

CLASSIFIED ADVERTISEMENTS

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Email: dawetik@talkofthetown.co.za

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Building Services

Architectural Plans
SACAP Registered
Affordable Building Plans
Drawn
Residential & Commercial
approved by Town Council
lathiy@yourplans.co.za
082 939 9131

Employment Wtd.

ONYNHA is looking for domestic work. Full time or part time. References available. Port Alfred and surrounds. 082 937 8894.

ONYNHA is looking for domestic work. Available Tuesdays, Thursdays and Fridays. References are available. Port Alfred and surrounds. 082 939 1484.

DOROTHY is looking for domestic work. Available Tuesdays, Thursdays and Fridays. References are available. Port Alfred. 074 691 8781.

Kennels and Pets



Retreat 2 Eden
In info@retreat2eden.co.za
Or 078 999 7882 (Lobeth)
072 399 9084 (Lynne)
Peebees
Retreat 2 Eden

We are a non-profit who assist in the healing of abused and hurting animals and people. We are based on a small farm outside Port Alfred.



SPCA Ndlambe
Tel: 046 624 1619
081 280 3178
Emergency Contact:
082 676 8906
Peebees
Port Alfred & Ndlambe District SPCA
Primary Health Care, Boarding, Adoptions available at your SPCA

Removals & Storage



ONE TO ONE REMOVALS
Packing, Removals, Load & Unload
Tel: 081 436 9786
E: o1to1@gmail.com

HOUSEHOLD FURNITURE REMOVALS AND BUSINESS RELOCATIONS:
Local, National & SADC
call or whatsapp
Digs to Digs Removals on 081 436 9786 to book and get your home or business moved safely.
Insurance cover
R524 000+

Erasmuswini | East London
Port Alfred | Port Elizabeth
Kenton On Sea | Durban |
Johannesburg | Cape Town

Services Offered



FOAM SHOP
Luxury Mattresses
and Foam Cut to Size
08005 REID; 081 335 0800
22 NORTH ST. P.A.
CORP. TRAFFIC DEPT



EMPLOYMENT
Employment Wtd.

GAROLINE is looking for work as a carer. Home based care qualification and first aid level 1. References available. Port Alfred and surrounds. 086 808 7844.



7 ACCOMMODATION
Accomm. Off / Wtd

FLAT WANTED
(Port Alfred and Surrounds)
From 1st October.
For mature lady. Safe, secure, private.
Good tenant.
Tel: 067 894 4814

PORT ELIZABETH - STONEHAT SELF-CATERING/CAFÉ
Fully fully equipped, all-wood units, a stone's throw from Greenacres. DSTV. Secure parking/accessible toilet.
P/E contact: 041 273 2858 / 041 458 3888, stonehat@web.co.za, stonehat@gettravellers.co.za

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the above-mentioned application has been received and is available for inspection during weekdays between 08:00 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), under Town Planning Portal; Planning Applications-Public Participation. Any written comments may be addressed in terms of Section 98 of the said By-law to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before 07 October 2024. 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.

Talk of the Town
28 Miles Street
Tel: 046 624 4356
talkofthetown.co.za

Classified deadline is 9am on the Monday before the Thursday publication

Talk of the Town
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NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR SUBDIVISION OF ERF 447, BOESMANSRIVERMOND INTO ONE PORTION (PORTION A) CLOSURE OF A PORTION OF PUBLIC OPEN SPACE (PORTION A)-A PORTION OF ERF 457, BOESMANSRIVERMOND; REZONING OF THE SUBDIVIDED PORTION (PORTION A) FROM OPEN SPACE ZONE 1 TO RESIDENTIAL ZONE 1; CONSOLIDATION OF THE SUBDIVIDED AND REZONED PORTION (PORTION A) WITH ERF 486, BOESMANSRIVERMOND; REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS AND DEPARTURE TO RELAX THE REAR BUILDING LINE FOR ERF 486, BOESMANSRIVERMOND.

Applicant: M.E.H SULTER & SON INC

Owner: WB INTEGRATED PROJECTS CC

Property Description: ERF 486, BOESMANSRIVERMOND

Physical Address: 31 UMTHATI STREET, BOESMANSRIVERMOND, 6190

Detailed description of proposal: The matter for consideration is an Application for Subdivision of Erf 487, Boesmansriviermond into One Portion (Portion A) Closure of A Portion of Public Open Space (Portion A)-A Portion of Erf 457, Boesmansriviermond; Rezoning of the Subdivided Portion (Portion A) from Open Space Zone 1 to Residential Zone 1; Consolidation of The Subdivided and Rezoned Portion (Portion A) with Erf 486, Boesmansriviermond; Removal of Restrictive Title Deed Conditions and Departure to Relax The Rear Building Line for Erf 486, Boesmansriviermond as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-Laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the above-mentioned application has been received and is available for inspection during weekdays between 08:00 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), under Town Planning Portal; Planning Applications-Public Participation. Any written comments may be addressed in terms of Section 98 of the said By-law to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before 07 October 2024. 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 NR: 171/2024

05 September 2024 ADV. R DUMEZWENI MUNICIPAL MANAGER



NDLAMBE MUNICIPALITY PORT ALFRED

NDLAMBE MUNICIPALITY PUBLIC INFORMATION SESSION ON SOLAR ELECTRICITY IMPLEMENTATION PLAN

Ndlambe Local Municipality will be hosting a public information session regarding the Solar Implementation plan on the 10th September 2024 @ 16:00 pm, Civic Centre Hall.

NOTICE NUMBER: 170/2024

5 September 2024 ADV. R DUMEZWENI MUNICIPAL MANAGER



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR PROPOSED SUBDIVISION OF ERF 2061, MARSELLE INTO ONE PORTION (PORTION A) LEAVING THE REMAINDER.

Applicant: M.E.H SULTER AND SON INC

Owner: NDLAMBE MUNICIPALITY

Property Description: ERF 2061, MARSELLE

Physical Address: MARSELLE, 6190

Detailed description of proposal: The matter for consideration is an Application for Proposed Subdivision of Erf 2061, Marselle into One Portion (Portion A) Leaving The Remainder as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the above-mentioned application has been received and is available for inspection during weekdays between 08:00 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), under Town Planning Portal; Planning Applications-Public Participation. Any written comments may be addressed in terms of Section 98 of the said By-law to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before 07 October 2024. 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 NR: 172/2024

05 September 2024 ADV. R DUMEZWENI MUNICIPAL MANAGER

2 PERSONAL
Personal Services

5 SERVICES & SALES GUIDE
Plumbing

ALCOHOLICS ANONYMOUS
Support Group, Tel: 046 624 4356

EUGENE'S PLUMBING
Telephone: 083 458 7380

FAMSA (Families SA)
Non-profit Organization 031-364NPO

Misc. Wanted

PALCARE
Public Health and Community Care

EMPLOYMENT
Employment Wtd.

FAMSA (Families SA)
Non-profit Organization 031-364NPO

EMPLOYMENT
Employment Wtd.

FAMSA (Families SA)
Non-profit Organization 031-364NPO

EMPLOYMENT
Employment Wtd.



ERF 456 BUSHMANSRIVERMOUTH

Ndlambe Municipality
Corporate Services



31 MAY 2024

RECEIVED

**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)	R 8 431.07
✓	Consolidation	R 7 132.41
✓	Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land	R 8 431.07
	Departure Permanent or Temporal Departure (for land use change)	R
✓	Departure Relaxation building line	R 4 015.99
	Consent use in terms of the Land Use Scheme	R
	Extension approval	R
✓	Subdivision	R 6 744.85
✓	Road closure or Closure of Public Open Space	R 6 746.87
		R
		R
TOTAL		R 41 502.26

COMPLETE THE FOLLOWING:

Local Authority: NDLAMBE MUNICIPALITY

Description of Land: ERF 456 BUSHMANSRIVERMOUTH

Registered owner(s): WB INTEGRATED PROJECTS CC

**Street Address: 26 PATERSON ROAD
NORTH END
PORT ELIZABETH**

**Postal Address: 26 PATERSON ROAD
NORTH END
PORT ELIZABETH Code: 6000**

Email Address of Owner: wayneb@wbprojects.co.za

Applicant (With Power of Attorney): M.E.H. SULTER & SON INC.

