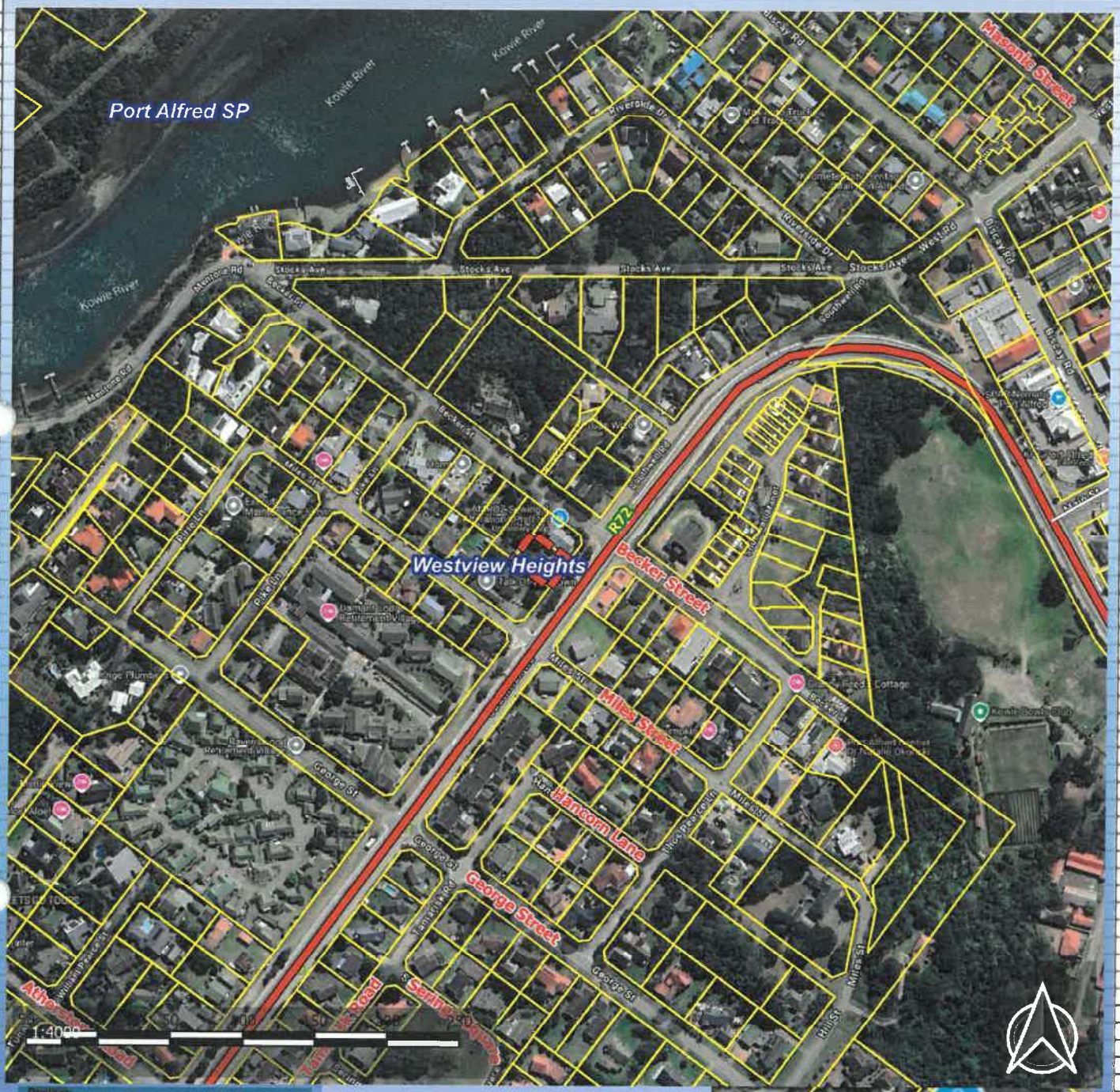
LOCALITY PLAN

Erf 3620 Port Alfred

Client:

Kleynhans Top Carpets

Local Authority :	Administrative Region :	Province :
Ndlambe Local Municipality	BATHURST	EASTERN CAPE



