

CLASSIFIED ADVERTISEMENTS

Contact: Bryan Smith: 046 624 4356
Email: smithb@talkofthetown.co.za

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SPCA Ndlambe
Tel: 046 624 1919
081 280 3178
Emergency Contact:
082 676 8605
Facebook:
Port Alfred & Ndlambe
District SPCA
**Primary Health Care,
Boarding, Adoptions
available at your SPCA**

5550 Misc. Wanted



PALCARE
Palliative and Hospice Care
Caring for Grahamstown and
Sundown Coast Communities
GHT CHARITY SHOP
15 Milner Street
Mon - Fri: 09:00 - 16:30
Sat: 09:00 - 12:00 noon.
PA CHARITY SHOP
20 Southwell Road
Mon-Fri: 09:00 - 12:00noon.
We are constantly open to
donations & volunteers assisting
at the shops, should anyone
be able to assist with this.

5570 Removals & Storage



DIGS TO DIGS
REMOVALS
Furniture Removals, Local & National
081 436 9750
E: digstodigs@gmail.com
**HOUSEHOLD
FURNITURE REMOVALS;
AND BUSINESS
RELOCATIONS:**
Local, National & SADC
call or whatsapp
Digs to Digs Removals
on 081 436 9750 to
book and get your home or
business moved safely.
Insurance cover
R324 000+/-
Grahamstown | East London |
Port Alfred | Port Elizabeth |
Kenton On Sea | Durban |
Johannesburg | Cape Town

5451 For Sale

FOR SALE
Household Appliances
and many other items.
Furniture, Garden and
Mechanical Tools,
Bedroom Suite, Dining
Room Suite, Generator,
Chainsaw, Paintings,
Plants and Other
Household Items.
Contact 064 818 0223
for viewing. Port Alfred

5510 Kennels and Pets



Retreat 2 Eden
E: info@retreat2eden.co.za
C: 072 966 7692 (Johann)
072 388 9054 (Lynne)
Facebook:
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.
ANGELINE is a Zimbabwean
lady, looking for domestic
work. Available
Tuesdays, Wednesdays,
and Fridays. Port Alfred
and Surrounds. References
available. She has a work
permit. **078 926 4181.**
NOXY is looking for
housekeeping work. Full
time or part time.
References available.
078 791 6844.

6150 Employment Wtd.

FIONA is a 40 year old
Zimbabwean lady seeking
employment. She has
bookkeeping experience,
and as a receptionist, data
capturing, and admin
related experience. Also
available as a baker and
ECD teacher. References
available. Situated in Port
Alfred. **CALL: 087 861
0443 OR WHATSAPP:
+263 719 019 622**

GLADYS is looking for
domestic work. She is
available on Mondays,
Wednesdays and Thurs-
days. References available.
Port Alfred and surrounds.
088 7080 514.

JOYCE is looking for
domestic work. She is
available on Tuesdays and
Thursdays, as well as on
weekends. References
available. Port Alfred and
surrounds. **CONTACT
073 441 8118.**

PATRICK is looking for
work in home security,
gardening, painting.
References are available
and he is a hard worker.
Experienced over 15 years.
Port Alfred. **CONTACT
083 341 2502.**

SINOTHANDO is a profes-
sional caregiver, providing
this personalized support
and assistance with daily
living tasks with strong
commitment to deliver
exceptional care in a com-
fortable and nurturing
environment. **CONTACT
064 060 3219.**

VIMBAI is looking for
domestic work full time
and is also available for live
in. References available.
Port Alfred and surrounds.
078 765 7925.

ZOLEKA is looking for
general employment and/or
domestic work. Available
full time or part time
in Port Alfred,
Bathurst, and Kenton on
Sea. References available.
075 243 0967.

6170 Estate Agents



CHARLES KANTOR
Real Estate Agent
083 3939 200
kantorcharles@gmail.com
For a 'Sold Out' Experience

7 ACCOMMODATION

7020 Accom. Off / Wtd

**PORT ELIZABETH -
STONECHAT**
SELF-CATERING/B&B
Private fully equipped, air-cond
units, a stone's throw from
Greenacres. DSTV/ Secure
parking/Reasonable rates. PIs
contact: **Carole 064 555 3905,
stonechat@mweb.co.za
stonechatguesthouse.co.za**

Talk Town
OF THE TOWN
**Classified
deadline
is 9am
on the
Monday
before the
Thursday
publication**

IN THE ESTATE OF THE LATE MICHAEL
FREDERICK LEGG, WIDOWER Identity
Number 3410305024083 of RUFANES
FARM PORT ALFRED, who died on
5TH FEBRUARY 2026

ESTATE NUMBER: 840/2026

Creditors and Debtors of the above
deceased are hereby requested to lodge
their claims and pay their debts to the
undersigned within 30 days from the
17th April 2026.

NOËL STÖTTER
Executor
37 CAMPBELL STREET
PORT ALFRED
6170
Email: noelstotter31@gmail.com
Cell: 083 461 3479



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS. DEPARTURE TO RELAX THE STREET BUILDING LINE AND PERMANENT DEPARTURE TO RELAX THE HEIGHT RESTRICTION FROM 8.5M TO 11.47M ON ERF 1187, BOESMANSRIVIERMOND.

Applicant: MIRINDA DE BEER
TOWN AND REGIONAL
PLANNERS
Owner: PIETER ADRIEN DE
WAAAL
**Property
Description:** ERF 1187,
BOESMANSRIVIERMOND
**Physical
Address:** 44 – 46 5TH AVENUE,
BOESMANSRIVIERMOND,
6190

Detailed description of proposal:
The matter for consideration is an
Application for the Removal of Restrictive
Title Deed Conditions, Departure to Relax
the Street Building Line and Permanent
Departure to Relax the Height Restriction
from 8.5m to 11.47m on Erf 1187,
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 abovementioned
application has been received and is
available for inspection during weekdays
between 09:00 to 15:00 at the Ndlambe
Municipality, Civic Centre, Causeway,
and Port Alfred Municipal Office. The
application can also be viewed on the Town
Planning Portal on Ndlambe Municipal
website ([https://www.ndlambe.gov.za/
town-planning-portal/](https://www.ndlambe.gov.za/town-planning-portal/)) under Public
Participation. Any written comments may
be addressed in terms of Section 98 of
the said Bylaw to The MUNICIPAL
MANAGER, Causeway, Port Alfred, 6170 or
emailed to townplanning@ndlambe.gov.za
on or before **18 May 2026**. Telephonic
enquiries can be made to the Town
Planning Section at (046) 604 5520. The
Municipality may refuse to accept
comment received after the closing date.
Any person who cannot write will be
assisted by a Municipal Official by
transcribing their comments.

NOTICE NUMBER: 87/2026
ADV. ROLLY DUMEZWENI
16 April 2026 MUNICIPAL MANAGER

NDLAMBE MUNICIPALITY PORT ALFRED



NOTICE OF MUNICIPAL PLANNING TRIBUNAL MEETING

In accordance with the Spatial Planning
& Land Use Management Act, 2013
(Act No.16 of 2013) (SPLUMA) and the
Ndlambe Spatial Planning and Land Use
Management Bylaw (2016), notice is
hereby given that the Municipal Planning
Tribunal is scheduled to take place on
Wednesday, 29 April 2026 at 11H00am
at the Council Chambers, 37 Campbell
Street, Port Alfred.

NOTICE NUMBER: 82/2026
ADV R DUMEZWENI
MUNICIPAL MANAGER



NDLAMBE MUNICIPALITY PORT ALFRED

APPLICATION FOR DEPARTURE TO RELAX THE PARKING REQUIREMENTS ON ERF 1740, KENTON ON SEA.

Applicant: MIRINDA DE BEER
TOWN AND REGIONAL
PLANNERS
Owner: ADAM PETER
LINDSLEY BUNKELL
Property Description: ERF 1740,
KENTON ON SEA
Physical Address: 47-49 KENTON ROAD,
KENTON ON SEA,
6191

Detailed description of proposal:
The matter for consideration is an
Application for the Departure to Relax
the Parking Requirements on Erf 1740,
Kenton on Sea as per the provisions of
the Ndlambe Municipality Spatial Planning
and Land Use Management By-laws
(2016) and Ndlambe Municipality
Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section
93 of the Ndlambe Municipality Spatial
Planning and Land Use Management
By-law (2016) that the abovementioned
application has been received and is
available for inspection during weekdays
between 09:00 to 15:00 at the Ndlambe
Municipality, Civic Centre, Causeway,
and Port Alfred Municipal Office. The
application can also be viewed on the Town
Planning Portal on Ndlambe Municipal
website ([https://www.ndlambe.gov.za/
town-planning-portal/](https://www.ndlambe.gov.za/town-planning-portal/)) under Public
Participation. Any written comments may
be addressed in terms of Section 98 of
the said Bylaw to The MUNICIPAL
MANAGER, Causeway, Port Alfred, 6170 or
emailed to townplanning@ndlambe.gov.za
on or before **18 May 2026**. Telephonic
enquiries can be made to the Town
Planning Section at (046) 604 5520. The
Municipality may refuse to accept
comment received after the closing date.
Any person who cannot write will be
assisted by a Municipal Official by
transcribing their comments.