**Postal Address: 15A MILNER STREET
GRAHAMSTOWN Code: 6170**

Email Address of Applicant: peter@surveyec.co.za

Local Authority: NDLAMBE MUNICIPALITY

Description of Land: ERF 457 BUSHMANSRIVERMOUTH

Registered owner(s): NDLAMBE MUNICIPLAITY

**Street Address: CAUSEWAY ROAD
PORT ALFRED**

**Postal Address: P.O. Box 13
PORT ALFRED Code: 6170**

Email Address of Owner: kreadingoana@ndlambe.gov.za

Applicant (With Power of Attorney): M.E.H. SULTER & SON

**Postal Address: 15A MILNER STREET
GRAHAMSTOWN Code: 6170**

Email Address of Applicant: peter@surveyec.co.za

INSTRUCTIONS

(These instructions should be read before completing the form)

1. GENERAL REMARKS

- 1.1. All applications should take cognizance of the requirements provided for in terms of other legislations.
- 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 incorrect information supplied by an applicant. Applicants must therefore ensure that information about restrictive 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 people may be available from the Local Authority.

3. SUBMISSION OF APPLICATION

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

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

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 the information necessary for the relevant authority to take a rational decision. Ideally applications should indicate the following:

3.3.1. Details in respect of the application

- A Locality sketch clearly showing the details of the application;
- A Description of the site that is to be developed;

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

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

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

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

- what are the existing and proposed conditions applicable to the subject land (servitudes, title deed and/or zoning scheme conditions);
- relevant details contained in 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 utilization 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 Chapter 2 and Section 42 of the Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA).

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 Authorization (EA) / Record of Decision (ROD);
- Services report or indication of all municipal services / registered servitudes;
- Landscaping / Tree plan;
- Typical unit types (plan & elevation);
- Abutting neighbor consent;
- Body Corporate / Homeowners Association (HOA) consent;
- Homeowners 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 THE APPLICANT

Your reference number	BUSH-456&457
Name of person to whom correspondence should be addressed	P.B. SULTER C/o M.E.H. SULTER & SON
Address:	15A MILNER STREET GRAHAMSTOWN 6139
Telephone number:	046-6224441
Email:	peter@surveyec.co.za

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): **ERF 456 - WB INTEGRATED PROJECTS CC
PUBLIC PLACE 457 – NDLAMBE MUNICIPALITY**

1.3. Is the property encumbered with a bond? **NO NEITHER ERF HAS BONDS
REGISTERED OVER THEM**

If so, please attach the authorization 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 456 BUSHMANSRIVERMOUTH Title deed: T 19324/2022

Area of land: 757 SQ.M.

PUBLIC PLACE 457 BUSHMANSRIVERMOUTH Title deed: T 39334/1973

Area of land: 1 592 SQ.M.

2.2. What is the present zoning of land unit? **ERF 456 - RESIDENTIAL ZONE 1
PUBLIC PLACE 457 – OPEN SPACE 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? **HOUSE ON ERF 456 - SEE SUBDIVISION AND CONSOLIDATION PLAN & SITE DEVELOPMENT PLAN**

2.5. Is the site being used in accordance with its present zoning? **YES, BOTH SITES ARE BEING USED ACCORDING TO THEIR PRESENT ZONINGS**

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 MUST be added): - **SEE MOTIVATION REPORT**

3.2. Does the proposed development involve the entire land unit? **YES**

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:

SEE SUBDIVISION AND CONSOLIDATION PLAN

3.3 Is a departure being applied for a temporary change of use on the land unit: **NO**

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

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 / or
- II. Rear building line from 3.00m to 0.00m ; 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 tom;
- VII. Other zoning scheme condition(s) (as specified).....

4. RESTRICTING FACTORS

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

- 4.1. Are there any title deed restrictions, which may influence the application? **yes**
If so, furnish details: **CONDITION 6(b)(i) and (ii) NEEDS TO BE REMOVED TO EXCLUDE THE REFERENCE TO THE REAR BUILDING.**
- 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 year's flood-line or subject to any floods? **NO**
- 4.3. 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**
- 4.4. Are there any other restrictions of which you are aware, but which were not mentioned above? **N/A**

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 as far as they affect the application under consideration:
NDLAMBE SPATIAL DEVELOPMENT PLAN
- 5.2. Is 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 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, 1976 (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): **NO**
- 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 harbor? **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? **N/A**
- 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 to 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 / Owner's consent if applicant is not owner		*	
Resolution or other proof that applicant is authorized 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	*		
Conveyancer's certificate		*	
Proof of payment	*		
Any other annexures, give details			

If any of the above questions, answers are no, give reasons: **N/A**

AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION		
YES	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)
YES	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)
YES	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations
YES	N/A	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? 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 am 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) 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 because of the proposed development.

Applicant's Signature:



Date: 27TH MAY 2024

Full Name:

PETER BROCAS SULTER

Professional capacity & Registration Nr:

PROFESSIONAL LAND SURVEYOR PLS 0786

FOR OFFICE USE ONLY

DATE RECEIVED	30 May 2024
RECEIVED BY	Zamogana Dantile
FOR ERF NUMBER	EF 456 Bushmansriviermouth



SECTION A: INTRODUCTION

MEH Sulter & Son have been appointed by WB Integrated projects CC, represented by Wayne Broedelet, to apply to the Ndlambe Municipality for the following.

- **Removal of restrictive title deed condition 6(b)(i) and (ii) of Erf 456 Bushmansrivermouth**
- **Town planning departure from rear building line for Erf 456 Bushmansrivermouth from 3m to 0m**
- **Subdivision of Public Place 457 Bushmansrivermouth**
- **Closure of the subdivided portion of Public Place 457 Bushmansrivermouth**
- **Rezoning of subdivided portion to Residential Zone 1**
- **Consolidation of acquired portion with Erf 456 Bushmansrivermouth**

Refer to the attached CC Resolution from WB Integrated projects CC - Annexure 2.

The contents of this report, therefore, serve as a motivation for the subdivision of public place 457, the closure of the subdivided portion, the re-zoning and consolidation of the subdivided portion with erf 456 Bushmansrivermouth.

A Departure application, for erf 456, is being made simultaneously and a removal of restrictions application to amend the rear building line from 3m to 0m. It is only necessary to amend the portion of condition 6(b) that refers to the rear building line which has been transgressed.

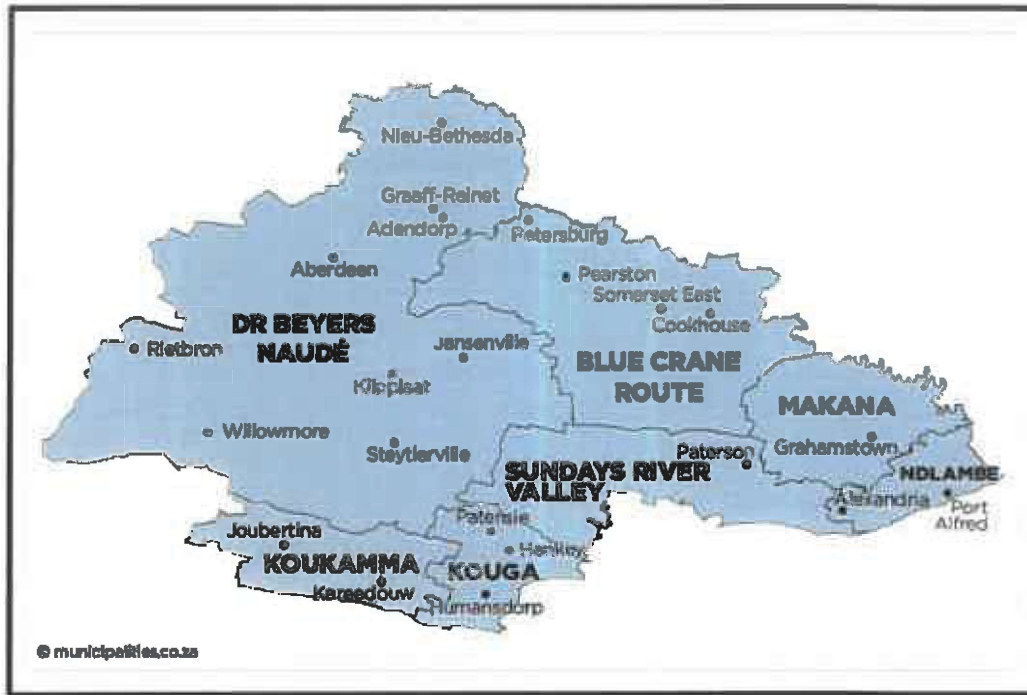
The Ndlambe Municipal Council, at its meeting held on 29th August 2023, agreed to sell a portion of public place to the owners of the adjoining erf 456 to rectify the existing encroachment of the braai area and to build a double garage. The letter from the Ndlambe Municipality dated 4th September 2023 is submitted under Annexure 5.

