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CLASSIFIED ADVERTISEMENTS

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

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SPCA Ndlambe
Tel: 046 624 1919
081 280 3178
Emergency Contact:
082 676 8605
Facebook:
Port Alfred & Ndlambe District SPCA

Primary Health Care, Boarding, Adoptions available at your SPCA

5550 Misc. Wanted

Palliative and Hospice Care
Caring for Grahamstown and Sunshine Coast Communities
GHT CHARITY SHOP
15 Milner Street
Mon - Fri: 09:00 - 16:30
Sat: 09:00 - 12:00 noon.
PA CHARITY SHOP
20 Southwell Road
Mon-Fri: 09:00 - 12:00noon.

We are constantly open to donations & volunteers assisting at the shops, should anyone be able to assist with this.

6 EMPLOYMENT

6150 Employment Wtd.

LUKANYO is looking for general employment in the Port Alfred area, and surrounds. He has a valid code 10 drivers license and has qualified in the security industry through PSIRA. Hardworking and motivated. References available. **071 836 4784.**

PATRICK is looking for any general employment including work as a painter and/or gardener. Experienced. Available in Port Alfred. References available. **063 341 2502.**

6150 Employment Wtd.

PATRICK is looking for general employment, also experienced as a gardener and a painter. References available. Port Alfred. **063 341 2502.**

6151 Employment Offered

JOB OFFERED
PORT ELIZABETH GUESTHOUSE
Looking for a cleaner for a Port Elizabeth (Walmer) guesthouse.
Housekeeping experience will be an advantage.
Interested ladies can email CV to
fal@vodamail.co.za
For an appointment or contact number.
It is a sleep-in job since it's a guesthouse.

EMPLOYMENT OFFERED
1 X BRAIDER
2 X NAIL SPECIALIST
3 X BARBER
wanted for a new salon in Uitenhage. Male barber with experience will be preferred.
Send CV to:
fal@vodamail.co.za

7 ACCOMMODATION

7020 Accomm. Off / Wtd

B & B IN WALMER, PORT ELIZABETH.
2 Fully equipped s/c garden flats. Continental breakfasts supplied. Central to hospitals, airport and schools. Private entrance, secure parking. Tariff: R580 single. R780 double per night. Free Wifi. Contact
Jacky Holm:
083 495 2690

2 PERSONAL

2240 Personal Services

If you want to drink that's your business. If you want to stop, thats ours...
Alcoholics Anonymous South Africa
Sunshine Life Centre, Port Alfred
7pm - 8 pm. Every Monday.
First Monday of the month is open.

Has your life become unmanageable as a result of alcohol?
Call Alcoholics Anonymous.
Marissa: 083 333 6746

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

5 SERVICES & SALES GUIDE

5120 Building Services

ARCHITECTURAL PLANS
082 939 81 31
kathy@yourplans.co.za
GET IN TOUCH for personalised professional, affordable building plans.
SPRING SAVINGS
WE BEAT ANY PRICE IN TOWN T&Cs Apply

5510 Kennels and Pets

Retreat 2 Eden
E: info@retreat2eden.co.za
C: 072 966 7692 (Johann)
072 388 9054 (Lynne)
Facebook:
Retreat 2 Eden
We are a non-profit who assist in the healing of abused and hurting animals and people. We are based on a small farm outside Port Alfred.

Follow Us on Social Media
Talk of the Town
@talkofthetownec
talk_of_the_town_ndlambe
www.talkofthetown.co.za

CALL US ON 046 624 4356
if your business is about to celebrate special event / anniversary.
Call now and find out more about our advertising features.
Talk OF THE Town
29 Miles Street, Port Alfred

NDLAMBE MUNICIPALITY
PORT ALFRED

NOTICE OF THE APPEAL AUTHORITY MEETING

Notice is hereby given, in accordance with the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) (SPLUMA) and the Ndlambe Municipality Spatial Planning and Land Use Management By-law, 2016, that a sitting of the Ndlambe Municipality Appeal Authority is scheduled to take place on **Tuesday, 29 September 2026** at **10H00am** at the **Royal St Andrews Hotel, 19 St Andrews Road, Port Alfred.**

NOTICE: 193/2026

17 SEPTEMBER 2026 ADV. R. DUMEZWENI
MUNICIPAL MANAGER

NDLAMBE MUNICIPALITY

PORT ALFRED

APPLICATION FOR THE REZONING OF ERF 2697, KENTON ON SEA FROM BUSINESS ZONE 2 TO BUSINESS ZONE 1 AND PERMANENT DEPARTURE TO RELAX PARKING REQUIREMENTS.

Applicant: M.E.H SULTER & SON

Owner: ANTOINETTE MINOTT

Property Description: ERF 2697, KENTON ON SEA

Physical Address: CNR OCEAN/ALFRED ROAD, KENTON ON SEA, 6191

Detailed description of proposal:
The matter for consideration is an Application for the Rezoning of Erf 2697, Kenton on Sea from Business Zone 2 to Business Zone 1 and Permanent Departure to the Parking Requirements as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the abovementioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway, and Port Alfred Municipal Office. The application can also be viewed on the Town Planning Portal on Ndlambe Municipal website (https://www.ndlambe.gov.za/town-planning-portal/) under Public Participation. Any written comments may be addressed in terms of Section 98 of the said Bylaw to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before 19 October 2026. Telephonic enquiries can be made to the Town Planning Section at (046) 604 5520. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a Municipal Official by transcribing their comments.

