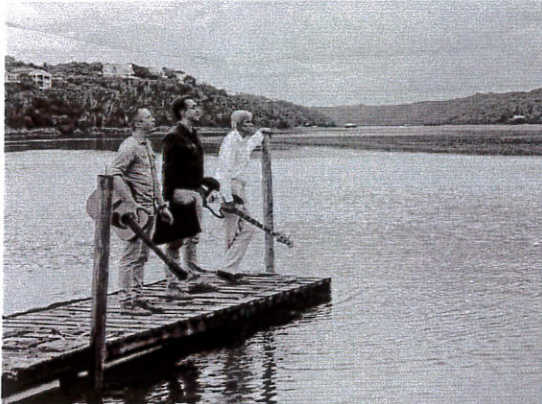


Port  
Alfred**BUSINESS FORUM**

Keeping you up to date on the local business front

**SOUND WAVES:** Gary Ford, Dylan Lottering and BJ Ford of BeBops will be performing at the Albany Trails Fun Run Family Series. *Picture: SUPPLIED*

# Fresh air, music and fun with Albany Trails

*Take a break from the hustle and bustle and enjoy the outdoors*

Get your running shoes ready for an outdoor excursion that welcomes everyone from all ages and fitness levels to enjoy nature with the whole family.

The Albany Trails Run Family Series will take place at Albany Trails, located just 7.5km outside of Port Alfred on the Southwell Road.

Whether you wish to run or walk the 5km or 12km trail or even just bring

the family out for a day and take a break from the hustle and bustle you certainly won't be disappointed.

There will be hot coffee and egg and bacon rolls available on sale with Mm Coffee on the scene and live music by local band BeBops. The band consists of BJ Ford on bass, Dylan Lottering on drums and Gary Ford as singer as they belt out favourites from the Beach Boys, Creedence Clearwater

Revival, and many more from the golden oldies, classic rock and even the latest music. The event is cash only and is R50 per person, with entrance for kids under 12 free, starting at 8.30am.

Follow @albanytrails on social media, @BeBops\_23 on Instagram and Facebook or contact Gary Ford on 064-628-9268 and get added to their WhatsApp group.

**NDLAMBE  
MUNICIPALITY  
PORT ALFRED****APPLICATION FOR  
SUBDIVISION OF ERF 4362,  
PORT ALFRED INTO 4  
PORTIONS, LEAVING THE  
REMAINDER.**

**Applicant:** M.E.H SULTER & SON INC  
**Owner:** ROSALIE HARE  
**Property Description:** Erf 4362, Port Alfred  
**Physical Address:** 7-13 Becker Street, Port Alfred, 6170

**Detailed description of proposal:**  
The matter for consideration is an Application Subdivision of Erf 4362, Port Alfred into 4 Portions, 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 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 Ndlambe website ([www.ndlambe.gov.za](http://www.ndlambe.gov.za)), under Resource Centre, Town Planning Portal, Current Land Use Applications. 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](mailto:townplanning@ndlambe.gov.za) or [kradingoana@ndlambe.gov.za](mailto:kradingoana@ndlambe.gov.za) on or before 03 July 2023. 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: 125/2023

ADV. R DUMEZWENI  
MUNICIPAL MANAGER  
01 June 2023

## Potjiekos chefs prepare perfect feast

Port Alfred River & Ski Boat Club stirred up some hot excitement when it hosted a potjiekos competition on Saturday May 29.

Local potjiekos "chefs" cooked up a storm with their menu varieties, including a venison pot, lamb and veggie pot, calamari stew pot and biltong and cream potjie.

The Sunshine Coast lived up to its name with the beautiful sunny weather as a backdrop that added to the warmth and camaraderie of the occasion.

The first prize winners were Smokey Pot Masters (Mark & Miles). Second place went to The Explorers (Ant de Bruin & Russel Dales) and third place to Pot Luck (Alfie Stevenson & John Dell).

The team who won for the best "Gees" (team spirit) were The Explorers.

Prizes were sponsored by Pick n Pay Bottlestore, Rosehill SuperSPAR, The Mix, Graze by The River, The Chef Pantry, Bucu, Kowie Toyota, Sports n All, Spur Port Alfred, Sothebys Port Alfred, Prestons Port Alfred. Mark Carrels took the pictures.

**TEAM WORK:** Ruy and Bev Leitao up and ready to stir up a calamari potjie.**CHEFS UNITE:** Matthew Hayidakis, Keela Heath and Katelyn show some camaraderie before starting their venison potjie.**PREPPING UP:** A potjiekos chef takes time with prepping arrangements for his potjiekos pot.**HOTTING UP:** Rodney Terblanche prepares his coals for his potjiekos offering at the Port Alfred River & Ski Boat Club Potjiekos Competition.**SMART SHOPPING:** Pick n Pay aims to give away up to R10m in free groceries over six weeks. *Picture: SUPPLIED*

## Pick n Pay providing R10m of free groceries to its Smart Shoppers

Pick n Pay has launched an exciting initiative to reward their Smart Shoppers by randomly selecting one winner from every store nationwide every day until June 18 2023 to win all their shopping for free.

It aims to give away up to R10m in groceries over six weeks.

The initiative aims to provide some relief to shoppers during a difficult period, while also creating moments of true excitement.

The initiative, which was launched on May 8, has already surprised 2,700 winners with a free shop collectively valued at R1,6m.

Two customers walked out with more than R10,000 worth of shopping each, much to their delight.

To qualify to win, customers need to swipe their registered Smart Shopper card and buy any two participating products.

The winners will be notified at the till point, and their groceries will be packed into a limited-edition golden reusable

bag before they walk away with their entire basket or trolley of groceries, free.

The Smart Shopper programme is one of SA's biggest loyalty reward programmes, dedicated to giving customers real value.

Pick n Pay hopes that the initiative will provide some relief to customers who are under huge pressure.

Research shows that more shoppers are using loyalty programmes to save money when shopping. But additional benefits, beyond instant savings, are important.

BrandMapp's research shows that the top benefit loyalty members enjoy is a cash-back reward.

According to Pick n Pay group executive for marketing, Andrew Mills, the retailer remains committed to delivering benefits to its customers for their current and future shopping trips.

"In these challenging economic times, customers are looking for more ways to save

money, and our Smart Shopper programme offers just that.

"Customers enjoy immediate savings by swiping their card at the till points and accumulating points that can be used as cash-back on their later shopping trips."

Mills notes that more customers are turning to loyalty programmes now to unlock value and savings.

"We have seen a record number of customers redeeming their Smart Shopper points since we launched the programme 12 years ago."

In addition to 17,000 customers winning their groceries for free, shoppers can also stand to win R10 000 in Smart Shopper points by posing in-store with any two participating products or their Golden Bag and posting the picture on social media using #PnPGoldenBag.

If you are a Pick n Pay Smart Shopper, this initiative is worth participating in, as it not only provides relief but also creates exciting moments in-store.



