

When the soul is ready to leave

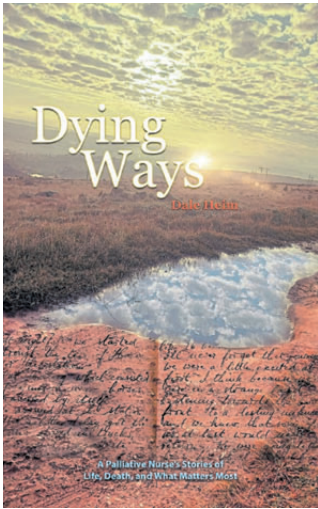
“I always say that death can be one of the greatest experiences ever. If you live each day of your life right, then you have nothing to fear.” — Elisabeth Kubler-Ross

Most of these stories are about the long road to death, and how people cope with the endless waiting and pain.

But not everyone needs that time to make their peace and find their way to the last bell. Every person’s journey is their own, and the best we can do is to ease that journey.

The process of dying and death can be sudden, or it can be slow; peaceful or tormented, painful or liberating.

I have often said these words to my patients; “When your doctor gives you the green light to go home, as no further treatments would achieve anything ... do not look at this as an immediate death sentence. Look upon this as an opportunity. Live your final days on this earth how you choose. Talk to that one person you are longing to contact. Get your house in order, and if you are able, accomplish your final wish on



your bucket list, just like Candice did. The fact you can put off your death doesn’t mean you should unless you really need to.

When you’ve already made your peace, then it can be a moment of beauty, not tragedy. It’s the first time in your life you can truly say, “What have I got to lose?”

Recently, I met someone whose father had just passed.

The details don’t matter, except for one. The father was diagnosed, and just five days later lost that mythical twenty-one grams as his soul left his body. It wasn’t because he was in terrible pain, or his body had turned against him.

His daughter said that he had already made his peace, was happy with how things were, and felt no need to stay past his time.

I found the story deeply comforting, as I have seen so many extend their lives in agony because they could not make that peace.

We can greatly extend the final period of high morbidity in these days of high technology and medical science, but that doesn’t mean it is automatically good. April is the cruellest month because the soul chooses its own time to leave.

Many elderly or ailing people hold on until the beginning of spring, when new life is starting to blossom and the winter is broken.

Helping people know and be at peace with their passing is the most important part of the job.

It is essential for us as practitioners to read a situation and where necessary call on doctors, therapists, and whatever other counsel might be needed to ease the journey of both patient and family.

● Get *Dying Ways* from Palcare shops in PA/GHT. eBook, audio, & large print available online (<https://books2read.com/DyingWays>). Listen to the podcast at dyingways.podbean.com

Live your final days on this earth how you choose. Talk to that one person you are longing to contact. Get your house in order, and if you are able, accomplish your final wish on your bucket list

Car and photo crazy? Give it your best shot!



ICONIC ROADSTER: Horst Keil and Dave Hawkins in the 1963 MGB Roadster that Dave bought for his wife Delene as her 50th birthday present. This will be one of the many vintage and classic beauties you will be able to see (and photograph!) at the Port Alfred Classic Motor Show at the Port Alfred Country Club on September 26. **Picture: SUE MACLENNAN**

TOTT REPORTER

The Port Alfred Classic Motor Show at the Port Alfred Country Club on September 26 will be a photographers’ paradise.

And organisers the Albany Vintage and Classic Motor Club have laid on photo opportunities for amateurs and professionals.

Exhibitors will be able to scan the studio registry QR code at the gate of the car museum in Albany Road to book an elite photography session with professional automotive photographers Sarel van Staden and Maryna Cotton.

At a cost of R500, car owners will receive high-resolution digital packages and premium A5 wall prints of their special cars.

And members of the public can enter the Take Your Best Shot mobile phone photo competition.

Scan the on-field QR codes to enter the public competition on show day for a R50 entry fee, for the chance to win fantastic prizes.



NDLAMBE MUNICIPALITY

PORT ALFRED

APPLICATION FOR PERMANENT DEPARTURE TO PERMIT WAREHOUSES (STORAGE UNITS) ON ERF 2701, KENTON ON SEA.

Applicant:	MIRINDA DE BEER TOWN AND REGIONAL PLANNERS
Owner:	THE TRUSTEES FOR THE TIME BEING OF JACOBS PROPERTY TRUST
Property Description:	ERF 2701, KENTON ON SEA
Physical Address:	10 ALFRED ROAD, KENTON ON SEA, 6191

Detailed description of proposal:
The matter for consideration is an Application for the Departure to Permit Warehouses (Storage Units) on Erf 2701, kenton on Sea as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law, 2016, that the above mentioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway Road, and Port Alfred Municipal Office. The application can also be viewed on the Ndlambe Municipal website: www.ndlambe.gov.za under Services > Town Planning Portal > Public Participation or through the following link: www.ndlambe.gov.za/services/town-planning-portal/. Any written comments may be addressed in terms of Section 98 of the said By-law to The MUNICIPAL MANAGER, Causeway Road, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before **07 September 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: 163/2026

ADV. ROLLY DUMEZWENI
06 August 2026 MUNICIPAL MANAGER



NDLAMBE MUNICIPALITY

PORT ALFRED

APPLICATION FOR THE REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, DEPARTURE TO RELAX THE STREET AND LATERAL BUILDING LINES ON ERF 1038, BOESMANSRIVIERMOND.

Applicant:	MIRINDA DE BEER TOWN AND REGIONAL PLANNERS
Owner:	SAMUEL JACO SYMINGTON
Property Description:	ERF 1038, BOESMANSRIVIERMOND
Physical Address:	55 55 PARK STREET, BOESMANSRIVIERMOND, 6190

Detailed description of proposal:
The matter for consideration is an Application for Removal of Restrictive Title deed Conditions, Departure to Relax the Street and Lateral Building Lines on Erf 1038, 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 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway Road, and Port Alfred Municipal Office. The application can also be viewed on the Ndlambe Municipal website: www.ndlambe.gov.za under Services > Town Planning Portal > Public Participation or through the following link: www.ndlambe.gov.za/services/town-planning-portal/. Any written comments may be addressed in terms of Section 98 of the said By-law to The MUNICIPAL MANAGER, Causeway Road, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before **07 September 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: 164/2026

ADV. ROLLY DUMEZWENI
06 August 2026 MUNICIPAL MANAGER



WEEKEND SPARKLING BREAKFAST

INCLUDES **BEST OF BOTH** AND A GLASS OF **BUBBLY** FOR ONLY **R280**

MIDWEEK BREAKFAST OPTIONS

 CONTINENTAL BUFFET From R120 Per Person Continental Breakfast Buffet includes Fruit, Cereals, Yoghurts, Cheese & Preserves, Cold Meats, Toast, Jam, Juice and Bottomless Filter Coffee	 A LA CARTE From R65 Per Person Order any of the Hot Breakfasts from our a la carte menu, Includes Toast, Jam, Juice and Bottomless Filter Coffee	 BEST OF BOTH From R235 Per Person Includes Full Continental Buffet AND any of our Hot Breakfasts, includes Toast, Jam, Juice and Bottomless Filter Coffee
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Highlander Pub

ROYAL ST. ANDREWS HOTEL

**PENSIONERS SPECIAL MONDAYS**
150g Steak, Egg & Chips OR Fish & Chips
R90.00
50% Off on Selected Wines, all 300ml Highlander Beers and Selected Soft Drinks

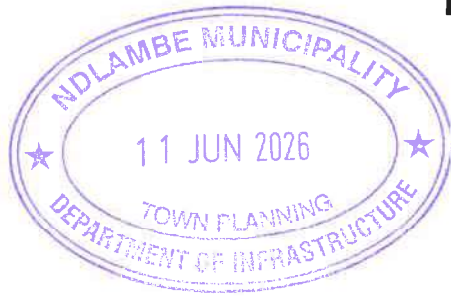
**WEDNESDAY PRAWN SPECIAL**
10 Prawns with Rice OR Chips with Lemon OR Garlic Butter
R220.00
Top Up with Another 6 Prawns for R145

**PORK BELLY SUNDAYS**
Crispy Pork Belly with Highlander Veggies, Sweet Butternut & Mash
R155.00
Order any Dessert & Receive a Complimentary Filter Coffee!



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🌐 www.royalstandrewshotel.co.za
📍 19 St Andrews Road, Port Alfred



NDLAMBE MUNICIPALITY

Ndlambe Municipality
Corporate Services

30 JUN 2026

RECEIVED

LAND USE APPLICATION FORM

PART A: TYPE(S) OF APPLICATION

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

- 3.3. Lack of information leads to delays and adds to the workload of the Section/Department. It is essential that all applications that are submitted for consideration contain all of the information necessary for the relevant authority to take a rational decision. Ideally applications should indicate the following:

3.3.1. Details in respect of the application

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

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

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

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

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

3.3.4. Motivation

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

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

3.3.5. Supporting information and documentation

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

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

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

PART C: INFORMATION TO BE COMPLETED BY THE APPLICANT

NOTE: Complete this form using BLOCK letters and ticking the appropriate boxes

PART C.1: APPLICANT DETAILS

First name(s)	Mirinda
Surname	De Beer
Company name (If applicable)	Mirinda de Beer Town and Regional Planners
Street or Postal Address	117 Cape Road, Mill Park, Port Elizabeth, 6001
Email Address	mirinda@mdbtownplanner.co.za
Contact Number	082 896 2686

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

Registered owner(s) Name	Jacobs Property Trust
Street or Postal Address	[REDACTED]
E-mail Address	[REDACTED]
Contact Number	[REDACTED]

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed			
Erf No	2701	Suburb/Town/Area	Kenton-on-Sea
Farm No	N/A	Portion (if applicable)	N/A
Physical or Street Address			
Current Zoning	Business Zone 1		
Proposed Zoning	N/A		
Additional Rights or Consent Uses Approved	No		
Current activities	Shops, Apartments, Garages for apartments & Storage units		
Are any departures applicable to the land unit?	Yes - to permit Warehouse (Storage Units) as a primary land use		
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	Shops, Apartments, Garages for apartments & Storage units in good condition		
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	Yes		
Property Size/ Extent (m ² / ha - as per Title Deed)	1 170m ²		
Title Deed Number			
Any additional/relevant information in regard to the property	No		
Any restrictions in to Conveyance's Certificate?	☒	☒	If yes, list condition(s) in motivation report.
Are the restrictive conditions in favour of a third party?	☒	☒	If yes, list the party(ies) in motivation report.
Is the property owned by Council?	☒	☒	If yes, <u>attach a power of attorney</u> signed by the Municipal Manager or delegated authority.
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)	☒	☒	If yes, indicate which section are triggered in motivation report and attach relevant permit.
Is the property or building located within the historical core or contains any heritage significant features?	☒	☒	Is the building older than 60 years?
Does the property fall inside the urban edge in terms of the SDF?	☒	☒	Does the property fall within the service edge in terms of SDF?
Is the property encumbered with a bond	☒	☒	If yes, is bond/mortgage holders consent attached
Any existing unauthorized buildings and/or land use on the subject property(ies)?	☒	☒	If yes, is this application to legalise the building / land use?
NOTE: A contravention penalty may be imposed			
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	☒	☒	Are there any land claim(s) registered on the subject property(ies)?

PART E: DETAILS OF THE APPLICATION

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

Building plans were approved to develop a multi-storey building on the property, consisting of shops on ground floor level, four (4) apartments and storage units on first floor level and garages and storage units on basement level.

The owner was unaware that storage facilities require additional land use rights, and the Municipality failed to take notice of them.

Granting Municipal approval to permit Warehousing (storage units) as a primary land use right on the property will formalize the existing storage units on the property.

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: **N/A**

3. Is a departure being applied for in order for a temporary change of use on the land unit? **No.**

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

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

- i. Lateral (side) building line(s) from m tom; 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 tom;
- vii. Relaxation of parking requirements from.....bays tobays
- viii. Other zoning scheme condition(s) (as specified)

MdB

Applicant's Initials: _____

MdR

5. RESTRICTING FACTORS

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

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

If so, furnish details: **N/A**

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

If so, furnish details: **N/A**

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

If so, furnish details: **N/A**

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

If so, furnish details and state how the problem can be solved: **N/A**

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

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

Please answer the following questions and provide comments:

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		Ndlambe Spatial Development Framework (2023): Kenton-on-Sea
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		Departure to permit Warehousing (storage units) as a primary land use.

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

Please answer the following questions and provide comments:

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

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

PART H: SERVICE REQUIREMENTS

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

NOTE: Provide more detailed information in the motivation report.

Applicant's Initials: MdB

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

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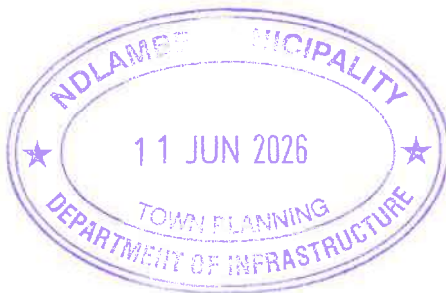
PART J: DECLARATION BY THE APPLICANT

I hereby wish to confirm the following:

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

Full Name(s)	Mirinda de Beer		
Professional Capacity & Registration Number	Pr. Pln A/1037/1998		
Statutory Body	SACPLAN	Are you In Good Standing with the Statutory Body?	Yes
Applicant's Signature		Date	09/06/2026

Applicant's Initials: MdB

PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	Zamagcina Dante
Title/Capacity	Assistant Town Planner
Signature	
Municipal Stamp	

TRUST RESOLUTION

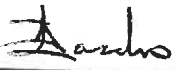
JACOBS PROPERTY TRUST (IT49/2001/4)

PASSED AT KENTON ON SEA ON THIS 9th DAY OF FEBRUARY 2026.

RESOLVED THAT:

1. Ian Jacobs [TRUSTEE NAME], in his/her capacity as Trustee, makes Application in terms of the Spatial Planning & Land Use Management Act (Act 16 of 2013) (SPLUMA) to the authorities for the **CONSENT USE FOR WAREHOUSES AND DEPARTURE FROM THE PROVISIONS OF THE LAND USE SCHEME & ANY OTHER APPLICATION** for ERF 2701, KENTON-ON-SEA.
2. **MIRINDA DE BEER TOWN & REGIONAL PLANNERS** of 117 Cape Road, Mill Park, Port Elizabeth, is hereby given Power of Attorney to submit an application for the **CONSENT USE FOR WAREHOUSES AND DEPARTURE FROM THE PROVISIONS OF THE LAND USE SCHEME & ANY OTHER APPLICATION** for ERF 2701, KENTON-ON-SEA as may be required on the above mentioned property, in terms of the Spatial Planning & Land Use Management Act (Act 16 of 2013) (SPLUMA) or other applicable legislation and sign the application on behalf of the Trust. In addition, make any other necessary submissions and presentations in relation to the above-mentioned matter.
3. Ian Jacobs [TRUSTEE NAME], in his/her capacity as Trustee, is hereby authorised to sign any documents which may be deemed necessary to give effect to this resolution.

SIGNATURES:

1. 
2. 
3. _____
4. _____
5. _____

NAMES:

1. Ian Bruce Faurens Jacobs
2. Laraine Jacobs
3. _____
4. _____
5. _____

POWER OF ATTORNEY FOR LAND USE APPLICATIONS

This Power of Attorney is made on this 9th day of FEBRUARY 2026, by:

Principal:

Law Bruce Faurensel Jacobs

ID: [REDACTED]

Agent:

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

ID: [REDACTED]

Whereas, the Principal owns a certain real estate property known as **Erf 2701, 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 authority, having the right to both:

- Submit land use applications related to the Property to the Ndlambe Municipality for the **Consent Use for Warehouses and Departure from the Provision of the Land Use Scheme**, in terms of the Ndlambe Municipality SPLUM By-Laws (2016).
- 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. Execution

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

Principal Signature: 

Date: 09/02/2026

Agent Signature: 

Date: 09.02.2026

Witness Signature: 

Witness Name: IVAN S. DELKER

Date: 9/2/2026

MOTIVATIONAL REPORT

ERF 2701, KENTON-ON-SEA

Application for:

- **Departure to permit Warehouses (Storage Units) as a primary land use on Erf 2701, Kenton-on-Sea.**

Compiled by:



Pr. Pln 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

1st submission: April 2026

Final submission: 9 June 2026

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ANNEXURES

Annexure A:

1. Locality
2. Site
3. Existing Zonings
4. Site Development Plan

Annexure B:

1. Application Form

Annexure C:

1. Title Deed
2. Power of Attorney
3. Trust Resolution
4. Cadastral Diagram
5. Approved Building Plans

1. The Property

The subject property is described as Erf 2701, Kenton-on-Sea (herein referred to as the subject site).

2. Purpose of the Application

The purpose of this application is to obtain the necessary approvals from the Municipality to permit the utilisation of storage units on the subject site.

3. The Application

Jacobs Property Trust, the current owner of the subject site, appointed Mirinda de Beer Town & Regional Planners (MDB) to prepare and submit an application for the following:

- ***Departure to permit Warehouses (Storage Units)*** as a primary land use on Erf 2701, Kenton-on-Sea, in terms of Section 74 of the Ndlambe Municipality SPLUMA By-Law (2016).