NOTICE NUMBER: 88/2026
ADV. ROLLY DUMEZWENI
16 April 2026 MUNICIPAL MANAGER

2 PERSONAL
2240 Personal Services

ALCOHOLICS ANONYMOUS
Sunshine Life Centre, Port Alfred
7pm - 8 pm. Every Monday.
First Monday of the month is open.
Has your life become
unmanageable as a
result of alcohol?
Call Alcoholics Anonymous.
Marissa: 083 333 6746

FAMSA (Families SA)
Non-profit Organization
011-164NPO
- Relationship counselling
for indiv, couples, families
- Trauma debriefing
- Pre-marital counselling
**FOR INFO ON SERVICES/
TRAINING:**
(046) 508 0027
famsa@imaginet.co.za

5 SERVICES & SALES GUIDE
5120 Building Services

ARCHITECTURAL PLANS
GET IN TOUCH
for personalised, professional,
affordable building plans.
082 939 81 31
kathy@yourplans.co.za
www.yourplans.co

6 EMPLOYMENT
6150 Employment Wtd.

Retreat 2 Eden
E: info@retreat2eden.co.za
C: 072 966 7692 (Johann)
072 388 9054 (Lynne)
Facebook:
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.



LAST UPDATED JULY 2025

NDLAMBE MUNICIPALITY

Ndlambe Municipality
Corporate Services



06 FEB 2026

RECEIVED

LAND USE APPLICATION FORM

PART A: TYPE(S) OF APPLICATION

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
	Rezoning	R
	Consolidation	R
	Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land	R
	Departure Application: Permanent or Temporary Departure (for Land Use Change)	R
	Departure Relaxation Building Line	R
X	Departure for Relaxation of Development Parameters (Height and/or Coverage)	R8 583,74
	Consent use in terms of the Land Use Scheme	R
	Extension for validity of an approval	R
	Subdivision	R
	Road closure or Closure of Public Open Space	R
	Approval of Architectural Design Manual, Homeowners Constitution, Site Development Plan	R
	Amendment of Conditions of Approval	R
	Cancellation/Amendment of General Plan	R
	Other	R
TOTAL ON FEES PAYABLE		R 8 583,74

INSTRUCTIONS:

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

Applicant's Initials: MdB

PART B: GENERAL INSTRUCTIONS

(These instructions should be read before completing the form)

1. GENERAL REMARKS

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

2. PRIOR LIAISON WITH OTHER INTERESTED PARTIES

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

3. SUBMISSION OF APPLICATION

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

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

3.3.1. Details in respect of the application

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

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

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

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

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

3.3.4. Motivation

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

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

3.3.5. Supporting information and documentation

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

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

Applicant's Initials: MdB

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

PART C: INFORMATION TO BE COMPLETED BY THE APPLICANT

NOTE: Complete this form using BLOCK letters and ticking the appropriate boxes	
PART C.1: APPLICANT DETAILS	
First name(s)	Mirinda
Surname	de Beer
Company name <i>(If applicable)</i>	Mirinda de Beer Town & Regional Planners
Street or Postal Address	117 Cape Road Mill Park Port Elizabeth
Email Address	mirinda@mdbtownplanner.co.za
Contact Number	082 896 2686
PART C.2: REGISTERED LANDOWNER(S) DETAILS <i>(If different from applicant)</i>	
Registered owner(s) Name	Adam Peter Lindsley Bunkell
Street or Postal Address	47 – 49 Kenton Road Kenton-on-Sea 6191
E-mail Address	
Contact Number	

Applicant's Initials: MdB

PART E: DETAILS OF THE APPLICATION

1. Describe the proposed development in detail (A separate motivational report MUST be added):
The purpose of this application is to formalize the existing provision of zero (0) on-site parking bays on Erf 1740, Kenton-on-Sea, and to obtain approved As-Built Building Plans in accordance with the current Ndlambe Municipality Land Use Scheme, 2019.

The positioning of the existing development footprints on the property further necessitates the departure from parking requirements as illustrated on the Site Development Plan. The development was lawfully approved and constructed in 1999 and occupies the majority of the site area, with buildings positioned close to the street boundary in accordance with the urban character of Kenton Road. As a result, there is no residual or underutilized space on the property that could accommodate on-site parking.

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

Yes
.....
.....
.....
.....

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

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

No
.....
.....
.....

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

- i. Lateral (side) building line(s) from m to m; and / or
- ii. Rear building line from m to m; and / or
- iii. Street building line from m to m; and / or
- iv. Coverage factor from % to %; and / or
- v. Building height restriction from m to m; and / or
- vi. Street boundary wall / fence height restriction from m to m;
- vii. Relaxation of parking requirements from... 36 bays to... 0 bays
- viii. Other zoning scheme condition(s) (as specified).....

5. RESTRICTING FACTORS

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

5.1 Are there any title deed restrictions, which may have an effect on the application? **No**

If so, furnish details:

.....
.....
.....
.....

5.2 Is there any portion of the land unit subject to tidal flow or situated under the high water mark? **No**

If so, furnish details:

.....
.....
.....
.....

5.3 Is any portion of the land unit situated in a flood-plain of a river under the 1 in 50 years flood-line or subject to any floods? **No**

If so, furnish details:

.....
.....
.....
.....

5.4 Are there any physical restrictions (such as steep slopes, unstable soil formations, swamps etc.) which could affect the development? **No**

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

.....
.....
.....
.....

Are there any other restrictions of which you are aware, but which were not mentioned above? **No**

.....
.....
.....
.....

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

Please answer the following questions and provide comments:

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

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

Please answer the following questions and provide comments:

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

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

PART H: SERVICE REQUIREMENTS

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

NOTE: Provide more detailed information in the motivation report.

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



Please indicate if the following Annexures are attached

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

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

.....

Applicant's Initials: MdB

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

POWER OF ATTORNEY FOR LAND USE APPLICATIONS

This **Power of Attorney** is made on this 7th day of July 2025, by:

Principal:

Adam Peter Lindsley Bunkell
Threeways Centre
47 – 49 Kenton Road
Kenton on Sea
6191
ID: .

Agent:

Mirinda de Beer Town & Regional Planners
117 Cape Road
Port Elizabeth
6000
ID:

Whereas, the Principal owns certain real property known as Section Numbers 1 – 17 as described on Sectional Plan Number in the scheme known as Three Ways Centre, situated in Kenton-on-Sea (hereinafter referred to as the "Property");

Whereas, the Principal desires to appoint the Agent as an authorized representative with the authority to submit and inquire about land use applications with the relevant municipality or local authority having jurisdiction over the Property.

1. Appointment of Authority

The Principal hereby appoints the Agent to act as the Principal's dual authority, having the right to both:

- Submit land use applications related to the Property to the Ndlambe Municipality for the Permanent Departure from the parking requirements and any other application deemed necessary.
- Inquire about, follow up on, and obtain information regarding the status of land use applications submitted for the Property.

2. Powers Granted

The Agent, in their capacity as an authorized representative, shall have the following powers:

- To prepare and submit any necessary documents and applications for permits, zoning variances, or other land use requests on behalf of the Principal;
- To communicate with municipal officials, department staff, and any other authorities regarding the status or requirements related to land use applications for the Property;
- To make inquiries, provide additional documentation, and respond to requests for information from the municipality related to land use applications for the Property;
- To receive copies of all correspondence or decisions related to the land use applications;
- To take any actions necessary to facilitate or finalize the land use application process.

3. Duration

This Power of Attorney shall remain in full force and effect until it is revoked in writing by the Principal. The Principal has the right to revoke this Power of Attorney at any time, provided such revocation is executed in writing and delivered to the Agent and relevant municipal authorities.

4. Dual Authority

Both the Principal and the Agent are authorized to submit and inquire about land use applications independently, and each party may communicate directly with the relevant municipality, its officials, department staff and any other authorities regarding the status or requirements related to the relevant property. Any action or inquiry by either the Principal or the Agent is considered valid and binding as long as it pertains to the land use application for the Property.

5. Execution

IN WITNESS WHEREOF, the Principal has executed this Power of Attorney as of the day and year first written above.