This application is made in terms of Section 59(1), 68(1), 69(2), 71(2), 73(2) and 76(3) of the Ndlambe Municipal By-laws promulgated in terms of the Spatial Planning and Land Use Management Act No.16 of 2013.

SECTION B: LOCALITY OF THE PROPERTIES

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

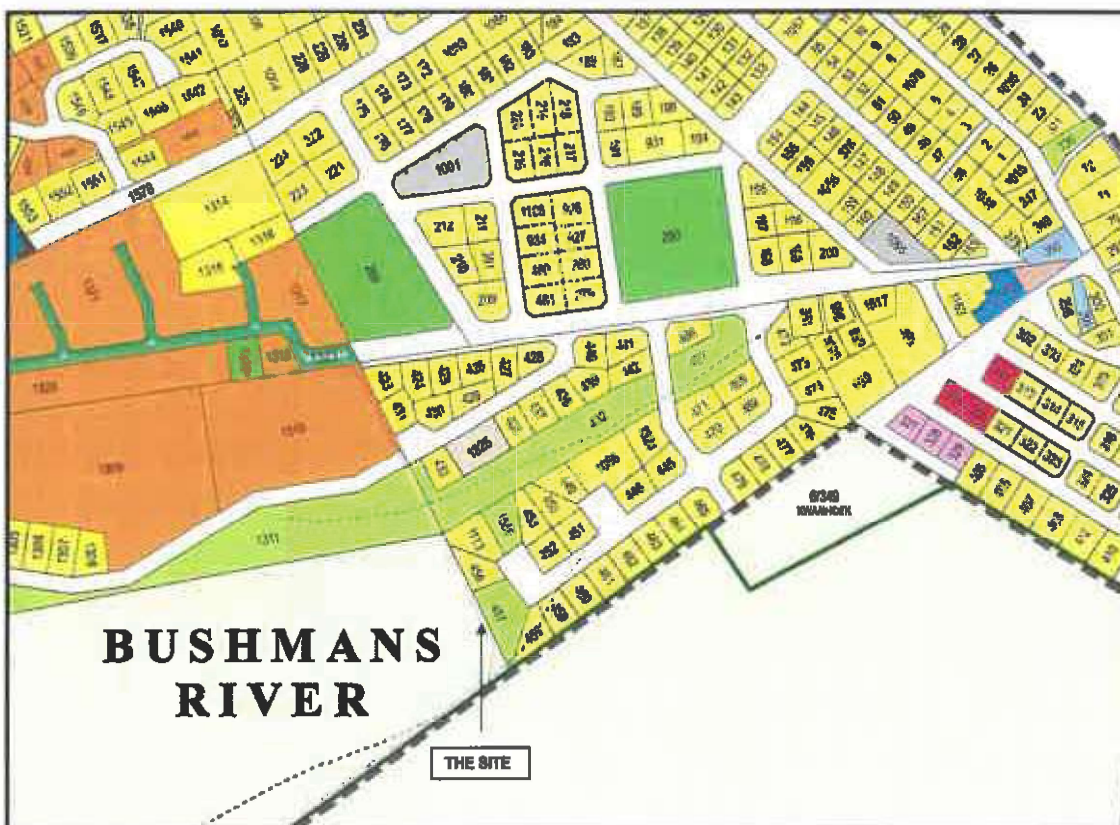
Map 1: Ndlambe Local Municipality



The Ndlambe Municipality consists of towns such as Alexandria, Bathurst, Boknesstrand, Bushmansrivermouth, Cannon Rocks, Kenton-on-Sea, Port Alfred and Seafield.

Within the town of Bushmansrivermouth, the locality of the subject property can be seen below.

Map 2: Locality of the property & extract from Ndlambe Municipality Zoning Map



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 456 BUSHMANS-RIVERMOUTH	WB INTEGRATED PROJECTS CC	T 19324/2022	757 SQ.M.
ERF 457 BUSHMANS-RIVERMOUTH	NDLAMBE MUNICIPALITY	T 39334/1973	1 592 SQ.M.

A copy of the title deeds is attached to this application marked **Annexure 3**.

b) ZONING

In terms of the Ndlambe Integrated Land Use Management Scheme, **erf 456 is zoned Residential Zone 1 and public place 457 is zoned Open Space 1.**

This application serves to subdivide public place 457 into one portion (Portion A) leaving the Remainder and to close, re-zone and consolidate the subdivided portion with erf 456 Bushmansrivermouth.

SECTION D: TITLE DEED RESTRICTIONS

There are no title deed restrictions over either of the properties which prohibits subdivision, re-zoning and/or consolidation.

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

SECTION E: BOND HOLDERS CONSENT

There are no bonds registered over either erf. See **Annexure 3**.

SECTION F: EXISTING AND ADJACENT LAND USE

The property is situated at the end of Umthathi Street in Bushmansrivermouth.

The surrounding properties either belong to permanent residence of Bushmans or are holiday homes.

There is a strip of open space to the north and agricultural land to the south and west.

PUBLIC PLACE 457 BUSHMANSRIVERMOUTH - LAND USE MAP



Map 4: Land Use Plan – aerial view

SECTION G: SERVITUDES

There are no servitudes encumbering the erven.

SECTION H: EXISTING SERVICES

The purpose of this section is to highlight the existing infrastructural services available to the erven in this area. The erven are situated at the end of Umthathi Street in Bushmansrivermouth, and all services have been installed.

- **Electricity**
The Municipality provides electricity to the site.
- **Refuse Removal**
The Municipality is currently responsible for refuse removal
- **Roads**
Access to the sites is via Umthathi Street.
- **Sanitation**
The site is connected to a septic tank and soakaway.
- **Storm water**
Is via natural run off and drains.
- **Water**
Erf 456 has an existing water connection.

SECTION I: EXISTING AND PROPOSED ZONING

As mentioned previously the property is situated in Bushmansrivermouth.

Erf 456 is zoned Residential 1 and erf 457 is zoned Open Space 1.

The surrounding properties are mainly residential properties with a strip of public open place to the north and agricultural land to the south and west.

The zoning parameters currently applicable to the land units are as follows:-

Open Space Zone 1 (OSZ1):

- *Primary Use: Public Open Space*
- *Consent Use: Cemetery, Place of Entertainment, Restaurant, Sports Facility and Tourist facility*
- *Building lines: Site and Development Specific as imposed by the Municipality.*
- *Height: Site and Development Specific as imposed by the Municipality*
- *Coverage: Site and Development Specific as imposed by the Municipality*
- *Floor factor Site and Development Specific as imposed by the Municipality*

Residential Zone 1 (RZ1):

- *Primary Use: Dwelling unit*
- *Consent Use: Additional dwelling unit, Crèche, Guest House, Home Enterprise, Medical Use, Social Facility*
- *Building lines: Street 5m, lateral 1,5m and rear 3m*
- *Height: 8,5m*
- *Coverage: 50%*
- *Floor factor 1.0*

See zoning certificate under Annexure 4.

SECTION J: DESIRABILITY – EXISTING & PROPOSED DEVELOPMENT

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

1) Removal of restrictive title deed condition 6(b)(i) and (ii):

As can be seen from the subdivision and consolidation plan and site development plan the house on erf 456 has been constructed on the rear boundary. The fence has been erected about 3m away

from the rear boundary giving the impression that the house was built according to the building plans, a copy of which are also enclosed with this application.

Furthermore, the title deed of erf 456 has a restrictive building line conditions stipulated as follows:-

Condition 6(b)

“No building or structure or any portion thereof, except boundary walls and fences, shall, except with the consent of the Administrator, be erected nearer than 5 metres to the street line which forms the boundary of this erf, nor within 3 metres of the rear or 1,5 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority-...”

The township was laid out in 1975 and conditions of township establishment used to be inserted in the title deeds as not all towns had town planning schemes setting out development parameters. Nowadays with the promulgation of the Spatial Planning and Land Use Management Act (SPLUMA), Act No.16 of 2013, and the By-laws and municipal land use schemes promulgated thereunder towns have development parameters which guide land uses, building lines, coverage, building heights, parking etc. Removing this condition will not affect the parameters as they will be governed by the Ndlambe Land Use Scheme.