NOTICE NUMBER: 199/2026

17 September 2026 DV R. DUMEZWENI
MUNICIPAL MANAGER

Let's Celebrate Your Business!
Ask about our advertising features if you wish to:
- Celebrate a Special Event or Anniversary.
- Celebrate your Team, Partners and Customers.
- Acknowledge Achievements and Hard Work.
- Showcase your Business to Potential Customers.
- Drive Marketing Engagement and Reach.
Contact one of our Sales Representatives today!
Bryan Smith: 046 624 4356
Email: smithb@talkofthetown.co.za
Talk OF THE Town

de jager lordan

In the Estate of the Late JOHAN KAREL HERSELMAN, Identity No. 341006 5011 080 born 06 OCTOBER 1934, who died on 17 JANUARY 2026, of 11 WESLEYAN STREET, ALEXANDRIA, 6185. Widowed

ESTATE NO: 000552/2026

The FIRST AND FINAL LIQUIDATION AND DISTRIBUTION ACCOUNT in the above Estate will lie for inspection at the office of the Master of the High Court, MAKHANDA (GRAHAMSTOWN), and a duplicate thereof at the offices of the Magistrates, ALEXANDRIA for a period of twenty-one (21) days from 18 September 2026.

DE JAGER & LORDAN INC
Attorneys for the Executor
25 RETIEF STREET
ALEXANDRIA
6185
TEL: 046-6222799
(Ref: D JOUBERT/sw)

NDLAMBE MUNICIPALITY

PORT ALFRED

APPLICATION FOR PERMANENT DEPARTURE TO ALLOW A RESTAURANT ON ERF 6782, PORT ALFRED.

Applicant: WADS PROJECTS (PTY) LTD

Owner: BRENTON JOHN BEHNHAM SPENCE TRACEY-ANN BENHAM SPENCE

Property Description: ERF 6782, PORT ALFRED

Physical Address: 2B KEEY STREET, PORT ALFRED, 6170

Detailed description of proposal:
The matter for consideration is an Application for the Permanent Departure to Allow a Restaurant on Erf 6782, Port Alfred as per the provisions of the Ndlambe Municipality Spatial Planning and Land Use Management By-laws (2016) and Ndlambe Municipality Integrated Land Use Scheme, 2019.

Notice is hereby given in terms of Section 93 of the Ndlambe Municipality Spatial Planning and Land Use Management By-law (2016) that the abovementioned application has been received and is available for inspection during weekdays between 09:00 to 15:00 at the Ndlambe Municipality, Civic Centre, Causeway, and Port Alfred Municipal Office. The application can also be viewed on the Town Planning Portal on Ndlambe Municipal website (https://www.ndlambe.gov.za/town-planning-portal/) under Public Participation. Any written comments may be addressed in terms of Section 98 of the said Bylaw to The MUNICIPAL MANAGER, Causeway, Port Alfred, 6170 or emailed to townplanning@ndlambe.gov.za on or before 19 October 2026. Telephonic enquiries can be made to the Town Planning Section at (046) 604 5520. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a Municipal Official by transcribing their comments.

NOTICE NUMBER: 200/2026

17 September 2026 DV R. DUMEZWENI
MUNICIPAL MANAGER

NDLAMBE MUNICIPALITY

NDLAMBE MUNICIPALITY
29 JUL 2026
TOWN PLANNING
DEPARTMENT OF INFRASTRUCTURE
Ndlambe Municipality
Corporate Services

LAND USE APPLICATION FORM

17 AUG 2026
RECEIVED

PART A: TYPE(S) OF APPLICATION

TICK	APPLICATION TYPE	FEE AS PER FEE LIST
✓	**Rezoning**	**R 11 287.62**
	Consolidation	R
	Requirements for amendment, suspension or removal of restrictive conditions or obsolete Condition, servitude or reservation registered against title of land	R
✓	**Departure Application: Permanent or Temporary Departure (for Land Use Change)**	**R 9 030.09**
	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 20 317.71**

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: _____

PART B: GENERAL INSTRUCTIONS

(These instructions should be read before completing the form)

1. GENERAL REMARKS

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

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

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

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

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

2. PRIOR LIAISON WITH OTHER INTERESTED PARTIES

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

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

3. SUBMISSION OF APPLICATION

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

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

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

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

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

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

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

3.5.1. Details in respect of the application

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

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

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

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

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

3.5.4. Motivation

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

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

3.3.5 Supporting information and documentation

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

- Copy of Traffic Impact Statement (TIS - if between 50 – 150 peak hr trips) or Traffic Impact Assessment (TIA - if > 150 peak hr trips);
- Floodline determination (report / plan);

- 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)	**PETER**
Surname	**SULTER**
Company name *(If applicable)*	**MEH SULTER & SON**
Street or Postal Address	**15A MILNER STREET** **MAKHANDA** **6139**
Email Address	peter@surveyec.co.za
Contact Number	**082 654 9849**

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

Registered owner(s) Name	**ANTOINETTE MINOTT**
Street or Postal Address	**CORNER OF OCEAN DRIVE & ALFRED ROAD** **KENTON-ON-SEA** **6191**
E-mail Address	[redacted]
Contact Number	[redacted]

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed			
Erf No	2697	Suburb/Town/Area	KENTON-ON-SEA
Farm No		Portion *(if applicable)*	
Physical or Street Address	CORNER OCEAN DRIVE & ALFRED ROAD		
Current Zoning	BUSINESS ZONE 2		
Proposed Zoning	BUSINESS ZONE 1		
Additional Rights or Consent Uses Approved	NO		
Current activities	MIXED USE BUSINESS		
Are any departures applicable to the land unit?	NO		
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	YES, VARIOUS BUILDINGS		
Is the site/property being used in accordance with its present zoning? If not, how is the land being utilised?	PARTLY		
Property Size/ Extent (m^2/ ha - as per Title Deed	746 SQ.M.		
Title Deed Number	[redacted]		
Any additional/relevant information in regard to the property	NO		