**NDLAMBE MUNICIPALITY  
SPLUMA LAND USE APPLICATION  
(Spatial Planning and Land Use Management Act 16 of 2013)**

**TYPE OF APPLICATION:**

| TICK         | APPLICATION TYPE   | FEE AS PER FEE LIST |
|--------------|--|---------------------|
|              | Rezoning (SPLUMA)  |                     |
|              | Consolidation  |                     |
|              | Requirements for amendment, suspension or removal of restrictive conditions or obsolete condition, servitude or reservation registered against the title of the land |                     |
|              | Departure Permanent or Temporal Departure (for land use change)  |                     |
|              | Departure Relaxation of building lines   |                     |
|              | Consent use in terms of Land Use Scheme  |                     |
|              | Extension approval   |                     |
| ✓            | Subdivision  | R 6 962.36          |
|              | Road closure or Closure of Public Open Space   |                     |
|              |  |                     |
|              |  |                     |
|              |  |                     |
| <b>TOTAL</b> |  | <b>R 6 962.36</b>   |

**COMPLETE THE FOLLOWING:**

|                                     |                                     |                   |
|-------------------------------------|-------------------------------------|-------------------|
| Local Authority                     | <b>NDLAMBE MUNICIPALITY</b>         |                   |
| Description of Land:                | <b>ERF 4362 PORT ALFRED</b>         |                   |
| Registered owner(s):                | <b>FLORENCE ROSALIE HARE</b>        |                   |
| Postal Address:                     | <b>18 BECKER STREET</b>             |                   |
|                                     | <b>PORT ALFRED</b>                  | Code: <b>6170</b> |
| Email Address of Owner:             | <b>budhare@albanynet.co.za</b>      |                   |
| Applicant (With Power of Attorney): | <b>M.E.H. SULTER &amp; SON INC.</b> |                   |
| Postal Address:                     | <b>15A MILNER STREET</b>            |                   |
|                                     | <b>GRAHAMSTOWN</b>                  | Code: <b>6139</b> |
| Email Address of Applicant:         | <b>peter@surveyec.co.za</b>         |                   |

**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 Municipal Spatial Planning and Land Use Management Bylaw (2015).
- 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  
PO Box 13  
Port Alfred  
6170

The Municipal Manager  
Ndlambe Municipality  
Campbell St  
Port Alfred  
6170

- 3.3. Lack of information leads to delays and adds to the workload of the 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 land in the vicinity of 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 Land Development Objectives, 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 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 section 42 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA).
- When an application is submitted for an amendment, suspension or removal of restrictive conditions the criteria referred to in section 33(5) of the said legislation, should also be considered.

### 3.3.5. Supporting information and documentation

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

- Copy of Traffic Impact Statement (TIS - if between 50 - 150 peak hr trips) or Traffic Impact Assessment (TIA - if > 150 peak hr trips);
- Flood line determination (report / plan);
- Copy of the Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) report;
- Confirmation of submission of EIA / HIA; or Copy of the Environmental Authorisation (EA) / Record of Decision (ROD);
- Services report or indication of all municipal services / registered servitudes;
- Landscaping / Tree plan;
- Typical unit types (plan & elevation);
- Abutting neighbour consent;
- 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.

**SECTION A****TO BE COMPLETED BY THE APPLICANT**

(\* ANSWER YES, NO, OR NOT APPLICABLE)

**1. PERSONAL PARTICULARS OF APPLICANT**

|   |  |
|---|--|
| Your reference number                                     | <b>PA-4362</b>   |
| Name of person to whom correspondence should be addressed | <b>P.B. SULTER<br/>C/o M.E.H. SULER &amp; SON INC.</b> |
| Address:  | <b>15A MILNER STREET<br/>GRAHAMSTOWN<br/>6139</b>      |
| Telephone number:   | <b>046-6224441</b>                                     |
| Facsimile number:   | <b>046-6361068</b>                                     |

- 1.1. Is the applicant the only registered owner of the property? **NO**  
If not, attach the power of attorney from the registered owner(s) to the application. This is also applicable if the person who is applying is still in the process of obtaining the land unit, or if the land unit is owned by a company or more than one person.
- 1.2. Name the registered owner(s): **FLORENCE ROSALIE HARE**
- 1.3. Is the property encumbered with a bond? **NO**  
If so, please attach the authorisation of the mortgage holder to the application. **N/A**

**2. DETAILS OF LAND UNIT**

- 2.1. Registered description of the property, as is shown on title deed:  
**ERF 4362 PORT ALFRED Title deed: T 61992/2009 Area of land: 5 690 SQ.M.**
- 2.2. What is the present zoning of land unit? **RESIDENTIAL ZONE 1**
- 2.3. Are any departures applicable to the land unit? **NO**
- 2.4. Is there any building or other development on the land unit? **YES**  
If so, what are the nature and condition of these improvements? **SEE SUBDIVISION PLAN**
- 2.5. Is the site being used in accordance with its present zoning? **YES**  
If not, how is the land being utilised? **N/A**

**3. DETAILS OF APPLICATION**

- 3.1 Describe the proposed development in detail (A separate motivational report may be added): - **SEE MOTIVATION REPORT**

- 3.2 Does the proposed development involve the entire land unit? **NO**  
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: **ONLY PORTIONS A TO D.**
- 3.3 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**
- 3.4 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 (2015) for a relaxation of the:
- i. Lateral (side) building line(s) from m to m; and
  - ii. Rear building line from m to m; and
  - iii. Street building line from m to m; and
  - 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. Other zoning scheme condition(s) (as specified).....

#### 4. RESTRICTING FACTORS

- 4.1 Are there any title deed restrictions, which may have an effect on the application?  
**NO**  
If so, furnish details: **N/A**
- 4.2 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**
- 4.3. 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**
- 4.4. 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**
- 4.5 Are there any other restrictions of which you are aware, but which were not mentioned above? **NO.**

#### 5. POSSIBLE REFERRAL TO OTHER BODIES

- 5.1. Does the application fall within the area of a Land Development Objective (LDO) and/or Policy Plan (Structure Plan, Framework Plan etc.)? **YES**

If so, please give details in so far as they affect the application under consideration:

**NDLAMBE SPATIAL DEVELOPMENT PLAN**

- 5.2. Are the provision of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) applicable in the case of this application? **NO**
- 5.3. Is the land unit situated within the boundaries of a nature area reserved in terms of Section 4 of the Physical Planning Act, 1967 (Act 88 of 1967), or a mountain catchment area reserved in terms of the Mountain Catchment Areas Act, 1970 (Act 63 of 1970), or a nature reserve reserved in terms of the former Nature and Environmental Conservation Ordinance, 1974 (Ordinance 19 of 1974), or a national park reserved in terms of the Nature Parks Act, 1978 (Act 57 of 1976). **NO**  
If so, furnish details: **N/A**
- 5.4. Does the land unit abut on the area of jurisdiction of another local authority or does any other local authority have an interest in this application? **NO**  
If so, state the name of the local authority and its interest in the application: **N/A**
- 5.5. Does the property abut on any national, trunk, main or divisional road or such proposed road? **NO**  
If so, furnish full details (including status of the road and full statutory width): **N/A**
- 5.6. Is the land situated in a metropolitan transport area in terms of the Urban Transport Act, 1977 (Act 78 of 1977)? **NO**  
If so, has it been referred to the relevant transport authority? **N/A**
- 5.7. Is the land unit close to, or is it affected by, a power line, a power station, a railway line, a railway station, airport or harbour? **NO**  
If so, furnish details: **N/A**
- 5.8. Are there any conservation worthy buildings/grave/rock engravings/archeological finds on the property including those that have not been declared national monuments? **NO**
- 5.9. Is the land unit situated within 100m from the high-water mark of the sea or tidal river? **NO**  
If so, has Nature Conservation been consulted? **N/A**
- 5.10. Does the land unit abut on, or is it in any way influenced by any property belonging the S.A. National Defence Force? **NO**  
If so, please supply details: **N/A**