The application is, therefore, to remove condition 6(b)(i) and (ii) entirely from the existing title deed so that there is no contravention of this condition.

2) Departure to reduce the rear building line from 3m to 0m:

As mentioned above the house has been erected on the rear boundary line and not on the rear building line. The rear building line for a Residential Zone 1 erf 3m as per the zoning parameters shown under Section I above.

To legalize this contravention of the development parameters, it is necessary to apply for a Permanent Departure to relax the rear building line from 3m to 0m.

This together with the removal of the restrictive title condition will remove any ambiguity. The lateral and street building lines will remain by virtue of the requirements for a Residential Zone 1 erf as written in the Ndlambe Land Use Scheme.

3) Subdivision:

It is proposed to subdivide, close and re-zone a portion (Portion A) of Public Place 457 and to consolidate the subdivided portion with erf 456 Bushmansrivermouth.

The present owners purchased erf 456 in 2022. There was already an encroachment onto the adjoining public place 457 which appears to have only been discovered after the owners took transfer. They proceeded to repair and add to the patio and the braai area.

The encroachment can be seen on Map 4 above (land use map) and is shown more clearly on the subdivision and consolidation plan.

4) Closure of subdivided portion:

The land onto which the braai area encroaches is part of public place 457. Public places automatically vest in the municipality. Under previous legislation a notice was published in the Government Gazette, after a township had been established, noting that the roads and public places vested in the municipality. Nowadays the roads and public places, in a township, vest in the municipality after the first land parcel has been registered in the Deeds Office.

Statutory requirements dictate that a portion of public place or road must be officially "closed" by advertising the closure in the local newspaper and publishing a notice in the Provincial Gazette. This process involves the Surveyor General issuing a Status Report describing the land parcel, its status and the Surveyor General's requirements to close the public place or road. The Surveyor General's requirement is normally a draft diagram, framed by a Land Surveyor, of the portion to be closed. A municipal zoning certificate is also required.

5) Re-zoning of subdivided portion:

The closed portion of land needs to be re-zoned from Open Space 1 (in this case) to Residential Zone 1.

This is to prevent a portion of public place being owned by an individual. Although, in older townships, an individual may "own" a public place by virtue of their name appearing on the title deed, the "ownership" is overridden by the vesting transfer as described above. This often happens when the Remainder of a piece of development land, which normally consists of the roads and public places was not physically transferred to the municipality. The title deed would then still reflect the "owner" as the developer.

6) Consolidation:

The subdivided, closed and re-zoned portion of land must be consolidated with the adjoining erf, erf 456 in this case, so that the encroachment is removed and legalised.

Development proposal:

It is proposed to deduct approximately 620 square meters off public place 457 and to consolidate it with erf 456. Erf 456 is presently 757 square metres and so this will increase erf 456 by about 85%. The remainder of public place 457 will be approximately 806 square meters.

Once the consolidated erf is registered the owners would like to build a double garage on the newly acquired portion.

The public place is situated at the end of Umthathi Street and does not lead anywhere as it adjoins agricultural land to the west bounded by an electric fence.

To achieve this objective, it is necessary to apply to subdivide a portion of public place 457, close the portion of public place, re-zone the subdivided portion to Residential Zone 1 and to consolidate the subdivided portion with erf 456.

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

- The proposed development aligns itself with the Ndlambe SDF which encourages Infrastructure Investment and Sustainable Development.
- The development will be guided by the Spatial Planning and Land Use Management Act 16 of 2013.
- The existing encroachment onto public place 457 will be rectified.
- It is anticipated that when the consolidated erf is developed that several short-term jobs will be created during the construction phases. Other job opportunities may present themselves in the maintenance and upkeep of the property.

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

- The application creates an opportunity for a professional to earn fees.
- The Municipality gets application fees.
- The subdivision creates an opportunity for work for a Professional Land Surveyor.
- The Surveyor General receives examination fees.
- A Conveyancer transfers the land and receives transfer fees.
- The Deeds Office will get transfer duty.
- The Receiver of Revenue could receive Capital Gains tax but presumably not in this case.
- A Draughtsman or Architect will earn income when drawing the plans.
- The municipality will receive building plan fees when the building plans are submitted for approval.
- A contractor will be appointed to complete the building creating temporary employment and stimulating the local building industry through the purchase of:- cement, bricks, cement, doors, paint, roof tiles, sand, stone, windows etc.
- A carpenter could be employed to do the cupboards and kitchen.
- Local stores will benefit from the purchase of household appliances and furniture.
- The local nursery will benefit from creating the garden.
- The municipality will benefit in perpetuity for connection fees, consumption fees and rates and taxes.
- Permanent employment can be created by employing a gardener and/or domestic worker.
- employing an electrician, plumber etc. to fix the problems that invariably arise overtime.

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

Ndlambe Municipality Integrated Development Plan (2022/2023)

The Ndlambe Municipality 2030 vision:

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

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

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

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

Mission:

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

Values:

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

Strategic Goals and Objectives:

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

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

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

Municipal Spatial Development Framework (2023):

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

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

Spatial Planning Principles - Section 9:

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

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

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

Further the following spatial structuring elements should apply.

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

- Contain urban sprawl – the erven are in an established township and the proposal will not create urban sprawl
- Promote urban and social integration – not applicable to this application as it is not a new development
- Promote higher densities - the proposed subdivision will not result in densification as no additional land units are being created. Nether will it result in any additional burden on serves as the two erven already exist.
- Create quality urban environments – The neighbourhood is very quiet and already has a quality urban environment
- Promote pedestrian friendly environments and movement patterns – the public place will still exist but on a smaller scale
- Create a sense of space – Erf 456 will increase by about 85 % while the underutilised public place would still be large enough for family picnics, bird watching and game viewing of smaller animals. The township is a quite area with a sense of space and place.
- Enhancement of investment opportunities – this is not applicable except that the owners want to erect a double garage on the newly acquired portion in time and this will create a small investment and temporary job opportunities.
- Simplifying decision making regarding development applications – a very important point to note. This application will be dealt with by the Town Planner Department and a report submitted to the Municipal Planning Tribunal for their approval.

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

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

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

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

Section 7 of SPLUMA stipulates:

Such principals include but are not limited too.

- The principal of Spatial Justice
- The principal of Spatial Sustainability

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



The proposed re-zoning and consolidation is in line with the SPLUMA Development Principles (Section 42(1)(1)) in the following manner:

SPLUMA REFERENCE		Development Compliance
7 (a)	Spatial Justice	<ul style="list-style-type: none"> ● The principle of spatial justice requires that past spatial and other development imbalances must be addressed through improved access to and use of land. ● The location of this property in the town and the type of land use supports spatial justice. ● The application is being submitted so that the owners can correct an encroachment onto public place 457 and utilise the additional ground to build a double garage.
7 (b)	Spatial Sustainability	<ul style="list-style-type: none"> ● This principle deals with the promotion of land development in strategic location, protecting the environment, stimulation of land markets and viable communities. ● The existing erf is within the urban edge of Bushmansrivermouth. ● This proposal will certainly not conflict with the present character of the area.
7 (c)	Efficiency	<ul style="list-style-type: none"> ● This principle advocates for optimization of resources, minimization of impact and sufficiency of land development. ● The proposal will promote the optimal utilization of the subject property and existing infrastructure. ● The proposal supports the principle of nodal development ● It could create temporary job opportunities
7 (d)	Spatial Resilience	<ul style="list-style-type: none"> ● 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.
7 (e)	Good Administration	<ul style="list-style-type: none"> ● This principle refers to the promotion of administrative actions, procedure, and consultative planning practices for all the relevant role players. ● The Ndlambe Municipality is obligated to consider the application fairly and within the timeframes provided. ● It is important that decision making is aligned with sound policies based on national, provincial and local development policies. This application complies with all relevant policies, legislation and procedures as well as transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them.