Any restrictions ito Conveyance's Certificate?	Y	N	If yes, list condition(s) in motivation report.			
Are the restrictive conditions in favour of a third party?	Y	N	If yes, list the party(ies) in motivation report.			
Is the property owned by Council?	Y	N	If yes, attach a power of attorney signed by the Municipal Manager or delegated authority.			
Is the application triggered by the National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N	If yes, indicate which section are triggered in motivation report and attach relevant permit.			
Is the property or building located within the historical core or contains any heritage significant features?	Y	N	Is the building older than 60 years?	Y	N	
Does the property fall inside the urban edge in terms of the SDF?	Y	N	Does the property fall within the service edge in terms of SDF?	Y	N	
Is the property encumbered with a bond	Y	N	If yes, is bond/mortgage holders consent attached	Y	N	
Any existing unauthorized buildings and/or land use on the subject property(ies)?	Y	N	If yes, is this application to legalise the building / land use?	Y	N	
NOTE: A contravention penalty may be imposed						
Are there any pending court case(s) / order(s) relating to the subject property(ies)?	Y	N	Are there any land claim(s) registered on the subject property(ies)?	Y	N	

PART E: DETAILS OF THE APPLICATION

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

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

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.....

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 provide 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:

i. Lateral (side) building line(s) from ..... m to .....m; and / or
ii. Rear building line from .....m to.....m; and / or
iii. Street building line from .....m to .....m; and / or
iv. Coverage factor from ..... % to .....%; and / or
v. Building height restriction from ..... m to..... m; and / or
vi. Street boundary wall / fence height restriction from ..... m to.....m;
vii. Relaxation of parking requirements from..5.....bays to.....2.....bays
viii. Other zoning scheme condition(s) (as specified).....

5. RESTRICTING FACTORS

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

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

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

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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?	YES		NDLAMBE SPATIAL DEVELOPMENT PLAN
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)]		NO	
Any other Municipal by-law that may be relevant to application? (If yes, specify)		NO	
Does the proposal fall within the provisions/parameters of the land use scheme?	YES		
Are additional applications required to deviate from the land use scheme? (if yes, specify)		NO	

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?		NO	
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		NO	
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)*		NO	
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?		NO	
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.*		NO	

Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		**NO**	
Will the proposal *trigger* a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		**NO**	
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)		**NO**	
Will the proposal have an impact on any National or Provincial roads?		**NO**	
Will the proposal have an impact on any National or Provincial roads?		**NO**	
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		**NO**	
Will the proposal affect any land owned by any State-Owned Entity (Telkom, ESKOM, Transnet etc.) and/or servitudes?		**NO**	
Is the property subject to any existing mineral rights?		**NO**	

PART H: SERVICE REQUIREMENTS

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

NOTE: Provide more detailed information in the motivation report.

Applicant's Initials: _____

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)	*		
Company resolution/Minutes if property is regietered under a company or entity			*
Resolution or other proof that applicant is authorised to act on behalf of a juristic person			*
Full Copy of Signed Title Deed	*		
Bondholder's consent			*
Locality map	*		
Zoning map	*		
Land-use map	*		
Site Development Plan/ Site Layout	*		
S.G / Erf Diagram	*		
Motivation report	*		
Written motivation pertaining to the desirability and impact of the application	*		
Proof of payment	*		
MINIMUM AND ADDITIONAL REQUIREMENTS			
Neigbours consent	**LATER**		
Proposed subdivision plan			*
Proposed consolidation plan			*
Conveyancer's certificate			*
Flood-line certificate			*
Services Report or indication of all municipal services / registered servitudes			*
Environmental Authorisation (EA) / Record of Decision (ROD)			*
Heritage Impact Assessment (HIA)			*
Traffic Impact Assessment (TIA			*
Traffic Impact Statement (TIS)			*
Major Hazard Impact Assessment (MHIA)			*
Home Owners Association Consent			*
Any other annexures, give details:			

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

.....

.....

.....

.....

.....

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)	**PETER BROCAS SULTER**		
Professional Capacity & Registration Number	**PROFESSIONAL LAND SURVEYOR (PLS 0786)**		
Statutory Body	**SOUTH AFRCIAN GEOMATICS COUNCIL**	Are you In Good Standing with the Staturory Body?	**YES**
Applicant's Signature		Date	**27th JULY 2026**

Applicant's Initials: _____

PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	Zamagcina Dantile
Title/Capacity	Assistant town Planner
Signature	
Municipal Stamp	NDLAMBE MUNICIPALITY 29 JUL 2026 TOWN PLANNING DEPARTMENT OF INFRASTRUCTURE

SPECIAL POWER OF ATTORNEY

I the undersigned, being the registered owner of erf 2697 Kenton-on-Sea, do hereby appoint Peter Sulter of M.E.H. Sulter and Son Land Surveyors in Makhanda to handle all and whatsoever applications that are necessary and to sign all documentation necessary on my behalf insofar as it relates to the application for:-

i) The re-zoning of erf 2697 Kenton-on-Sea from Business Zone 2 to Business Zone 1

Signed at **Kenton-on-Sea** this **5TH** day of **May 2026.**

.....

ANTOINETTE MINOTT
OWNER

.....

AS WITNESS

.....

AS WITNESS

M.E.H. SÜLTER & SON Inc.