4. Background

The property is zoned for Business 1 purposes. The Ndlambe Municipality Land Use Scheme (2019) accommodates storage units within the definition of a *Warehouse: means a building used for the storage of goods, or as a depot for a wholesale business, or as a place for the storage of commercial material, in so far as such a building does not fall within the scope of a shop.*

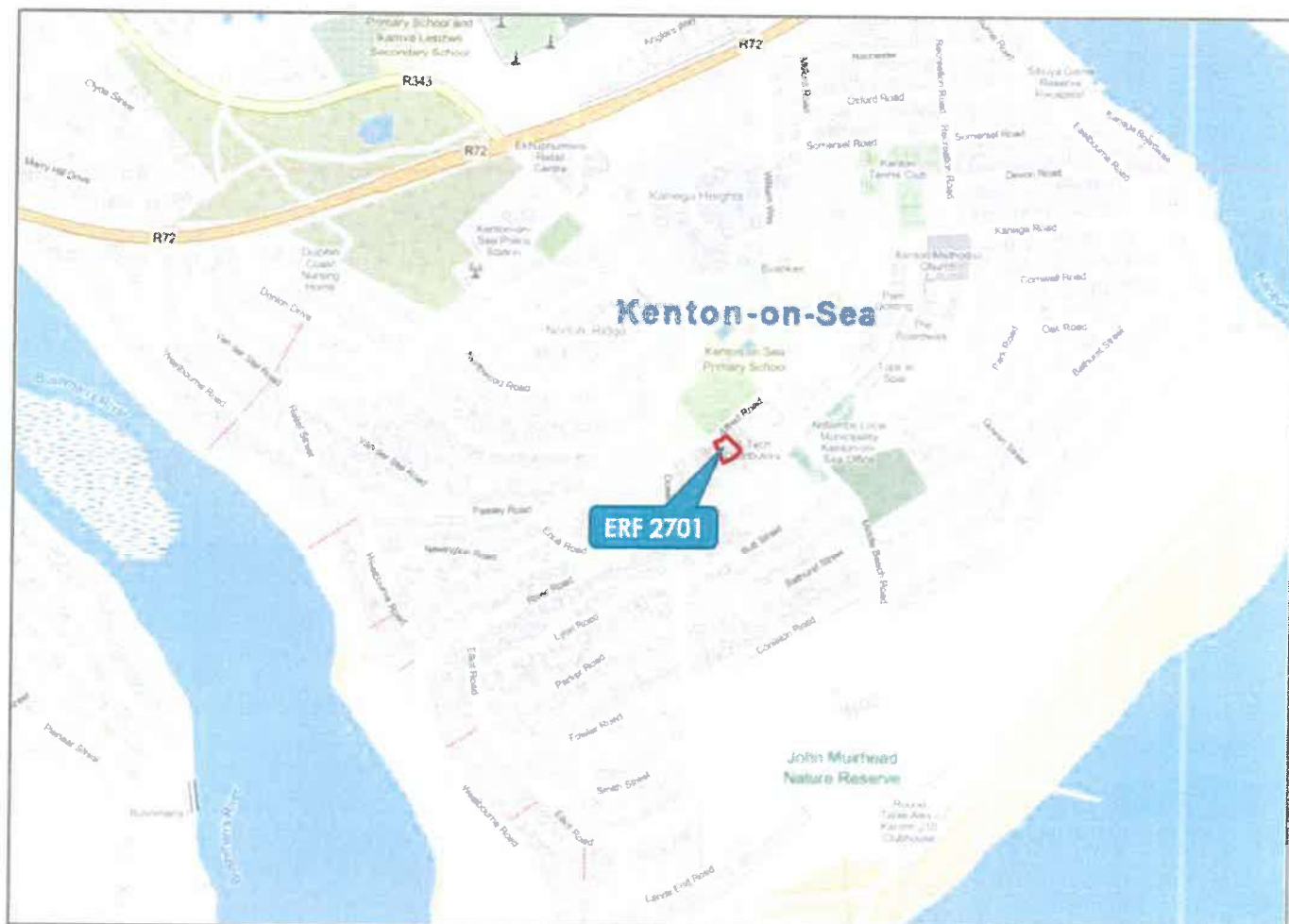
Building plans were approved to develop a multi-storey building on the property, consisting of shops on ground floor level, four (4) apartments and storage units on first floor level and garages and storage units on basement level.

The owner was unaware that storage facilities require additional land use rights, and the Municipality failed to take notice of them.

Granting Municipal approval to permit warehouses as a primary land use on the property will formalize the existing storage units on the property.

1. Locality

The subject site is located in the central part of Kenton-on-Sea, situated in Alfred Road. Refer to the Locality Map attached as Annexure A.1.



2. Property Size and Zoning

Cadastral information:

- Property Description: Erf 2701, Kenton-on-Sea
- Size: 1170m²

Zoning information:

- Current zoning: Business Zone 1

Development parameters:

- Primary land uses: General Business & General Residential Building above ground floor
- Street building lines: 0m
- Lateral building lines: 0m
- Rear building lines: 0m
- Coverage: 100%
- Height: 11m
- Floor factor: 3.0

3. Title Deed, Servitudes and Bonds

Title Deed T648/2019 is applicable to the subject site and has been attached as Annexure C.2. The Conveyancer Certificate confirmed that there are no conditions in the Title Deed that prohibit or restrict the development proposal of the subject site.

There are no servitudes registered on the property affected by the proposed development.

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

4. Existing Land Use

The double storey building has been developed on the property that entails shops on ground floor level and four apartments above the ground floor.

Shops on ground floor level and apartments above ground floor:



Garages for the apartments and storage units have been developed on the southern portion of the property.

Garages and storage units:



1. Storage units

Kenton-on-Sea is a coastal town characterised by a mix of permanent residents, holiday homeowners, tourism-related businesses, and small-scale commercial enterprises. Within this context, storage facilities are particularly important for the following reasons:

▪ **Seasonal and Holiday Demand**

Kenton-on-Sea experiences seasonal fluctuations due to holiday tourism. Storage units serve:

- Holiday homeowners requiring secure storage for furniture, equipment, and personal belongings when properties are unoccupied.
- Short-term rental operators needing space for linen, maintenance equipment, and seasonal stock.

Secure on-site storage reduces the need to transport goods to and from the town during peak and off-peak seasons.

▪ **Supporting Tourism and Local Businesses**

The local economy is largely supported by tourism, hospitality, retail, and service industries. Storage units provide:

- Stockholding space for shops and restaurants.
- Equipment storage for tour operators and recreational businesses (e.g., water sports and outdoor activities).
- Secure space for maintenance contractors and builders servicing the area's residential properties.

This enhances operational efficiency and supports economic sustainability.

▪ **Efficient Use of Business-Zoned Land**

The subject property is zoned Business 1. Within such zoning, warehousing (including storage units) is compatible with commercial land use objectives, provided appropriate consent is obtained in terms of Section 74 of the Ndlambe Municipality SPLUMA By-Law (2016).

Formalising the existing storage units through Municipal Consent:

- Aligns the current use with statutory requirements.
- Ensures compliance with land use management controls.
- Promotes orderly spatial development within the town.

▪ **Reducing Informal or Non-Compliant Storage**

In smaller towns, the absence of formal storage facilities can result in:

- Goods being stored in residential garages without approval.
- Unauthorised container storage on properties.
- Visual and environmental impacts.

Providing approved storage units within a formal, mixed-use building mitigates these risks and supports the principles of sound spatial planning.

2. Description of the existing land uses

The development on the property comprises of the following:

- Shops on ground level.
- Apartments on first floor level (four apartments).
- Garages (4) for the apartments on basement level.
- Storage units on ground floor level and basement level.
- Access from Albert Road.
- Parking bays obtaining direct street access from Albert Road.
- Loading bays on basement level.

Access:

Alfred Road borders the property in the north.

The parking bays along the shops obtain direct street access from Alfred Road.

Access to the basement is obtained via a security gate in the north-eastern corner of the site.

Parking:

Parking on the subject property will be provided in accordance with the Ndlambe Municipality Land Use Scheme (2019) requirements. The parking demand has been calculated based on the applicable ratios for each land use component, as set out below:

<i>Land Uses:</i>	<i>Parking requirements</i>	<i>Area (m²) / Units</i>	<i>Required parking</i>
Shops	2 bays / 100m ² floor space	373m ²	7 parking bays
Apartments	1 bay / dwelling unit	4 apartments	4 parking bays
Storage units	1 bay / 200m ² floor space	566,9m ²	3 parking Bays
Total required:	14		
Total provided:	14		

Parking is accommodated on-site and within the immediate frontage of the property as follows:

- Shops: Six (6) parking bays are provided along Albert Road and 1 parking bay (no. 7) is located along the eastern boundary of the building. These bays are conveniently positioned for customer access and short-term parking.
- Apartments: Four (4) dedicated garages are provided on basement level, each allocated to an apartment. This ensures secure, off-street parking for residents and prevents residential parking from impacting public or retail parking availability.
- Storage units: Three (3) parking/loading bays are provided at basement level. The nature of storage units does not generate daily or high-frequency vehicle movements. Access is typically intermittent and short-term, primarily for loading and unloading purposes. The provision of three bays is therefore adequate and appropriate to the operational characteristics of the use.

The development fully complies with the parking requirements of the Ndlambe Municipality Land Use Scheme (2019). The number, distribution, and functional allocation of parking bays adequately serve the mixed-use nature of the building and will not result in adverse traffic or parking impacts on the surrounding area.

3. Scale and intensity of the development

▪ Coverage:

The terms of the Ndlambe Municipality Land Use Scheme (2019) a coverage of 100% is allowed for Business Zone 1 properties. The coverage of the existing development footprints, calculated on ground floor level, is:

<i>Land Uses:</i>	<i>Existing buildings:</i>
Shops:	373m ²
Storage units on ground floor level:	242,9m ²
Bins, water pump, toilet:	11,2m ²
Total coverage:	627,1m²

The coverage of 627,1m² remains within the permissible 100% coverage allowance for Business Zone 1 properties. The building footprint therefore complies fully with the development parameters of the Scheme.

Furthermore:

- The development has already been constructed in accordance with approved building plans.
- The storage units are accommodated internally within the building envelope and do not expand the footprint.
- No additional bulk, coverage, or building extensions are proposed as part of this application.

The application and existing development thus reflects an efficient and lawful utilisation of business-zoned land without overdevelopment.

▪ Height:

In terms of the Ndlambe Municipality Land Use Scheme (2019) a height of 11m is permitted. As indicated on the approved Elevations Plan, the existing building measures 9,7metres in height, which is 1,3metre below the maximum permissible height.

The development therefore complies with the height restrictions of the Scheme.

▪ Intensity of Use

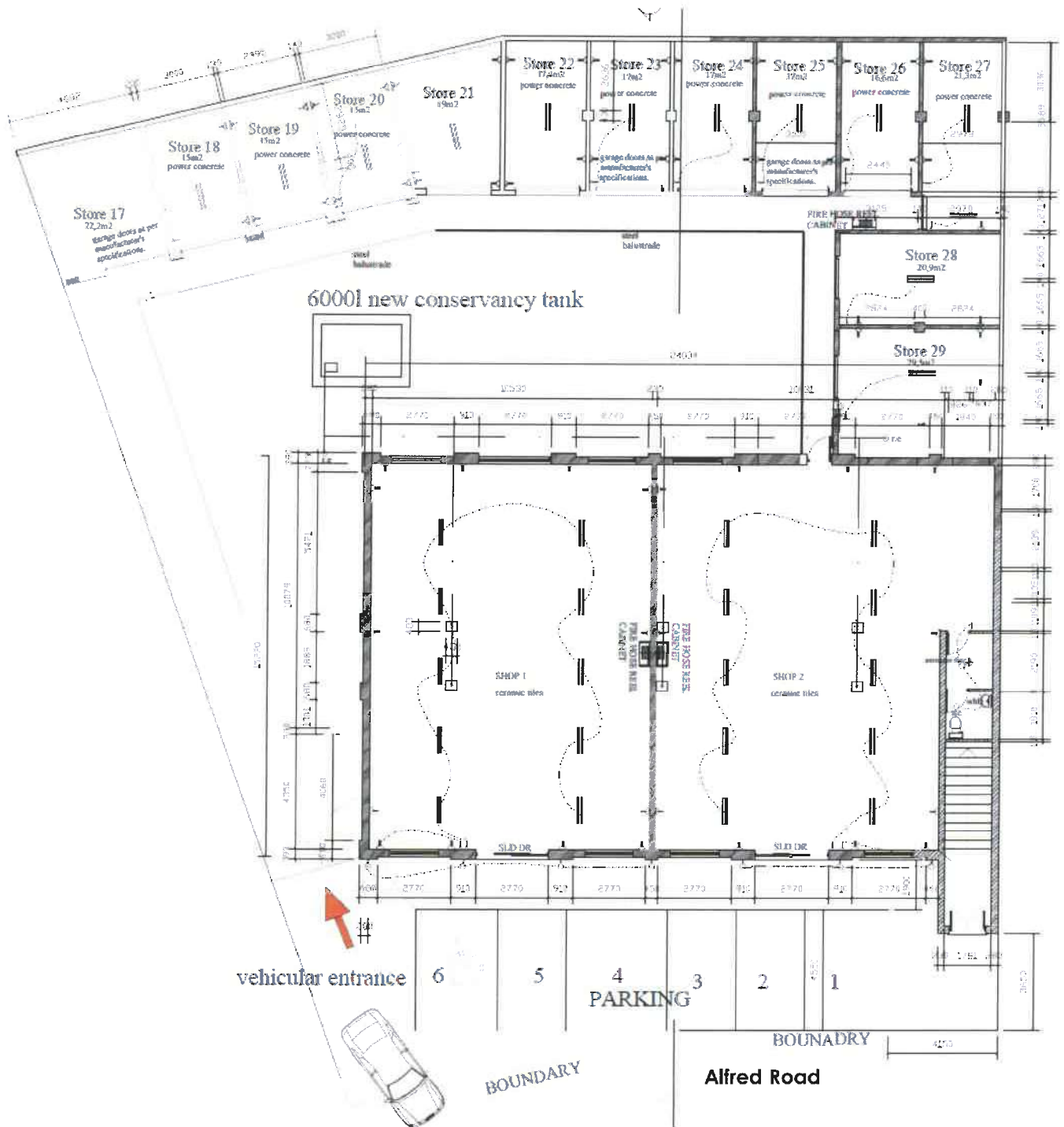
The building on Erf 2701 comprises a balanced mixed-use development integrating commercial, residential, and storage components:

- Shops: 373m² (23,8% of the total floor area).
- Apartments (incl. Mezzanine floors, balconies and basement garages): 616,7m² (39,3% of the total floor area).
- Storage units (on basement and ground floor level): 566,9m² (36,15% of the total floor area).
- Service area (bins, water pump and toilet): 11,2m²

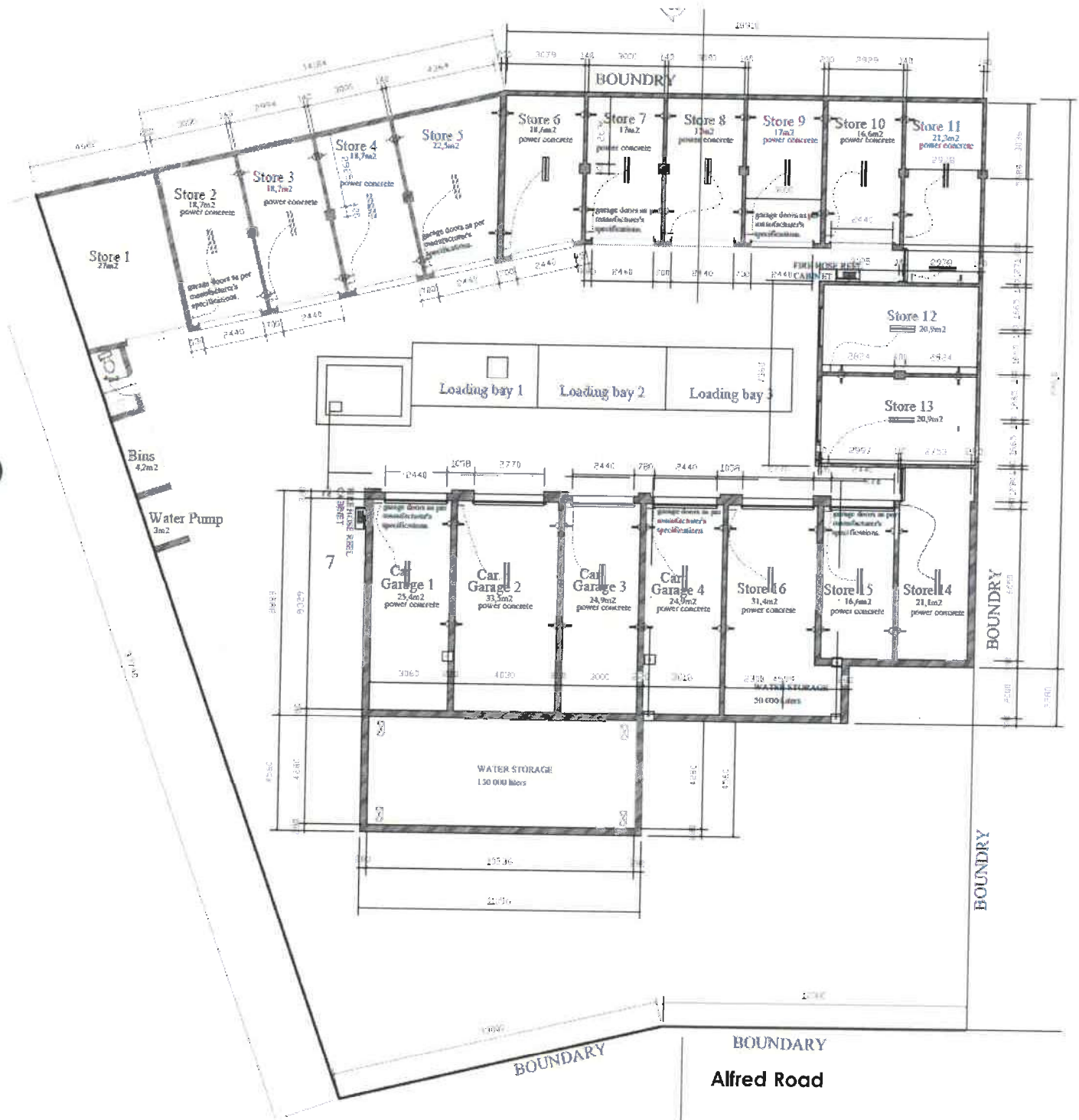
A total of 1 567,8m² are covered by the various land uses.

The storage units form part of the internal building configuration and do not operate as a large-scale distribution warehouse. The integration of retail, residential and storage functions promote efficient land use and aligns with the objectives of the Ndlambe Municipality Land Use Scheme (2019). The intensity of use is therefore considered appropriate, sustainable, and compatible with the commercial character of Kenton-on-Sea.

Site Development Plan : Ground level



Site Development Plan : Basement level



1. Ndlambe Municipality Spatial Development Framework (2023)

The primary purpose of the Spatial Development Framework is to represent the spatial development goals of a local authority that result from an integrated consideration and sifting of the spatial implications of different sectoral 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.

Spatial Vision

The spatial vision of the SDF is : *"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.
- Meet community needs and promote community values and aspirations.

The following objectives have been identified specifically for **Urban** areas (*applicable to this application*):

- 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.
- Positively performing settlements (that are convenient, equitable, efficient, and attractive and that promote economic growth).
- 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 Compliance:

- The existing construction of storage units within a mixed-use building demonstrates an established market demand. Kenton-on-Sea's tourism-driven and mixed residential character creates an ongoing need for secure storage facilities for businesses, residents, and holiday homeowners. The application does not introduce speculative development but rather formalises an existing, functional land use responding to proven demand.
- The development is already constructed within an urban area and does not involve expansion into environmentally sensitive or peripheral land. By accommodating mixed uses within an existing footprint, the proposal limits urban sprawl and reduces pressure on undeveloped land, supporting sustainable land use management.
- The retail component supports local commerce, while the storage units provide operational support to small businesses and service providers. Together, these uses promote economic activity and contribute to job creation within the town.
- The site is located within an established urban area of Kenton-on-Sea, where bulk engineering services and road infrastructure are already available. The application does not increase building bulk or floor area and therefore does not place additional strain on municipal services.