SHAUN PREGALATHAN NAIDOO
 127
 TEL: 043 642 1875

Fee Endorsement		
	Amount	Office Fee
Griseel & Associates Campbell & Associates 39 Campbell St Port Alfred 6170 Docex 4, Port Alfred	R 1 600 000,00	R 371,00
ALL OTHER REGISTRATIONS		
Reason For Exemption	Category Exemption	Exempt i.to Sec/Reg Act/Proc

Prepared by me,


 CONVEYANCER
 JOHANNES JACOBUS GRIESEL
 L.P.C. NO 58177
 PREPARED BY ME

 CONVEYANCER
 SHAUN PREGALATHAN NAIDOO
 L.P.C. NO 88492

T 19324 / 2022

DEED OF TRANSFER


BE IT HEREBY MADE KNOWN:
 THAT SHAUN PREGALATHAN NAIDOO (LPC 88492)
 appeared before me, REGISTRAR OF DEEDS at KING WILLIAMS TOWN, he/she,
 the said Appearer, being duly authorised thereto by a Power of Attorney granted to
 him/her by

HERMANUS CHRISTIAAN CASTELYN
Identity Number 500630 5145 08 0
Married out of community of property

Which said Power of Attorney is dated 21 AUGUST 2022
 and signed at PORT ALFRED

Griseel & Associates

Form E

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 DeedOfTransferConventional.docx


AND the said Appearer declared that his/her principal had on 31 July 2022 truly and legally sold by Private Treaty and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

WB INTEGRATED PROJECTS CC
Registration Number 2005/079487/23

its successors in title or assigns in full and free property:

ERF 456 BOESMANSRIVIERMOND
NDLAMBE LOCAL MUNICIPALITY
DIVISION OF ALEXANDRIA
PROVINCE OF THE EASTERN CAPE
IN EXTENT: 757 (SEVEN HUNDRED AND FIFTY SEVEN) SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No T 7708/1978 with General Plan T P 9448 relating thereto and held by Deed of Transfer No T 91724/1993CTN.

- A. SUBJECT** to the conditions referred to in Deed of Grant dated 5 January 1872 made in favour of D J van Rensburg (Alexandria Quitrents Volume 1 No 18) one of which reads as follows:

"The land thus granted being further subject to such duties or regulations as either are already or shall in future be established respecting lands granted on similar tenure."

- B. SUBJECT** to the following conditions contained in Deed of Transfer No T5397/1958, and imposed by Frederick Stanley Wells in favour of himself and his successors- in- title as owners of the Remainder of Erf No 344 Boesmansriviermond, measuring three thousand and sixteen (3016) square metres and held by him under Deed of Transfer T18176/1952 namely:

"The Transferee shall be debarred from carrying on any other business on the property abovementioned other than that of a hotel and/or bottle store business together with such other businesses as are usually associated with a Hotel Business, namely a General and Aerated Mineral Water Dealer, selling Cigars, Cigarettes, Tobacco, Matches and light refreshments, as also a Billiard Keepers."

- C. SUBJECT** to the following conditions contained in Deed of Transfer No. T 7708/1978 imposed in terms of Ordinance No 33 of 1934 by the Administrator of the Cape of Good Hope when consenting to the establishment of the said Township namely :

1. Any word and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Notice No. 623 dated 14th August 1970.
2. In the event of a Town Planning Scheme or any portion thereof applying or being made applicable to this erf, any provisions thereof which are more restrictive than any condition of title applicable to this erf shall take

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precedence. Furthermore, nothing in these conditions shall be construed as overriding the provisions of Section 148 of Ordinance No. 15 of 1952, as amended.

3. No building on this erf shall be used or converted to use for any purpose other than that permitted in terms of these conditions.
4. The owner of this erf shall, without compensation, be obliged to allow electricity, telephone and television cables and/or wires and main and/or other waterpipes and the sewage and drainage, including stormwater of any other erf or erven inside or outside this township to be conveyed across this erf, if deemed necessary by the local or any other statutory authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time for the purpose of constructing, altering, removing or inspecting any works connected with the above.
5. The owner of this erf shall be obliged, without compensation, to receive such material or permit such excavation on the erf as may be required to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.
- 6 (a) This erf shall be used solely for the purpose of erecting thereon one dwelling or other buildings for such purposes as the Administrator may, from time to time after reference to the Townships Board and the local authority, approve, provided that if the erf is included within the area of a town planning scheme, the local authority may permit such other buildings as are permitted by the scheme, subject to the conditions and restrictions stipulated by the scheme.
- (b) No building or structure or any portion thereof, except boundary walls and fences, shall, except with the consent of the Administrator, be erected nearer than 5 metres to the street line which forms a boundary of this erf, nor within 3 metres of the rear or 1,5 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority-
 - (i) an outbuilding used solely for the housing of motor vehicles and not exceeding 3 metres in height, measured from the ground floor of the outbuilding to the wall-plate thereof, may be erected within such side and rear spaces, and any other outbuilding of the same height may be erected within the rear space and side space for a distance of 12 metres, measured from the rear boundary of the erf, provided that, in the case of a corner erf, the distance of 12 metres shall be measured from the point furthest from the streets abutting the erf.
 - (ii) an outbuilding in terms of subparagraph (i) may only be erected nearer to a lateral or rear boundary of a site than the above prescribed spaces, if no windows or doors are inserted in any wall facing such boundary.
- (c) On consolidation of this erf or any portion thereof with any abutting erf which is subject to the same conditions as herein set forth, these conditions shall apply to the consolidated holding as if it was one erf.

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(d) In the event of this erf being subdivided, each subdivided portion other than any portion deducted for road or similar purposes, shall be subject to the conditions herein set forth as if it were the original erf.

WHEREFORE the Appearer, renouncing all the right, title and interest which the said HERMANUS CHRISTIAAN CASTELYN, Married out of community of property heretofore had to the premises, did, in consequence also acknowledge him, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said WB INTEGRATED PROJECTS CC, its successors in title or assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of R1 600 000,00 (ONE MILLION SIX HUNDRED THOUSAND RANDS).

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at KING WILLIAMS TOWN on

14 OCT 2022


g.g. Signature of Appearer

In my presence:



Registrar of Deeds

DE G

20-11-1973. THERON

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.....	Conj.
Vir Kans. For Canc.
Vir Onthef For Release
Vir Afsaod For Waiver
.....	Vir Subst. For Subst.

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O. L. LAUBSCHER
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MORTGAGED 19-12-1973
36 000,00 (met preference)
in verband met de boegande
of an additional amount not exceeding
2000,00 P.R. BK.

1973

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E. R. ENGLER

DEED OF TRANSFER

BY VIRTUE OF A POWER OF ATTORNEY.

FULLER, MOORE & SON

ED. N.B.S. BUILDING
GREENMARKET SQUARE
CAPE-TOWN

Prepared by
Conveyancer

392

Know all men to whom it may concern

That PATRICK ARTHUR MULLINER

appeared before me, Registrar

of Deeds, being duly authorized thereto by a Power of Attorney dated the 13th day of NOVEMBER, 1973, drawn up at ALEXANDRIA and witnessed in accordance with Law, and granted to him by

ANTONIE CHRISTOPPEL NELL
(born on 26th November, 1902)
White Group

which

which Power, has this day both exhibited to me:— and the said Appearer declared that his said Principal

had truly and legally sold on 24th October, 1973 and that he, the said Appearer, in his capacity as Attorney aforesaid, did by these Presents, cede and transfer in full and free property to and on behalf of

WONDERWONINGS EIENDOMME BEPERK
(Company No. 69/14287)

WHITE GROUP

Or its Assigns

CERTAIN piece of abolished quitrent land situate in the Village Management Board Area of Boesmansriviermond, Division of Alexandria, being Erf 392 (portion of Erf 352) Boesmansriviermond;

MEASURING SIX thousand comma One Nought Three Nought (6,1030) Hectares;

EXTENDING as the Certificate of Registered Title with diagram No. 1700/72 annexed thereto, made in favour of the Appearer's Principal on the 27th August, 1973, No. 2273 will more fully point out:

SUBJECT to the conditions referred to in Deed of Grant made in favour of D.J. Van Rensburg (Alexandria Quittrents Volume 1 No. 18), one of which reads as follows:-

"The land thus granted being further subject to all such duties and regulations as either are already or shall in future be established respecting lands granted on similar tenure".

Contained in Deed of Transfer No. 597 dated 2nd April 1953 and
SUBJECT FURTHER to the following condition, imposed by Frederick Stanley Wells in favour of himself and his successors in title as owners of the remainder of Erf No. 344 Boesmansriviermond, measuring three thousand and sixteen (3016) square metres and held by him under Deed of Transfer dated 7th November, 1952, No. 18176, namely:-

"The Transferee shall be debarred from carrying on any other business on the property above-mentioned other than that of a hotel and/or

bottle store business together with such other business as are usually associated with a Hotel business, namely, a General and Aerated Mineral Water Dealer, Selling Cigars, Cigarettes, Tobacco, Matches and light refreshments, as also a Billiard Keeper".