Professional Land Surveyors / Professionele Landmeters
Township & Property Consultants / Dorps- en Eiendomsraadgewers
Sectional Title Surveyors / Deeltitelopmeters
3D Scanning and Data Modelling / 3D Skandering en Datamodellering

Medical Centre
15A Milner Street
Grahamstown 6139

Tel: 046-6224441
Cell: 082-6549849
072-7976479
E-mail: peter@surveyec.co.za
kyle@surveyec.co.za

Motivation Report for erf 2697 Kenton-on-Sea

- **Re-zoning from Business Zone 2 to Business Zone 1**
- **Departure from the onsite parking requirements**

Directors: P.B. Sulter B.Sc. Survey, Pr.L. (S.A.G.C.) Dip. Proj. Management and K. van Niekerk B.Sc. Geomatics, Pr.L. (S.A.G.C.)
Assisted By: L. Biyase (Land Surveyor-in-training)
Reg. No. 2014/003435/21

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Annexures:

Annexure 1: Application form

Annexure 2: Special Power of Attorney from the owner

Annexure 3: Title deed

Annexure 4: Municipal zoning certificate – stated in municipal non-compliance letter

Annexure 5: Photographs

Maps:

Map 1: Local Municipal Map

Map 2: Locality Plan and extract from Municipal Zoning Map

Map 3: Land Use Map – aerial view

Map 4a: Site Development Plan

Map 4b: Floor plans

Map 5: Surveyor General's diagram

SECTION A: INTRODUCTION

MEH Sulter & Son have been appointed by Antoinette Minott, owner of erf 2967 Kenton-on-Sea to apply to the Ndlambe Municipality for the following in connection with erf 2697 Kenton-on-Sea.

- **Re-zoning from Business Zone 2 to Business Zone 1**
- **Departure to relax the onsite parking requirements**

Refer to the attached Special Power of Attorney from Pauline Martens - **Annexure 2.**

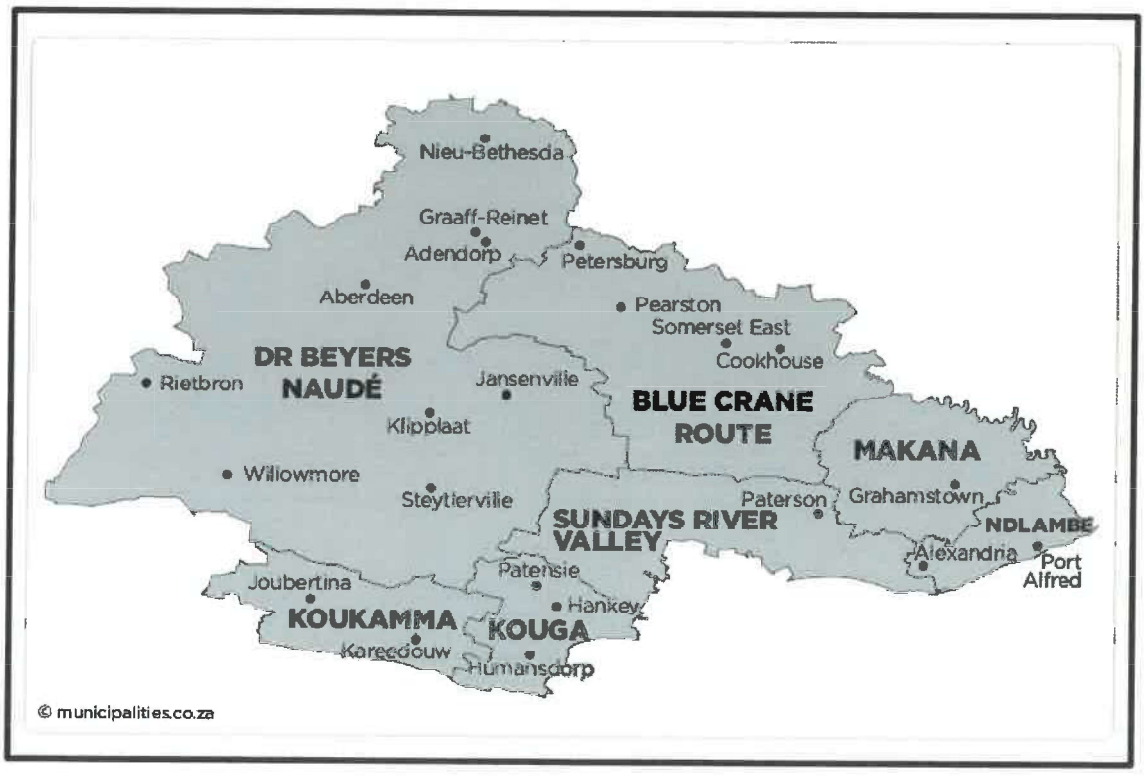
This application is made in terms of Sections 68(1) and 76(3) of the Ndlambe Municipal By-laws promulgated in terms of the Spatial Planning and Land Use Management Act No.16 of 2013 for the re-zoning of erf 2697 Kenton-on-Sea from Business Zone 2 to Business Zone 1 and parking Departure.

The purpose of the rezoning is to allow for a broader range of commercial uses and to enhance the economic viability of the property within the existing commercial node of Kenton-on-Sea.