Key Economic Issues

The following key economic issues are applicable to Ndlambe Local Municipality:

- Local municipality have limited revenue sources and are heavily grant-dependent
- High unemployment rate
- Municipality generally are experiencing an inability to spend their approved budgets timeously
- Deline and lagging in the Primary and Secondary economic sector
- Support is needed for the LED sector
- There is a need to support the tourism sector
- Job creation in the local market
- There is a need to address the secondary and tertiary sectors

Development Compliance:

The storage units aligns with the key economic challenges facing Ndlambe Local Municipality. It:

- Enhances municipal revenue potential,
- Supports employment creation,
- Strengthens the service sector,
- Facilitates Local Economic Development, and
- Supports the tourism-driven local economy.

The development therefore contributes positively to addressing the Municipality's economic constraints while promoting sustainable, small-scale urban economic growth.

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.
- Identify and prioritise economic opportunity areas.
- Promote mixed used spaces in towns in order to minimize the utilization of land.

Development Compliance:

- The formalisation of the storage component does not increase the building footprint or density but strengthens the integrated mixed-use character of the development. This directly supports the strategy of minimising land consumption through vertical and consolidated development.

Spatial Planning Principles

The Ndlambe Local Municipality identified the following spatial planning principles of critical importance. The proposed development aligns with these principles in the following manner:

- **Development of Sustainable Human Settlements:**
The building incorporates retail, residential and storage components within a single, integrated structure. This mixed-use approach promotes convenient access to services and amenities, efficient use of urban land and a compact and functional settlement pattern. By consolidating compatible land uses within the existing urban area of Kenton-on-Sea, the development contributes to a sustainable and well-structured human settlement.
- **Ensuring a Sustainable and Functioning Environment:**
The proposal does not expand the building footprint or encroach on environmentally sensitive areas. The development ensures that land is used optimally and responsibly.
- **Managing and Maintaining Safe and Accessible Infrastructure Provision:**
The property is located within an established serviced area with access to roads, water, electricity, and sewer infrastructure. The development utilises existing bulk services, provides on-site parking in compliance with the Land Use Scheme and does not increase the approved building bulk or service demand. As such, it supports efficient infrastructure management without placing additional strain on municipal resources.
- **Access to and Affordable Public Transportation and Accessible Linkages between Settlements:**
The site is situated within an established commercial node, accessible via existing public roads. By reinforcing development within the urban core, the proposal supports accessible and connected settlement patterns.
- **Thriving economy which is well positioned within the province and within the country:**
The development strengthens the local service sector by supporting retail trade and small business operations through the provision of storage facilities. The proposal therefore supports a more stable and competitive local economy.
- **"Smart City" and Information Technology:**
The development supports businesses that rely on organised storage and logistics systems, encouraging efficient use of built space.

- **Effective Governance:**

Formalising the storage units through the appropriate application demonstrates compliance with the Municipal planning framework, respect for statutory land use controls and cooperation between the property owner and the Municipality.

This supports transparent and accountable governance, ensuring that land uses are properly regulated and aligned with municipal policy.

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 organisations, 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. The subject property is situated within the Sub-District Centre node of Kenton-on-Sea.

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

Ndlambe Municipality: Nodal Plan



The functions of the District Centre and associated land uses are as follows:

- District-level administrative centre
- Major district service centre for commercial goods and services
- Centre of educational excellence
- Residential development (high and low income)

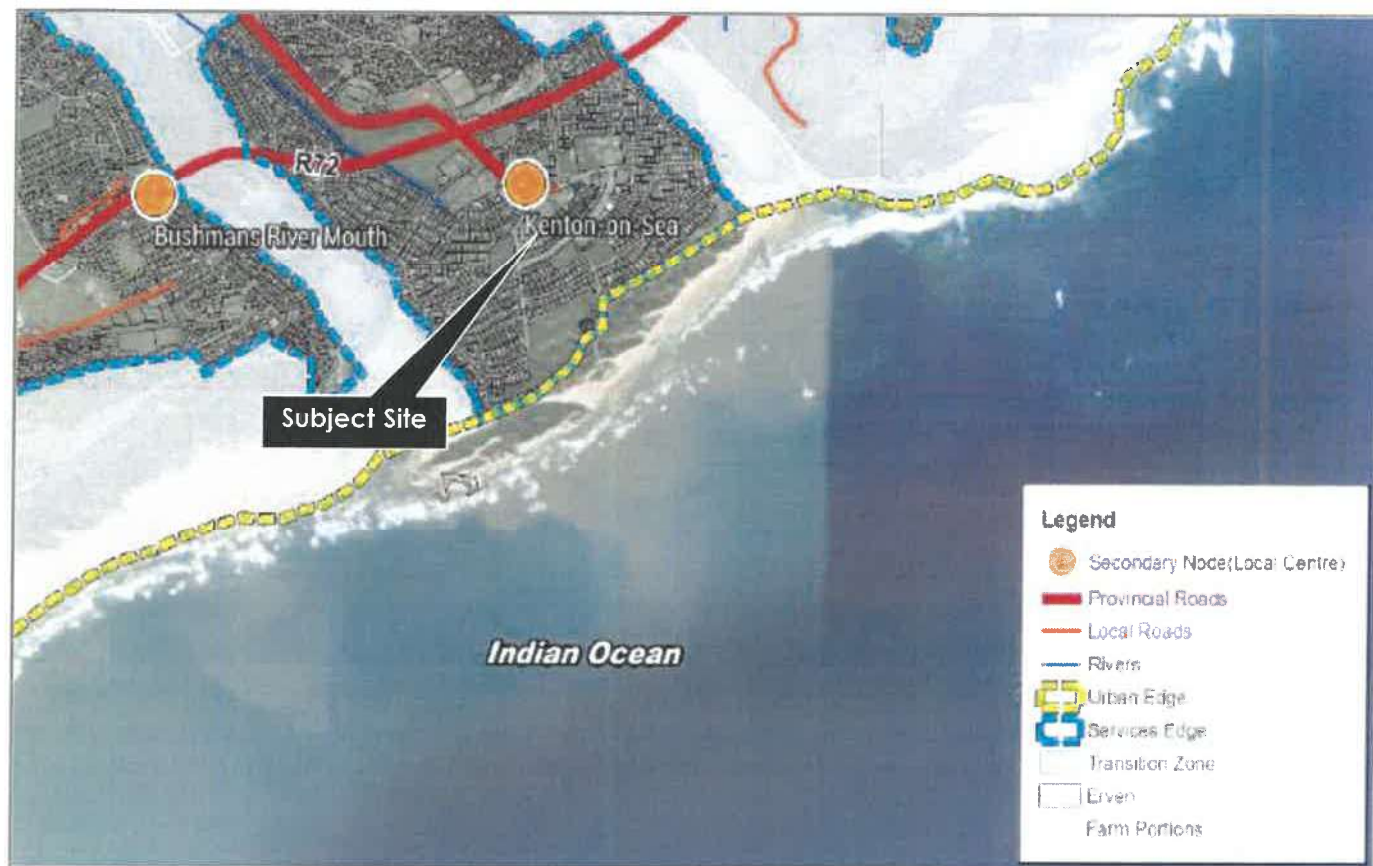
Urban Edge and Service Edge

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.

The subject site is located within the urban edge and service edge of Kanton-on-Sea.

Urban Edge and Service Edge: Kenton-on-Sea



Land Use Proposal: 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 visit.

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.

The subject property is in Albert Road, this area is earmarked for **CBD Expansion**.

Kenton-on-Sea: Land Use Proposal



Alignment with the Ndlambe Spatial Development Framework: Kenton-on-Sea

The property is situated on Albert Road, which has been earmarked for CBD Expansion. This designation anticipates increased commercial intensity and mixed-use development in the area.

Kenton-on-Sea's classification as a Sub-District Centre is partly due to its proximity to the R72 tourism route and its role as a tourism destination. The development supports this role by supplying secure storage facilities for local businesses, contractors, and holiday homeowners. This enhances the town's ability to function as a service and tourism hub within the Municipality.

The subject property is strategically located within the Sub-District Centre, Urban Edge, Service Edge, and a designated CBD Expansion area of Kenton-on-Sea. The existing mixed-use development supports:

- Strengthening of the CBD and commercial node;
- Efficient utilisation of existing infrastructure;
- Reinforcement of Kenton-on-Sea's role as a Sub-District Centre.

The application is therefore fully aligned with the Spatial Development Framework of Ndlambe Local Municipality and advances its long-term spatial vision and development objectives.

2. Ndlambe Municipality Land Use Scheme (2023)

Land use and land use parameters applicable to the subject site are regulated by the Ndlambe Municipality Land Use Scheme (2019). Erf 2701, Kenton-on-sea is currently zoned for Business 1 purposes.

This application is for the amendment of the Land Use Scheme through a Departure application to permit Warehousing as a primary land use on the property.

Applicable Land Use Rights and Development Parameters:

- **Primary Land Uses (as per Business 1 zoning):**
 - General Business
 - General Residential Building above ground floor.
 - Warehouse
- **Development Parameters:**
 - Street building line: 0 m
 - Lateral building line: 0 m
 - Rear building line: 0 m
 - Permitted height: 11 m
 - Floor Factor: 3.0
 - Maximum coverage: 100%

Development Compliance:

The existing zoning of Business Zone 1 permits a "Warehouse" as a Consent Use. The size of the storage units and combination of land uses necessitates the departure to permit warehousing as a primary land use.

The proposed combination of land uses is permissible in terms of the Scheme, subject to approval, compatible with the Business 1 zoning, does not exceed height, coverage, floor factor, or building line restrictions. Granting this application will formalise an existing, appropriate land use within the approved building envelope.

The application is therefore fully aligned with the provisions and intent of the Land Use Scheme.

COMPLIANCE WITH SPLUMA PRINCIPLES

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.

1. The principle of spatial justice

Criteria:

Section 7 (a) requires that spatial planning systems redress past imbalances, promote equitable access to land and opportunities, and ensure inclusive and fair land use management.

Development Compliance:

- The proposed Departure to permit Warehousing (storage units) as a primary land use on Erf 2701, Kenton-on-Sea complies with the Spatial Justice principle of SPLUMA by promoting equitable access to land and economic opportunities within an established urban area.
- The development is located within the existing urban and service edge, ensuring efficient use of infrastructure and preventing urban sprawl.
- Supports small businesses and local entrepreneurs by providing compliant storage facilities within the town centre.

2. The principle of spatial sustainability

Criteria:

Section 7 (b) requires that development promote efficient land use, protect environmental resources, optimise infrastructure investment, and support long-term economic viability.

Development Compliance:

- Efficient use of land: The development forms part of an existing multi-storey, mixed-use building within a Business 1 zone. It maximises the use of already developed land rather than promoting outward expansion.
- Infill development within the urban edge: The property is located within the approved urban and service edge. Formalising the storage units supports development within the town area and helps prevent unnecessary outward expansion.
- Optimal use of existing infrastructure: The building is fully serviced and does not require additional bulk infrastructure upgrades. This ensures responsible use of municipal resources and reduces long-term service delivery costs.
- Environmental responsibility: No additional footprint or expansion is proposed. The application merely formalises an existing internal use, thereby avoiding environmental disturbance.
- Economic sustainability: The storage units support local businesses and the tourism-driven economy of Kenton-on-Sea, contributing to ongoing economic resilience and viability.

3. The principle of efficiency

Criteria:

Section 7 (c) requires that land be used optimally, infrastructure be used effectively, and development minimise wasteful urban sprawl and duplication of services.

Development Compliance:

- Optimal use of zoned land: The property is zoned Business 1 and already developed as a multi-storey mixed-use building. The storage units are accommodated within the existing structure, ensuring full and efficient utilisation of the site.
- Use of existing infrastructure: The development is located within a fully serviced urban area. It relies on existing roads and municipal services and does not require additional bulk infrastructure, thereby promoting cost-effective service delivery.
- Compact and consolidated development: The building integrates retail, residential and storage uses on one property. This reduces the need for separate developments on additional land and supports a compact urban form.
- No additional land consumption: The application does not increase the building footprint or expand into undeveloped areas. It formalises an existing internal use, ensuring efficient use of already developed space.

4. The principle of spatial resilience

Criteria:

Section 7 (d) requires that development strengthen the ability of settlements to adapt to economic, social, and environmental changes over time.

Development Compliance:

- Strengthening the local economy: The mixed-use development (retail, residential, and storage) diversifies land uses within one property. This supports small businesses, tourism-related activities, and local entrepreneurs, helping the town adapt to changing economic conditions.
- Flexible Use of Space: Storage units can be used for different types of business and service activities. This makes the building more adaptable and able to respond to changing market needs in the future.

5. The principle of good administration

Criteria:

Section 7 (e) requires that land use management be lawful, transparent, efficient, and consistent with adopted municipal policies and procedures.

Development Compliance: Planning Implication:

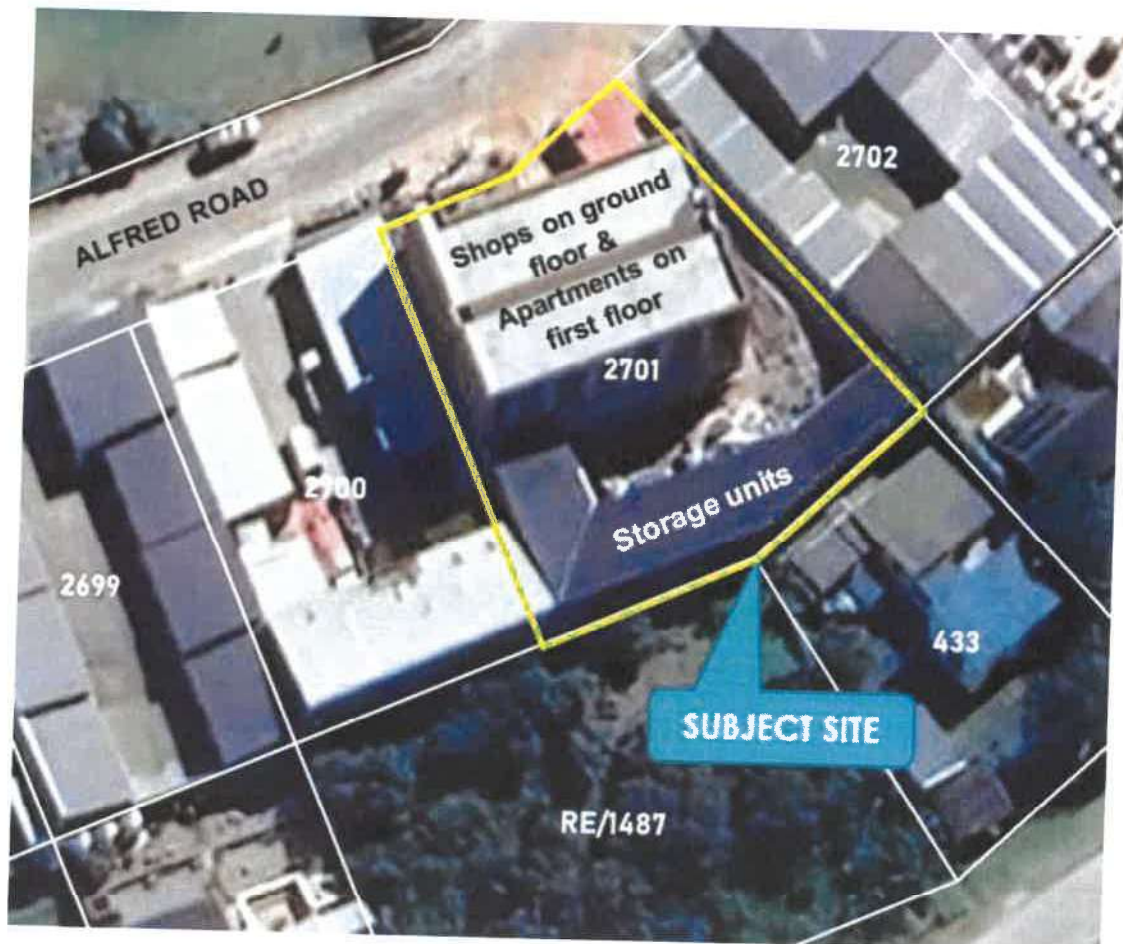
- The application is submitted in terms of the applicable land use legislation and Municipal By-Laws to regularise the storage units. This ensures that the land use is authorised through the proper statutory procedure.
- The development aligns with the zoning provisions and development parameters of the Municipality's Land Use Scheme, ensuring decisions are made within an established regulatory framework.
- Formalising the storage component ensures that the actual land use matches the land use rights as per the Land Use Scheme, promoting clarity and legal certainty.

1. Site Suitability

Based on the site layout and existing development (refer to Map 2: Site Plan), Erf 2701, Kenton-on-Sea is well suited for the storage units for the following reasons:

- The property is zoned Business 1, which supports commercial activities. Storage units (classified as Warehouse) are compatible with business environments, particularly within a commercial node such as Albert Road. The site forms part of an established CBD expansion area, making it appropriate for mixed commercial uses.
- The storage units are properly designed with secure roller-shutter access, arranged around an internal courtyard with controlled access and separated from the retail and residential components to ensure functional efficiency.
- The development was physically designed to accommodate the storage facilities in a functional and organised manner.
- The site offers a high standard of security, which is essential for storage facilities:
 - Kenton Storage units are serviced by Hi-Tec Armed Response.
 - Each unit is fitted with an individual alarm system, including an eye (motion sensor) and magnetic switch on the door.
 - CCTV cameras monitor movement within the courtyard and at the front of the building.
- These measures ensure continuous monitoring and rapid response capability, making the site secure and suitable for commercial and personal storage purposes. This reduces the risk of theft, vandalism, and unlawful access, making the facility appropriate for commercial and private storage.

Site Plan:



Storage units:



2. Compatible with the surrounding area

The subject property is located within a well-established mixed-use commercial node along Albert Road and River Road in Kenton-on-Sea, as illustrated below.

Surrounding area:



The surrounding area comprises a variety of complementary land uses, including retail shops, restaurants and cafés, offices, an art centre, a coffee shop, Hardware and building supply outlets (e.g. BUCO Hardware and BUCO Service Yard), service-related and light commercial activities.

This combination of commercial, service, and light industrial-type activities shows that the area functions as an active and well-established Sub-District Centre. The presence of hardware stores, service yards, and retail outlets confirms that business support services and storage-related activities already form part of the area.

The node serves both permanent residents and tourists, and its overall character is clearly commercial, supported by the necessary service infrastructure.

The storage units do not create excessive noise, dust or environmental impacts. It operates primarily for secure storage and occasional access, generate limited daily traffic. This makes the storage units less intensive than some of the surrounding commercial and hardware-related uses.

Kenton Storage support surrounding businesses by providing practical support to nearby retailers, contractors, tourism operators, and service providers. Businesses in the area may utilise storage space for stock, equipment, or materials, thereby strengthening the commercial node.