Project

Rezoning From Residential to Business Zone 1 For Erf 3620 Port Alfred

Legend

Erf 3620 Port Alfred



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Plan 2

Land Use Plan

Date: 31/01/2026

Plan No: 02_LUP_Erf 3620 Port Alfred/BCM-01

LAND USE PLAN

Erf 3620 Port Alfred

Client:

Kleynhans Top Carpets

Local Authority :	Administrative Region :	Province :
Ndlambe Local Municipality	BATHURST	EASTERN CAPE



Rezoning
From Residential to
Business Zone 1
For Erf 3620 Port Alfred

MIKHULU SPATIAL SOLUTIONS

Legend

- *Erf 3620 Port Alfred*

LAND USE

- *Business & Commercial*
- *Bed & Breakfast / Guest House*
- *Place of Worship*
- *Public Open Space*
- *Residential*
- *Retirement Village*
- *Roads*
- *Townhouse*
- *Vacant Land*

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Plan 3

Zoning Plan

Date: 11/02/2026

Plan No: 03_ZP_Erf 3620 Port Alfred/BCM-01

ZONING PLAN

Erf 3620 Port Alfred

Client:

Kleynhans Top Carpets

Local Authority :	Administrative Region :	Province :
Ndlambe Local Municipality	BATHURST	EASTERN CAPE