SECTION B: LOCALITY OF THE PROPERTIES

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

Map 1: Ndlambe Local Municipality



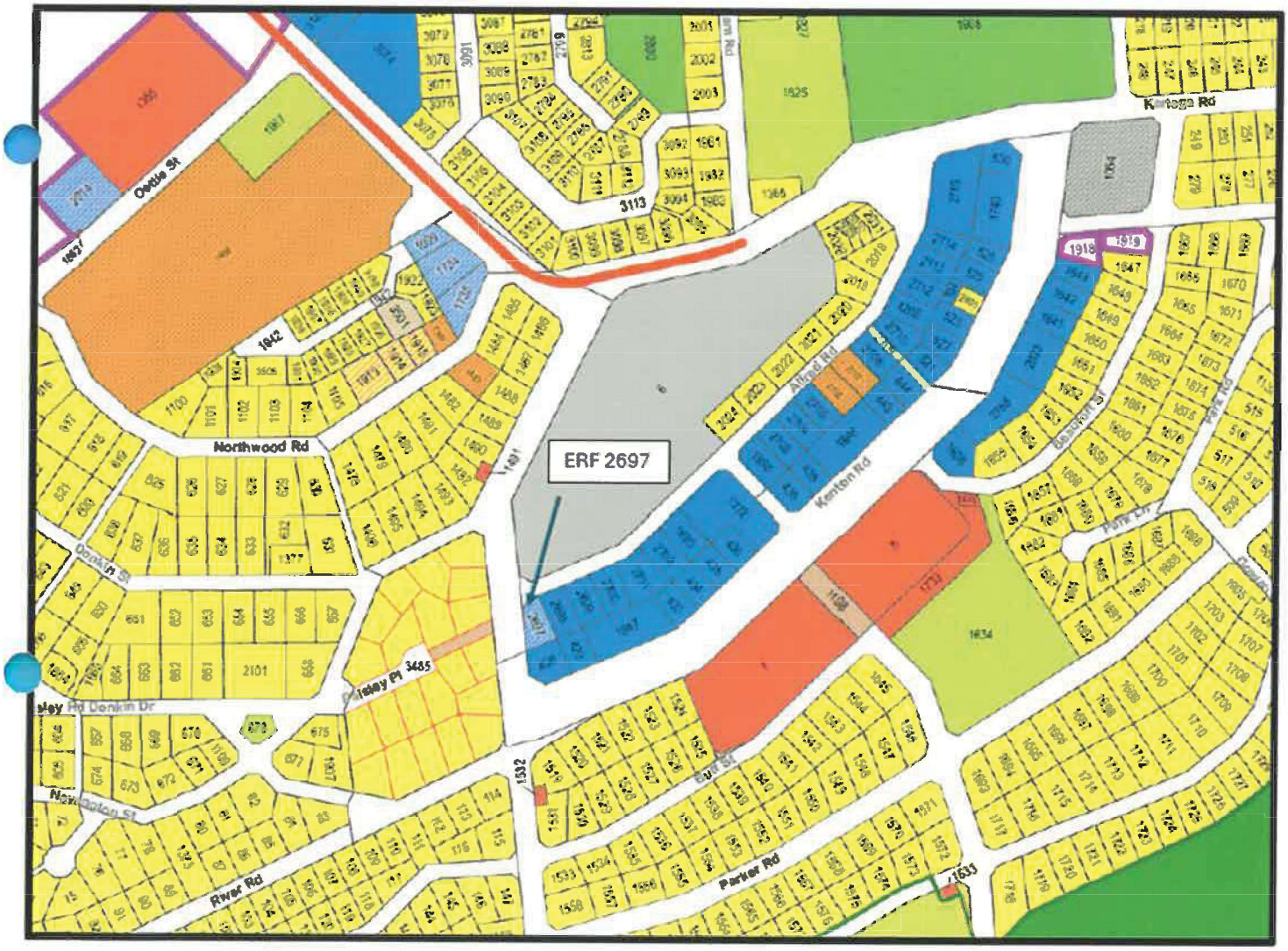
The Ndlambe Municipality consists of towns such as Alexandria, Bathurst, Boknesstrand, Bushmans River Mouth, Cannon Rocks, Kenton-on-Sea, Port Alfred and Seafield.

The erf is situated on the corner of Alfred Road and Ocean Avenue Kenton-on-Sea.

The property is located within an established area of Kenton-on-Sea, which functions as a key service centre for both permanent residence and seasonal visitors.

The area is characterised by mixed use commercial uses, including retail, offices and tourism related activities.

Within the town of Kenton-on-Sea, the locality of the subject property can be seen below.



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

SECTION C: OWNERSHIP, ZONING AND EXTENT OF THE PROPERTIES

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

a) OWNERS PARTICULARS

Property Details	Registered Owner	Title Deed	Extent
ERF 2697 KENTON-ON-SEA	ANTOINETTE MINNOT	T[redacted]	745 SQ.M.

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

b) ZONING

In terms of the Ndlambe Integrated Land Use Management Scheme erf 2697 Kenton-on-Sea is zoned **Business Zone 2.**

SECTION D: TITLE DEED RESTRICTIONS

There are no restrictive title deed conditions that need to be removed from the title deed.

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

SECTION E: BOND HOLDERS CONSENT

There is no bond over the property.

SECTION F: EXISTING AND ADJACENT LAND USE

The property is situated on the corner of Alfred Road and Ocean Avenue in Kenton-on-Sea.

The surrounding properties are mostly business to the east and immediately to the south with residential erven further to the north and further south.

Across Alfred Road to the north is the Kenton Primary School.

To the west is vacant land on which an exclusive residential private estate is planned.

The property is at the west end of the "commercial block" which consists entirely of Business Zone 1 erven and erf 2697 is the only erf in the block that is zoned Business Zone 2.



Map 3: Land Use Map – aerial view

SECTION G: SERVITUDES

There are no servitudes over the erf.

SECTION H: EXISTING SERVICES

The purpose of this section is to highlight the existing infrastructural services available to erf 2697 Kenton-on-Sea.

- **Electricity**
  The Municipality provides electricity to the site.
- **Refuse Removal**
  The Municipality is currently responsible for refuse removal.
- **Roads**
  Access to the sites is via Alfred Road and Ocean Avenue.
- **Sanitation**
  The sites in this area all have their own conservancy tanks.
- **Storm water**
  Is via natural run off and drains.
- **Water**
  The site has an existing water connection.

SECTION I: EXISTING AND PROPOSED ZONING

As mentioned previously the property is situated at the corner of Alfred Road and Ocean Avenue Kenton-on-Sea.