Principal's Signature:



Date: 7 July 2025

Agent's Signature:



Date: 7 July 2025

Witness Name: L van Deventer

Witness Signature: LvanDeventer

Date: 20/07/2025



DE JAGER & LORDAN
 25 Retief Street
 Alexandria
 6185

Fee Endorsement		
	Amount	Office Fee
Purchase Price/Value	R.	R. 3401,00
Mortgage Capital Amt.	R.	R.
ALL OTHER REGISTRATIONS		R.
Reason For Exemption	Category Exemption.....	Exempt i.t.o Sect/Reg Act/Proc

Prepared by me

CONVEYANCER
 SAMANTHA LEE-ANN VOCKERODT
 (83310)



DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

SAMANTHA LEE-ANN VOCKERODT
 Legal Practice Council Membership Number 83310

appeared before me, REGISTRAR OF DEEDS at KING WILLIAM'S TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

RONALD BAGNALL KELLY
Identity Number

which said Power of Attorney was signed at KENTON-ON-SEA on 1 May 2023

And the said appearer declared that his/her principal had, on 27 January 2023, truly and legally sold the following property, by Private Treaty;

And that he/she, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer in full and free property to and on behalf of:

ADAM PETER LINDSLEY BUNKELL
Identity Number

1. A Unit consisting of
 - (a) Section No. 1 as shown and more fully described on Sectional Plan No SS [redacted] in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 392 (Three Hundred and Ninety Two) square metres in extent and
 - (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

2. A Unit consisting of

- (a) Section No. 2 as shown and more fully described on Sectional Plan No SS [redacted] in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 86 (Eighty Six) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

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3. A Unit consisting of
- (a) Section No. 3 as shown and more fully described on Sectional Plan No SS [redacted] in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 157 (One Hundred and Fifty Seven) square metres in extent and
 - (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

4. A Unit consisting of

- (a) Section No. 4 as shown and more fully described on Sectional Plan No [redacted] in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 13 (Thirteen) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

5. A Unit consisting of

- (a) Section No. 5 as shown and more fully described on Sectional Plan No SS [redacted] in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 27 (Twenty Seven) square metres in extent and

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- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

6. A Unit consisting of

- (a) Section No. 6 as shown and more fully described on Sectional Plan No SS [redacted] in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 28 (Twenty Eight) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

7. A Unit consisting of

- (a) Section No. 7 as shown and more fully described on Sectional Plan No SS [redacted] in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 64 (Sixty Four) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and

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- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

8. A Unit consisting of

- (a) Section No. 8 as shown and more fully described on Sectional Plan No. [redacted] in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 20 (Twenty) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

9. A Unit consisting of

- (a) Section No. 9 as shown and more fully described on Sectional Plan No SS [redacted] in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 266 (Two Hundred and Sixty Six) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

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10. A Unit consisting of

- (a) Section No. 10 as shown and more fully described on Sectional Plan No SS in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 55 (Fifty Five) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number :

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

11. A Unit consisting of

- (a) Section No. 11 as shown and more fully described on Sectional Plan No SS in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 45 (Forty Five) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number:

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

12. A Unit consisting of

- (a) Section No. 12 as shown and more fully described on Sectional Plan No SS in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 96 (Ninety Six) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

13. A Unit consisting of

- (a) Section No. 13 as shown and more fully described on Sectional Plan No SS [redacted] in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 22 (Twenty Two) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number ST

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

14. A Unit consisting of

- (a) Section No. 14 as shown and more fully described on Sectional Plan No SS [redacted] in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 26 (Twenty Six) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

15. A Unit consisting of
- (a) Section No. 15 as shown and more fully described on Sectional Plan No SS [redacted] in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 46 (Forty Six) square metres in extent and
 - (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number [redacted]

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

16. A Unit consisting of
- (a) Section No. 16 as shown and more fully described on Sectional Plan No SS [redacted] in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 36 (Thirty Six) square metres in extent and
 - (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number [redacted]

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

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17. A Unit consisting of
- (a) Section No. 17 as shown and more fully described on Sectional Plan No SS [redacted] the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton-on-Sea, Ndlambe Local Municipality, of which section the floor area, according to the said sectional plan is 15 (Fifteen) square metres in extent and
 - (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title Number

The said unit is subject to or shall benefit by:

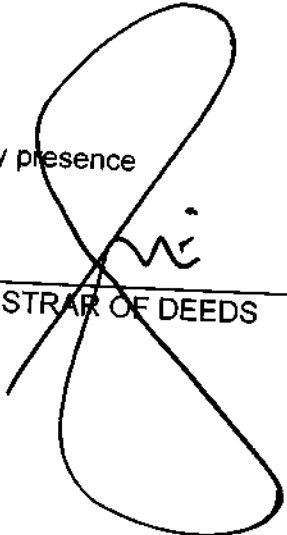
- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

WHEREFORE all the rights, title and interest which the Transferor/s heretofore had to the unit aforesaid is renounced and, in consequence it is also acknowledged that the Transferor/s is entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the aforesaid Transferee/s is now entitled thereto, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R8 500 000,00 (EIGHT MILLION FIVE HUNDRED THOUSAND RAND).


SIGNED, EXECUTED AND SEALED at the Office of the REGISTRAR OF DEEDS at KING WILLIAM'S TOWN on

2023 -05- 24

In my presence



REGISTRAR OF DEEDS



q.q.

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CONVEYANCER'S CERTIFICATE

I, the undersigned,

WERNER DE JAGER

practising Attorney and Conveyancer of GRAHAMSTOWN, hereby certify

do hereby certify that:

ADAM PETER LINDSLEY BUNKELL
Identity Number

Is the registered owner of :


Section Numbers 1 - 17 as shown and more fully described on Sectional Plan Number SS in the scheme known as THREE WAYS CENTRE in respect of the land and building or buildings situated at Kenton on Sea in the Ndlambe Local Municipality, Division of Bathurst, Province of the Eastern Cape

Held by Deed of Transfer Number

Subject to the Conditions therein Contained and referred to in the Schedule of Conditions in terms of Section 11(3)(b)

1. There are no detrimental or restrictive conditions contained in the said Deed of Transfer Number , a copy of which is attached.
2. In my opinion the title deed is not subject to any onerous conditions of title, servitudes or endorsements.

Signed at ALEXANDRIA on 5 June 2025.

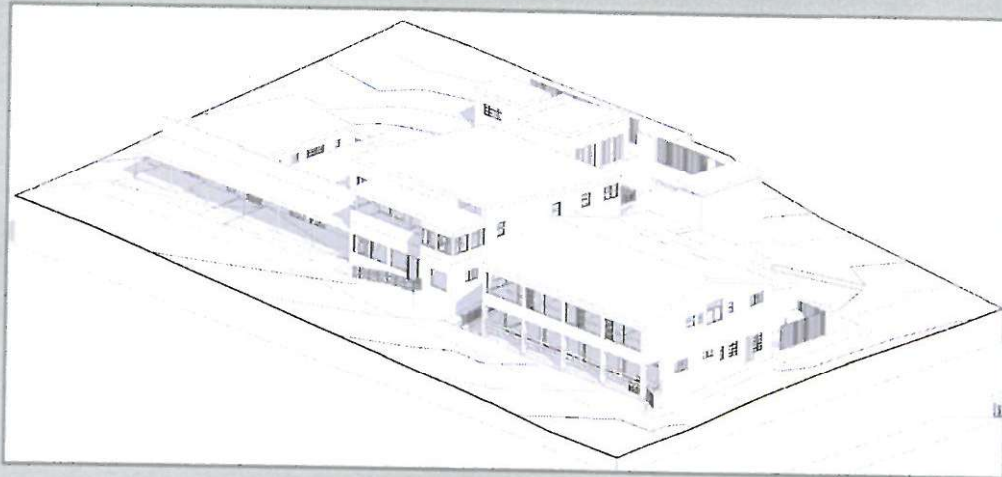

CONVEYANCER
WERNER DE JAGER (78364)

MOTIVATIONAL REPORT

ERF 1740, KENTON-ON-SEA

Application for:

- **Permanent Departure to relax the parking requirement on Erf 1740, Kenton-on-Sea.**



Compiled by:


Mirinda de Beer
TOWN & REGIONAL PLANNERS

Pr. Ptn A/1037/1998
BA M(TRP) MSAPI

Contact Details:

Email: mirinda@mdbtownplanner.co.za

Cell: 082 896 2686

117 Cape Road, Mill Park

Port Elizabeth, 6001

www.mdbtownplanner.co.za

SEPTEMBER 2025

EXECUTIVE SUMMARY

Erf 1740, Kenton-on-Sea is located in the Central Business District (CBD), situated at 47 – 49 Kenton Road. The subject property is currently zoned for Business 1 purposes. The existing buildings were approved by Council in 1999 without the provision of on-site parking and has been utilizing Municipal parking along Kenton Road in unison with surrounding business.

The purpose of this application is to formalize the existing provision of zero (0) on-site parking bays on Erf 1740, Kenton-on-Sea, and to obtain approved As-Built Building Plans in accordance with the current Ndlambe Municipality Land Use Scheme, 2019.

The positioning of the existing development footprints on the property further necessitates the departure from parking requirements as illustrated on the Site Development Plan. The development was lawfully approved and constructed in 1999 and occupies the majority of the site area, with buildings positioned close to the street boundary in accordance with the urban character of Kenton Road. As a result, there is no residual or underutilized space on the property that could accommodate on-site parking.

Given the extent and configuration of the existing built form, it is physically and practically impossible to accommodate on-site parking without severely undermining the utility, efficiency, and purpose of the site.

Summary:

Existing Zoning	Business Zone 1
Area	1 849m ²
Title Deed	
Owner	Adam Peter Lindsley Bunkell
Address	47 – 49 Kenton Road, Kenton-on-Sea
Bond	There is no bond registered on the property
Application required	Application in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), Ndlambe Municipality Spatial Planning and Land Use Management By-Laws (2016) and the Ndlambe Municipality Integrated Land Use Scheme (2019) for: <ul style="list-style-type: none"> • Permanent Departure to relax the parking requirements on Erf 1740, Kenton-on-Sea, in terms of Section 78 of the Ndlambe Municipality SPLUM By-Laws (2016).