/ WHEREFORE..

Wherefore the Appearer, renouncing all the right and title, his said Principal
 heretofore had to the Premises, on behalf as aforesaid, did,
 in consequence, also acknowledge his said Principal
 to be entirely dispossessed of, and disentitled to the same: and that by virtue of these Presents
 the said

Transferee COMPANY:
 its

Master of Deeds, Administrator, or Assignee, now is and henceforth shall
 be entitled thereto, conformably to local custom: State, however, reserving its rights; and
 finally acknowledging his said Principal to be
 satisfactorily paid and secured in the whole of the purchase money amounting to the sum of
FORTY-FIVE THOUSAND RAND (R45,000,00).

In Witness whereof, I the said Registrar, together with the Appearer, &c., have
 subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

Thus done and executed at the Office of the Registrar of Deeds, in Cape Town, Province
 of the Cape of Good Hope, on the 19th day of
 the month of December in the Year of our Lord One
 thousand nine hundred and Seventy-Three (1973)

[Signature]
 R.R.

In my presence,

[Signature]
 Registrar of Deeds.

REGISTERED IN THE DEEDS BOOK
 DAY: 12/12
 DA: 1973

Registered in the Deeds Register of Boonville
 of Boonville Book 392

Clerk-in-Charge

[Signature]

C.R. Ref. Trust Co. 202/5
Incorp. 26/9/69
lower to acquire

Nds

NOTES CONTAINED ON SEPARATE SHEET WITHIN.
 NOTAS ASONDORLIK VEK NIERBINNE.

(For Mortgages see first page.)

BLADSY/PAGE 5

ENDOSSEMENT OP
ENDORSEMENT ON T39 354 / 1973

EIENDOM/PROPERTY Erf 392 (a ptn
of Erf 352) Boesmansriviermond
Division Alexandria

BC 5232 / 1976

afkondigings- en kennis- van- daad- van- artikel 20 (A) OF TOEWANING-
VORWAARDEN NO. 33 OF 1934 (as amended).
ENKONDEMENT KENNIS- ARTIKEL 20 (A) VAN OORP-ORDON-
NANSIE NO. 33 VAN 1934 (soos gewysig).

The land herein describes has, in terms of Section 20 of Ordinance
No. 33 of 1934, subject to the provisions of the said Ordinance,
been approved by the Surveyor-General on the
20-12-1975 and booked in a separate register,
and booked in 'n aparte register.
Boesmansriviermond Township Extension No. 8

54 3 PUBLIC DEEDS AND

Thoroughfares, in accordance with General Plan T.P. 9448
en alhier goedgekeurde algemene plan T.P. 9448
approved by the Surveyor-General on the
deur die Landmeter-generaal op die 20-12-1975
and booked in a separate register,
goedgekeur; en te boekgestel in 'n aparte register.

DEEDS REGISTRY,
AKTEKANTOOR,
CAPE TOWN,
KAAPSTAD.
- 5 -03- 1976

H. R. A. GIBBS
ASST. REGISTRAR OF DEEDS.
ASST. REGISTRATEUR VAN AKTES.

For conditions (and amendment of general
Plan, if any) see Township file.

WB Integrated Projects cc

Reg: 200507948723

Wayne Broedelet – CELL: 082 256 2205

26 Paterson Road, North End, Port Elizabeth
wayneb@wbprojects.co.za

RESOLUTION OF MEMBERS

It was resolved that an application be made, to the relevant authorities, to apply to subdivide a portion of public place 457 Bushmans River Mouth and consolidate the subdivided portion with the adjoining erf 456.

That Peter Sulter, of M.E.H. Sulter & Son Land Surveyors in Grahamstown, be authorised to sign all and whatsoever applications, in this regard, to the Ndlambe Municipality on behalf of the owners.

Signed at Bushmans River Mouth this 9th day of February 2023.



.....
WAYNE BROEDELET
TRUSTEE



NDLAMBE MUNICIPALITY
PORT ALFRED

Gateway
P O Box 13
Port Alfred
6173

Phone: (044) 624 2500
Fax: (044) 624 2500
portalfred@ndlambe.co.za
http://www.ndlambe.co.za

Please address all correspondence to The Municipal Manager.

Our Ref: 7/2/1/1

Enquiries: Shirley-Ann Boshoff

E-mail: peter@survevec.co.za

M E H Söüter & Son Professional Land Surveyors
Medical Centre
15A Milner Street
GRAHAMSTOWN
6139

04 September 2023

Dear Sirs

**PROPOSED PURCHASE OF A PORTION OF PUBLIC OPEN SPACE ERF 457 (PTN OF ERF 392)
BOESMANSRIVIERMOND**

Mention is made of your letter reference BUSH-458&457 dated 3rd of April 2023.

We are pleased to inform you that Council at its meeting held on the 29 August 2023, Resolution NCM031/08/2023 dated 29 August 2023, resolved inter alia:-

- "b) THAT it **BE APPROVED** that a Public Participation Process first be conducted pertaining to the request from M E H Söüter & Son Professional Land Surveyors on behalf of the owner, W B Integrated Projects CC, Registration Number 200507948723 of Erf 456 Boesmansriviermond to acquire a portion, 650 m² of the adjoining Public Place Erf 457 (Ptn of Erf 392) zoned Open Space Zone 1, Umthathl Street, Boesmansriviermond, measuring 1592 m² in entirety, and as depicted on Subdivision Plan (BUSH-457PL) from M E H Söüter & Son Professional Land Surveyors and LOCALITY PLAN NO. PTN PUBLIC PLACE ERF 457/BOESMANSRIVIERMOND for the purposes of legalizing the encroachment of the braai area and to secure an additional portion to construct a double garage.

- (i) The publication costs are borne by the applicant."

Appended hereto please find copy of Notice No. 197/2023 prepared for publication purpose in the Talk of the Town on the 07th of September 2023, together with copy of Quotation No. Ad No: 02T95N dated 4 September 2023 in the amount of R1 128.77, which is directly payable by yourselves to the publishers.

The contact details and bank details of the publishers, Arena Holdings (Pty) Ltd, are stated on the quotation. Payment can also be made at their premises situated at 29 Miles Street, Port Alfred, contact person Annel Hanstein, telephone number 046-624 4366.

Kindly settle the amount by not later than Tuesday, 05th of September 2023, and submit proof of payment to the Estates Section of the Directorate Infrastructural Development vide e-mail: sboshoff@ndlambe.gov.za.

Your co-operation in advance is very much appreciated.

Yours faithfully


DR. N. V. M. MASIZA
DIRECTOR INFRASTRUCTURAL DEVELOPMENT

In his opinion, this would bring finally to the *Basketwork Harbour* book by Turpin as it would link the original harbour works and Kowie river canalisation of the early 19th century to the completion of the Royal Alfred Marina which would never have taken place if it were not for William Cock's inspirational works.

"I have been looking for a writer and when I met David Hilton-Barber, owner of Footprint Press, I commissioned him to write the book. I have read his manuscript. It has my full support."

Hilton-Barber, who is a relatively new resident in Port Alfred, has deep roots in the Eastern Cape. He was born in Grahamstown (Mahkanda) and studied for a BA (Hons) at Rhodes University. He trained as a journalist, following in the footsteps of his great grandfather, Frederick York St Leger, founder and first editor of the Cape Times.

The news was welcomed by Sue Waugh, manager of Sunshine Coast Tourism. "It will help put us on the map and I urge our members to have the book available for sale to their guests."

Buffalo Kloof owners Wame and Wendy Rippon also endorsed the book. "We have guests

parties are looking to order and pay a special pre-publication price of R650 per copy.

"Many institutions would be prepared to support this project by ordering bulk supplies," Hilton-Barber said. "We aim to pre-sell 500 copies by the end of September, and I have every confidence that we can double that figure by the time the book is launched." Interested parties can contact him at david@footprintpress.co.za.

property in favour of THE TRUSTEES FOR THE TIME BEING OF THE LEGAL RESOURCES TRUST, Registration number IT 8263(T), in respect of ERF 3614 GRAHAMSTOWN, IN THE MAKANA LOCAL MUNICIPALITY, DIVISION OF ALBANY, PROVINCE OF THE EASTERN CAPE, which Deed of Transfer has been lost or destroyed.

All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at KING WILLIAM'S TOWN within two weeks from the date of publication of this notice.

Dated at RIVONIA on 1 August 2023.

DOLD & STONE INC.