The double-storey building on the northern portion of the property comprises shops at ground floor level and apartments on the first floor. The storage units are located at ground floor and basement level. The layout of the building effectively screens the storage units from public view. They are visually contained and do not present an industrial appearance that would detract from the streetscape.

The storage units are fully compatible with this mixed-use environment, both in terms of function and intensity.

3. Socio-economic impact

The proposed formalisation of the storage units on a portion of Erf 2701, Kenton-on-Sea has a positive socio-economic impact on the surrounding area and the broader municipal context.

- ***Support for Local Businesses***

The storage units provide secure and accessible space for local businesses, contractors, retailers, and service providers. This improves operational efficiency by allowing businesses to store stock, equipment, and materials within the town centre. Supporting small and medium enterprises contributes directly to local economic activity and sustainability.

- ***Strengthening the Commercial Node***

The property is located within an established commercial area of Kenton-on-Sea. The mixed-use nature of the building (retail, residential, and storage) enhances the viability and functionality of the CBD expansion area. A strong and active town centre benefits both residents and visitors.

- ***Support for Tourism***

Kenton-on-Sea has a tourism-driven economy. Storage units provide space for holiday homeowners, tourism operators, and maintenance contractors, thereby supporting the local tourism value chain and seasonal economic activity.

4. Engineering Services and Infrastructure

The property is situated within an area of adequate existing service infrastructure and capacity with regards to roads, sewer, electricity, and storm-water reticulation.

The development makes use of existing infrastructure within the urban edge and does not require additional municipal investment. This promotes cost-effective service delivery and sustainable urban growth.

Summary:

This report was prepared on behalf of Jacobs Property Trust in support of a Departure application to permit Warehousing (storage units) as a primary land use on Erf 2701, Kenton-on-Sea. The property is zoned Business 1 in terms of the Ndlambe Municipality Land Use Scheme (2019) and is developed with a mixed-use building comprising ground floor shops, residential apartments above, garages, and storage units at ground and basement level.

The report assessed the proposal against the following:

- The Ndlambe Municipality Spatial Development Framework (SDF);
- The Land Use Scheme and applicable development parameters;
- SPLUMA development principles;
- Local economic conditions and development strategies;
- The mixed-use character of the surrounding area;
- Parking provision, site suitability, and socio-economic impact.

The assessment confirms that the development is located within the Sub-District Centre of Kenton-on-Sea, inside the Urban Edge and Service Edge, and within a CBD expansion area. The storage units are integrated into an approved building, are appropriately screened, and operate as a low-impact commercial use. The site is fully serviced, accessible, and secured with high-level security measures including armed response and CCTV monitoring.

Purpose of the Application:

The purpose of this application is to obtain Municipal approval in terms of the applicable planning legislation to permit a Warehouse (storage units) as a primary land use on the property.

Although building plans were approved for the development, it was later identified that storage facilities require additional land use rights in terms of the Land Use Scheme. The application therefore seeks to:

- Regularise the existing storage units;
- Align the current land use with the zoning provisions;
- Ensure full statutory compliance; and
- Provide legal certainty for the continued operation of the storage component.

No additional building work, expansion, or increase in bulk is proposed. The application merely formalises an existing and operational component of the development.

Conclusion:

The assessment confirms that the proposed Departure to permit Warehousing (storage units) as a primary land use:

- Is compatible with the Business 1 zoning;
- Complies with height, coverage, floor factor, and parking requirements;
- Aligns with the Spatial Development Framework and CBD expansion strategy;
- Supports local economic development and tourism;
- Utilises existing infrastructure efficiently;
- Complies with the SPLUMA principles of spatial justice, sustainability, efficiency, resilience, and good administration; and

- Is compatible with the established mixed-use commercial character of the area.

The storage units are secure, low-impact, and appropriately integrated within the building design. Their formalisation will promote lawful land use management and strengthen the commercial function of the Sub-District Centre.

It is therefore concluded that the application is well-founded, policy-aligned, and desirable from a spatial planning and socio-economic perspective, and that approval of the Departure is supported.



ERF 2701, KENTON-ON-SEA

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ERF 2701, KENTON-ON-SEA

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EXISTING ZONINGS

MAP 3



ERF 2701, KENTON-ON-SEA

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GENERAL NOTES TO CONTRACTORS

All levels, dimensions and notes to be checked on the drawings and on the ground. The contractor is responsible for any discrepancy or error. The architect will not be responsible for any discrepancy or error. The architect will not be responsible for any discrepancy or error.

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TOWN PLANNING INFORMATION

REF NUMBER - 2701

ALLOTMENT AREA - KENTON-ON-SEA

NEW WORK 1170 m²

Stores basement plan 106.74 m²

Stores ground floor plan 242.5m²

Stores first floor plan 11.2m²

Stores second floor plan 11.2m²

Stores third floor plan 11.2m²

Stores fourth floor plan 11.2m²

Stores fifth floor plan 11.2m²

Stores sixth floor plan 11.2m²

Stores seventh floor plan 11.2m²

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Stores ninety-eighth floor plan 11.2m²

Stores ninety-ninth floor plan 11.2m²

Stores one hundred floor plan 11.2m²

Coverage : 53.5 %

CAR GARAGE X 4

STORAGE GARAGE X 29

Project title

Jacobs Property Trust
Proposed Storage Shops and
Flats
Erf 2701
Kenton on Sea

Drawing title

AS BUILT

Rick

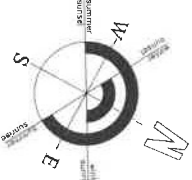
Betts

Architectural Design
P. 33007 - 34147
CELL 02 251 541
E-mail: rick@betts.co.za
rick@betts.co.za
011 461 1111

Drawn

Owner

job no	div no	rev no
JAC/01D	1	
scale	drawn	date
1:100	RJB	18/11/19



ALFRED ROAD

BASEMENT LEVEL

The architectural floor plan depicts a three-story building with a central vertical corridor. On the left side of the corridor, there are three rooms, each containing a toilet and a sink. On the right side, there are three larger rooms, each containing a toilet, a sink, and a bathtub. The central corridor is labeled 'plumbing duct' at both the top and bottom. A staircase is located at the bottom right of the plan. The drawing is a technical sketch with lines indicating walls, doors, and plumbing fixtures.

TOWN PLANNING INFORMATION

ERF NUMBER : 2701
ALLOTMENT AREA : KENTON ON SEA
ERF AREA : 1169 m²
ZONING : BUSINESS ZONE 1

NEW WORK

Plot 1,2,3,4 : 72-sq.m
Mezzanine : 28sq.m

1. *What is the purpose of the study?*
 The purpose of the study is to determine the effect of the use of the Internet on the learning of the English language.

2. *What is the research question?*
 The research question is: "What is the effect of the use of the Internet on the learning of the English language?"

3. *What is the hypothesis?*
 The hypothesis is: "The use of the Internet will have a positive effect on the learning of the English language."

4. *What is the methodology?*
 The methodology is: "A quantitative research design will be used to collect data from a sample of students who use the Internet to learn English."

5. *What are the variables?*
 The variables are: "The independent variable is the use of the Internet, and the dependent variable is the learning of the English language."

6. *What are the results?*
 The results are: "The study found that the use of the Internet had a positive effect on the learning of the English language."

7. *What are the conclusions?*
 The conclusions are: "The study concluded that the use of the Internet is an effective method for learning the English language."

8. *What are the implications?*
 The implications are: "The study has implications for the use of the Internet in the classroom and for the development of online learning resources."

9. *What are the limitations?*
 The limitations are: "The study has limitations in terms of the sample size and the duration of the study."

10. *What are the future research directions?*
 The future research directions are: "Future research should focus on the long-term effects of the use of the Internet on the learning of the English language."

Californiense
Keweenaw



Bettis
Architectural Center

Grami
 4.14 mg
 100 mg
 JACOBI
 1.100
 RUB
 18.11.15

GENERAL NOTES TO THE DRAWING

1. The drawings are prepared in accordance with the provisions of the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977) and the National Building Standards Act, 2012 (Act No. 11 of 2012) and the National Building Standards Act, 2019 (Act No. 11 of 2019).

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Jacobs Property Trust
Proposed Storage Units
Erf 2701
Kenton on Sea

Municipal Submission Plan

Rick Betts
Architectural Design

Drawn

Checked

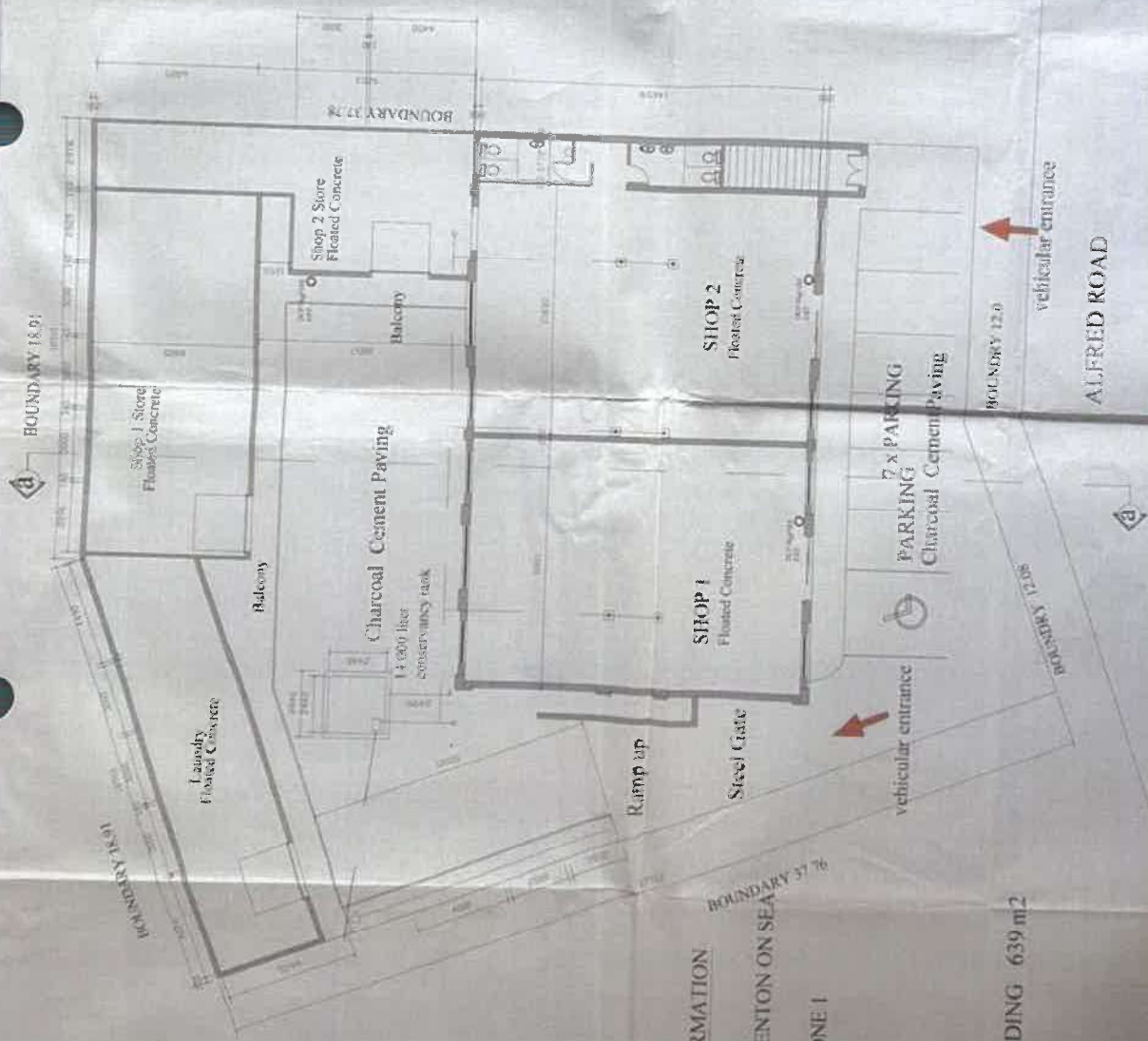
Scale

1:100

drawn

RJB

28/02/21



TOWN PLANNING INFORMATION

ERF NUMBER - 2701

ALLOTMENT AREA - KENTON ON SEA

ERF AREA - 1169 m²

ZONING - BUSINESS ZONE 1

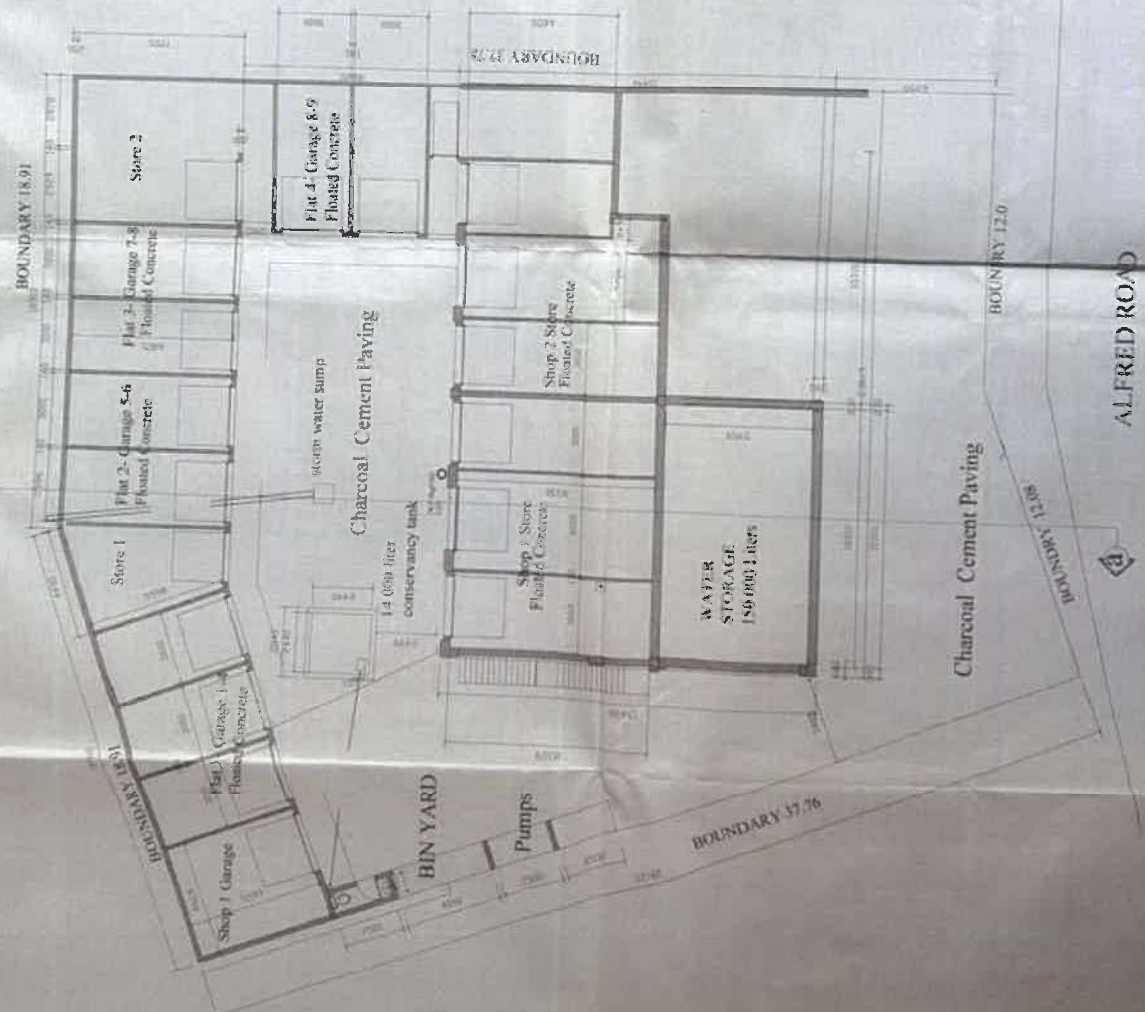
NEW WORK

Ground Floor : 277 sq.m

TOTAL AREA OF BUILDING : 639 m²

COVERAGE = 100 %

Ground Floor Plan

[illegible]

REF NUMBER - 2701
 ALLOTMENT AREA - KENTON ON SEA
 REF AREA - 1169 m²
 ZONING - BUSINESS ZONE 1
 NEW WORK
 Basement Floor : 308 sq.m

Kenton Co. So.
2008/04/13

Nick
Belts
Architectural Design
800-451-1111
1111 1st St. N.
Minneapolis, MN 55401
1111 1st St. N.
Minneapolis, MN 55401
1111 1st St. N.
Minneapolis, MN 55401

scale	1:100	drawn	RJB	date	28.10.71
AC/D		2			
obj no	obj no	obj no			

Basement Floor Plan

GENERAL NOTES TO BE OBSERVED BY THE CONTRACTOR
 1. The drawings are prepared in accordance with the requirements of the National Building Regulations and Building Control Act, 1977 (Act No. 103 of 1977) and the National Building Regulations and Building Control Act, 1977 (Act No. 103 of 1977) and the National Building Regulations and Building Control Act, 1977 (Act No. 103 of 1977).