Rezoning From Residential to Business Zone 1 For Erf 3620 Port Alfred

MIKHULU SPATIAL SOLUTIONS

Legend

Erf 3620 Port Alfred

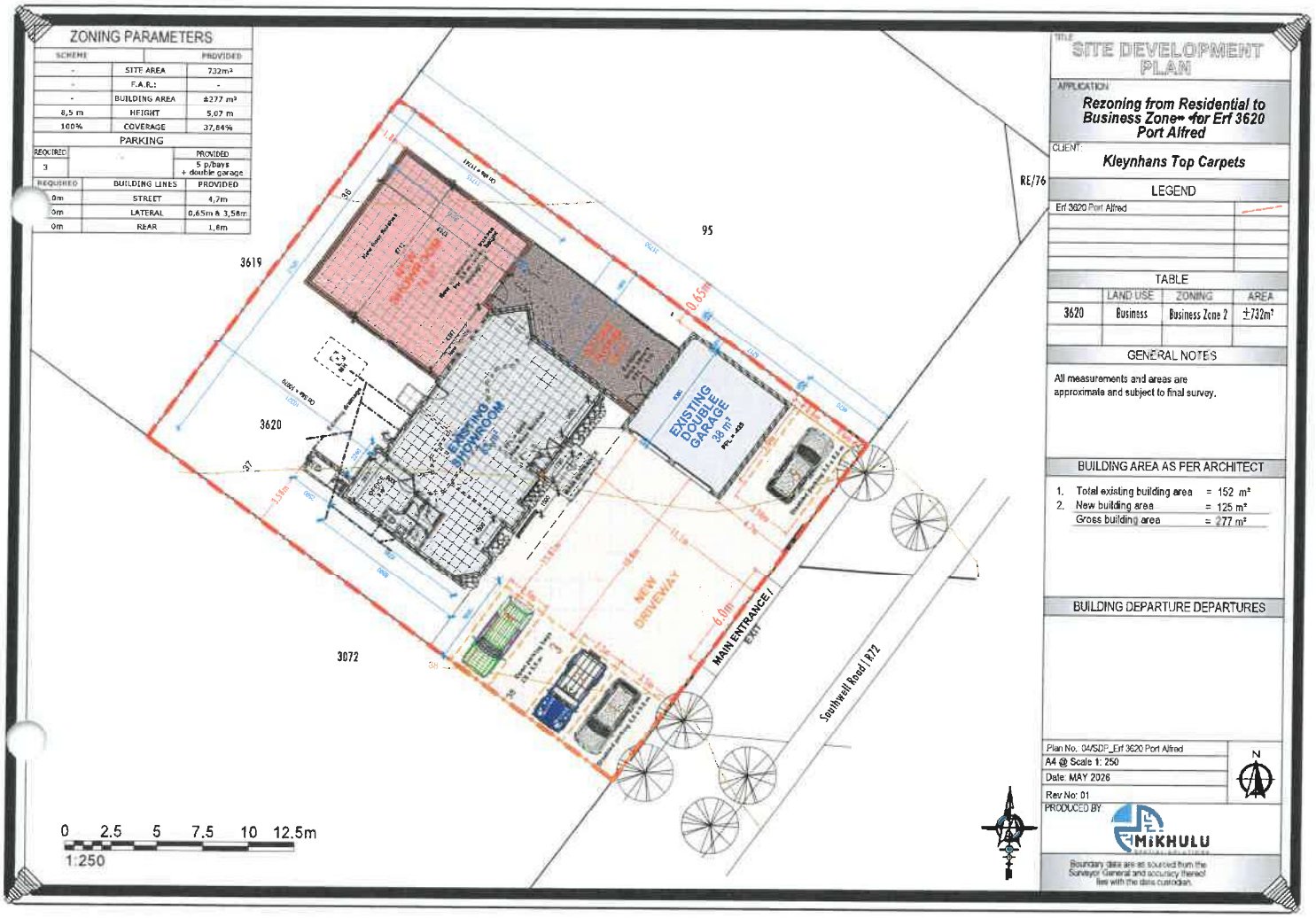
ZONING

- Community Zone 3
- Residential Zone 1
- Residential Zone 3
- Special Zone
- Open Space Zone 1