Erf 1740, Kenton-on-Sea (Threeways Centre)

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ANNEXURES

A. MAPS

1. Locality
2. Site Plan
3. Zonings
4. Site Development Plan and Elevations

B. APPLICATION FORM

C. PROPERTY DETAILS

1. Power of Attorney
2. Sectional Title Deed
3. Cadastral Diagrams
4. Conveyancers Certificate
5. Zoning Certificate
6. Approved Building Plans (1999)

1. The Applicant

Mirinda de Beer Town and Regional Planners (MDB) is appointed by the owner of Erf 1740, Kenton-on-Sea, to prepare and submit an application to the Ndlambe Municipality for Permanent Departure to relax the parking requirements on Erf 1740, Kenton-on-Sea.

The Power of Attorney is attached as **Annexure C.1.**

2. The Site

▶ Cadastral information:

The subject property is described as Erf 1740, Kenton-on-Sea, situated in the Ndlambe Municipal jurisdiction. The cadastral diagram [redacted] is attached as **Annexure C.3.**

▶ Ownership:

Adam Peter Lindsley Bunkell

▶ Property size:

1 849m²

3. Locality

The property is located in the Central Business District (CBD) of Kenton-on-Sea, situated at 47 – 49 Kenton Road.



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

4. Existing Zonings & Land Uses

The property is currently zoned for Business 1 purposes. A general business building is situated on the property, as illustrated below. Kenton Road borders the property in the south and access is obtained from Kenton Road.



Site Plan



Subject Site

Map 2 illustrates the **Site Plan** of the subject property.

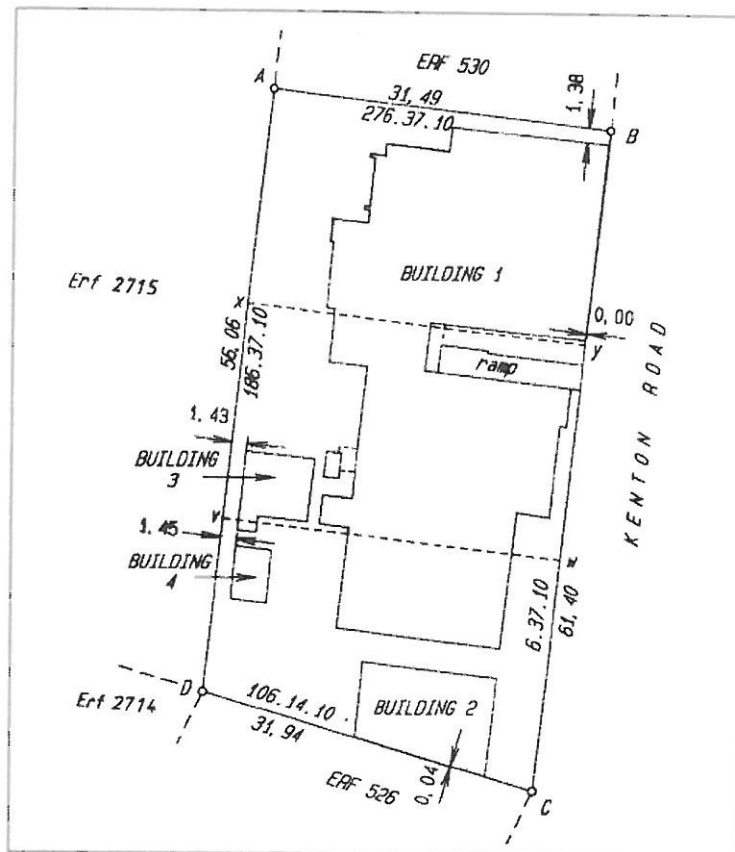
In terms of the Ndlambe Municipality Integrated Land Use Scheme (2019) the property is zoned for Business 1 purposes, with the following development parameters:

Zoning	Business Zone 1
Primary Use	General Business General Residential Building (above ground floor)
Coverage	100%
Height	11m
Road Building Line	0m
Lateral Building Lines	0m
Rear Building Lines	0m
Parking	Business: 2 spaces / 100m ²

5. Title Deed, Servitudes and Bond Holder

Sectional Title Deed [redacted] is relevant to the subject site. A copy of the Title Deed is attached as **Annexure C.2**.

The Conveyancer Certificate confirmed that there are no conditions in Sectional Title Deed that prohibit the development of the property. A copy of the Conveyancer Certificate is attached as **Annexure C.4**.



Cadastral Diagram (General Plan Extract)

There are no servitudes registered on the property. A copy of the **Cadastral Diagram (General Plan)** is attached as **Annexure C.3**.

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

The Application

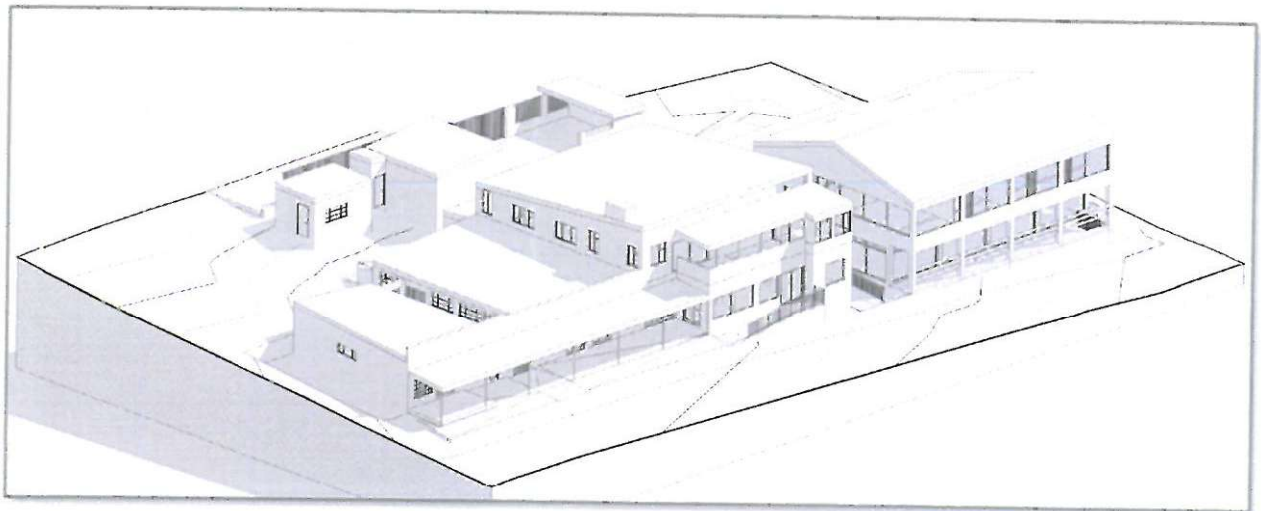
Section B

This application is, based on the stipulations of the Ndlambe Municipality Integrated Land Use Scheme (2019), Ndlambe Spatial Planning and Land Use Management By-Laws (2016) and Section 33(1) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013), **for the following on Erf 1740, Kenton-on-Sea:**

1. **Permanent Departure** to relax the parking requirements on Erf 1740, Kenton-on-Sea, in terms of Section 76 of the Ndlambe Municipality SPLUM By-Laws (2016).

Proposed development parameters on Erf 1740, Kenton-on-Sea:

Zoning	Business Zone 1
Primary Land Use	General Business Building General Residential Building (above ground floor)
Street Building Line	0m
Lateral Building Lines	0m
Rear Building Line	0m
Height	11m
Coverage	100%
Parking	0



1. Threeways Centre

- ▶ Erf 1740, Kenton-on-Sea, is situated within the central business area along Kenton Road and forms part of the established commercial precinct of the town. Development on this property was initiated following municipal approval of Building Plans in 1999, prior to the promulgation of the Ndlambe Municipality Land Use Scheme, 2019.
- ▶ The existing buildings on Erf 1740, Kenton-on-Sea, were approved by the Council in 1999. The Approved Building Plans are attached as **Annexure C.6**. No parking spaces were provided on the Approved Building Plans.
- ▶ To date, no properties along Kenton Road provide on-site parking, and all businesses, including Threeways Centre, rely on public street parking, which is accepted as the norm in this area. The continued functioning of the area in this manner has established a precedent for such development.
- ▶ The businesses along Kenton Road, including the subject site, has never provided on-site parking and building plans have been approved with no on-site parking.
- ▶ Street parking has historically served all businesses and Building Plans of the businesses in Kenton Road have been approved with no on-site parking provision.