Jacobs Property Trust
 Proposed Storage Shops and
 Flats
 Erf 2701
 Kenon on Sea

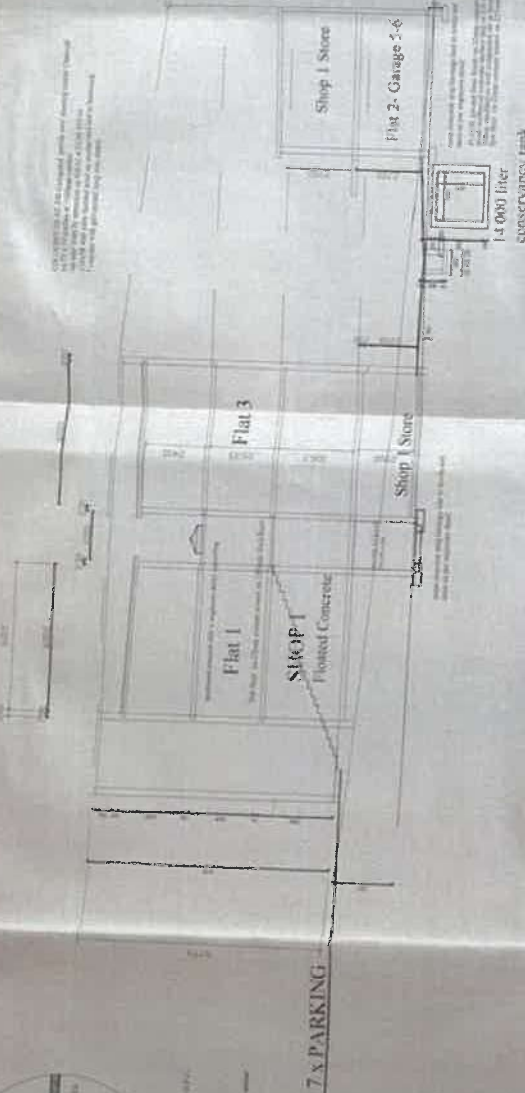
Handwritten:
 Jacobs, Kenon
 20/04/2010

Handwritten:
 20/05/2010

Architect
 Rick Baits
 Architect and Designer

Drawn: JAC
 Checked: JAC
 Date: 18/11/10

MEZZANINE FLOOR LEVEL
 FIRST FLOOR LEVEL
 GROUND FLOOR LEVEL
 BASEMENT LEVEL

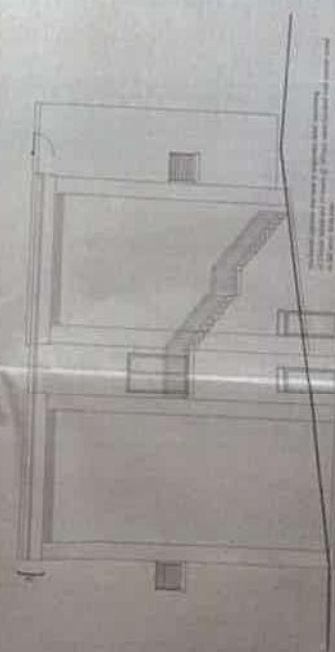


Section a-a

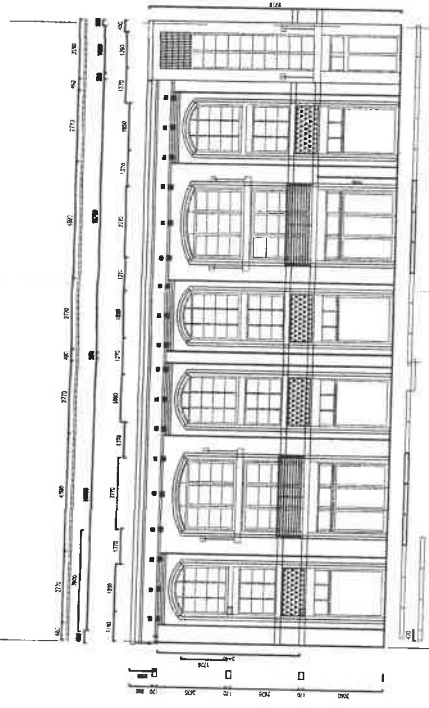
East Elevation



West Elevation



North Elevation

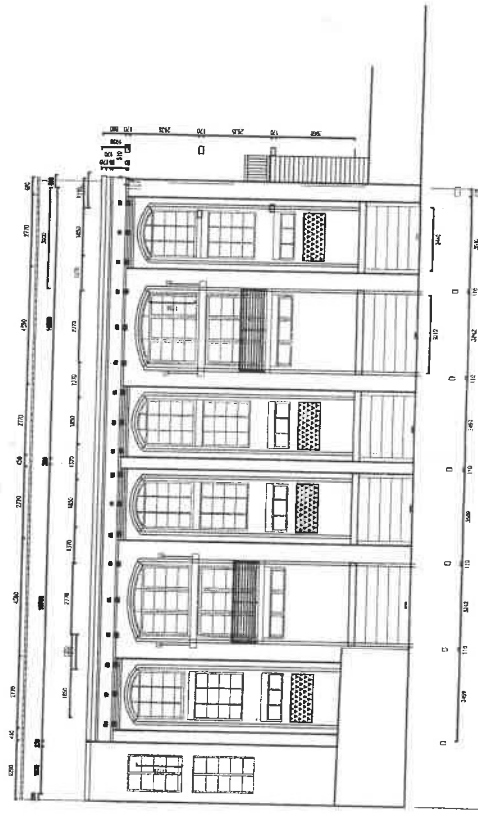


WALLS INTERNALLY
All exterior walls to be 1/2" thick concrete with 4# reinforcement bars spaced at 16" o.c. All interior walls to be 1/2" thick concrete with 4# reinforcement bars spaced at 16" o.c. All walls to be finished with 1/2" thick plaster and 1/2" thick skim coat.

WALLS EXTERNALLY
Exterior walls to be 1/2" thick concrete with 4# reinforcement bars spaced at 16" o.c. All exterior walls to be finished with 1/2" thick plaster and 1/2" thick skim coat.

GENERAL NOTES
1. All dimensions are to the face of the work unless otherwise indicated.
2. All work to be in accordance with the specifications for the project.
3. The contractor shall be responsible for obtaining all necessary permits and approvals.
4. The contractor shall be responsible for the safety of the work area.
5. The contractor shall be responsible for the protection of the existing structure.
6. The contractor shall be responsible for the removal and disposal of all waste materials.
7. The contractor shall be responsible for the cleanup of the work area.
8. The contractor shall be responsible for the completion of the work within the specified time frame.

South Elevation



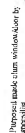
GENERAL NOTES TO CONTRACTORS
1. All dimensions are to the face of the work unless otherwise indicated.
2. All work to be in accordance with the specifications for the project.
3. The contractor shall be responsible for obtaining all necessary permits and approvals.
4. The contractor shall be responsible for the safety of the work area.
5. The contractor shall be responsible for the protection of the existing structure.
6. The contractor shall be responsible for the removal and disposal of all waste materials.
7. The contractor shall be responsible for the cleanup of the work area.
8. The contractor shall be responsible for the completion of the work within the specified time frame.

no.	date	description

Project title
**Jacobs Property Trust
Proposed Storage Shops and
Flats**
Erf 2701
Kenton on Sea
Kenton On Sea
2023/04/131
27/01/2022

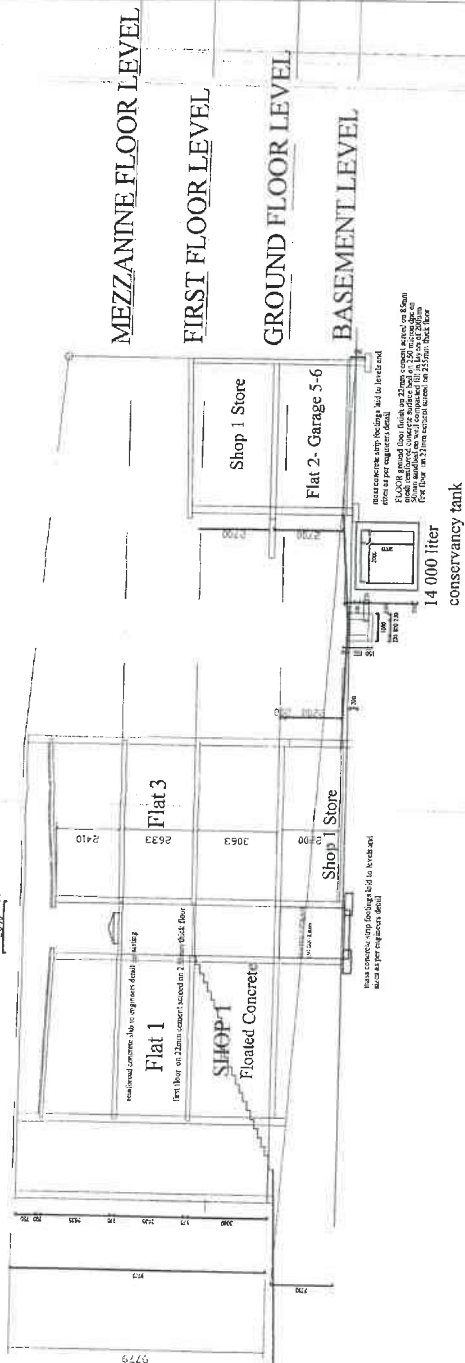
Architectural Design
Betts
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Drawn	Owner	Job no	Dwg no	Rev no
		JAC/01D	5	
Scale	Drawn	date		
1:100	RJB	8/11/19		



7 x PARKING

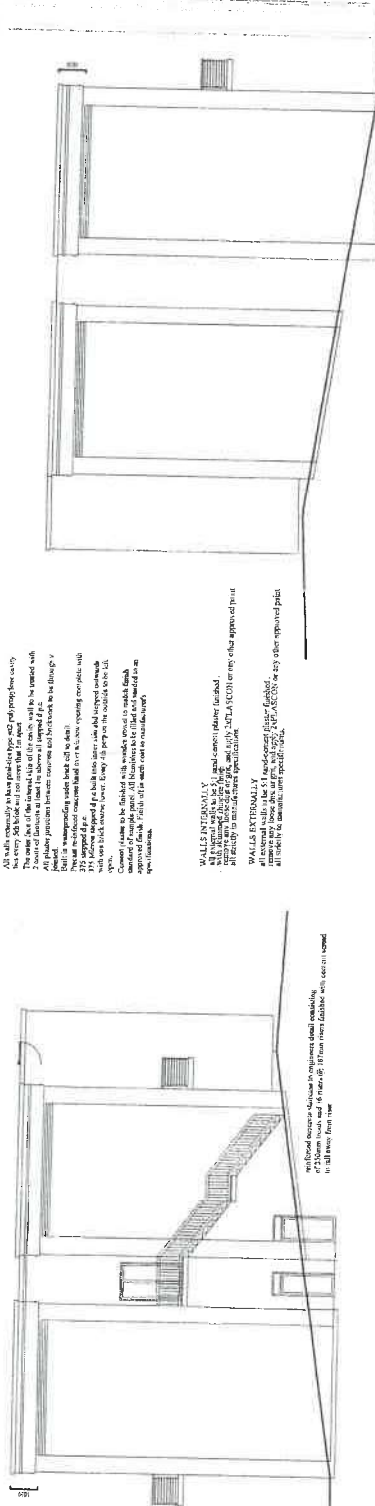
Section a-a

[illegible]

WALLS INTERNALLY
All external walls to be 514 mm concrete (plaster finished).
Internal walls to be 100 mm concrete (plaster finished).
Where necessary, walls to be 200 mm concrete (plaster finished).
All masonry to manufacture specification.

WALLS EXTERNALLY
All external walls to be 514 mm concrete (plaster finished).
Where necessary, walls to be 100 mm concrete (plaster finished).
Where necessary, walls to be 200 mm concrete (plaster finished).
All masonry to manufacture specification.

mainboard covers a volume in engineers' deal containing 2,500mm boards and 16 micro. 107, 187mm risers finished with each will work in all away from the



West Elevation

East Elevation

[illegible]

Jacobs Property Trust
Proposed Storage Shops and
Flats
Erf 2701
Kenton on Sea

Rick

Betts

Architectural Design

Fr Sarah S.A.I.A.T
s.a.c.p.r.o. 22/5/93
CELL-462 22/5/181
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75001

Drawn	job no	chg no	rev no.
Owner	AC/01D	4	
	scale	drawn	date
	1:100	RJB	18/1/19

GENERAL NOTES TO CONTRACTORS

1. All work shall be done in accordance with the drawings and specifications and shall be subject to the approval of the Engineer.

2. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

3. The Contractor shall ensure that all work is done in accordance with the relevant building codes and standards.

4. The Contractor shall ensure that all work is done in a safe and sound manner and shall be responsible for the safety of all personnel and the public.

5. The Contractor shall ensure that all work is done in a timely manner and shall be responsible for the completion of the project within the agreed time frame.

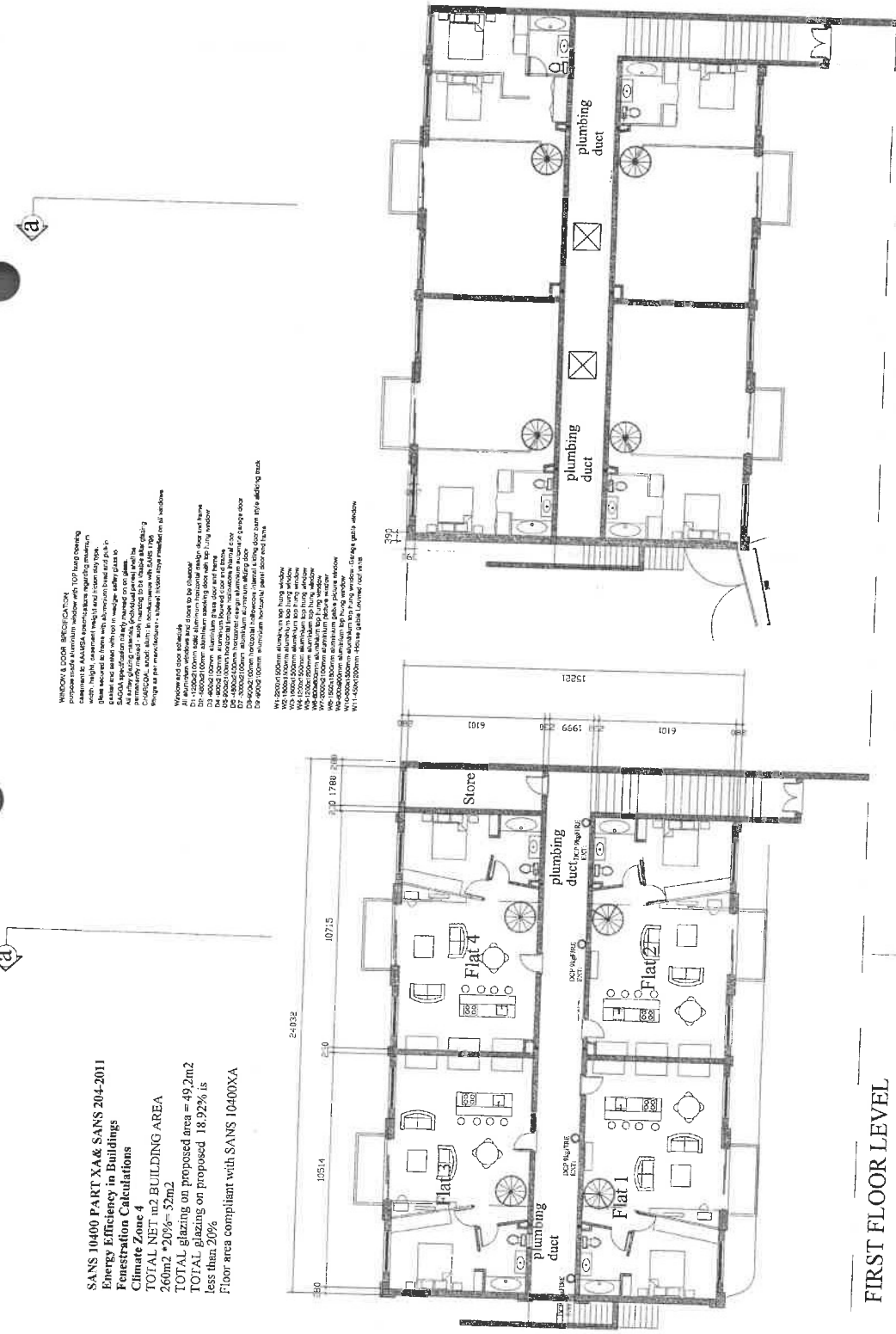
6. The Contractor shall ensure that all work is done in a professional manner and shall be responsible for the quality of the work.

7. The Contractor shall ensure that all work is done in a cost-effective manner and shall be responsible for the budget of the project.

8. The Contractor shall ensure that all work is done in a sustainable manner and shall be responsible for the environmental impact of the project.

9. The Contractor shall ensure that all work is done in a socially responsible manner and shall be responsible for the social impact of the project.

10. The Contractor shall ensure that all work is done in a legally compliant manner and shall be responsible for the legal aspects of the project.



FIRST FLOOR LEVEL

MEZZANINE FLOOR LEVEL

TOWN PLANNING INFORMATION

ERF NUMBER - 2701

ALLOTMENT AREA - KENTON ON SEA

ERF AREA - 1169 m²

ZONING - BUSINESS ZONE 1

NEW WORK

Flat 1,2,3,4 : 72sq.m

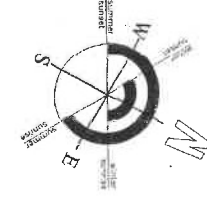
Mezzanine : 28sq.m

project title
Jacobs Property Trust
Proposed Storage Shops and
Flats
Erf 2701
Kenton on Sea

drawn by
2008/04/13
2008/04/13
2008/04/13

Rick Betts
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Work: 083 300 1041
E-MAIL: rick@rickbetts.co.za
083 300 1041

Owner	JAC/01D	Rev no	3	Rev no	18/11/10
Scale	1:100	drawn	RJB	date	



REF NUMBER - 2701
 ALLOTMENT AREA - KENTON ON SEA
 REF AREA - 1169 m²
 ZONING - BUSINESS ZONE 1
 NEW WORK
 Basement Floor : 508 sq.m

TOTAL AREA OF BUILDING 639 m²
COVERAGE = 100 %

Basement Floor Plan

interviews		description
no.	date	

Kenton On Sea
16/10/2008

C. Denny

was 19/20

Municipal Submission Plan

Rick Betts
Architectural Design
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Portland, ME 04101
(619)

drawn	ob.no	dwg.no	rev no.
number	AC/01D	2	
scale	drawn	date	
1:100	RJB	28/10/21	

GENERAL NOTES TO CONTRACTORS

All levels, dimensions and notes to be checked on the drawings before construction. Any discrepancy is to be reported to the Engineer immediately. The Architect will not be responsible for any discrepancy or error in the drawings. The Contractor is to be responsible for the accuracy of the drawings. The Contractor is to be responsible for the accuracy of the drawings. The Contractor is to be responsible for the accuracy of the drawings.