The property is zoned Business Zone 2.

The surrounding properties are both mixed zoning and mixed use.

In terms of the Ndlambe Integrated Land Use Management Scheme, erf 2697 is zoned **Business Zone 2.**

This application serves to re-zone erf 2697 from **Business Zone 2** to **Business Zone 1**.

Erf 289 - existing and proposed developmental Parameters.

	Existing Land Use Rights	**Proposed Land Use Rights**
Erf Number	2697	
Erf Size	745 Sq.m.	
Use Zone	Business Zone 2	Business Zone 1
Primary Use	Office, Shop	General Business
Consent Use	Funeral parlour, general residential building, institution, place of assembly, place of entertainment, place of instruction, place of worship, restaurant, telecommunications mast, tourist facility.	Funeral parlour, gambling activity, institution, liquor outlet, place of assembly, place of entertainment, place of instruction, place of worship, service station, telecommunications mast, tourist facility, transport facility & warehouse
Side & Rear Building Lines	Zero	Zero
Street Building Line	Zero	Zero
Coverage	100%	100%
Height	8,5m	8,5m
Parking	2 bays per 100 Sq.m. of GLA	2 bays per 100 Sq.m. of GLA

General Business – means the use of the property for mixed use purposes of retail, commercial of professional operations, which may, inter alia, include restaurants, shops, office, financial institutions, gymnasiums or any other which is reasonably connected to a business.

SECTION J: MOTIVATION – EXISTING & PROPOSED DEVELOPMENT

1) Re-zoning of erf 2697 from Business Zone 2 to Business Zone 1 in terms of Section 68(1) of the of the Ndlambe Municipal By-laws promulgated in terms of the Spatial Planning and Land Use Management Act No.16 of 2013

1. Introduction

This application is submitted in terms of the applicable land use planning legislation for the rezoning of the subject property from *Business Zone 2* to *Business Zone 1*. The purpose of the rezoning is to allow a broader range of primary commercial uses and to enhance the economic viability of the property within the existing commercial node of Kenton-on-Sea.

2. Locality and Context

The subject property is located within an established commercial area of Kenton-on-Sea, which functions as a key service centre for both permanent residents and seasonal visitors. The area is characterised by mixed commercial uses, including retail, offices, and tourism-related activities.

3. Need and Desirability

The rezoning is considered desirable for the following reasons:

- The current *Business Zone 2* zoning is restrictive in terms of permissible primary uses.
- *Business Zone 1* will allow more flexible retail and commercial activities that respond to market demand.
- The proposal supports economic diversification and job creation.
- It strengthens the viability and attractiveness of the commercial node.

Given Kenton-on-Sea's reliance on tourism and seasonal economic activity, flexibility in land use is critical to sustaining local businesses.

4. Alignment with Ndlambe Spatial Development Framework (SDF)

The proposal is consistent with the policy directives and spatial principles contained in the **Ndlambe Spatial Development Framework (SDF)**, particularly the following:

4.1 Spatial Structuring Principles

The SDF promotes:

- **Nodal development and activity corridors**: Encouraging higher intensity land uses within established nodes.
- **Infill development and densification**: Optimising the use of well-located land within existing urban areas.
- **Efficient use of infrastructure**: Directing development to areas where services are already available.

4.2 Local Economic Development (LED) Policies

The SDF supports:

- **Expansion and diversification of the local economy**
- **Promotion of small businesses and tourism-related enterprises**
- **Strengthening of existing commercial centres**

4.3 Tourism Development Policy

The SDF identifies Kenton-on-Sea as a key tourism node and promotes:

- **Improved commercial offerings to support tourism**
- **Mixed-use and flexible land use rights in tourism nodes**
- **Enhancement of visitor experience through diversified services**

4.4 Settlement and Land Use Management Guidelines

The SDF encourages:

- **Compatibility of land uses within urban areas**
- **Avoidance of urban sprawl through intensification of existing areas**
- **Context-sensitive development**

5. Impact Assessment

- **Traffic:** Anticipated increase is minimal and can be accommodated by existing road networks.
- **Bulk Services:** Adequate municipal services are available to support the proposed uses.
- **Environmental Impact:** No significant impacts are expected as the site is already developed.
- **Surrounding Properties:** The proposal is compatible with the character and function of the area.

6. Public Interest

The proposal serves the public interest by:

- Promoting sustainable economic growth
- Supporting local employment opportunities
- Enhancing the commercial viability of the area
- Improving access to goods and services for residents and visitors

2) Permanent Departure to relax the onsite parking requirements in terms of Section 68(1) of the of the Ndlambe Municipal By-laws promulgated in terms of the Spatial Planning and Land Use Management Act No.16 of 2013

1. Introduction

This motivation is submitted in support of an application for a departure from the prescribed off-street parking requirements applicable to erf 2697 Kenton-on-Sea which is to be re-zoned to Business Zone 1.

The purpose of the application is to permit a reduction in the number of required on-site parking bays from 5 bays to 2 bays to accommodate the continued and efficient use of the property for business purposes.

2. Motivation for Departure

Erf 2697 Kenton-on-Sea is situated within the established business node in Kenton-on-Sea and forms part of a historically developed commercial area characterised by compact erf patterns, limited site dimensions, and mixed business activity.

Many of the existing business properties within Kenton-on-Sea were developed prior to the implementation of contemporary parking standards and consequently do not fully comply with current parking ratios. The area functions as a pedestrian-oriented coastal village where customers frequently access businesses on foot, particularly during holiday periods and peak tourism seasons.

The strict application of current parking standards would impose an unreasonable and impractical burden on the property owner.