10 African Street
GRAHAMSTOWN
6140

E-mail: lungele@doldandstone.co.za

Tel: 0466222348

**NDLAMBE
MUNICIPALITY
PORT ALFRED**



**PROPOSED ACQUISITION
OF A PORTION OF PUBLIC
OPEN SPACE ERF 457
BOESMANSRIVIERMOND**

Notice is hereby given in terms of Section 21(a) of the Municipal Systems Act 32 of 2000 that a request has been received from M E H Sülter & Son Professional Land Surveyors on behalf of W B Integrated Projects CC, Registration Number 200607948723, the owner of Erf 456, Boesmansriviermond, to acquire a portion, 650 m² of the adjoining Public Place Erf 457 (Portion of Erf 392) zoned Open Space Zone 1, Umthathl Street, Boesmansriviermond, measuring 1592 m² in entirety, for the purposes of legalizing the encroachment of the braai area and to secure an additional portion to construct a double garage, only.

Further particulars and sketch plan regarding the abovementioned proposal may be obtained during office hours from the DIRECTORATE INFRASTRUCTURAL DEVELOPMENT: ESTATES SECTION, CIVIC CENTRE, CAUSEWAY, PORT ALFRED or from S. Boshoff at 046-604 5519, sboshoff@ndlambe.gov.za and any objection to the proposal must be lodged in writing, together with reasons thereof, with the MUNICIPAL MANAGER, P.O. BOX 13, PORT ALFRED, 6170 on or before WEDNESDAY, 27 SEPTEMBER 2023.

NOTICE NUMBER: 197/2023

4 SEPTEMBER 2023 ADV. R. DUMEZWENI
MUNICIPAL MANAGER

**NDLAMBE
MUNICIPALITY
PORT ALFRED**



**NDLAMBE STAKEHOLDERS
NOTICE
2024-2025 IDP/BUDGET
REVIEW PROCESS**

The Local Government: Municipal Systems Act, 2000 and Municipal Finance Management Act, 2003 requires municipalities to undertake developmentally oriented planning. The Acts further make provision for municipalities to establish Appropriate Mechanism, Processes and Procedures to enable the local community to participate in the affairs of the Municipality.

In light of the above, Ndlambe Municipality is in the process of reviewing the IDP/Budget for the period 2024-2025. The municipality extends an invitation to all interested stakeholders including individuals, community leaders, ratepayers, NGO's, CBO's, Pressure/Advocacy groups, Sector Departments and any other stakeholder interested in participating in the IDP / Budget Representative Forum to submit their names and/or organisations and contact details to the Office of the Municipal Manager by no later than 20th October 2023.

This could also be done via email, post or personal visit to municipal offices at the address below. Should you require any further information please feel free to contact the Acting IDP Manager – Mrs T Siqoko on the details provided below:

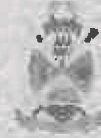
Ndlambe Municipality: P.O. Box 13, Port Alfred 6170 or 44 Campbell Street, Port Alfred 6170

E-mail: tmagawu@ndlambe.gov.za or pnobebe@ndlambe.gov.za
Telephone: 046 604 5500 or 046 604 5552

NOTICE NUMBER: 202/2023

5 September 2023 ADV. R. DUMEZWENI
MUNICIPAL MANAGER

**NDLAMBE
MUNICIPALITY
PORT ALFRED**



**PROPOSED ACQUISITION
OF A PORTION OF ERF
2061 KLIPFONTEIN,
MARSELLE TOWNSHIP,
BOESMANSRIVIERMOND**

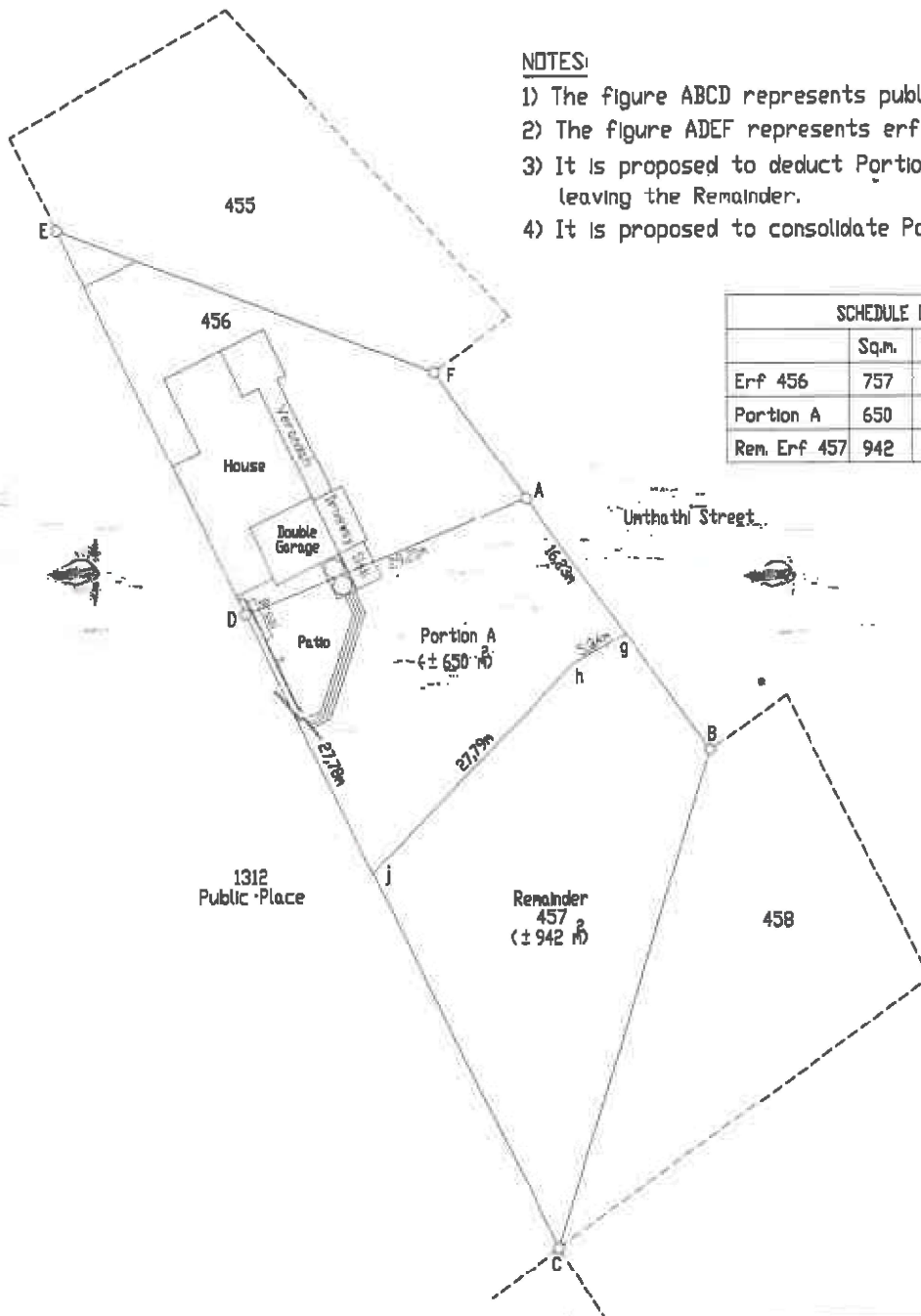
Notice is hereby given in terms of Section 21(a) of the Municipal Systems Act 32 of 2000 that a request has been received from the Old Apostolic Church to acquire a portion of 2000 m² of Erf 2061 Klipfontein, Marselle Township, Boesmansriviermond, measuring 8201 m², zoned Community 2, allowing for a Place of Worship, on which the Church is establish in the centre of the subject property, for religious purposes only.

Further particulars and sketch plan regarding the abovementioned proposal may be obtained during office hours from the DIRECTORATE INFRASTRUCTURAL DEVELOPMENT: ESTATES SECTION, CIVIC CENTRE, CAUSEWAY, PORT ALFRED or from S. Boshoff at 046-604 5519, sboshoff@ndlambe.gov.za and any objection to the proposal must be lodged in writing, together with reasons thereof, with the MUNICIPAL MANAGER, P.O. BOX 13, PORT ALFRED, 6170 on or before WEDNESDAY, 27 SEPTEMBER 2023.