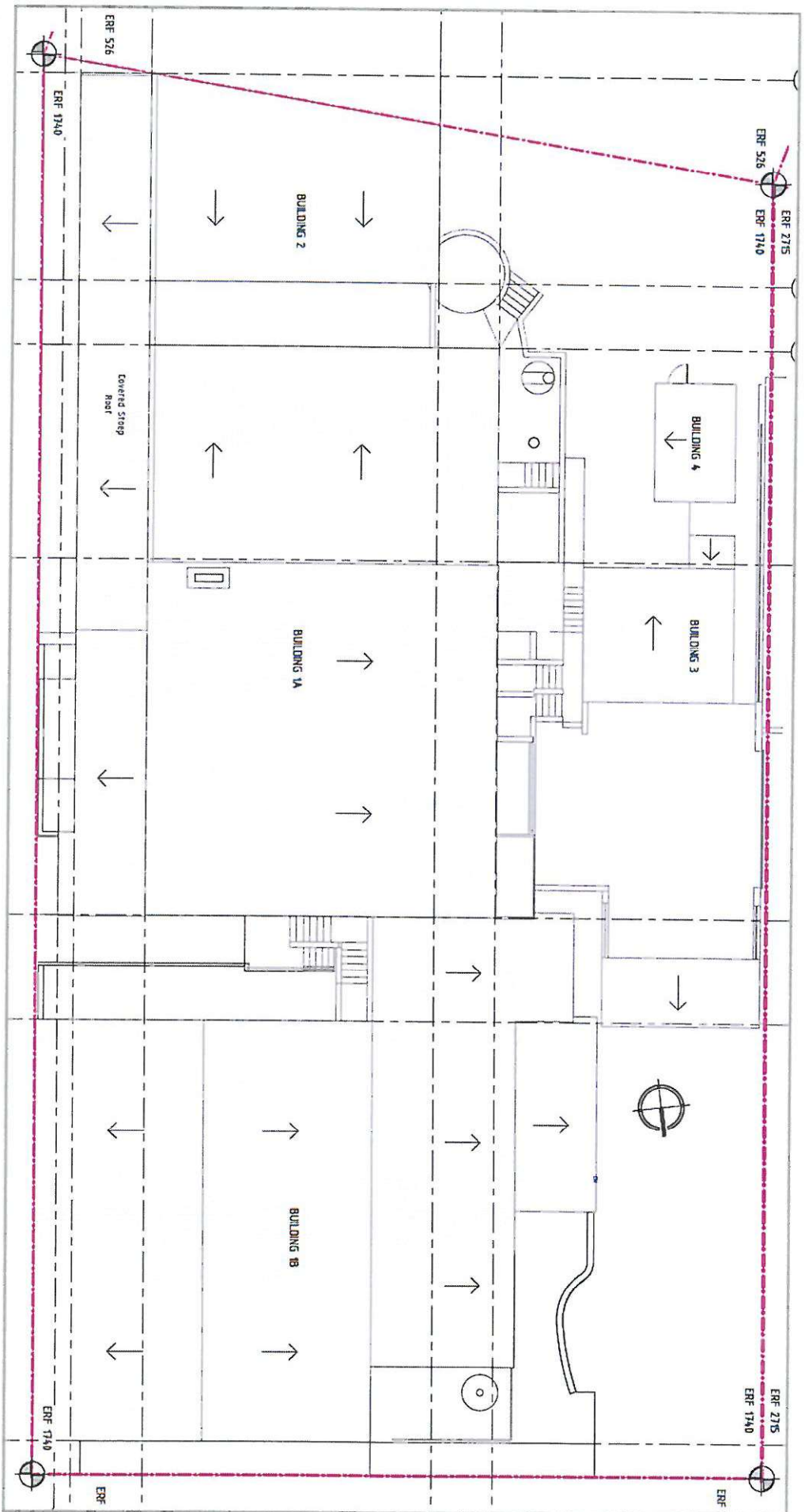
Provision and utilization of public parking in the Kenton-on-Sea CBD



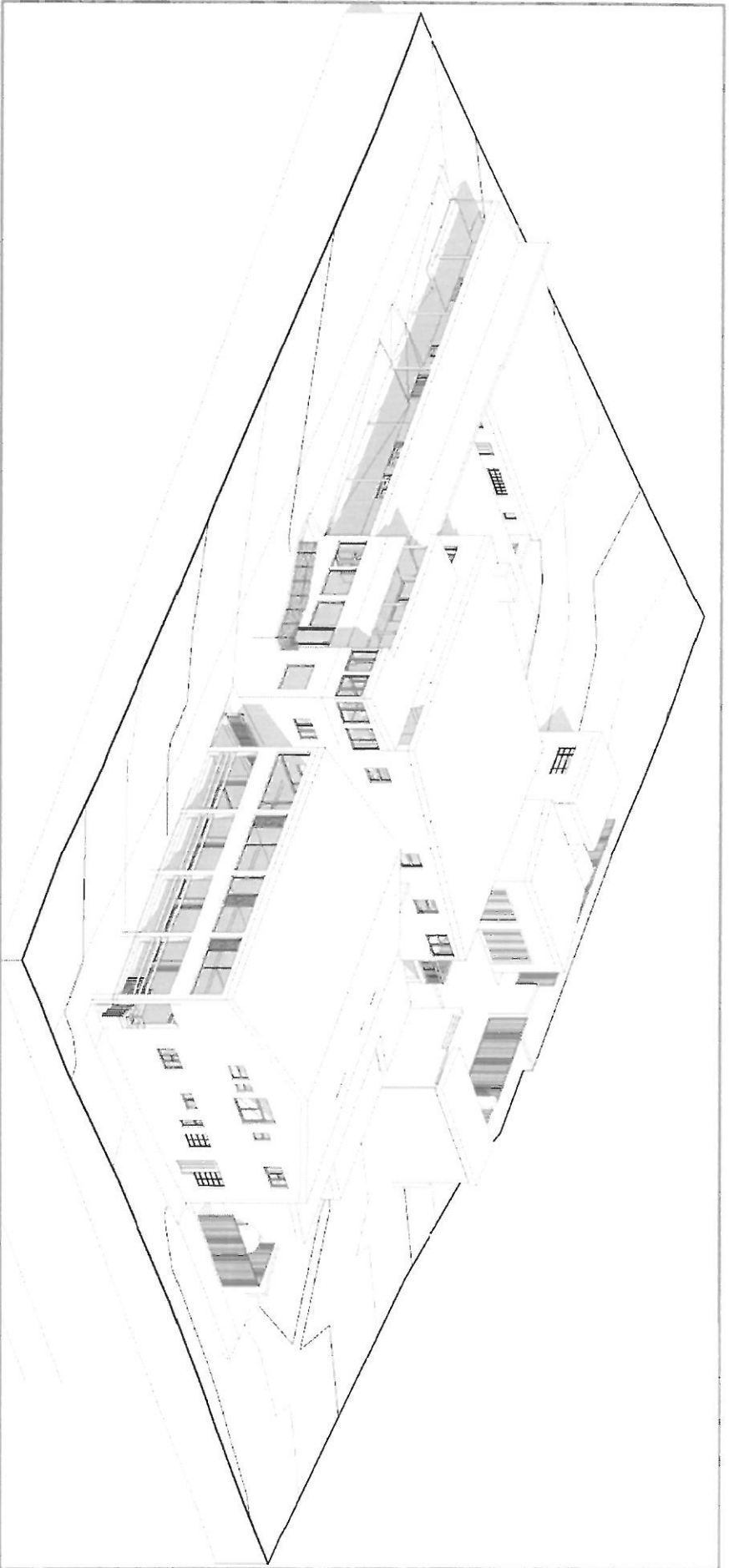
2. Permanent Departure from Parking Requirements

- ▶ The purpose of this application is to formalize the existing provision of zero (0) on-site parking bays on Erf 1740, Kenton-on-Sea, and to obtain approved As-Built Building Plans in accordance with the current Ndlambe Municipality Land Use Scheme, 2019.
- ▶ Departure from the required parking spaces is based on the following:
 - Existing building plans were approved in 1999 by the Council without the provision of on-site parking.
 - The existing development footprints on the property cannot accommodate the provision of on-site parking.
 - The existing development utilizes on-street parking along Kenton Road.
 - Majority of the businesses along Kenton Road utilize public parking provided by the Municipality in the Central Business District.
- ▶ The existing Threeways Centre on Erf 1740, Kenton-on-Sea incorporates a variety of businesses and offices including, a vet, professional offices, fitness studios and smaller retail spaces. The absence of on-site parking has not negatively impacted the use or functionality of the premises, nor the surrounding urban area.
- ▶ The positioning of the existing development footprints on the property further necessitates the departure from parking requirements as illustrated on the Site Development Plan. The development was lawfully approved and constructed in 1999 and occupies the majority of the site area, with buildings positioned close to the street boundary in accordance with the urban character of Kenton Road. As a result, there is no residual or underutilized space on the property that could accommodate on-site parking.
- ▶ Given the extent and configuration of the existing built form, it is physically and practically impossible to accommodate on-site parking without severely undermining the utility, efficiency, and purpose of the site.

Site Plan



Eft 1740, Kenton-on-Sea



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

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

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

The principle of spatial justice:

Criteria:	Compliance: Planning Implication
Section 7 (a) deals with past spatial and other development imbalances must be redressed through improved access to and use of land.	The property was lawfully developed in 1999 under the planning framework applicable at the time, and in accordance with Municipal approval. SPLUMA recognises the need to protect and acknowledge lawful historical development, and applying current parking standards retroactively would amount to a denial of these rights.
	Enforcing new parking requirements on an already developed site in a tightly built-up commercial area would: <ul style="list-style-type: none"> - Be physically and financially prohibitive; - Undermine the economic viability of small-scale commercial properties; - Potentially lead to underutilization or disinvestment, which could in turn limit employment and service access in the area.
	The SPLUMA principle encourages compact and efficient urban form. Forcing on-site parking on a small commercial erf in a pedestrian-oriented main street would compromise spatial efficiency and contradict the character of the area, where public parking serves multiple uses more effectively.
	the departure from the parking requirement for Erf 1740 is not only reasonable but it respects lawful historical development rights; ensures equal and fair treatment of similar properties; prevents exclusionary outcomes and protects the economic sustainability of established businesses and promotes efficient, integrated land use consistent with the spatial character of Kenton-on-Sea.