The subject erf is limited in extent and is constrained by existing buildings. Full compliance with the prescribed parking requirements would significantly reduce the functional viability of the property and may compromise building functionality.

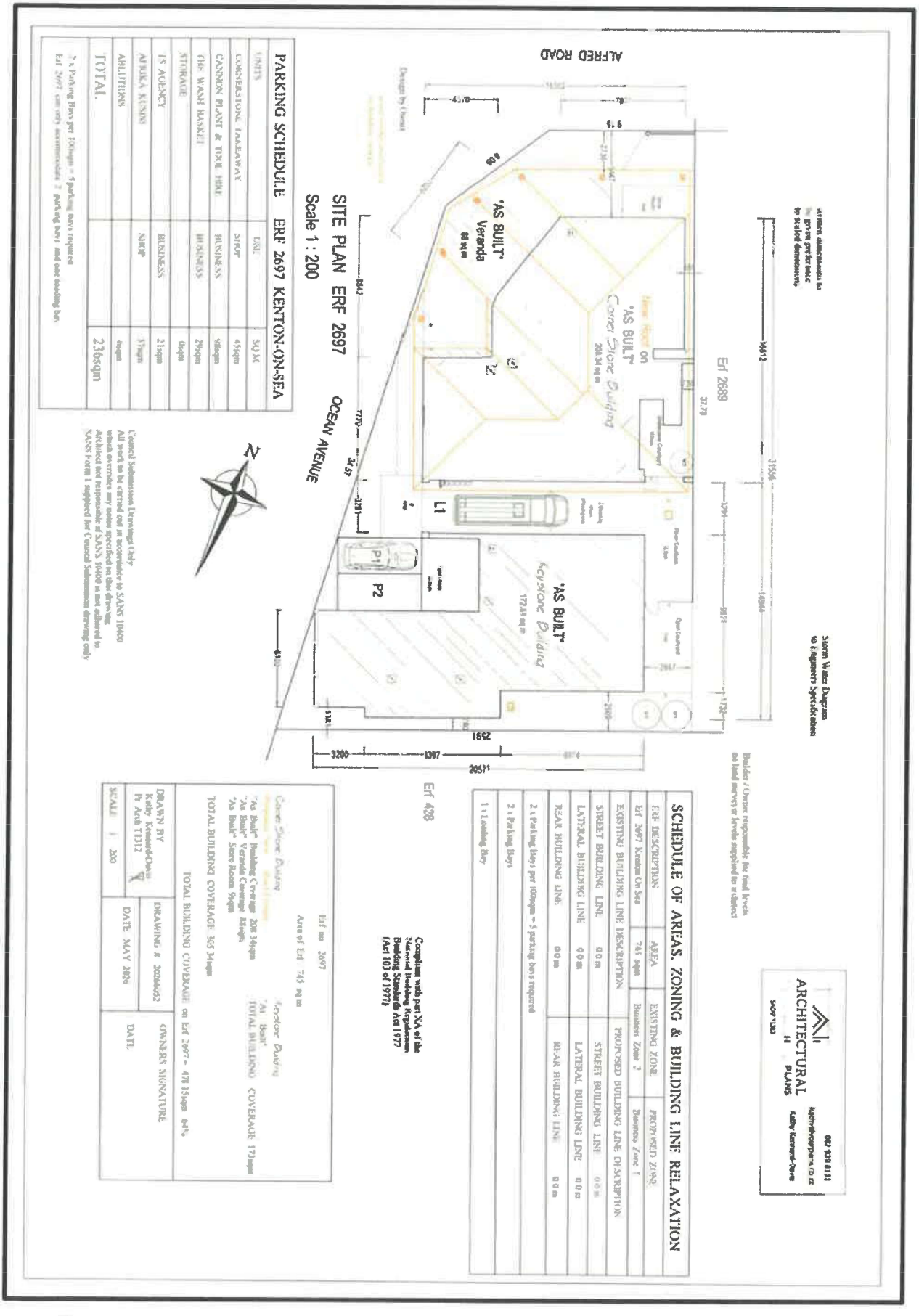
The provision of additional parking bays on-site is therefore not achievable without substantial demolition, reconstruction, or underutilisation of the property.

Kenton-on-Sea is characterised by a low-intensity coastal village character with a walkable town centre and low traffic volumes outside of peak seasonal periods. Numerous commercial properties within the area operate successfully with reduced on-site parking provision.