## ANNEXURES

HAVE THE FOLLOWING ANNEXURES BEEN ATTACHED

(\* ANSWER YES, NO OR NOT APPLICABLE)

| ANNEXURE   | YES | NO | NOT APPLICABLE |
|--|-----|----|----------------|
| Power of attorney / Owners consent if the applicant is not the owner                             | *   |    |                |
| Resolution or other proof that the applicant is authorised to act on behalf of a juristic person |     |    | *              |
| Flood-line certificate   |     |    | *              |
| Bondholder's consent   |     |    | *              |
| Locality map   | *   |    |                |
| Extract from zoning map  | *   |    |                |
| Land-use map   | *   |    |                |
| Layout plan  | *   |    |                |
| Motivation report  | *   |    |                |
| Full Copy of Signed Title Deed   | *   |    |                |
| Conveyancers Certificate   |     |    | *              |
| Proof of Payment   | *   |    |                |
| Any other annexures, give details.....   |     |    |                |

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

### AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

|   |                                     |  |
|---|-------------------------------------|--|
| Y | <input checked="" type="checkbox"/> | National Environmental Management Act, 1998 (Act 107 of 1998)  |
| Y | <input checked="" type="checkbox"/> | Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)  |
| Y | <input checked="" type="checkbox"/> | Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations  |
| Y | <input checked="" type="checkbox"/> | If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made?<br>If yes, attach documents / plans / proof of submission etc. |

### DECLARATION

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 to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are 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. That this submission includes all necessary land use planning applications required to enable the development proposed herein
6. 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.

7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.

Applicants Signature:  Date: 15<sup>TH</sup> NOVEMBER 2021

Full Name: **PETER BROCAS SULTER**

Professional capacity &

Registration No: **PROFESSIONAL LAND SURVEYOR PLS 0786**

FOR OFFICE USE ONLY

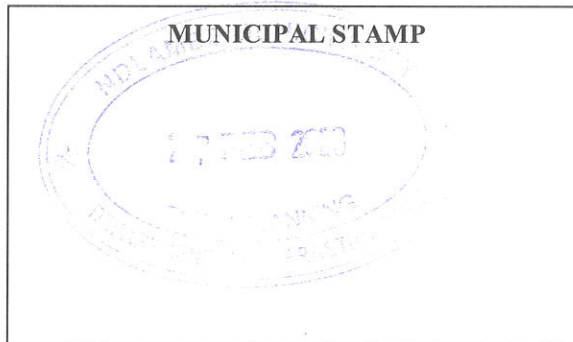
Date received:

27/02/2023

Received by:

Kodla Makambi

For Erf No: .....



**SPECIAL POWER OF ATTORNEY**



I, the undersigned, being the registered owner of erf 4362 Port Alfred, do hereby appoint Peter Brocas Sülter, of M.E.H. Sulter & Son Inc. Land Surveyors, to make and handle all and whatsoever applications and procedures that are necessary and to sign all documentation necessary, on my behalf, relating to the subdivision of erf 4362 Port Alfred into 4 portions leaving the Remainder.

SIGNED AT PORT ALFRED this 7<sup>th</sup> day of November 2022.

*F.R. Hare*

**Florence Rosalie Hare**

**AS WITNESSES:**

1.  *P Brocas Sülter*  
2. 

## SECTION A: INTRODUCTION

---

MEH Sulter & Son have been appointed by Florence Rosalie Hare to apply to the Ndlambe Municipality for the following.

- Subdivision
  - To subdivide erf 4362 Port Alfred into 4 portions leaving the Remainder

Refer to the attached Special power of Attorney - **Annexure 2**.

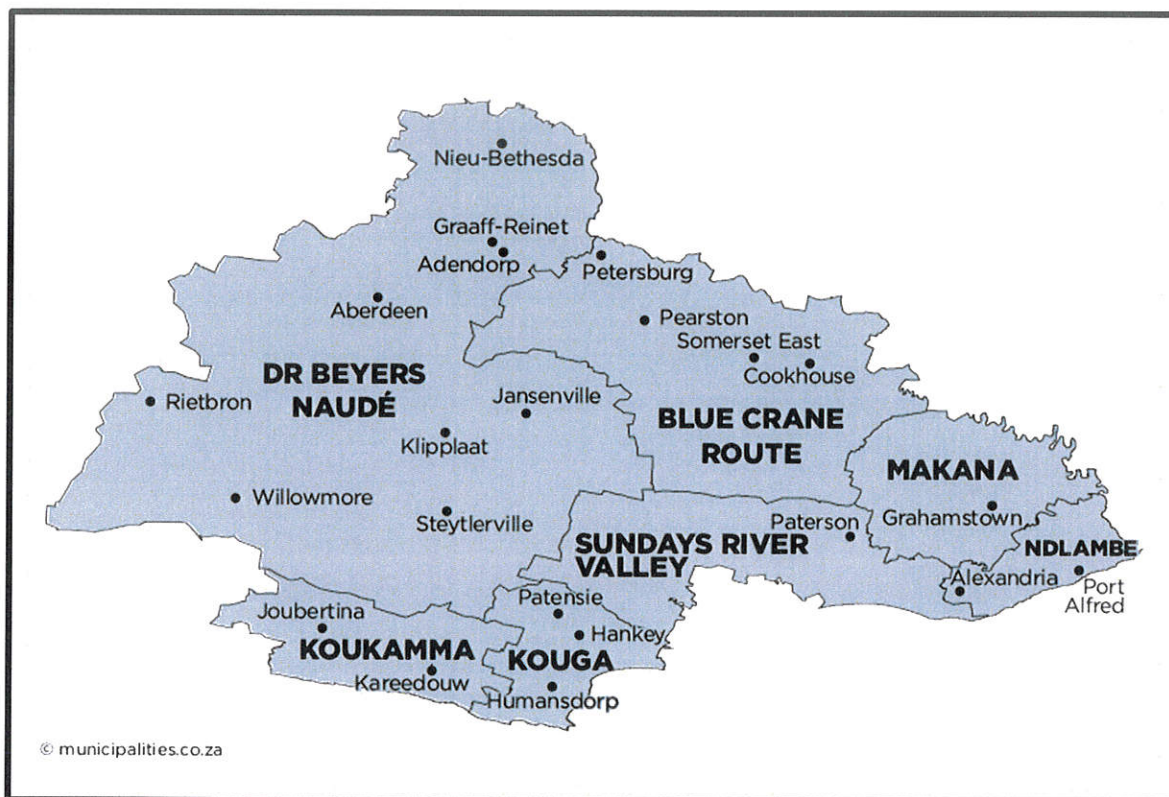
The contents of this report therefore serve as a motivation for subdivision of erf 4362 Port Alfred into 4 portions leaving the remainder.