The principle of spatial sustainability:

Criteria:	Compliance: Planning Implication
<p>Section 7 (b) deals with:</p> <p>(i) promotion of land development in strategic location, protecting the environment, stimulation of land markets and viable communities.</p> <p>(v) consider all current and future costs to all parties for the provision of infrastructure and social services in land developments.</p> <p>(vi) promote land development in locations that are sustainable and limit urban sprawl.</p> <p>(vii) result in communities that are viable.</p>	<p>The property is located in the central business district (CBD) of Kenton-on-Sea, a well-developed area with existing infrastructure and public services. Requiring on-site parking would necessitate either demolition or under-utilisation of valuable built space, leading to inefficient land use within a strategic, compact urban area.</p> <p>Forcing expensive physical alterations to provide parking on an existing small erf would threaten the viability of small businesses. The departure will allow the continued functioning of an economically active, appropriately scaled commercial property in a sustainable, low-impact manner.</p> <p>The departure from the parking requirement on Erf 1740 promotes compact, efficient development within a walkable urban core; supports the optimised use of existing infrastructure and resources; avoids wasteful land use and unnecessary environmental impact; enhances the economic resilience of a long-established commercial node and reinforces a sustainable development pattern that benefits the broader Kenton-on-Sea community.</p>

The principle of efficiency:

Criteria:	Compliance: Planning Implication
<p>Section 7 (c) deals with:</p> <p>(i) land development optimises the use of existing resources and infrastructure.</p> <p>(ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts.</p>	<p>Erf 1740 is a fully developed commercial site located within the central business area of Kenton-on-Sea. The current building makes full and efficient use of the land, with active street frontage that contributes to the vibrancy and economic function of Kenton Road. Introducing on-site parking would require demolition or repurposing of usable space, resulting in a less efficient use of built form and land.</p> <p>Compelling on-site parking provision on a built-up site could lead to fragmented development or sprawl, as businesses may be forced to relocate to sites where parking can be accommodated more easily. This would result in additional land take and underutilization of existing urban land, contrary to sustainable and efficient spatial planning goals.</p> <p>The departure from the parking requirement on Erf 1740 makes optimal use of a fully developed, well-located urban site; avoids unnecessary land take, resource duplication, and wasted investment; ensures continued economic use of an existing building within the existing urban footprint and maintains the integrity and efficiency of a shared-parking urban model already functioning in the Kenton-on-Sea CBD.</p>

The principle of spatial resilience:

Criteria:	Compliance: Planning Implication
Section 7 (d) deals with 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.	Erf 1740 is currently developed and functioning successfully as part of the Kenton-on-Sea commercial area. Forcing the property to comply retroactively with new parking standards would impose significant cost and physical constraints, potentially undermining the property's economic viability.
	Granting the departure allows the property to remain flexible and adaptable in its commercial use, ensuring it can respond to changing market needs, business types, or economic conditions.
	Applying current parking requirements to a fully developed property built under a previous regulatory framework would reflect an inflexible, non-resilient approach to urban management. Spatial resilience requires that planning policies allow for variation in response to real-world conditions, particularly where the built form is established and historically lawful.

The principle of good administration:

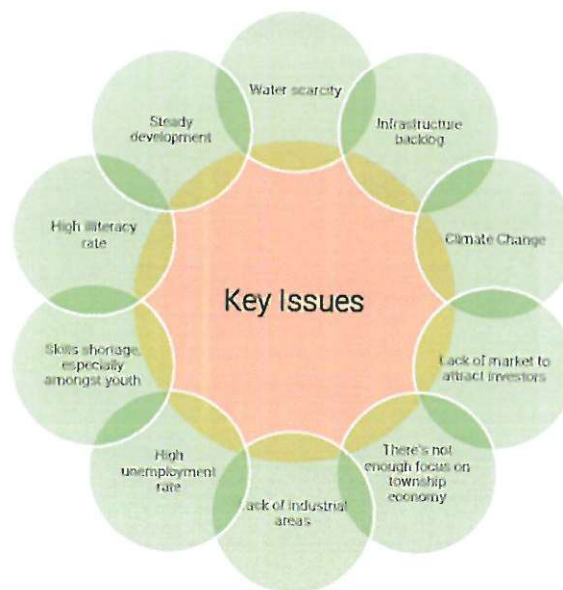
Criteria:	Compliance: Planning Implication
Section 7 (e) refers to the promotion of administrative actions, procedure and consultative planning practices for all the relevant role players.	The proposed development complies with the Spatial Planning and Land Use Management Act as demonstrated in the report.
	The public will be given an opportunity to participate, and all affected parties will be notified as per the requirement of SPLUMA.
	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 input on matters affecting them.

2. Ndlambe Municipal Spatial Development Framework (SDF) (2023)

The Spatial Development Framework for Ndlambe Municipality (2023) guides land use and development and ensures that future public or private development is implemented in line with the vision and development objectives and strategies of the municipality as set out in the IDP. It therefore acts as a planning and land use management tool to assist the Local Authority to make informed decisions on a day-to-day basis and on strategic issues regarding the land use options, timing and phasing of development in the area.

Key Issues

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



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

Vision 2023

The vision of the Ndlambe Municipality is as follows:



Vision

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

Spatial Objectives

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

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

The following objectives have been identified specifically for Urban areas:

- ▶ The sustainable utilisation of the environment by means of optimum utilisation of natural resources and land.
- ▶ Provision of services/bulk infrastructure for the purpose of appropriate land development and expansion.
- ▶ To pursue a more compact and viable urban form, thereby facilitating medium to higher densities by means of infill development and densification where possible.

Development Strategies

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

- ▶ Create sustainable human settlement with quality physical, economic, and social environments.
- ▶ Planning for densification/infill and careful expansion of existing settlements on productive agricultural resources.

Spatial Planning Principles

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

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

Spatial Structuring Elements

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

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

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

- ▶ Transforming Human Settlements
- ▶ **Nodes**
- ▶ Corridors

- ▶ Urban Edge
- ▶ Services Edge
- ▶ Transition Zone
- ▶ Town Revitalization
- ▶ Infill Development
- ▶ Natural Features
- ▶ Smart Growth

Nodes

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

According to the Eastern Cape Provincial Spatial Development Framework, **Kenton-on-Sea** has been classified as a **Sub-District Centre**, as illustrated below.



Nodal Plan

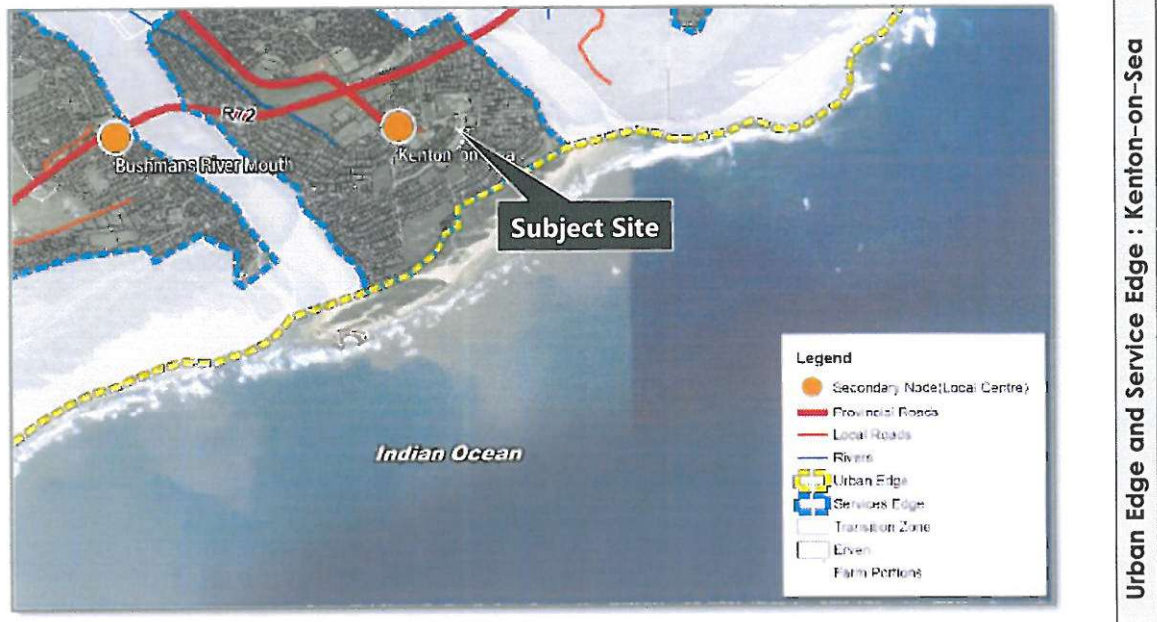
The functions of a Sub-District Centre and associated land uses:

- Municipal scale Administrative Centre
- Municipal scale Service Centre for commercial and social goods and services
- Residential development covering full range of economic bands (Middle-income and Low-income)
- Potential for value-adding agro-industrial processes