Ref	Desc	Description
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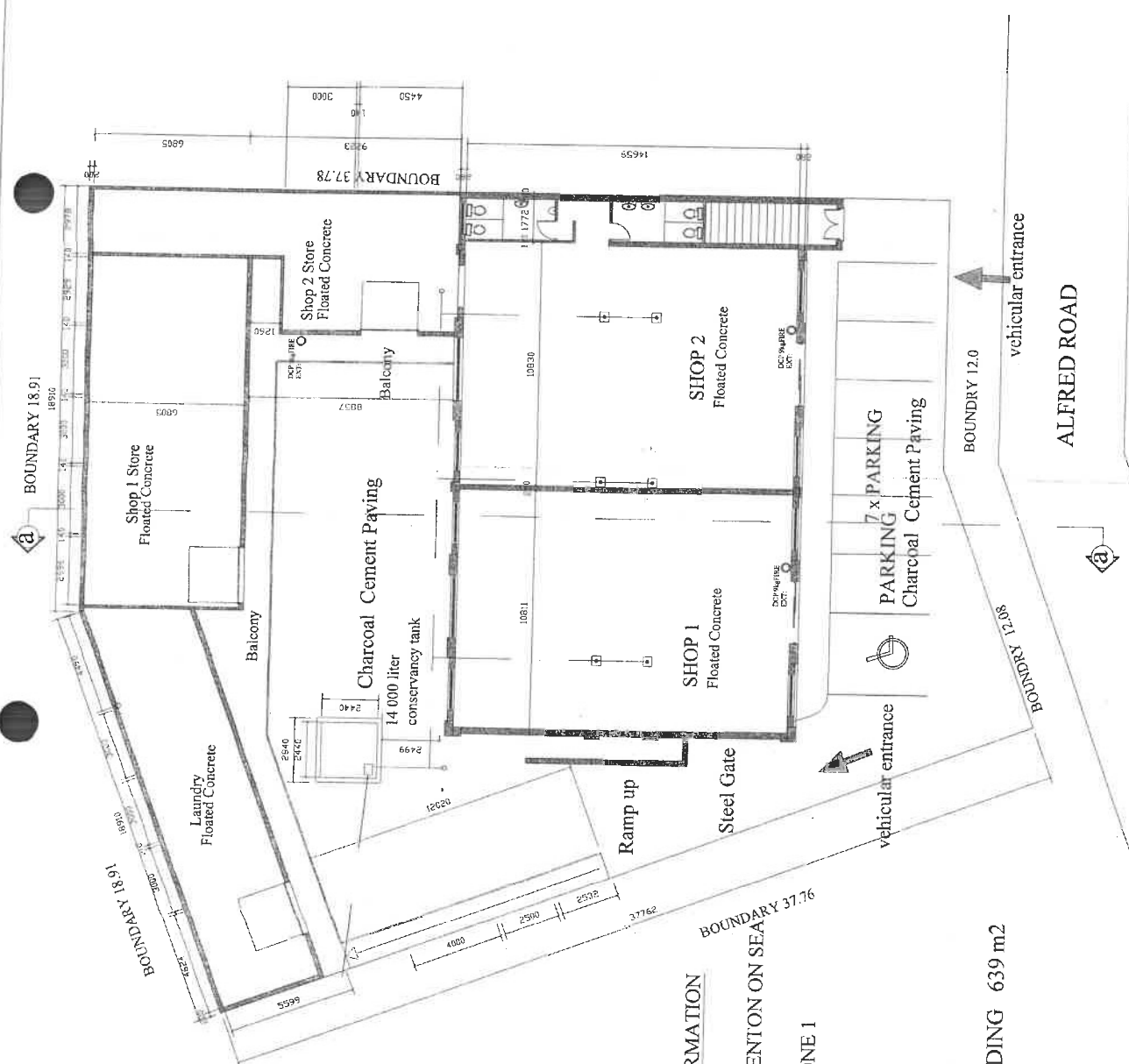
Project title:
 Jacobs Property Trust
 Proposed Storage Units
 Erf 2701
 Kerton on Sea

Project title:
 Jacobs Property Trust
 Proposed Storage Units
 Erf 2701
 Kerton on Sea

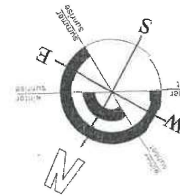
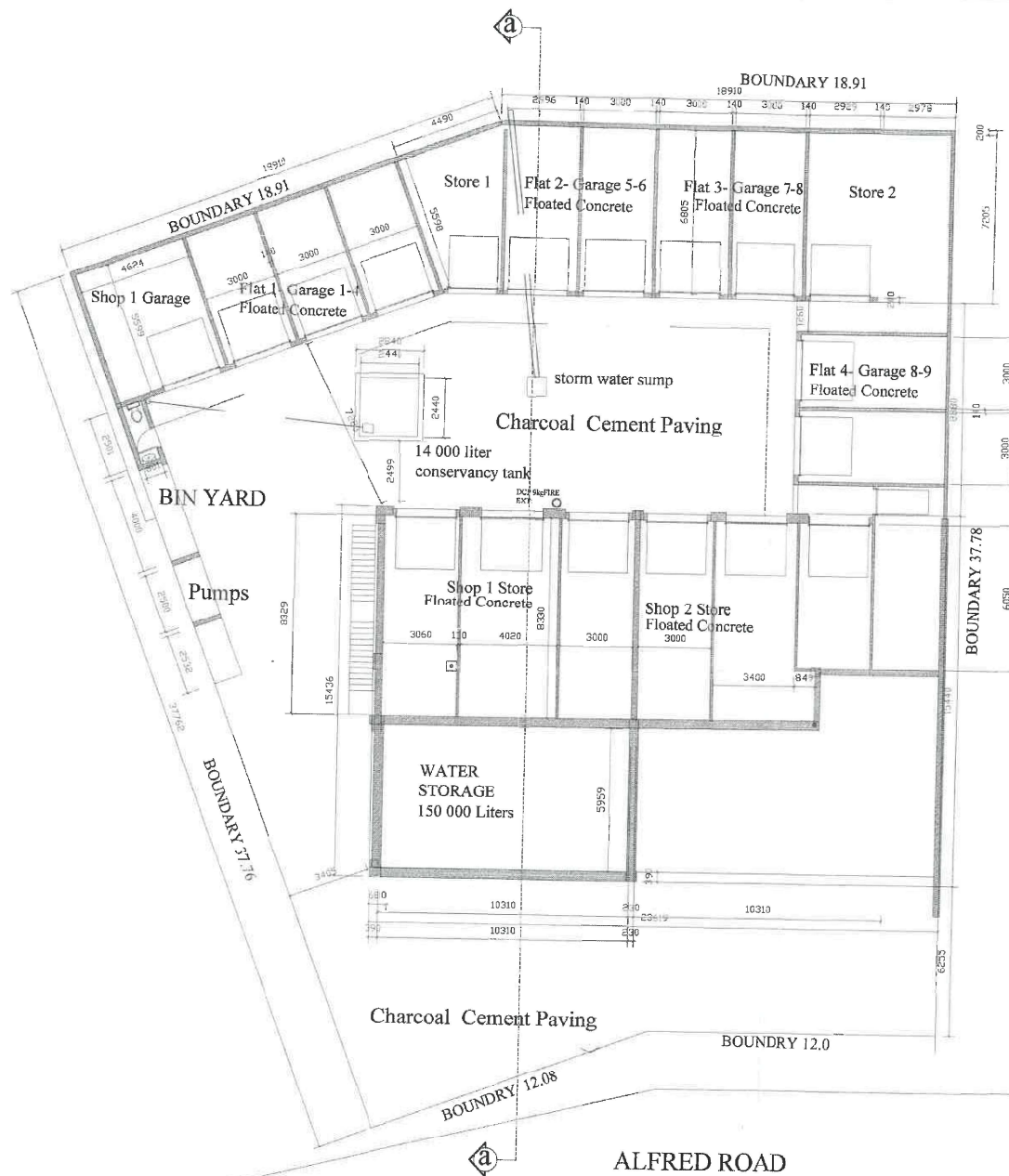
Project title:
 Jacobs Property Trust
 Proposed Storage Units
 Erf 2701
 Kerton on Sea

Project title:
 Jacobs Property Trust
 Proposed Storage Units
 Erf 2701
 Kerton on Sea

Project title:
 Jacobs Property Trust
 Proposed Storage Units
 Erf 2701
 Kerton on Sea



Basement Floor Plan



TOWN PLANNING INFORMATION

ERF NUMBER - 2701
 ALLOTMENT AREA - KENTON ON SEA
 ERF AREA - 1169 m2
 ZONING - BUSINESS ZONE 1

NEW WORK
 Basement Floor : 508 sq.m

TOTAL AREA OF BUILDING 639 m2
 COVERAGE = 100 %

GENERAL NOTES TO CONTRACTORS
 All level dimensions and notes to be checked on the drawings and adjusted on site before work commences. Any discrepancies are to be reported to the Architect before commencement.
 The Architect will not be responsible for any discrepancy or error not reported immediately in this regard.
 All building work & practices in general to comply with SANS 10400 AND 10400-XX (Energy efficiency requirements) and local building regulations. All structural concrete work to be carried out strictly in accordance SANS 10400, parts B (structural design), C (foundations), J (floors), K (walls), L (poles and roof slabs), & M (stairs) and to the appropriate drawings and specifications.
 NOTE - The Engineer is to inspect ALL of the above. All exposed concrete slabs and walls to be waterprooed as per SANS 10400 part J (floors), K (walls) & L (poles).
 Plumbing to comply with the detailed requirements of SANS 10400 parts P (drainage), Q (non water-borne wastes and sanitary disposal) and R (stormwater disposal).
 Contractor must provide the property Owner/Architect with the following certificate/Plumbing.
 Electrical compliance and completion certificate.
 All finishers to comply with the manufacturer's details and specifications or as measure with the Owner/Architect.

revisions

no. date description

project title

Jacobs Property Trust
 Proposed Storage Units
 Erf 2701
 Kenton on Sea

MUNICIPALITY OF
 KENTON ON SEA
 2008/04/12
 APPROVED
 23/05/2008

drawing title

Municipal Submission Plan

Rick
 Betts
 Architectural Design
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 22 mafu road
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 6191

Drawn

Owner

job.no JAC/01D dwg.no 2 rev.no.

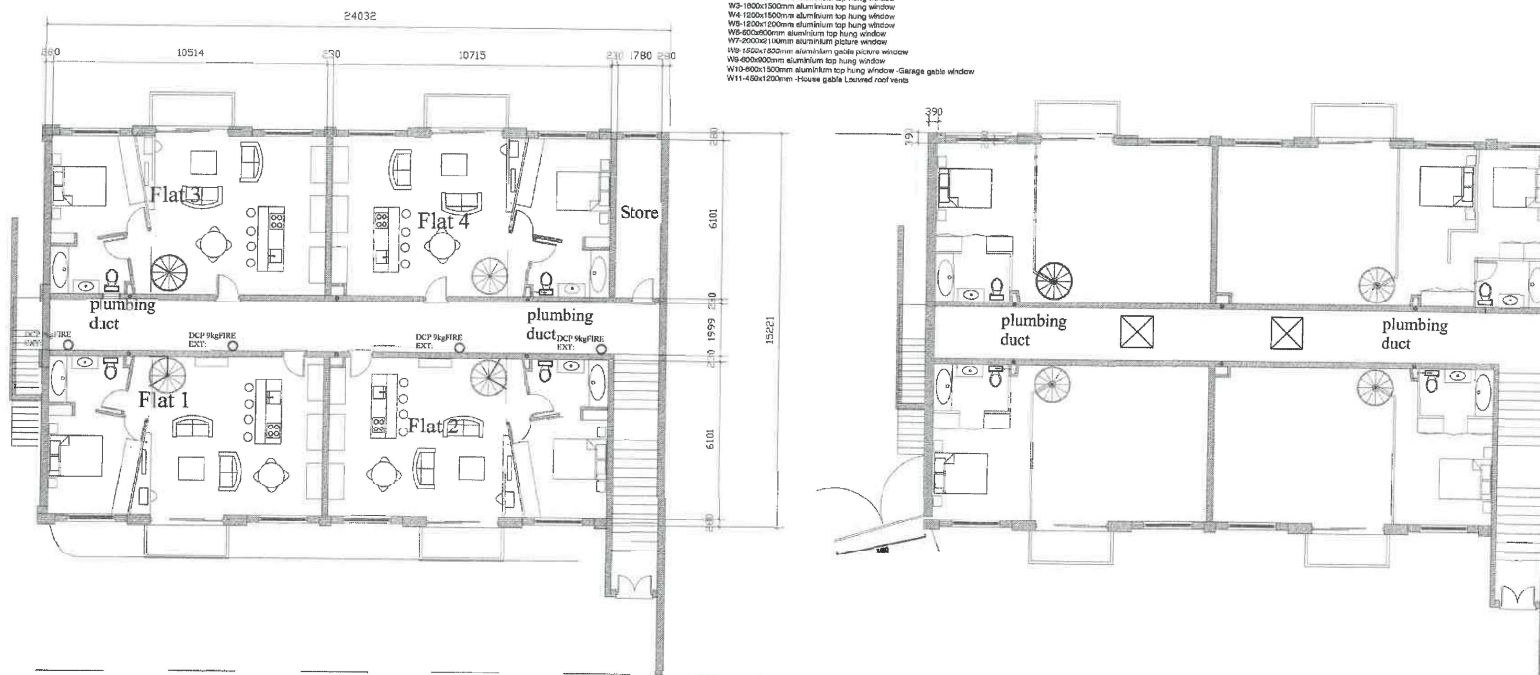
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SANS 10400 PART XA & SANS 204-2011
Energy Efficiency in Buildings
Fenestration Calculations
Climate Zone 4
TOTAL NET m2 BUILDING AREA
 260m2 *20%= 52m2
TOTAL glazing on proposed area = 49.2m2
TOTAL glazing on proposed 18.92% is
less than 20%
Floor area compliant with SANS 10400XA

WINDOW & DOOR SPECIFICATION
 purpose made aluminium window with TOP hung opening
 casement to AAAMSA specifications regarding maximum
 width, height, casement weight and friction key type.
 glass secured to frame with aluminium bonded and putty
 gasket and sealed with roll in wedge safety glass to
 SANS24 specification clearly marked on on glass.
 All safety glazing materials (individual panels) shall be
 permanently marked - such marking to be visible after glazing
 CHARCOAL anodized aluminium in conformance with SANS 1785
 fittings as per manufacturer - sloped bottom edge installed on all windows

Window and door schedule
 All aluminium windows and doors to be checked
 D1 - 1200x2100mm solid aluminium horizontal design door and frame
 D2 - 800x2100mm aluminium sliding door with top hung window
 D3 - 1800x1800mm aluminium glass door and frame
 D4 - 900x2100mm aluminium bifold door and frame
 D5 - 900x2100mm horizontal timber hollowcore internal door
 D6 - 4500x2400mm horizontal design aluminium automatic garage door
 D7 - 3000x2100mm aluminium aluminium sliding door
 D8 - 800x2100mm horizontal hollowcore internal sliding door barn style sliding track
 D9 - 800x2100mm aluminium horizontal panel door and frame

W1 - 2000x1800mm aluminium top hung window
 W2 - 1800x1800mm aluminium top hung window
 W3 - 1800x1500mm aluminium top hung window
 W4 - 1200x1800mm aluminium top hung window
 W5 - 1200x1500mm aluminium top hung window
 W6 - 800x2100mm aluminium top hung window
 W7 - 2000x1800mm aluminium picture window
 W8 - 1800x1800mm aluminium gable picture window
 W9 - 4000x2400mm aluminium top hung window
 W10 - 4000x1500mm aluminium top hung window
 W11 - 4000x1200mm - House gable Louvered roof vents



FIRST FLOOR LEVEL

MEZZANINE FLOOR LEVEL

TOWN PLANNING INFORMATION

ERF NUMBER - 2701
ALLOTMENT AREA - KENTON ON SEA
ERF AREA - 1169 m2
ZONING - BUSINESS ZONE 1

NEW WORK

Flat 1,2,3,4 : 72sq.m
Mezzanine : 28sq.m

GENERAL NOTES TO CONTRACTORS

All lengths, dimensions and notes to be checked on the drawings and adjusted on site before work commences. Any discrepancies are to be reported to the Architect before commencement. The Architect will not be responsible for any discrepancy or errors not reported timely. In this regard:

All building work & practices in general to comply with SANS 10400:AMBS 10400-SA (Energy efficiency requirements) and local building regulations. All structural concrete work to be carried out in accordance with SANS 10400, parts B (structural design), C (foundations), J (floor), K (walls), L (poor and roof slabs) & M (stairs) and to the Engineer's drawings and specifications.

NOTE: The Engineer is to inspect ALL of the above. All exposed concrete areas and roofs to be waterproofed as per SANS 10400 part J (floors), K (walls) & L (poor).

All structural member as per SANS 10400 parts J (floors) & L (poor) to comply.

Plumbing to comply with the detailed requirements of SANS 10400 parts P (sanitary), Q (non waterborne waste and sanitary disposal) and R (stormwater disposal).

Contractor must provide the property Owner/Architect with the following certificates: Plumbing, Electrical, compliance and completion certificates.

All Enquiries to comply with the manufacturer's details and specifications or as finished with the Owner/Employer.

revisions
 no. date description

project title

Jacobs Property Trust
Proposed Storage Shops and
Flats
Erf 2701
Kenton on Sea

MUNICIPALITY OF
Kenton On Sea
 2022/04/13/1
 APPROVED
 23/05/2022

Drawing title

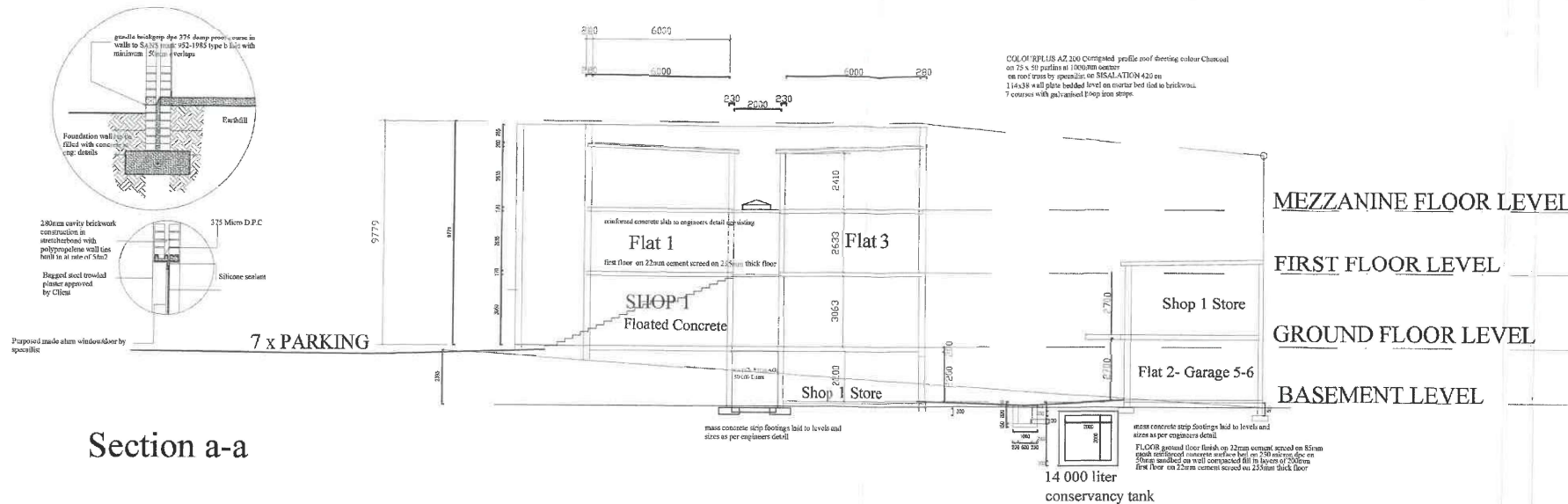
Rick
Betts
Architectural Design
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 44 cap no. 07953
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 north side
 6191

Drawn

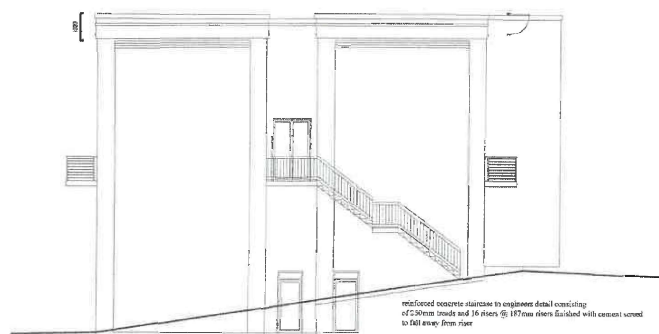
Owner

job.no JAC/01D dwg.no 3 rev.no.