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

## SECTION B: LOCALITY OF THE PROPERTIES

---

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

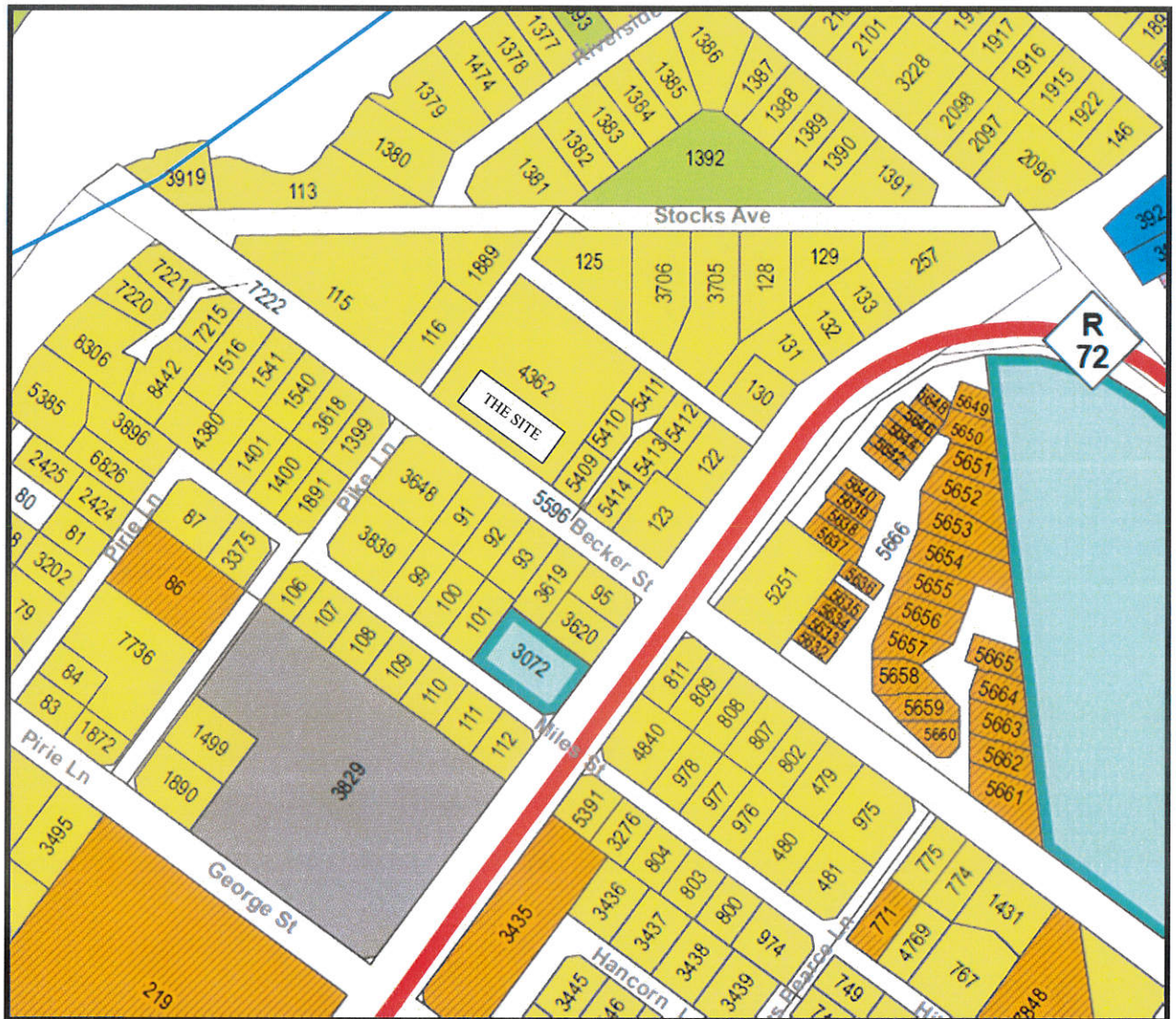


**Map 1: Ndlambe Local Municipality and extract from Ndlambe Zoning map**

The Ndlambe Municipality consists of towns such as Alexandria, Bathurst, Boknesstrand, Cannon Rocks, Port Alfred and Seafeld.

Within the town Port Alfred, the locality of the subject property can be seen below. It is situated at 11 Becker Street.

The locality of the property can be seen on Map 2 below.



**Map 2: Locality of erf 4362 Port Alfred**

## SECTION C: OWNERSHIP, ZONING AND EXTENT OF THE PROPERTIES

All legal information which is relevant, and which relates to this application is detailed as follows.

### a) OWNERS PARTICULARS

| Property Details | Registered Owner      | Title Deed   | Extent      |
|------------------|-----------------------|--------------|-------------|
| ERF 4362         | FLORENCE ROSALIE HARE | T 61992/2009 | 5 690 SQ.M. |

A copy of the title deed has been attached to this application marked **Annexure 3**.

## b) ZONING

In terms of the Ndlambe Integrated Land Use Management Scheme, the property is currently zoned **Residential Zone 1**. This application serves to subdivide the erf into 4 portions leaving the Remainder. All portions including the Remainder will remain **Residential Zone 1 (RZ1)**.

## SECTION D: TITLE DEED RESTRICTIONS

---

There are no title deed restrictions over the property that prohibits subdivision.

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

## SECTION E: BOND HOLDERS CONSENT

---

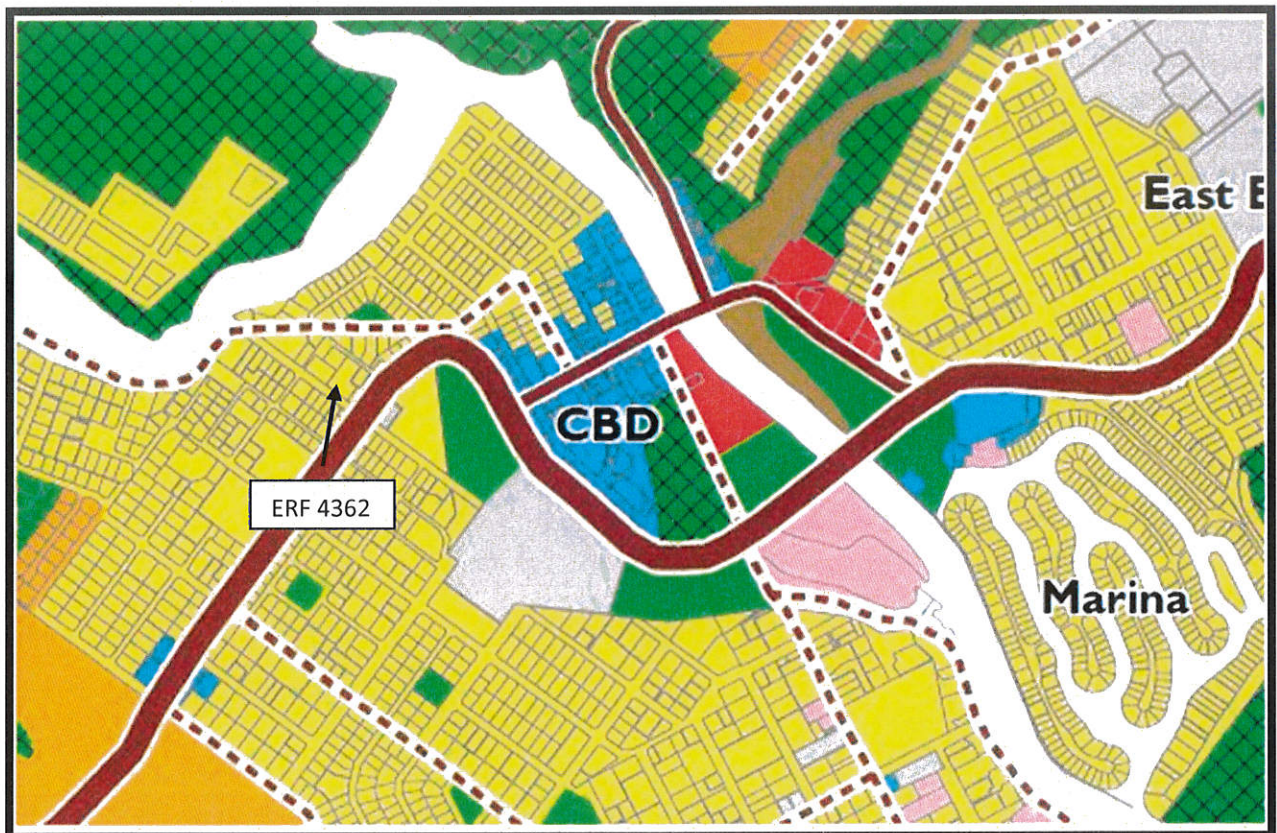
The erf is not bonded – see **Annexure 3**.