Urban Edge and Service Edge

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

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



Land Use Proposals: Kenton-on-Sea

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

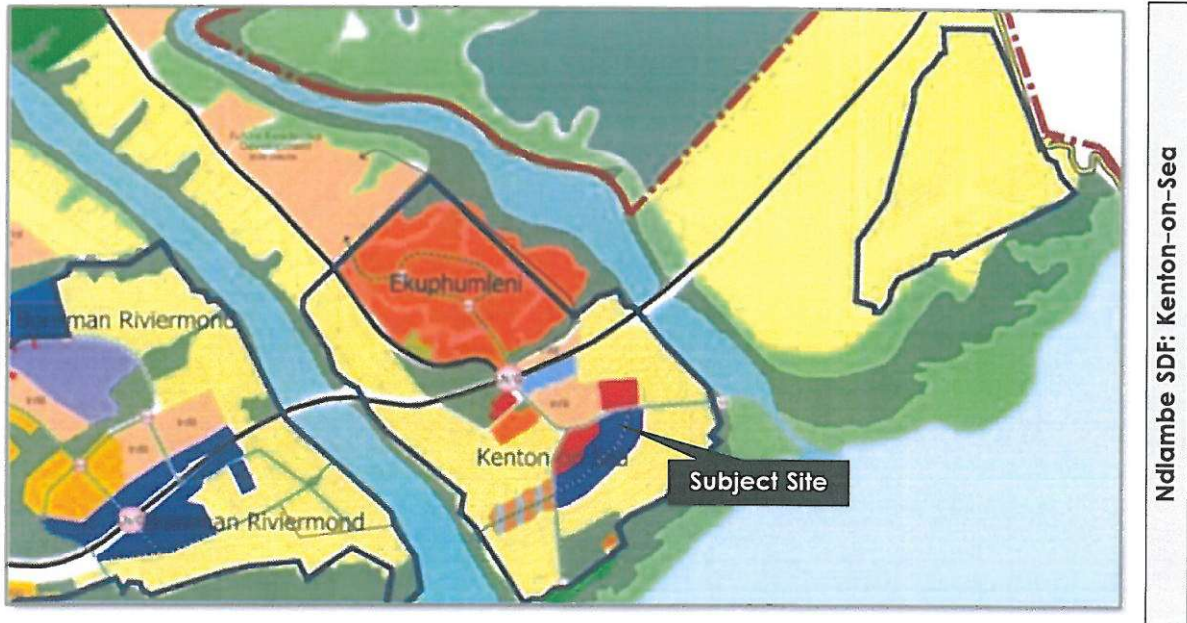
The "Kenton-on-Sea" urban concentration has been identified as a "*Sub-District Centre*" owing to its location in close proximity to the R72 (Tourism Route) and a large number of tourism activities situated in town where tourists from all over the country visits.

Business/ Retail:

Business and retail uses in Kenton-on-Sea are situated in the town centre along River Road. It is comprised of double and single storey retail shops, restaurants, coffee shops, bed and breakfast professional offices. Some double storey buildings have mixed uses with shops on the ground floor and flats above. The shop fronts are well maintained and have compatible uses. Most business activities are concentrated on the upper end of River Road; however, there is evidence of increasing office uses and home business further down the road towards the beach area. It is expected that with time the entire River Road will become an activity corridor.

There are smaller business uses situated at the entrance to Kenton along the main road to the CBD (Robby's Liquor Store), on the coastal node along Eastbourne Road. The node has potential for further expansion as it is situated along the main road to the town from the R72 and adjacent to a disused taxi rank. There are several corner/spaza shops within KOS which serve as neighbourhood convenient shops.

Erf 1740, Kenton-on-Sea is earmarked for Mixed Use Development.



Consistency with the Ndlambe SDF: Kenton-on-Sea

- ▶ Erf 1740, Kenton-on-Sea is situated within the Central Business District of Kenton-on-Sea and situated along the main road.
- ▶ Optimal development of land within the existing urban structure will be supported and will minimize urban sprawl.
- ▶ Permanent Departure to relax the parking requirements will not have a negative impact on the character of the surrounding area.
- ▶ Therefore, the application is not considered to be in conflict with the vision of the Ndlambe SDF for Kenton-on-Sea.

It is clear from the above that the development on the site supports and promotes the principles of the existing planning vision and proposals applicable to the area.

1. Potential of the property

- ▶ The subject site is ±1 849m² in size and a business building is situated on the site. Kenton Road borders the property in the east and pedestrian access is obtained from Kenton Road.
- ▶ This application seeks approval for a departure from the parking requirements of the Ndlambe Municipality Land Use Scheme, 2019, in respect of Erf 1740, Kenton-on-Sea, to allow for the formal approval of As-Built Building Plans with zero (0) on-site parking bays.
- ▶ Erf 1740 is located in a prime commercial position within the central business area of Kenton-on-Sea.
- ▶ The property is fully developed and accommodates active commercial use that contributes to the economic and social vitality of Kenton Road. The positioning of the existing development footprints on the property further necessitates the departure from parking requirements as illustrated on the Site Development Plan. The development was lawfully approved and constructed in 1999 and occupies the majority of the site area, with buildings positioned close to the street boundary in accordance with the urban character of Kenton Road. As a result, there is no residual or underutilized space on the property that could accommodate on-site parking.
- ▶ Given the extent and configuration of the existing built form, it is physically and practically impossible to accommodate on-site parking without severely undermining the utility, efficiency, and purpose of the site.
- ▶ The absence of on-site parking allows for maximum utilization of the land, and any attempt to introduce parking would require partial demolition, leading to under-utilisation and economic inefficiency.
- ▶ The departure supports the continued productive use of a well-located, serviced property, consistent with the principles of compact urban development.

2. Compatibility with surrounding area

- ▶ The property is situated in an area predominantly characterized by business and offices situated in the Kenton-on-Sea Central Business District (CBD).
- ▶ The utilization of on-street parking has become standard practice for many businesses and offices along Kenton Road.
- ▶ The proposed application will not change the character of the area and have no detrimental impact on the surrounding properties.
- ▶ The commercial properties along Kenton Road, including Erf 1740, form part of a cohesive and well-established business precinct that has historically functioned without on-site parking.
- ▶ All neighbouring properties rely on public street parking, and none have formal on-site parking facilities. As such, the proposed departure is entirely compatible with the existing development character.
- ▶ Maintaining this consistent approach ensures visual and functional continuity, and avoids setting precedents that could compromise the character of the area.

3. Engineering Services

- ▶ The proposed departure does not increase the floor area or intensity of land use on the site and, therefore, places no additional demand on engineering services such as water, sewer, or electricity.
- ▶ There is no adverse impact on stormwater management, as no paving or construction associated with parking is proposed.

- ▶ The existing municipal street network already accommodates vehicle access and on-street parking in the area. No upgrades or alterations to public infrastructure are required.

4. Traffic and Parking Considerations

- ▶ Erf 1740 is situated within a walkable town centre where a mix of transport modes is supported.
- ▶ The absence of on-site parking has not resulted in congestion or traffic safety concerns, and the current arrangement is both safe and effective.
- ▶ The departure will not generate new traffic or require additional parking, as it reflects the existing, unchanged situation.
- ▶ Requiring on-site parking in this context would disrupt the active street frontage, diminish walkability, and reduce the vibrancy of the town centre.
- ▶ The proposed departure aligns with both historic development patterns and current best practice in town centre planning.

This report has provided background, a statement of the current situation and motivation which supports the Permanent Departure to relax the Parking Requirements on Erf 1740, Kenton-on-Sea to 0 parking spaces.

In light of this motivation and the information contained in the foregoing report, it is clear that the application for Erf 1740, Kenton-on-Sea:

- ▶ **Permanent Departure** to relax the parking requirements on Erf 1740, Kenton-on-Sea, in terms of Section 78 of the Ndlambe Municipality SPLUM By-Laws (2016).

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

To conclude:

- ▶ This application seeks approval for a departure from the parking requirements of the Ndlambe Municipality Land Use Scheme, 2019, in respect of Erf 1740, Kenton-on-Sea, to allow for the formal approval of As-Built Building Plans with zero (0) on-site parking bays.
- ▶ The building was lawfully approved and constructed in 1999, at a time when no on-site parking was required. The request to retain the existing condition is assessed below in terms of desirability.
- ▶ It enables the optimal and continued use of a centrally located commercial property;
- ▶ It maintains compatibility with the surrounding urban environment;
- ▶ It poses no adverse impact on engineering services or traffic conditions;
- ▶ It supports the efficient, compact, and sustainable development of the Kenton-on-Sea town centre;
- ▶ It reflects a long-established functional precedent, avoiding arbitrary and impractical retroactive requirements.

It is therefore recommended, from a planning point of view, that this application should be supported as it will have a positive impact on development in the area.