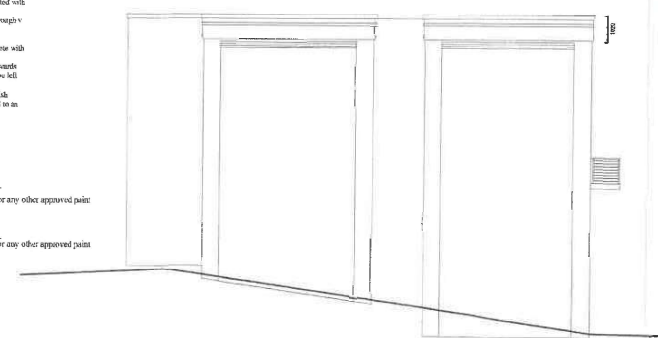
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Section a-a



West Elevation



East Elevation

WALLS GENERAL NOTES
Measure content of walls to be measured before the application of any paint finishes and not to exceed 5% of surface of all plastered walls and accents as well as all other surfaces to be prepared in accordance with the specifications and requirements as per paint manufacturer.
All walls externally to have post-tension type (PT) polypropylene cavity ties every 250mm and not more than 1m apart.
The outer face of the internal skin of the cavity wall to be treated with 2 coats of primer at first 1m above all stepped d.p.c.
All plaster joints between courses and treatment to be through v-joints.
Built in waterproofing under brick sill to detail.
Protect re-inforced concrete lintel over window opening complete with 375 stepped d.p.c.
375 Micron stepped d.p.c. built into inner side of stepped concrete with one brick course lower. Every 4th pier on the outside to be left open.
Cement plaster to be finished with wooden screed to match finish standard of sample panel. All finishes to be filled and mended to an approved finish. Finish off in earth coat to manufacturer's specification.

WALLS INTERNALLY
All internal walls to be 5:1 sand-cement plaster finished with skimmed finish (finish) require one coat of primer and apply 24PLASCON or any other approved paint all strictly to manufacturer's specifications.
WALLS EXTERNALLY
All external walls to be 5:1 sand-cement plaster finished with render or render or gips, and apply 24PLASCON or any other approved paint all strictly to manufacturer's specifications.

GENERAL NOTES TO CONTRACTORS

All levels, dimensions and notes to be checked on the drawings and adjusted on site before work commences. Any discrepancies are to be reported to the Architect before commencement. The Architect will not be responsible for any discrepancy or errors not reported immediately. In this regard:
All building work & practices in general to comply with SANS 10400 AMS 10400-2A (Energy efficiency requirements) and local building regulations. All structural concrete work to be carried out strictly in accordance SANS 10400, parts B (structural design), G (foundations), J (floors), K (walls), L (roofs and roof slabs), M (stairs) and to the Engineer's drawings and specifications.
NOTE: The Engineer is to inspect ALL of the above. All structural concrete slabs and roofs to be waterproofed as per SANS 10400 part J (floors), K (walls), L (roofs).
All structural timber as per SANS 10400 parts J (floors), L (roofs), to comply.
Plumbing to comply with the detailed requirements of SANS 10400 parts B (foundations), G (foundations), O (iron waste/disposal) and R (domestic disposal).
Contractor must provide the proper Owner/Architect with the following certificates:
Electrical compliance and completion certificates.
All finishes to comply with the manufacturer's details and specifications or as finalized with the Owner/Employer.

no	date	description

project title
**Jacobs Property Trust
Proposed Storage Shops and
Flats
Erf 2701
Kenton on Sea**

Handwritten signature: *Section On Sea*
Handwritten date: *2022/04/12/1*
Handwritten date: *23/08/2022*

drawing title

Rick Betts
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Port Alfred
6191

Drawn	Owner	job.no	dwg.no	rev.no.
		JAC/01D	4	
scale	drawn	date		
1:100	RJB	18/11/19		

North Elevation



WALLS INTERNALLY

all external walls to be 5:1 sand-cement plaster (finished as per dwg. remove any loose dust or gr. and apply INFLASCOAT paint all activity to manufacturer's specifications.

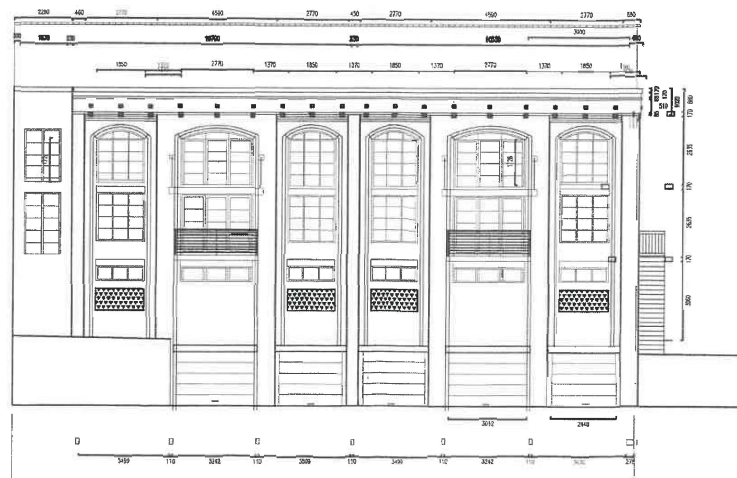
WALLS EXTERNALLY

Face brick with flash pointing

WALLS GENERAL NOTES

Moisture content of walls to be measured before the application of any plaster finishes and not to exceed 2% for surface of all plastered walls and concrete as well as all other surfaces to be prepared in accordance with the specifications and requirements as per joint manufacturer.
All walls externally to have post-tension type grt polypropylene cavity (in every 5th bed, and not more than 1m apart).
The outer face of the internal face of the cavity wall to be treated with 2 coats of Duxone at least 1m above all stopped & p.c.
All plaster junctions between concrete and brickwork to be through v-jointed.
Built to waterproofing under brick sill to detail.
Treated re-inforced concrete beam over window opening complete with 375 stopped & p.c.
375 MRCM stopped & p.c. built into concrete slab and stopped upwards with steel brick concrete beams. Every 4th jump on this concrete to top bed.
Concret plaster to be finished with wooden board to match finish standard of sample panel. All mouldings to be fixed and sealed to an approved finish. Finish off in earth case to manufacturer's specifications.

South Elevation



GENERAL NOTES TO CONTRACTORS

All levels, dimensions and notes to be checked on the drawings and adjusted on the below work commencing. Any discrepancies are to be reported to the Architect before commencement.
The Architect will not be responsible for any discrepancy or errors not reported immediately in this regard.
All building work & practices to comply with SANS 10400/AMBS 10400/SA (Energy efficiency requirements) and local building regulations.
All structural concrete work to be carried out strictly in accordance SANS 10400, parts B (structural design), C (foundations), J (floors), K (walls), L (roofs and roof slabs), M (stairs) and N (other).
NOTE: The Engineer will inspect ALL of the above.
All exposed concrete decks and roofs to be waterproofed as per SANS 10400 part J (floors), K (walls) & L (roofs).
All structural timber as per SANS 10400 parts J (floors) & L (roofs) to comply.
Plumbing to comply with the detailed requirements of SANS 10400 parts F (drainage), G (non water-borne means and sanitary disposal) and H (stormwater disposal).
Contractor must provide the property Owner/Architect with the following certificates: Plumbing, Electrical compliance and completion certificates.
All finishes to comply with the manufacturer's details and specifications or as finalized with the Owner/Employee.

revisions	no.	date	description
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project title
Jacobs Property Trust
Proposed Storage Shops and
Flats
Erf 2701
Kenton on Sea

Kenton on Sea
2022/04/13/1

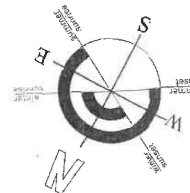
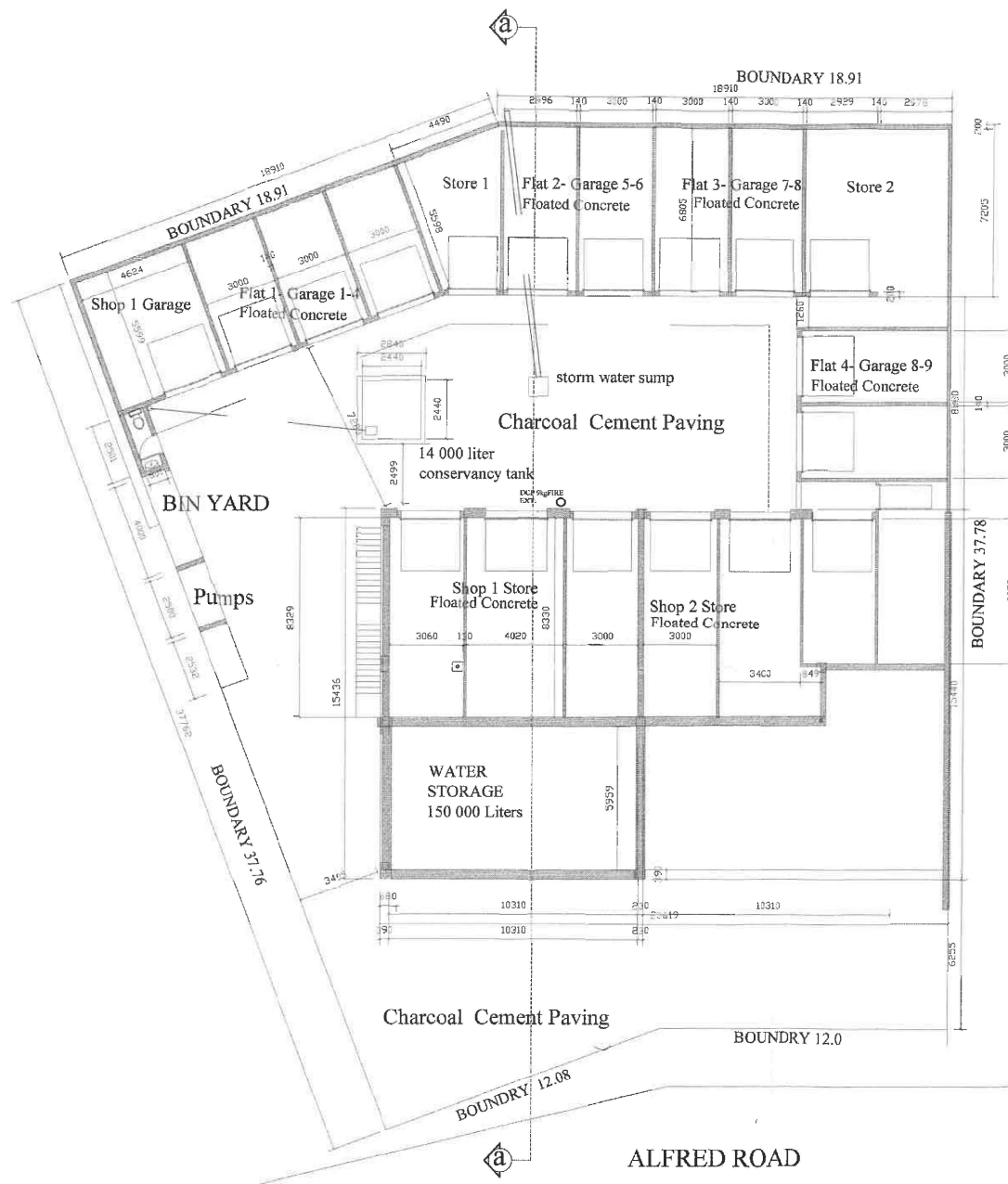
23/01/2022

drawing title

Rick Betts
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Drawn		
Owner		
job.no JAC/01D	dwg.no 5	rev no.
scale 1:100	drawn RJB	date 18/11/19

Basement Floor Plan



TOWN PLANNING INFORMATION

ERF NUMBER - 2701
ALLOTMENT AREA - KENTON ON SEA
ERF AREA - 1169 m2
ZONING - BUSINESS ZONE 1

NEW WORK

Basement Floor : 508 sq.m

TOTAL AREA OF BUILDING 639 m2
COVERAGE = 100 %

GENERAL NOTES TO CONTRACTORS
All levels, dimensions and notes to be checked on the drawings and adjusted on site before work commences. Any discrepancies are to be reported to the Architect before commencement.
The Architect will not be responsible for any discrepancy or errors not reported immediately, in this regard.
All building work & practices in general to comply with SANS 10400-MB (10400-MB (Energy efficiency requirements)) and local building regulations.
All structural concrete work to be carried out strictly in accordance SANS 10400, parts B (structural design), D (foundations), J (doors), K (walls), L (roofs and roof slabs) & M (stairs) and to the Engineer's drawings and specifications.
NOTE: The Engineer is to inspect ALL of the above.
All exposed concrete decks and roofs to be waterproofed as per SANS 10400 part J (floors), K (walls) & L (roofs).
All structural timber as per SANS 10400 parts J (doors) & L (roofs) to comply.
Plumbing to comply with the detailed requirements of SANS 10400 parts P (sanitary), Q (from refuse-disposal areas and sanitary disposal) and R (stormwater disposal).
Contractor must provide the property Owner/Architect with the following certificates: Plumbing, Electrical, compliance and completion certificates.
All finishes to comply with the manufacturers details and specifications or as detailed with the Owner/Employer.

revision	no.	date	description
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project title
**Jacobs Property Trust
Proposed Storage Units
Erf 2701
Kenton on Sea**



drawing title
Municipal Submission Plan

Rick Betts
Architectural Design
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S.A.C.A.P. no. 00593
CEL: 382 3251481
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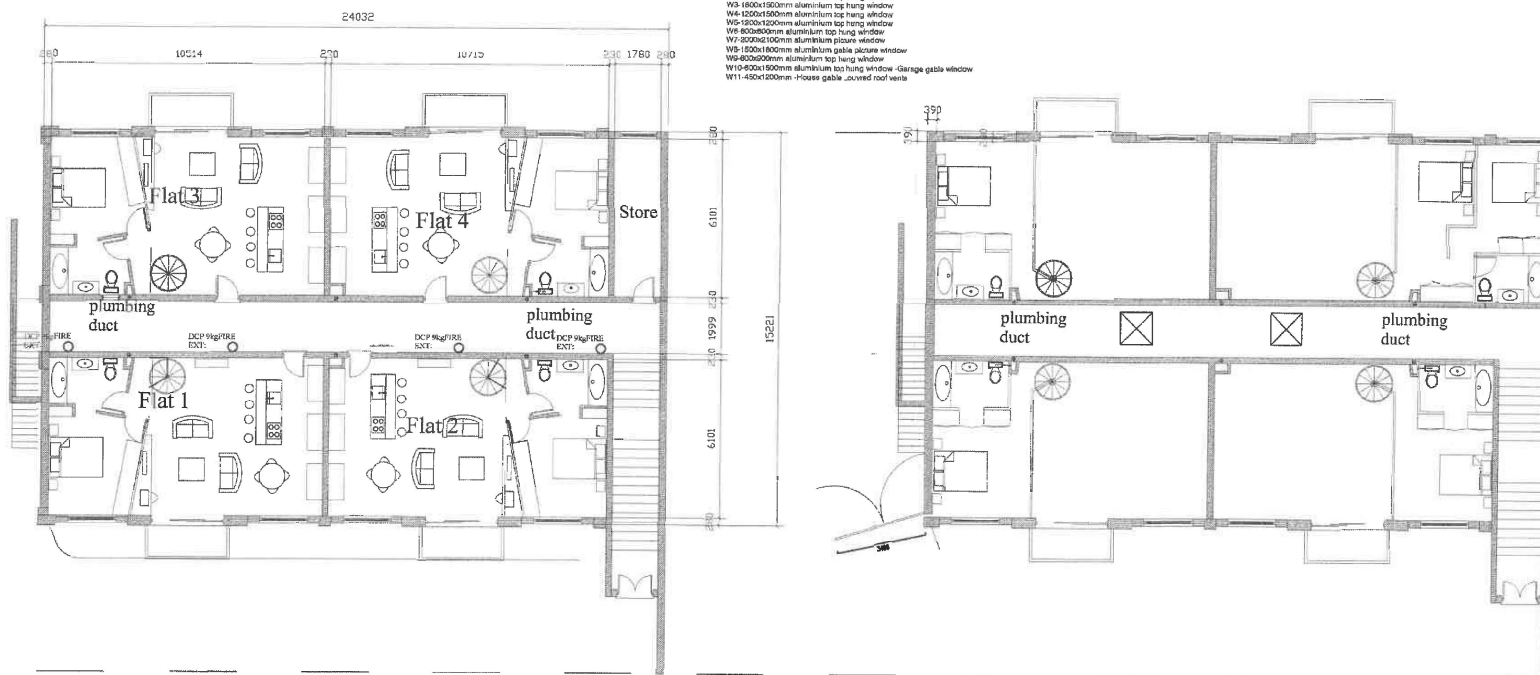
Drawn
Owner
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JAC/01D
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2
rev no.
scale
1:100
drawn
RJB
date
28/10/21

SANS 10400 PART XA & SANS 204-2011
Energy Efficiency in Buildings
Penetration Calculations
Climate Zone 4
TOTAL NET m2 BUILDING AREA
260m2 *20%= 52m2
TOTAL glazing on proposed area = 49,2m2
TOTAL glazing on proposed 18,92% is
less than 20%
Floor area compliant with SANS 10400XA

WINDOW & DOOR SPECIFICATION
 purpose made aluminium window with TOP hung opening
 assessment to AAMSEA specifications regarding maximum
 width, height, casement weight and friction stay type.
 glass secured to frame with aluminium bead and pull-
 gasket and sealed with butyl or wedge-seal glass to
 SAGGA specification clearly marked on glass.
 All safety glazing materials (individual panels) shall be
 permanently marked - south marking to be visible after glazing
 CHARCOAL smd: skum: in conformance with SANS 1706
 15ings as per manufacturer - a label friction stays installed in all windows

Window and door schedule
 All aluminium windows and doors to be charcoal
 D1 - 1200x1200mm solid aluminium horizontal design door and frame
 D2 - 5800x1200mm aluminium stacking door with top hung window
 D3 - 4000x1200mm aluminium glass door and frame
 D4 - 4000x1200mm aluminium louvered door and frame
 D5 - 4000x1200mm aluminium horizontal timber hollowware internal door
 D6 - 4000x1200mm horizontal design aluminium automatic garage door
 D7 - 3000x1200mm aluminium aluminium sliding door
 D8 - 4000x1200mm horizontal hollowware internal sliding door barn style sliding back
 D9 - 4000x1200mm aluminium horizontal panel door and frame