NOTICE NUMBER: 198/2023

4 SEPTEMBER 2023 ADV. R. DUMEZWENI
MUNICIPAL MANAGER

Subdivision & Consolidation Plan
Showing
Subdivision of Public Place 457 & Consolidation
of the subdivided portion with erf 456 Bushmans River Mouth
Administrative District of Alexandria
Province of the Eastern Cape
Scale: 1/500 (@A3)



NOTES:

- 1) The figure ABCD represents public place 457.
- 2) The figure ADEF represents erf 456.
- 3) It is proposed to deduct Portion A (figure AghjD) leaving the Remainder.
- 4) It is proposed to consolidate Portion A with erf 456.

SCHEDULE OF AREAS & ZONING			
	Sq.m.	PRESENT ZONING	FUTURE ZONING
Erf 456	757	SRZ1	SRZ1
Portion A	650	DSZ1	SRZ1
Rem. Erf 457	942	DSZ1	DSZ1

Date: March 2023



M.E.H. SULTER & SON INC.

Professional Land Surveyors
Township & Property Consultants
Sectional Title Practitioners

3D scanning and building information modelling

Medical Centre
15A Miner Street
Grahamstown
6139

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

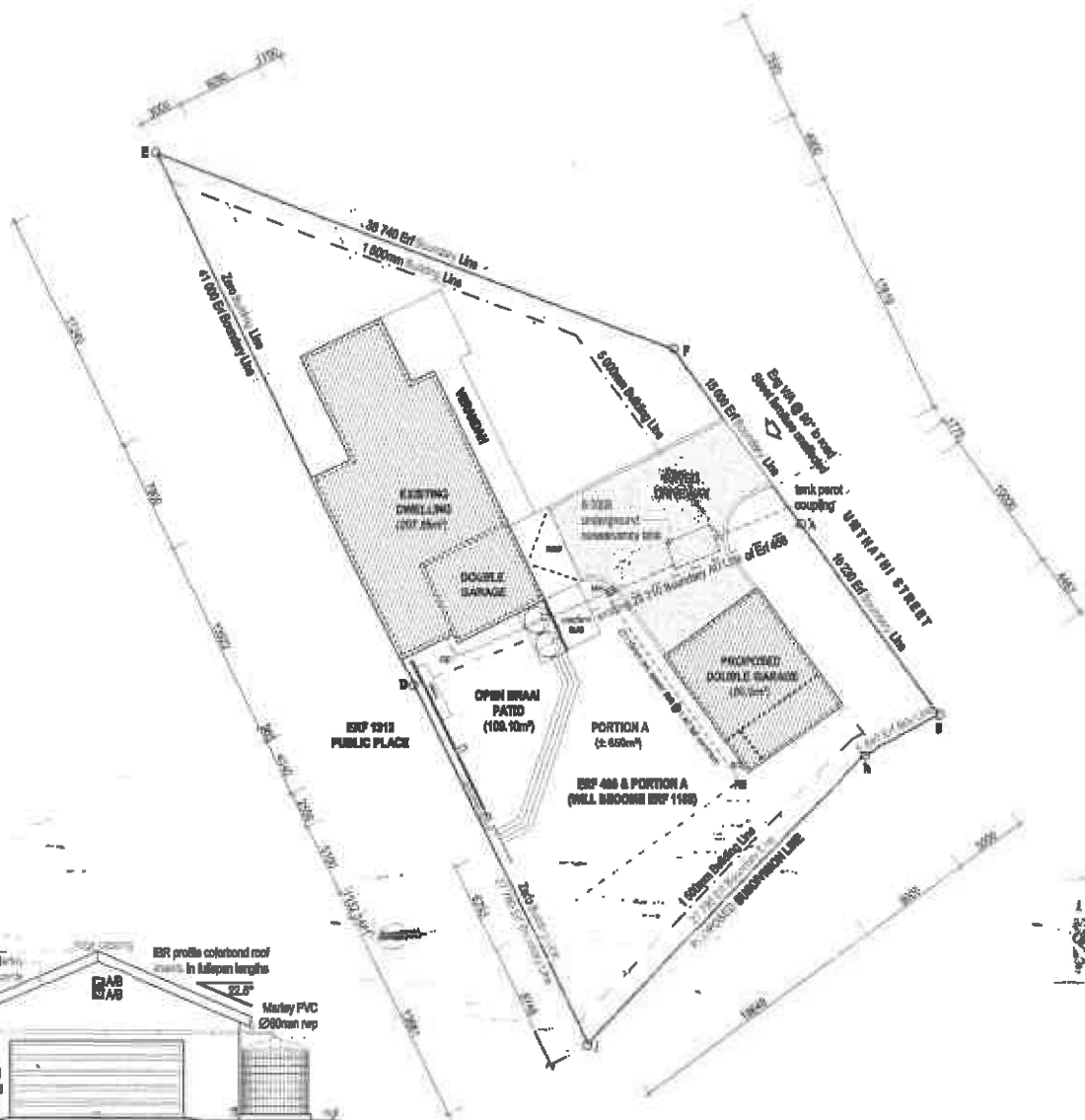
P.B. Sulter
K. van Niekerk

B.Sc.(SURVEY) Pr.L.(S.A.G.C.) Dip.Proj.Man.
B.Sc.(GEOMATICS) Pr.L.(S.A.G.C.)

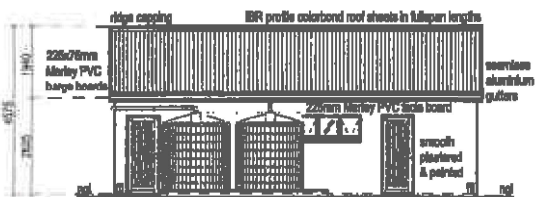
PUBLIC PACE 457 BUSHMANSRIVERMOUTH - LAND USE MAP



**SITE DEVELOPMENT PLAN
SHOWING ERF 1180 BUSHMANS RIVER MOUTH
ADMINISTRATIVE DISTRICT OF ALEXANDRIA
PROVINCE OF THE EASTERN CAPE**



NORTH ELEVATION
SCALE 1 : 100



WEST ELEVATION
SCALE 1 : 100



- NOTES:**
1. THE FIGURE ABCD REPRESENTS PUBLIC PLACE ERF 457,
 2. THE FIGURE ADEF REPRESENTS ERF 458,
 3. IT IS PROPOSED TO DEDUCT, PORTION A (FIGURE AghD) LEAVING THE REMAINDER,
 4. IT IS PROPOSED TO CONSOLIDATE PORTION A WITH ERF 458.

SITE DEVELOPMENT PLAN
SCALE 1 : 250 (IF PRINTED ON A2)

SCHEDULE OF AREAS, ZONING & BUILDING LINE RELAXATION				
ERF DESCRIPTION	AREA	EXISTING ZONE	PROPOSED ZONE	
ERF 458	757.0m ²	SINGLE RES ZONE I	SINGLE RES ZONE I	
PORTION A	890.0m ²	OPEN SPACE ZONE I	SINGLE RES ZONE I	
REMAINDER ERF 457	942.0m ²	OPEN SPACE ZONE I	UNAFFECTED	
CONSOLIDATED ERF	1487.0m ²	TO BE ZONED AS SINGLE RES ZONE I		
ERF DESCRIPTION	AREA	COVERAGE	BUILDING LINE DESCRIPTION	RELAXATION
EXISTING DWELLING	207.85m ²	14.77 %	STREET BUILDING LINE	5.0m (unaffected)
EXISTING OPEN PATIO	108.10m ²	7.76 %	LATERAL BUILDING LINES	1.5m (unaffected)
PROPOSED GARAGE	80.0m ²	5.88 %	REAR BUILDING LINE	3.0m to 0.0m (Zoned)
TOTAL DEVELOPMENT	396.95m²	28.21 %	1 PBAY REQUIRED / DWELLING UNIT (COMPLIES)	

project :
SUBDIVISION, CONSOLIDATION OF ERVEN 456 & 457 & PROP
REZONING FROM OPEN SPACE ZONE I TO SINGLE RES ZONE I

site :
SITE DEVELOPMENT & SUBDIVISION PLAN FOR
ERF 458 & PORTION A OF ERF 457

drawn : DBC scale : 1:250

checked by : MBS

date : 21 May 2024

project :
458BRM

page size :
A2

drawing no :
F.04.24

page no :
1 of 1

**TOWN PLANNING
APPLICATION**

FREELANCE

Drafting Consultancy
11 Bushmans River Mouth
1 Bushmans River, Bushmans River
Cape Town & Wilderness : 021 426 2888
and 1 bushmansriver.com