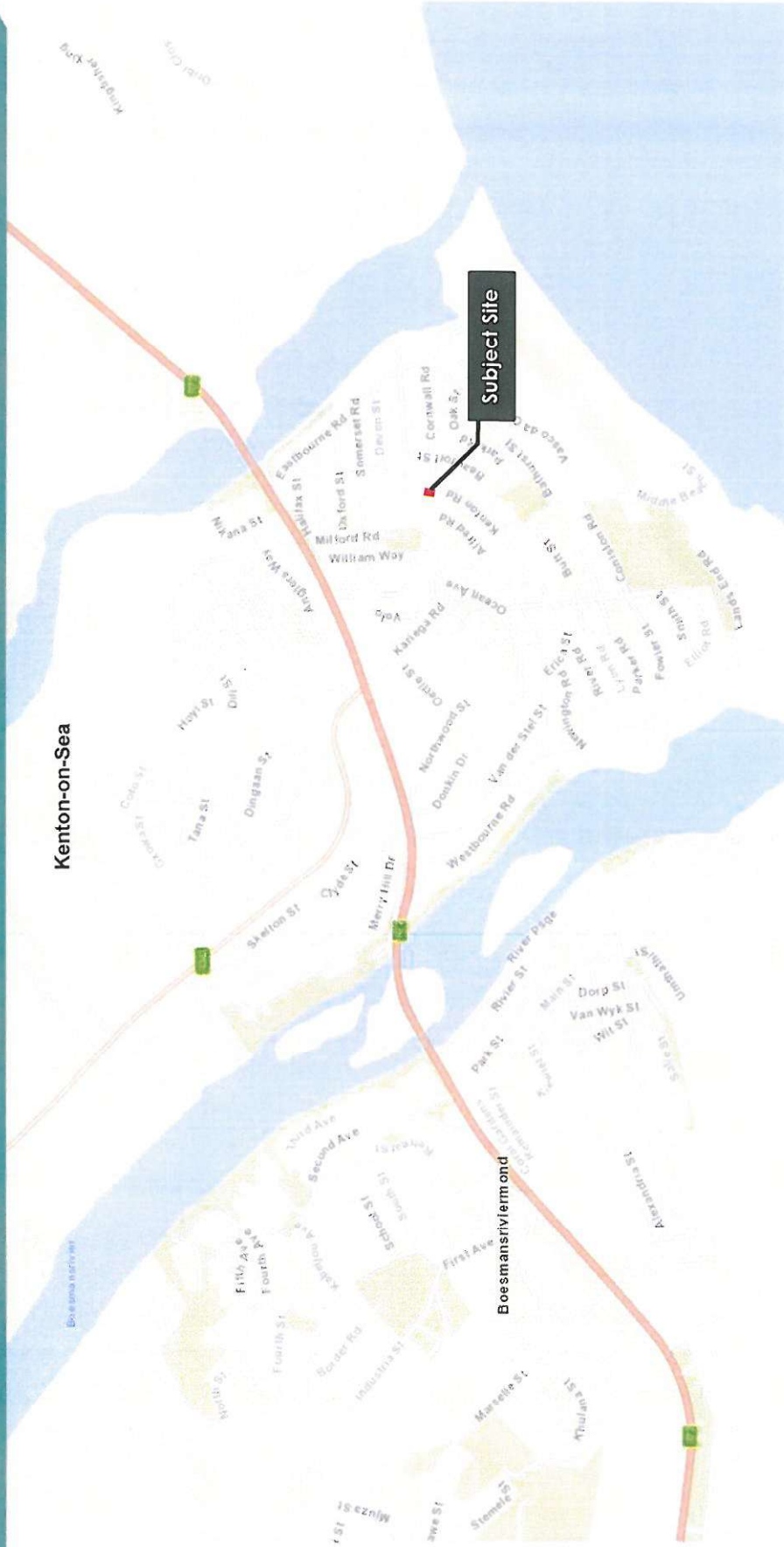
ANNEXURE A

MAPS

1. **Locality**
2. **Site Plan**
3. **Zonings**
4. **Site Development Plan and Elevations**

LOCALITY

MAP 1



ERF 1740, KENTON-ON-SEA

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SITE PLAN

MAP 2



ERF 1740, KENTON-ON-SEA



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ZONING MAP

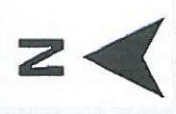
MAP 3



- Residential Zone 1**
Dwelling Unit
- Residential Zone 2**
Green Housing
- Residential Zone 3**
Green Housing
- Residential Zone 4**
Dwelling Unit
- Business Zone 1**
Office, Retail, Professional Building
- Business Zone 2**
Office, Shop
- Business Zone 3**
Office
- Industrial Zone 1**
Industry
- Industrial Zone 2**
Industry
- Industrial Zone 3**
Industry
- Community Zone 1**
Place of Recreation
- Community Zone 2**
Place of Recreation, Place of Worship
- Community Zone 3**
Place of Recreation
- Authority Zone**
Authority Use
- Open Space Zone 1**
Public Open Space
- Open Space Zone 2**
Private Open Space
- Open Space Zone 3**
Rural Reserve
- Transport Zone 1**
Public Road and Parking
- Transport Zone 2**
Private Road and Parking
- Resort Zone**
Resort Accommodation
- Special Zone**
Special Use
- Undetermined Zone**
Being Re-zoned and Use

ERF 1740, KENTON-ON-SEA

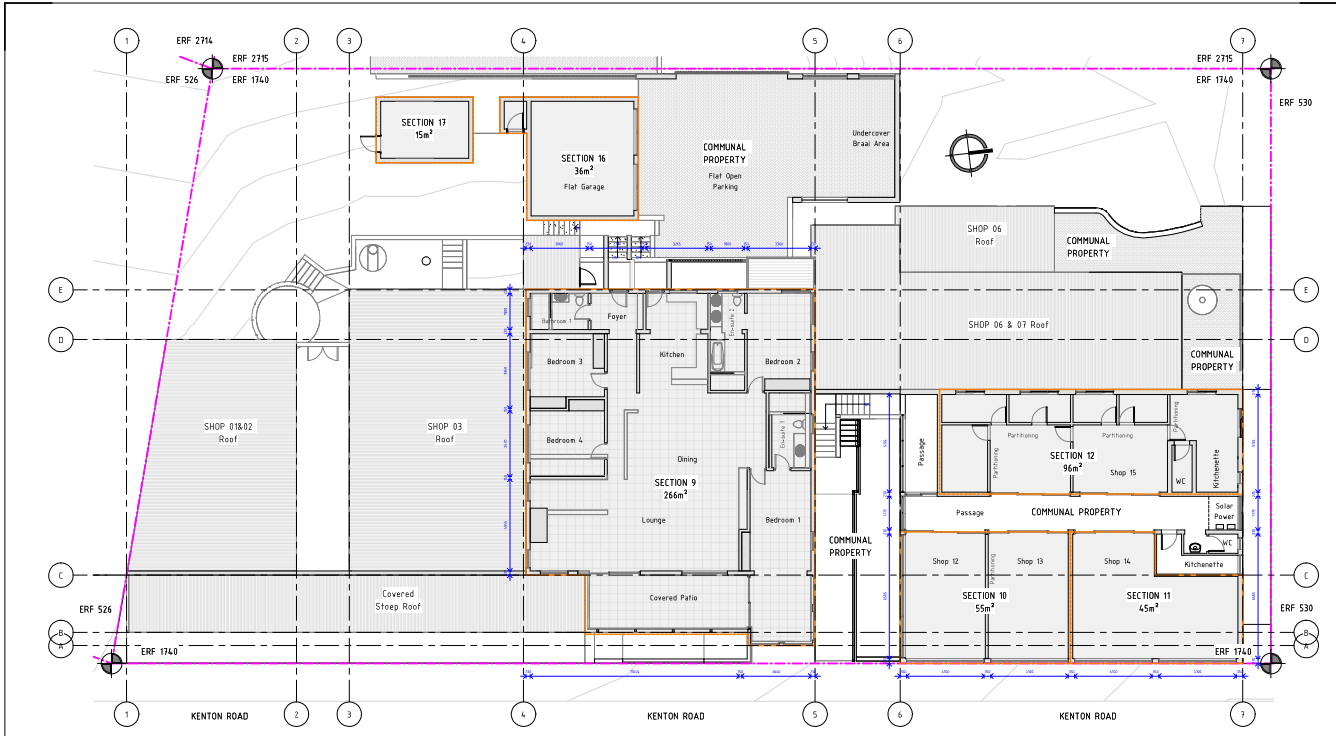
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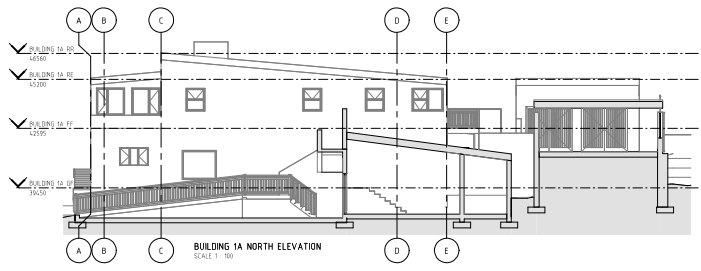
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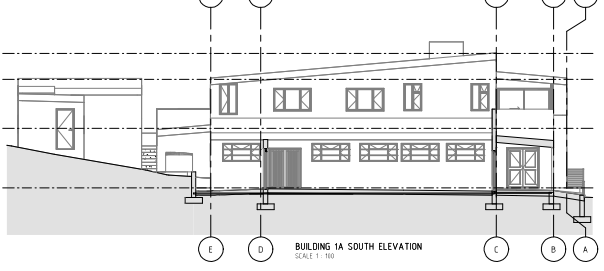


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FIRST FLOOR PLAN
 SCALE 1:100



BUILDING 1A NORTH ELEVATION
 SCALE 1:100



BUILDING 1A SOUTH ELEVATION
 SCALE 1:100

NO.	DATE	REVISION

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