W1 - 2200x1200mm aluminium top hung window
 W2 - 1800x1200mm aluminium top hung window
 W3 - 1800x1200mm aluminium top hung window
 W4 - 1200x1200mm aluminium top hung window
 W5 - 1200x1200mm aluminium top hung window
 W6 - 1200x1200mm aluminium top hung window
 W7 - 800x1200mm aluminium top hung window
 W8 - 3000x1200mm aluminium picture window
 W9 - 1500x1200mm aluminium gable picture window
 W10 - 4000x1200mm aluminium top hung window - garage gable window
 W11 - 4000x1200mm - house gable - louvered roof vents



FIRST FLOOR LEVEL

MEZZANINE FLOOR LEVEL

TOWN PLANNING INFORMATION

ERF NUMBER - 2701
ALLOTMENT AREA - KENTON ON SEA
ERF AREA - 1169 m2
ZONING - BUSINESS ZONE 1

NEW WORK
Flat 1,2,3,4 : 72sq.m
Mezzanine : 28sq.m

GENERAL NOTES TO CONTRACTORS

All levels, dimensions and notes to be checked on the drawings and adjusted on site before work commences. Any discrepancies are to be reported to the Architect before commencement. The Architect will not be responsible for any discrepancy or errors not reported immediately, in this regard.
 All building work & practices in general to comply with SANS 10400-AMBS 10000-1A (energy efficiency requirements) and local building regulations. All structural elements work to be carried out strictly in accordance SANS 10400, parts B (structural design), C (foundations), J (floors), K (walls), L (poles and roof), M (stairs) and N (elevators) and to the Engineers drawings and specifications.
 NOTE - The Engineers are to inspect ALL of the above. All exposed concrete details and roofs to be waterproofed as per SANS 10400 part J (floors), K (walls) & L (roofs).
 All structural timber as per SANS 10400 parts J (floors) & L (roofs) to comply.
 Plumbing to comply with the detailed requirements of SANS 10400 parts P (sewerage), Q (rain waterborne systems and sanitary disposal) and R (stormwater disposal).
 Contractor must provide the property Owner/Architect with the following certificates: Plumbing, Electrical compliance and completion certificates. All Entrants to comply with the manufacturers details and specifications or as finished with the Owner/Employer.

revisions
 no. date description

project title
Jacobs Property Trust
Proposed Storage Shops and
Flats
Erf 2701
Kenton on Sea

MUNICIPALITY OF
Kenton On Sea
 2022/04/13/1
 APPROVED
 23/09/2022

drawing title

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Drawn

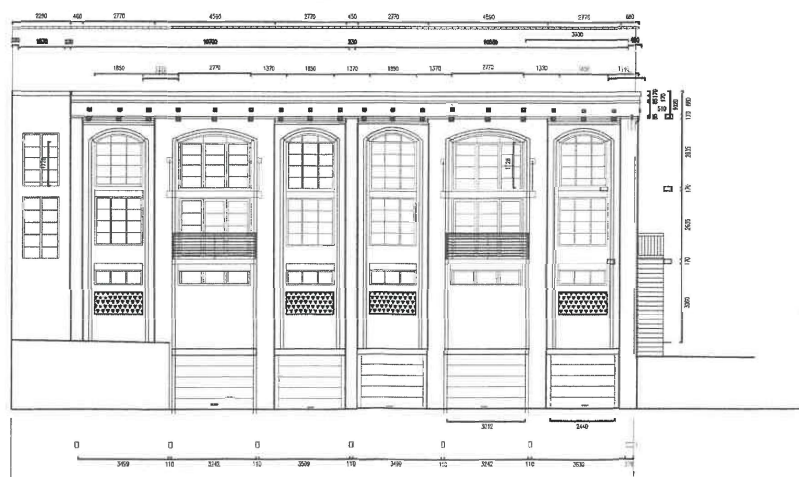
Owner

job.no	dwg.no	rev.no.
JAC/01D	3	
scale	drawn	date
1:100	RJB	18/11/19

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North Elevation



South Elevation

WALLS INTERNALLY

all external walls to be 5:1 sand-cement plaster finished as per dwg remove any loose dust or grit and apply 25% ASCOY paint all strictly to manufacturers specifications.

WALLS EXTERNALLY

Face brick with flush pointing

WALLS

GENERAL NOTES

Builders to use off-site as far as measured sections are applicable of any pair finishes and not to exceed 5% the surface of all plastered walls and concrete as well as all other surfaces to be prepared in accordance with the specifications and requirements as per panel manufacturer.
All walls externally to have post-tension type 252 polypropylene cavity ties every 500 brick and not more than 1m apart.
The mortar rate of the internal side of the cavity wall to be treated with 2 coats of Emseal at least 1m above all weeped d.p.s.
All plaster junctions between concrete and brickwork to be through y jointed.
Built in waterproofing under brick sill to detail.
Provide re-entrant concrete lintel over window opening complete with 375 weeped d.p.s.
375 micron stepped d.p.s. built into lower sill and weeped externally with one brick course lower. Every 4th joint on the outside to be left open.
External plaster to be finished with smooth trowel to match finish standard of sample panel. All brickwork to be filled and sandbed in an approved finish. Plaster red in each coat to manufacturer's specifications.

GENERAL NOTES TO CONTRACTORS

All levels, dimensions and notes to be checked on the drawings and adjusted on site before work commences. Any discrepancies are to be reported to the Architect before commencement.
The Architect will not be responsible for any discrepancy or errors not reported immediately, in this regard.
All building work & practices in general to comply with SANS 10400:AMS 10400-0A (Energy efficiency requirements) and local building regulations.
All structural concrete work to be carried out strictly in accordance SANS 10400, parts B (structural design), C (foundations), J (floor), K (walls), L (posts and roof slabs) & M (stairs) and to the Engineer's drawings and specifications.
NOTE: The Engineer has to inspect ALL of the above.
All proposed concrete details and roofs to be waterproofed as per SANS 10400 part J (floor), K (walls) & L (posts).
All structural finish as per SANS 10400 parts J (floor), L (posts) to comply.
Plumbing to comply with the detailed requirements of SANS 10400 parts P (plumbing), Q (from waterbodies, means and sanitary disposal) and R (stormwater disposal).
Contractor must provide the property Owner/Architect with the following certificates: Plumbing, Electrical compliance and completion certificate.
All finishes to comply with the manufacturers details and specifications or as finished with the Owner/Employer.

revisions

no.	date	description

project title

Jacobs Property Trust
Proposed Storage Shops and
Flats
Erf 2701
Kenton on Sea

Kenton on Sea
2020/04/13/1

23/05/2022

drawing title

Rick

Betts

Architectural Design

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Drawn

Owner

job.no	dwg.no	rev.no.
JAC/01D	5	

scale	drawn	date
1:100	RJB	18/11/19

ERF 1847 unoccupied

ERF 433 occupied

ERF 2702 occupied

ERF 2700 occupied

Applicable Land Use Rights and Development Parameters:

Primary land use (as per Business 1 zoning):

- General Business
- General Residential Building above ground floor
- Warehouse

Development Parameters:

- Street Building line : 0m
- Lateral Building line : 0m
- Rear Building line : 0m
- Permitted height : 11m
- Floor factor : 3.0
- Floor factor : 3.0

PARKING

Land Uses:	Parking requirements:	Area (m2) / units	Required parking :
Shops	2 bays / 100m2 floor space	373m2	7 parking bays
Apartments	1 bay / dwelling unit	4 apartments	4 parking bays
Storage units	1 bay / 200m2 floor space	566,9m2	3 parking bays
Total required :	14		
Total provided :	14		

GROUND FLOOR LEVEL



GENERAL NOTES TO CONTRACTORS

All levels, dimensions and notes to be checked on the drawings and adjusted on site before work commences. Any discrepancies are to be reported to the Architect before commencement. The Architect will not be responsible for any discrepancy or errors not reported immediately, in this regard.

All building work & practices in general to comply with SANS 10400 SANS 10400-KA (Energy efficiency requirements) and local building regulations. All structural concrete work to be executed in accordance with SANS 10400, parts B (structural design), C (foundations), J (steel), K (walls), L (roofs and roof cladding), M (stairs) and to the Engineers drawings and specifications.

NOTES - The Engineer is to inspect ALL of the above. All exposed concrete decks and roofs to be waterproofed as per SANS 10400 part J (Roofs), K (walls) & L (roofs) to comply.

All structural members as per SANS 10400 parts J (Roofs) & L (roofs) to comply.

Plumbing to comply with the detailed requirements of SANS 10400 parts P (waterage), Q (waste-borne sewage and sanitary disposal) and R (stormwater disposal).

Contractor must provide the property Owner/Architect with the following certificates/Plumbings:

- Electrical compliance and certificate of completion.
- All finishes to comply with the manufacturers details and specifications or as finalized with the Owner/Employer.

TOWN PLANNING INFORMATION

ERF NUMBER - 2701
 ALLOTMENT AREA - KENTON-ON-SEA
 ERF AREA - 1170 m2
NEW WORK

Garages basement plan : 108.7sq.m
 Stores basement plan : 324m2
 Stores ground floor plan : 242.9m2
 Bins, water pump and toilet : 11.2m2
 Shop Floor Plan Area : 373sq.m2
 Flat Floor Plan Area : 373sq.m2
 Mezzanine Floor Plan Area : 118sq.m2
 Balcony Floor Area : 17sq.m2
 Ground Floor Area : 627.1m2

Coverage : 53.5 %

CAR GARAGE X 4
 STORAGE GARAGE X 29

project title

Jacobs Property Trust
 Proposed Storage Shops and Flats
 Erf 2701
 Kenton on Sea

drawing title

SDP

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Drawn

Owner

job.no	dwg.no	rev no.
JAC/01D	2	
scale	drawn	date
1:100	RJB	18/11/19

TOWN PLANNING INFORMATION

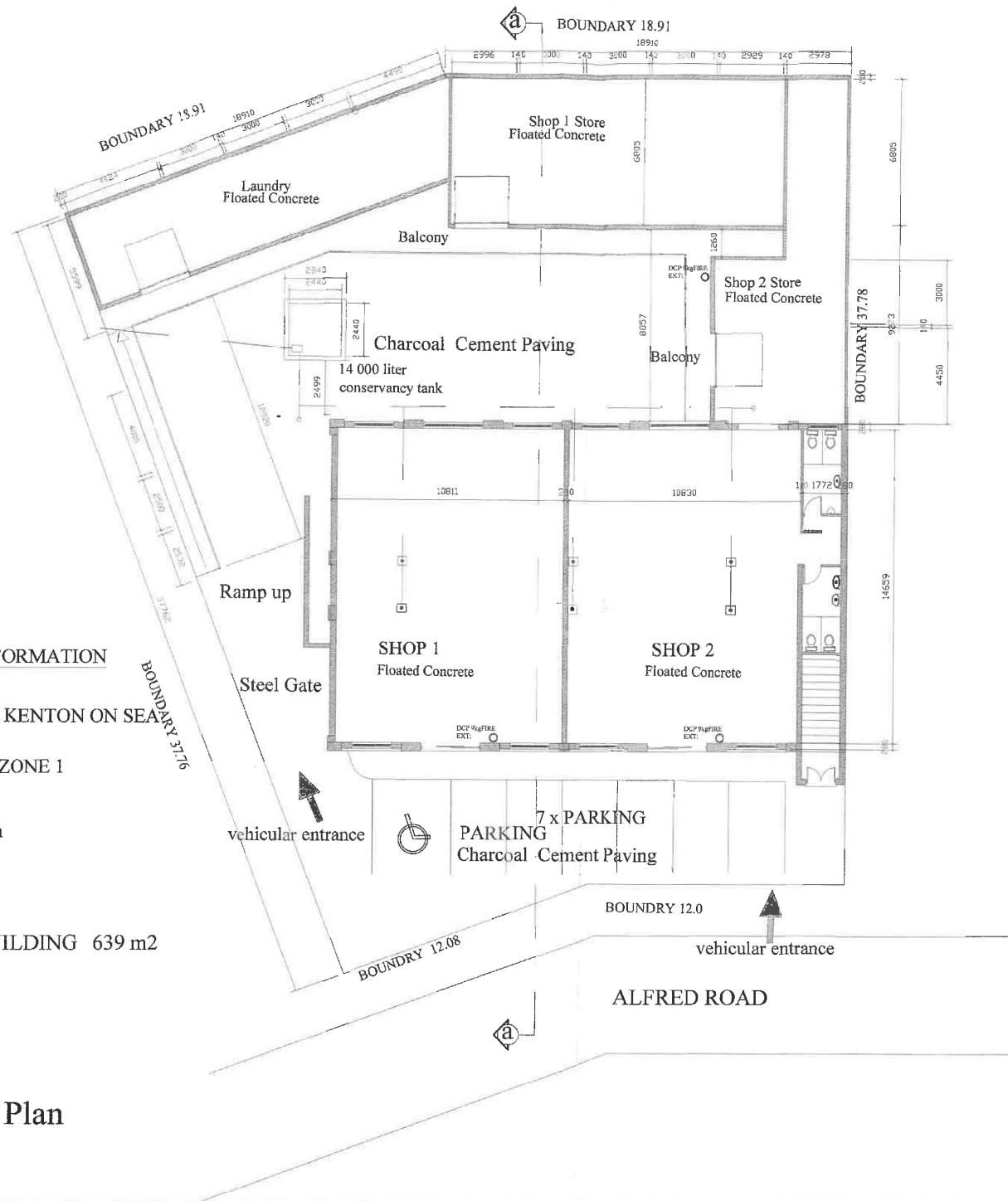
ERF NUMBER - 2701
 ALLOTMENT AREA - KENTON ON SEA
 ERF AREA - 1169 m2
 ZONING - BUSINESS ZONE 1

NEW WORK

Ground Floor : 277 sq.m

TOTAL AREA OF BUILDING 639 m2
 COVERAGE = 100 %

Ground Floor Plan



GENERAL NOTES TO CONTRACTORS

All levels, dimensions and notes to be checked on the drawings and adjusted on site before work commences. Any discrepancies are to be reported to the Architect before commencement. The Architect will not be responsible for any discrepancy or errors not reported immediately, in this regard.

Building work & practices in general to comply with SANS 10400-AMS 10400-XA (Energy efficiency requirements) and local building regulations. All structural concrete work to be carried out strictly in accordance SANS 10400, parts B (structural design), C (foundations), J (doors), K (walls), L (joists and roof slabs) & M (stairs) and to the Engineer's drawings and specifications.

NOTE: - The Engineer is to inspect ALL of the above. All excavated concrete slabs and joists to be waterproofed as per SANS 10400 part J (doors), K (walls) & L (joists).

All structural timber as per SANS 10400 parts J (doors) & L (joists) to comply.

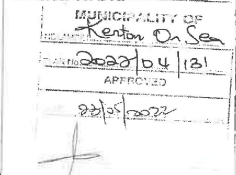
Plumbing to comply with the detailed requirements of SANS 10400 parts P (drainage), Q (sanitary), R (ventilation) and R (stormwater disposal).

Contractor must provide the property Owner/Architect with the following certificates: Plumbing, Electrical, compliance and completion certificates. All fixtures to comply with the manufacturer's details and specifications or as finalized with the Owner/Employer.

no.	date	description
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project title

Jacobs Property Trust
 Proposed Storage Units
 Erf 2701
 Kenton-on-Sea



drawing title

Municipal Submission Plan

Rick Betts
 Architectural Design
 Pr SANS 10400 S.A.L.A.T
 44-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246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ERF 1847 unoccupied

ERF 433 occupied

ERF 2702 occupied

ERF 2700 occupied

Applicable Land Use Rights and Development Parameters:

Primary land use (as per Business 1 zoning):

- General Business
- General Residential Building above ground floor
- Warehouse

Development Parameters:

- Street Building line : 0m
- Lateral Building line : 0m
- Rear Building line : 0m
- Permitted height : 11m
- Floor factor : 3.0
- Floor factor : 3.0

PARKING

Land Uses:	Parking requirements:	Area (m2) / units	Required parking :
Shops	2 bays / 100m2 floor space	373m2	7 parking bays
Apartments	1 bay / dwelling unit	4 apartments	4 parking bays
Storage units	1 bay / 200m2 floor space	566,9m2	3 parking bays
Total required :	14		
Total provided :	14		

GROUND FLOOR LEVEL



GENERAL NOTES TO CONTRACTORS
 All levels, dimensions and notes to be checked on the drawings and adjusted on site before work commences. Any discrepancies are to be reported to the Architect before commencement.
 The Architect will not be responsible for any discrepancy or errors not reported immediately in this regard.
 All building work and practices in general to comply with SANS 10400-ANB 10400-AN (Energy efficiency requirements) and local building regulations. All structural concrete work to be carried out strictly in accordance with SANS 10400, parts 2 (structural design), 3 (foundations), 4 (walls), 5 (floors and roof slabs) and 6 (stairs) and to the Engineer's drawings and specifications.
 NOTE: The Engineer is to inspect ALL of the above. All required concrete checks and tests to be waterprooofed as per SANS 10400 part 4 (floors), 5 (walls) & 6 (stairs).
 All structural timber as per SANS 10400 parts 2 (foundations), 3 (foundations), 4 (walls) & 5 (floors) to comply.
 Paving to comply with the detailed requirements of SANS 10400 parts 2 (foundations), 3 (foundations), 4 (walls) & 5 (floors).
 Contractor must provide the property Owner/Architect with the following certificates/permissions:
 Electrical compliance and completion certificates.
 All measures to comply with the manufacturer's details and specifications or as finalized with the Owner/Engineer.

TOWN PLANNING INFORMATION
 BRN NUMBER - 2701
 ALLOTMENT AREA - KENTON-ON-SEA
 ERF AREA - 1170 m2
NEW WORK
 Garages basement plan : 108.7sq.m
 Stores basement plan : 324m2
 Stores ground floor plan : 242.9m2
 Bus, water pump and toilet : 11.2m2
 Shop Floor Plan Area : 373sq.m2
 Flats Floor Plan Area : 373sq.m2
 Mezzanine Floor Plan Area : 118sq.m2
 Balcony Floor Area : 17sq.m2
 Ground Floor Area : 627.1m2
 Coverage : 53.5 %
 CAR GARAGE X 4
 STORAGE GARAGE X 29

project title
 Jacobs Property Trust
 Proposed Storage Shops and Flats
 Erf 2701
 Kenton on Sea

drawing title
 SDP

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Drawn
 Owner
 job.no
 JAC/01D
 dwg.no
 2
 rev no.
 scale
 1:100
 drawn
 RJB
 date
 18/11/19