## SECTION F: EXISTING AND ADJACENT LAND USE

---

The subject property has a house and outbuilding erected on it. The surrounding land uses are mainly single residential erven.

Please see Land Use Plan below.



Map 5: Land Use Plan



Map 6: Aerial view

## SECTION G: SERVITUDES

There are no servitudes encumbering the erf.

## SECTION H: EXISTING SERVICES

The purpose of this section is to highlight the existing infrastructural services available to erf 4362 Port Alfred. The erf is situated in Becker Street and is also bordered by Porter Street to the north-west and north-east.

All services have been installed and are being fully utilized.

- **Water**  
The site is within a built-up area and is fully serviced with water infrastructure.
- **Sanitation**  
The property is currently serviced with an existing septic tank and soakaway and the new portions will be serviced in the same way or with conservancy tanks.
- **Refuse Removal**  
The Municipality is currently responsible for refuse removal.
- **Roads**  
The property is presently accessed off Becker Street. Portions C and D will be accessed off Porter Street to the north-east (see Map 3 – subdivisional plan). If the municipality is unable to clear this stretch of road then the owner of erf 4362 will do so herself although it is a municipal

responsibility. The lack of access should not hold up the approval as the owner will ensure access is constructed.

- **Electricity**  
The Municipality provides electricity to the site.
- **Storm water**  
Is via natural run off and drains.

## SECTION I: EXISTING AND PROPOSED ZONING

---

Erf 4362 port Alfred is presently zoned Residential Zone 1. It is not intended to change the zoning as the newly created erven and the remainder will be big enough to retain a Residential Zone 1 zoning.

### Existing and proposed developmental Parameters

|                                       | <b>Existing Land Use Rights</b>  | <b>Proposed Land Use Rights</b>  |
|---------------------------------------|--|--|
| <b>Erf Number</b>                     | 4362   |  |
| <b>Erf Size</b>                       | 5 690 Sq.m.  |  |
| <b>Use Zone</b>                       | Residential Zone 1   | Residential Zone 1   |
| <b>Primary Use</b>                    | Dwelling unit  | Dwelling unit  |
| <b>Consent Use</b>                    | Additional dwelling unit, Crèche, Guest house, Home enterprise, Medical use, Social facility | Additional dwelling unit, Crèche, Guest house, Home enterprise, Medical use, Social facility |
| <b>Side &amp; Rear Building Lines</b> | 1,5m and 3m  | 1,5m and 3m  |
| <b>Street Building Line</b>           | 5,0m   | 5,0m   |
| <b>Coverage</b>                       | 50%  | 50%  |
| <b>Height</b>                         | 8,5m   | 8,5m   |
| <b>Parking</b>                        | N/A  | N/A  |

See municipal zoning certificates under **Annexure 4**.

## SECTION J: PROPOSED DEVELOPMENT & DESIRABILITY

---

### Proposed development:

The application is being submitted to subdivide erf 4362 into 4 portions leaving the Remainder. Erf 4362 is a large erf 5690 Sq.m. in extent. It is proposed to subdivide off 4 portions of between 750 Sq.m. and 800 Sq.m. from erf 4362.

The surrounding even vary in size between 430 Sq.m. and 1600 Sq.m. There are 6 very small residential erven to the south-east of the subject erf. These erven are all less than 500 Sq.m. To the north-east, the erven are slightly larger except for erven 130 to 133 which are all about the same size as the proposed subdivisions. All the erven across the road in Bekker Street, except for erf 3468, are less than 730 Sq.m.

Erven of around 750 Sq.m. are considered adequate size and are not too large to maintain. The erven in and around the CBD, for example are all about 18,89m \* 37,78m (714 Sq.m.).



## **Desirability:**

The main criterion of establishing a need and desirability is to ensure that the land use development proposals are necessary and desirable in the public interest. This will result in sustainable land utilization which is publicly acceptable and relevant in all aspects such as economic growth, convenience, and benefit to all at all levels. The subdivision of this erf is desirable from a Town Planning point of view for the following reasons.

- The subdivision will complement and enhance the character of the specific area where the development is planned.
- The erf is surrounded by residential erven.
- The proposed subdivision aligns itself with the Ndlambe Municipality SDF which encourages infrastructure investment and sustainable development.
- The development will be guided by the Spatial Planning and Land Use Management Act 16 of 2013.
- The approval of the subdivision will promote investor confidence and economic growth within Ndlambe.
- The development encourages densification.

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

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

## SECTION K: POLICY ALIGNMENT

---

### **National Development Plan:**

The National Development plan identifies a number of short comings in the development path of South Africa, which includes inequality, high levels of unemployment and extreme poverty.

The NDP realises that South Africa needs to increase employment capacity and to reduce poverty and inequality.

In order to achieve the above the following requirements must be met:

- Active efforts and participation of all South Africans in their own development
- Redress injustices of the past
- Create faster economic growth and higher investment and employment opportunities
- Increase the standard of education, health and housing
- An effective and capable government
- Co-operation between the private sector and public sector
- Leadership in all spheres of society

As a long-term strategic plan, the NDP serves four broad objectives:

1. Providing overarching goals for what we want to achieve by 2030.
2. Building consensus on the key obstacles to us achieving these goals and what needs to be done to overcome those obstacles.
3. Providing a shared long-term strategic framework within which more detailed planning can take place in order to advance the long-term goals set out in the NDP.
4. Creating a basis for making choices about how best to use limited resources.

The NDP highlights the need to strengthen the ability of local government to fulfil its developmental role. Integrated Development Plans need to be used strategically to focus attention on priorities in the NDP, such as spatial planning, infrastructure and basic services. The IDP should strive to focus on areas of the NDP that are in line with the municipality's priorities

### **Ndlambe Municipality Integrated Development Plan (2022/2023)**

#### **The Ndlambe Municipality 2030 vision:**

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

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

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

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

### **Mission:**

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

### **Values:**

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

### **Strategic Goals and Objectives:**

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

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

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

### **Municipal Spatial Development Framework (2012):**

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

The SDF is aligned to the Spatial Planning and Land Use Management Act and is split into three main Pillars, these are:

- Built Environment
- Bio Physical
- Socio Economic

**Planning Principles:**

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

- Accessibility – the erf is readily accessible
- Densification and infill – the proposed development will cause densification
- Environmental Systems Management – the erf is not subject to an environmental assessment
- Promote Local Economic Development – building 4 homes will offer temporary and permanent employment
- Node and corridor development
- Create sense of place and special places – eventually 4 additional homes could be built

Erf 4362 is zoned Residential Zone 1 (RZ1) and the surrounding area consist mainly of single residential erven. No change of zoning is proposed and therefore the only change relates to a change in area. This change is not considered to have an impact on the objectives of the Spatial Development Framework and does not deviate from the Character of the erven.