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Plan 4

Site Development Plan


ZONING PARAMETERS
SCHEME
PROVIDED
-
SITE AREA
732m²
-
F.A.R.:
-
-
BUILDING AREA
±277 m²
8,5 m
HEIGHT
5,07 m
100%
COVERAGE
37,84%
PARKING
REQUIRED
PROVIDED
3
5 p/bays + double garage
REQUIRED
BUILDING LINES
PROVIDED
0m
STREET
4,7m
0m
LATERAL
0,65m & 3,58m
0m
REAR
1,8m
3619
3620
3072
95
RE/76
EXISTING SHOWROOM 152 m²
EXISTING DOUBLE GARAGE 38 m²
NEW DRIVEWAY
MAIN ENTRANCE / EXIT
Southwell Road / R72
0,65m
6,0m
0 2.5 5 7.5 10 12.5m
1:250
TITLE
SITE DEVELOPMENT PLAN
APPLICATION
Rezoning from Residential to Business Zone for Erf 3620 Port Alfred
CLIENT:
Kleynhans Top Carpets
LEGEND
Erf 3620 Port Alfred
TABLE
LAND USE
ZONING
AREA
3620
Business
Business Zone 2
±732m²
GENERAL NOTES
All measurements and areas are approximate and subject to final survey.
BUILDING AREA AS PER ARCHITECT
1. Total existing building area = 152 m²
2. New building area = 125 m²
Gross building area = 277 m²
BUILDING DEPARTURE DEPARTURES
Plan No. 04/SDP_Erf 3620 Port Alfred
A4 @ Scale 1: 250
Date: MAY 2026
Rev No: 01
PRODUCED BY
MIKHULU
Boundary data are as sourced from the Surveyor General and accuracy thereof lies with the data custodian.
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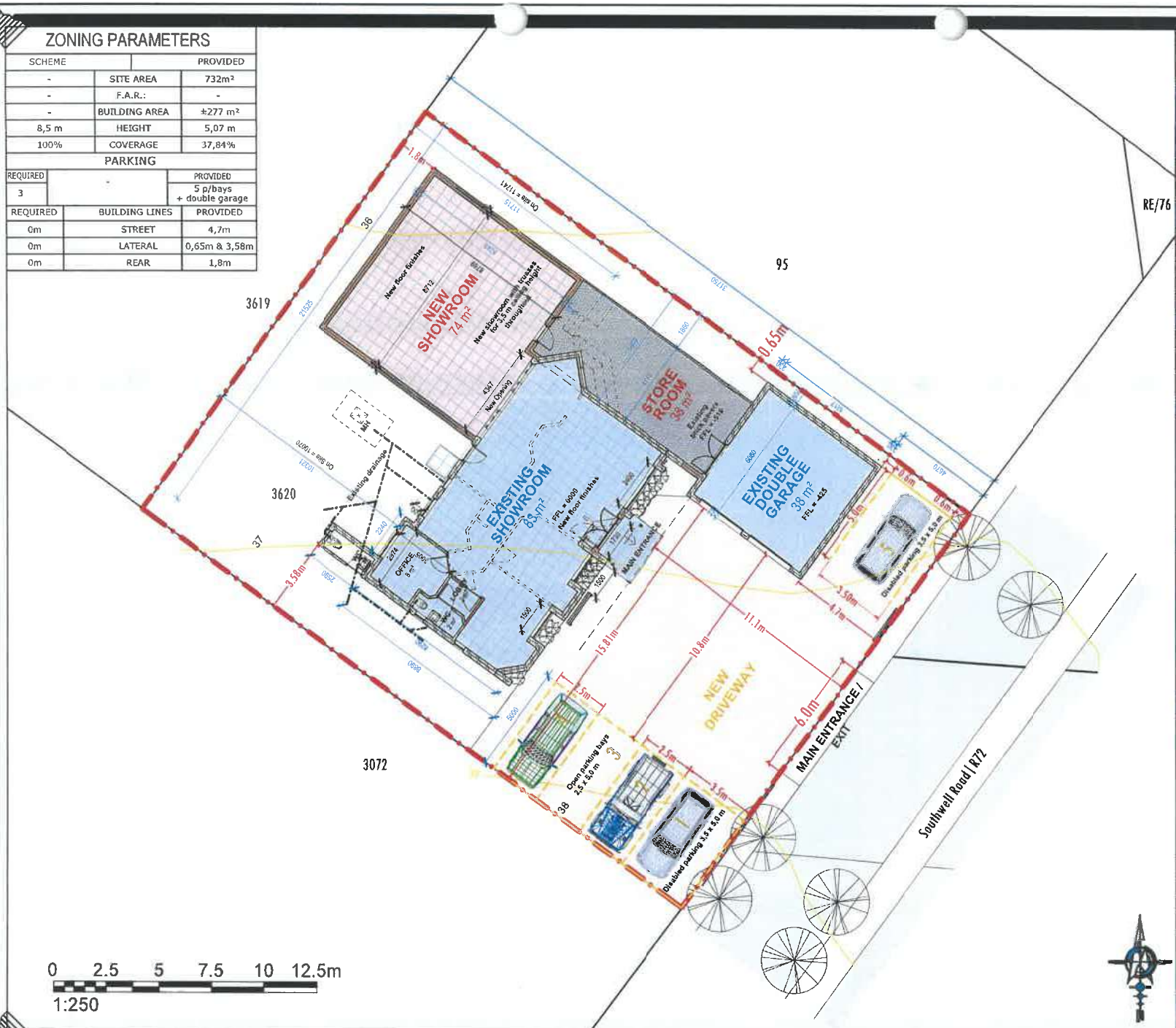
ZONING PARAMETERS

SCHEME		PROVIDED
-	SITE AREA	732m²
-	F.A.R.:	-
-	BUILDING AREA	±277 m²
8,5 m	HEIGHT	5,07 m
100%	COVERAGE	37,84%

PARKING

REQUIRED	-	PROVIDED
3		5 p/bays + double garage

REQUIRED	BUILDING LINES	PROVIDED
0m	STREET	4,7m
0m	LATERAL	0,65m & 3,58m
0m	REAR	1,8m



TITLE:
SITE DEVELOPMENT PLAN

APPLICATION:
Rezoning from Residential to Business Zone - for Erf 3620 Port Alfred

CLIENT:
Kleynhans Top Carpets

LEGEND

Erf 3620 Port Alfred	

TABLE

	LAND USE	ZONING	AREA
3620	Business	Business Zone 2	±732m²

GENERAL NOTES

All measurements and areas are approximate and subject to final survey.

BUILDING AREA AS PER ARCHITECT

1. Total existing building area = 152 m²
2. New building area = 125 m²

Gross building area = 277 m²

BUILDING DEPARTURE DEPARTURES

Plan No.: 04/SDP_Erf 3620 Port Alfred
A4 @ Scale 1: 250
Date: MAY 2026
Rev No: 01

PRODUCED BY:
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