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

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

In addition to this, the development is in accordance with the following Spatial Planning Policies.

- Spatial Planning and Land Use Management Act 16 of 2013

The proposed subdivision of the erf is in accordance with the future planning principals that are found in the most recent planning legislation.

Such principals include but are not limited too.

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

The proposed re-zoning is in line with the SPLUMA (Section 42(1)(a)) development principles in the following manner:

| SPLUMA REFERENCE |                        | Development Compliance  |
|------------------|------------------------|---|
| 7 (a)            | Spatial Justice        | <ul style="list-style-type: none"> <li>• The principle of spatial justice requires that past spatial and other development imbalances must be addressed through improved access to and use of land.</li> <li>• The location of this property in the town and the type of land use support spatial justice.</li> <li>• The application is being submitted so that additional erven can be created for sale to all population groups.</li> </ul>  |
| 7 (b)            | Spatial Sustainability | <ul style="list-style-type: none"> <li>• This principle deals with the promotion of land development in strategic location, protecting the environment, stimulation of land markets and viable communities.</li> <li>• The existing development is within the urban edge of Ndlambe and in an established residential area.</li> <li>• This proposal will not conflict with the present character of the area.</li> </ul>   |
| 7 (c)            | Efficiency             | <ul style="list-style-type: none"> <li>• This principle advocates for optimization of resource, minimization of impact and sufficiency of land development.</li> <li>• The proposal will promote the optimal utilization of the subject property and existing infrastructure.</li> </ul>  |
| 7 (d)            | Spatial Resilience     | <ul style="list-style-type: none"> <li>• This principle calls for flexibility of spatial plans, policies, and land use management systems to ensure sustainable livelihoods in communities that are most likely to suffer from environmental and economic shocks.</li> <li>• The subdivided erven will all be greater than 750 Sq.m. which is an ideal size for single residential erven.</li> </ul>  |
| 7 (e)            | Good Administration    | <ul style="list-style-type: none"> <li>• This principle refers to the promotion of administrative actions, procedure, and consultative planning practices for all the relevant role players.</li> <li>• The Ndlambe Municipality is obligated to consider the application fairly and within the timeframes provided.</li> <li>• It is important that decision making is aligned with sound policies based on national, provincial and local development policies. The application complies with all relevant policies, legislation and procedures as well as transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.</li> <li>• The application will be processed in accordance with the prescribed application procedures and stipulated in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).</li> </ul> |

### **Land Use Management (2007)**

The Act was introduced to promote sustainable cities, compaction and reduction of urban sprawl through the densification of existing residential areas, development of mixed land use areas and the restructuring of urban areas to enhance the use of public transport.

Once again the proposed development aligns itself with these objectives by creating densification of an existing residential area and making better use of existing services.

The proposed development will adhere to all the regulations and requirements set out in the Municipal by-laws. All parameters will be strictly adhered.

### **Building Controls**

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

## **SECTION L: APPLICATION FORM**

---

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

## **SECTION M: CONCLUSION**

---

The application which has been submitted is for the

- **The subdivision of erf 4362 Port Alfred.**

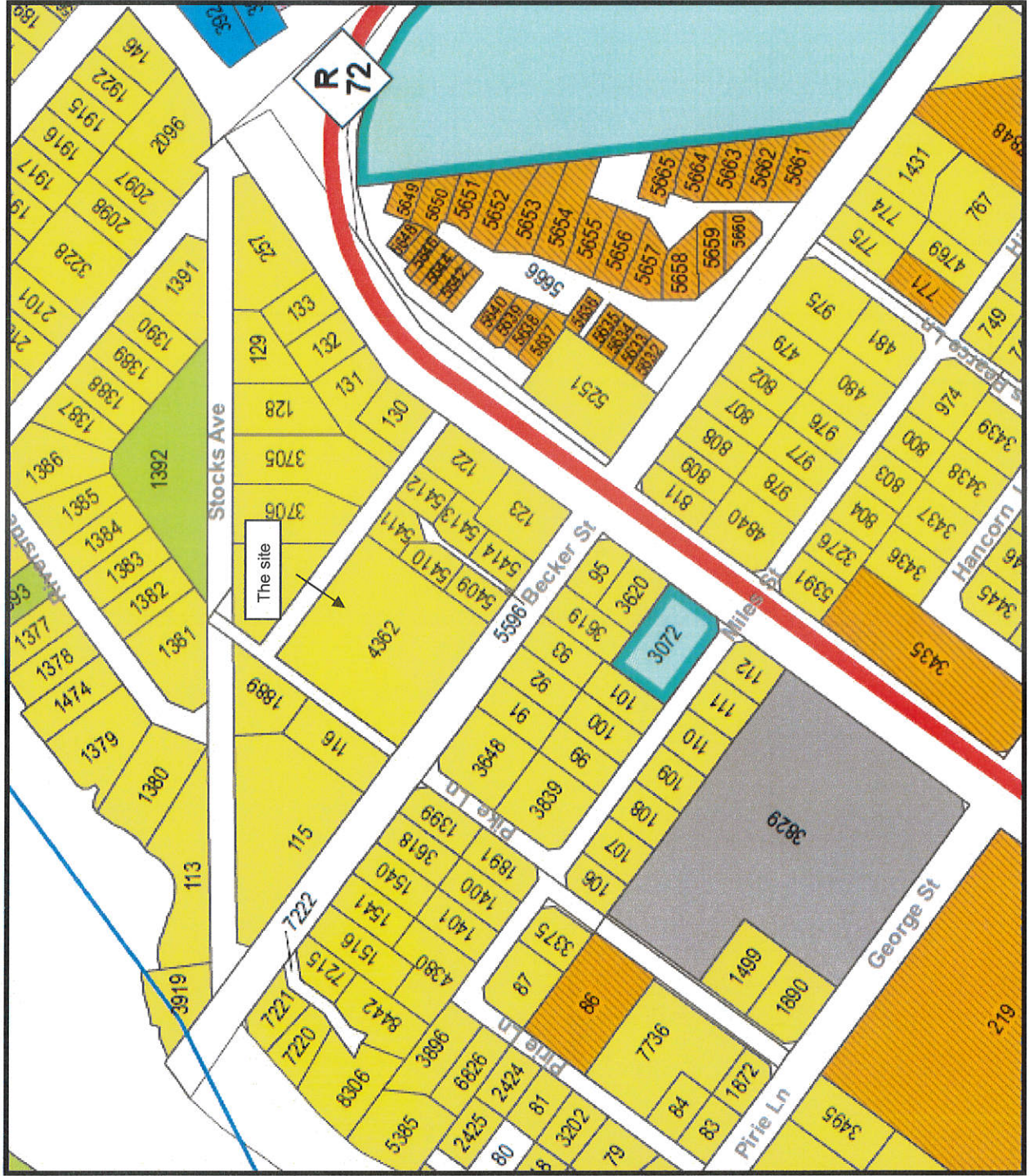
It is recommended that the Council supports and approves the above-mentioned application based on the following.

- The existing erf is far too large for the owners to maintain.
- The new erven will bring additional revenue to the Ndlambe municipality through rates and taxes.
- Temporary and permanent employment will be created
- The development is aligned with the Development Parameters as set out by Ndlambe Municipality and ties in with the spatial policies
- Through the sale and transfer of the erven the State will also benefit from additional revenue

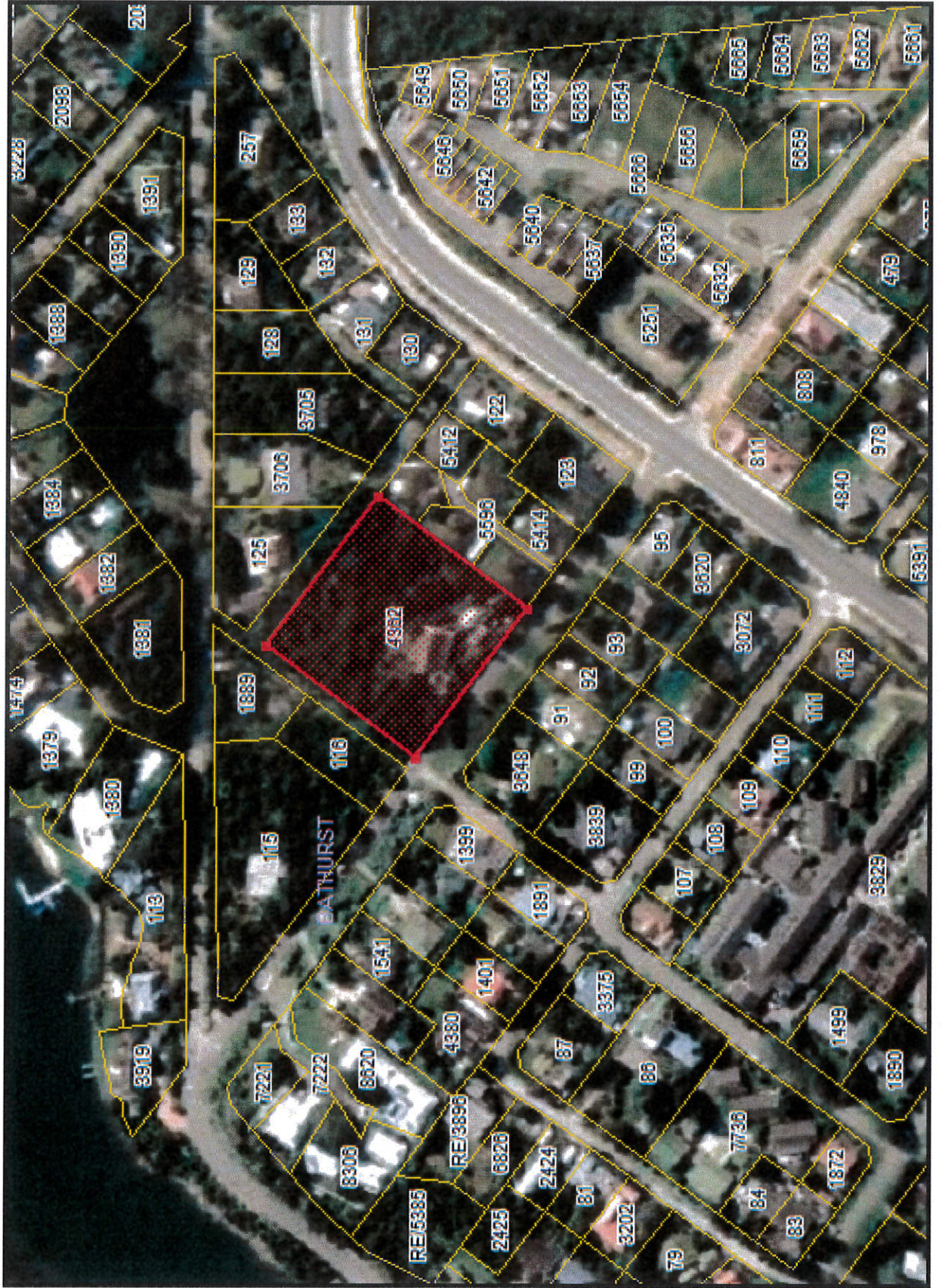
Accordingly, it is recommended that Ndlambe Municipality favourably considers the application for approval.

**P.B. Sulter**  
**Professional Land Surveyor**  
**November 2022**

ERF 4362 PORT ALDRED – LOCALITY PLAN & EXTRACT FROM NDLAMBE MUNICIPALITY ZONING MAP



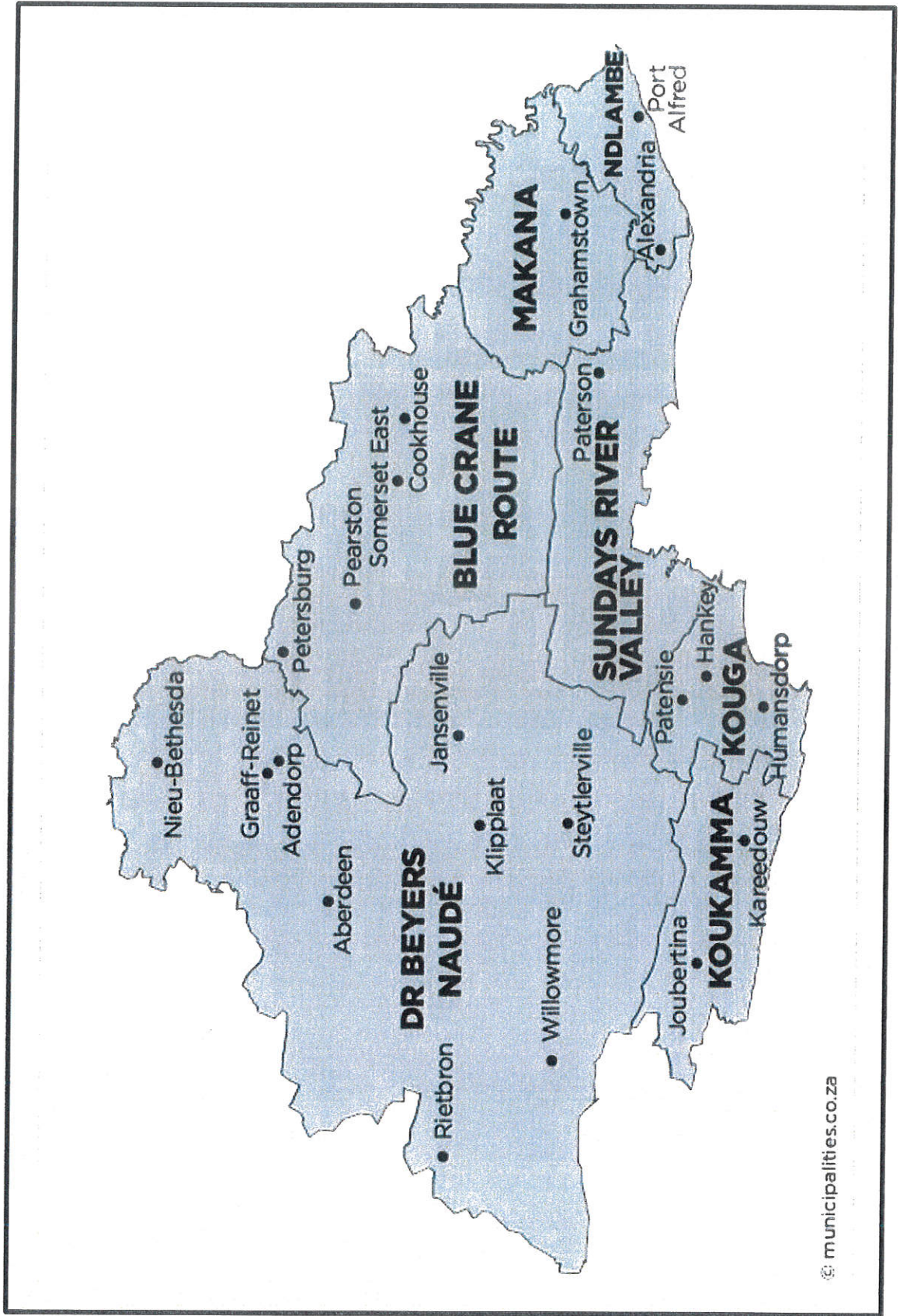
ERF 4263 PORT ALFRED AERIAL VIEW



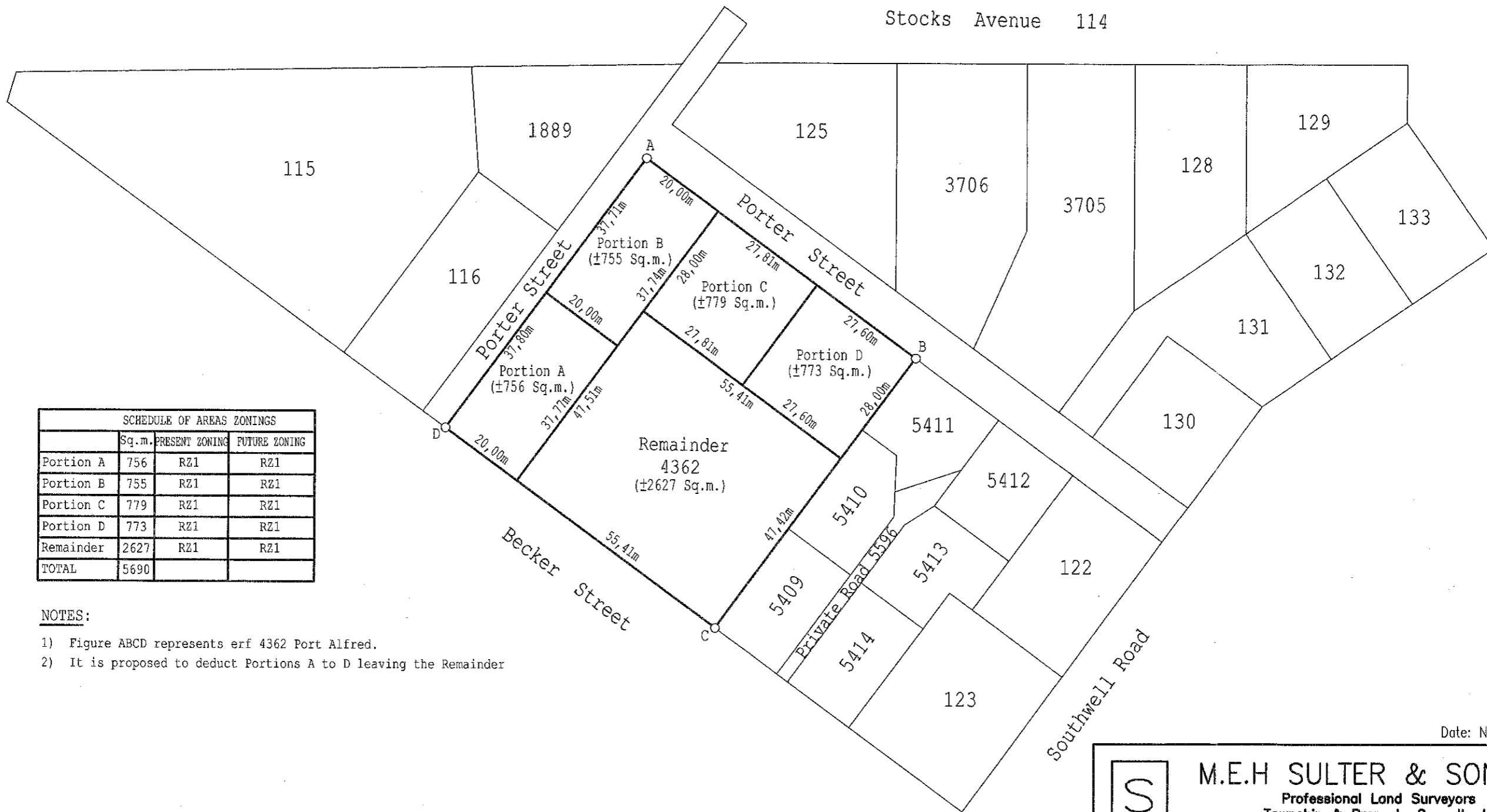
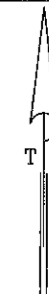
EXTRACT FROM NDLAMBE MUNICIPALITY LAND USE MAP



MAP SHOWING LOCAL MUNICIPAL BOUNDARIES



Plan showing proposed  
subdivision of erf 4362 Port Alfred  
Administrative District of Bathurst  
Province of the Eastern Cape  
Scale: 1/1 000

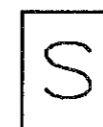


| SCHEDULE OF AREAS ZONINGS |       |                |               |
|---------------------------|-------|----------------|---------------|
|                           | Sq.m. | PRESENT ZONING | FUTURE ZONING |
| Portion A                 | 756   | RZ1            | RZ1           |
| Portion B                 | 755   | RZ1            | RZ1           |
| Portion C                 | 779   | RZ1            | RZ1           |
| Portion D                 | 773   | RZ1            | RZ1           |
| Remainder                 | 2627  | RZ1            | RZ1           |
| TOTAL                     | 5690  |                |               |

NOTES:

- 1) Figure ABCD represents erf 4362 Port Alfred.
- 2) It is proposed to deduct Portions A to D leaving the Remainder

Date: November 2022



**M.E.H SULTER & SON INC**

Professional Land Surveyors  
Township & Property Consultants  
Sectional Title Practitioners  
3D scanning & data modelling

Medical Centre  
15A Milner Street  
Grahamstown  
6139

Tel: 046 - 622 4441  
e-mail: peter@surveyec.co.za

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

Plan showing  
Surrounding erf sizes  
Scale: 1/1 000



| SCHEDULE OF AREAS ZONINGS |                                |
|---------------------------|--------------------------------|
| 5409                      | denotes erven < 650 Sq.m.      |
| 100                       | denotes erven 651 to 750 Sq.m. |
| 3072                      | denotes erven 751 to 850 Sq.m. |
| 3072                      | denotes erven > 851 Sq.m.      |
|                           |                                |

Date: November 2022

(PA-4362E)  
REF: PA-4362

S

**M.E.H SULTER & SON INC**  
Professional Land Surveyors  
Township & Property Consultants  
Sectional Title Practitioners  
3D scanning & data modelling

Medical Centre  
15A Milner Street  
Grahamstown  
6139

Tel: 046 - 622 4441  
e-mail: peter@surveyec.co.za

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