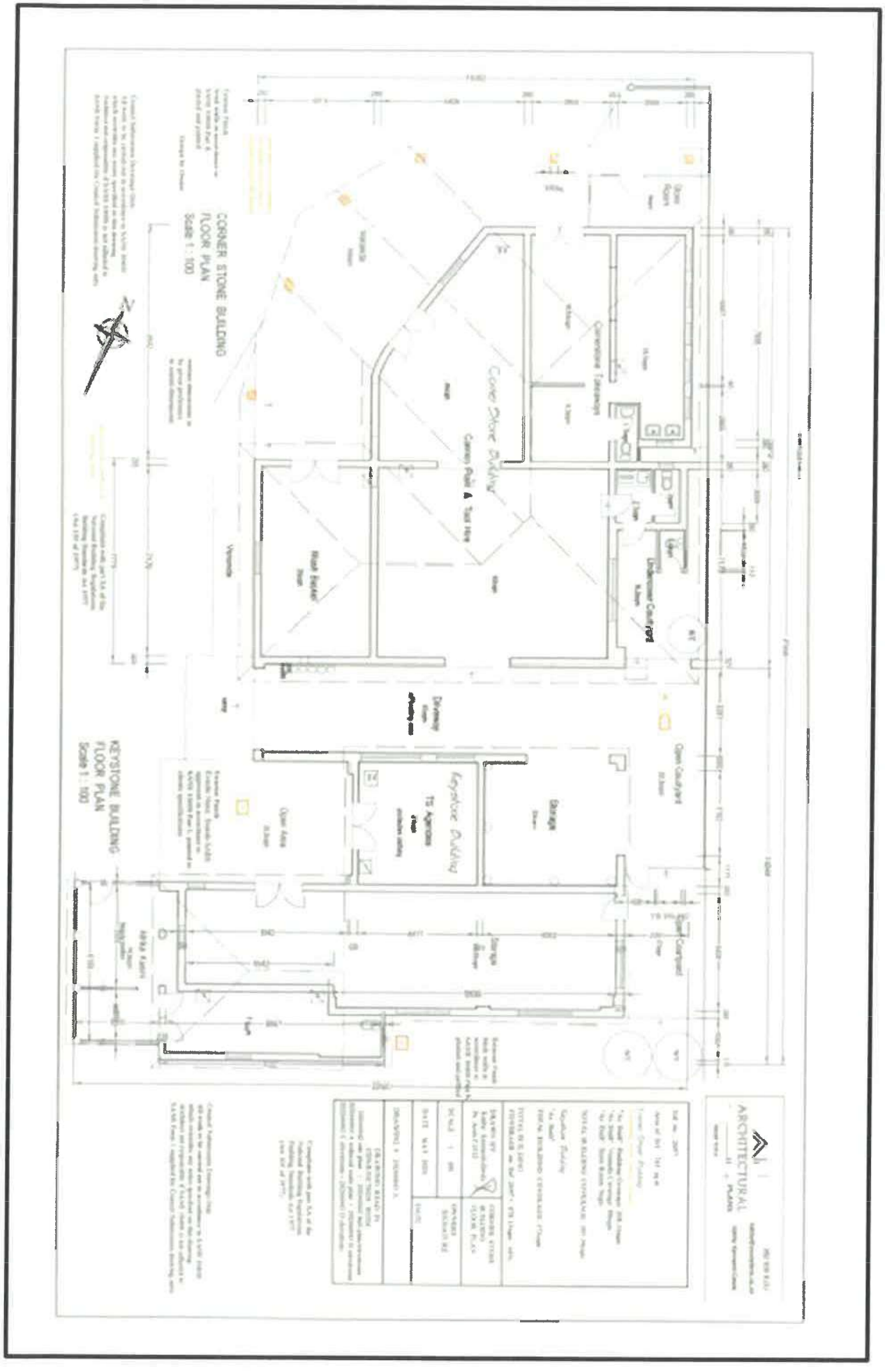
The proposed departure is therefore consistent with the established development pattern and character of the surrounding area.

The surrounding road network accommodates on-street parking opportunities that supplement private parking provision within the commercial area. The subject property is located within reasonable walking distance of existing public parking and informal parking areas which are routinely utilised by patrons and visitors. The proposed reduction in parking will therefore not result in a significant adverse impact on traffic flow or parking availability within the surrounding area.

The proposed departure is not expected to negatively affect adjoining properties or the surrounding area as the business have been in operation for several years and the patrons have always parked in the existing road reserve which is substantial.



Map 4a: Site Development Plan



Map 4b: Floor plans

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

Municipal Spatial Development Framework (2023):

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

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

Spatial Planning Principles - Section 9:

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

- Development of sustainable human settlements
- Ensuring a sustainable and functioning environment
- Managing and maintaining safe and accessible infrastructure provision
- Access and affordable public transport and accessible linkage between settlements
- Thriving economy which is well positioned within the province and within the country
- "Smart City" and information technology
- Effective Governance

Further the following spatial structuring elements should apply.

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

- Contain urban sprawl – **the erf is in an established township, and the proposal will not create urban sprawl**
- Promote urban and social integration – **the property is situated at the end of a business nodes and promotes social integration**
- Promote higher densities – **Not applicable as the buildings already exist**
- Create quality urban environments – **The area is already a quality urban environment**
- Promote pedestrian friendly environments and movement patterns
- Create a sense of space – **N/A**
- Enhancement of investment opportunities – **Making the erf compliant will add value to the property**

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

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

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

Section 7 of SPLUMA stipulates:

Such principals include but are not limited to.

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

The application is in line with the SPLUMA Development Principles (Section 42(1)(1)) in the following manner:

SPLUMA REFERENCE		Development Compliance
7 (a)	**Spatial Justice** i) Promote land development that is within the fiscal, institutional and administrative means of the Republic; ii) Ensure that special consideration is given to the protection of prime and unique agricultural land; iii) Uphold consistency of land use measures in accordance with environmental management instruments; iv) Promote and stimulate the effective and equitable functioning of land markets; v) Consider all current and future costs to all parties for the provision of infrastructure and social services in land developments; vi) Promote land development in locations that are sustainable and limit urban sprawl; and vii) result in communities that are viable;	• In summary this principle of spatial justice requires that past spatial and other development imbalances must be addressed through improved access to and use of land. • The location of this property in Kenton-on-Sea and the type of land use supports spatial justice. • The application is being submitted so that the activities on the erf will be complaint with the correct zoning
7 (b)	**Spatial Sustainability** i) Land development optimises the use of existing resources and infrastructure; ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and iii) Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;	• This principle deals with the promotion of land development in strategic location, protecting the environment, stimulation of land markets and viable communities. • The erf is within the urban edge of Kenton-on-Sea and in an established residential area. • This proposal will certainly not conflict with the present character of the area.

7 (c)	**Efficiency** i) Land development optimises the use of existing resources and infrastructure; ii) Decision-making procedures are designed to minimise negative financial, social, economic or environmental impacts; and iii) Development application procedures are efficient and streamlined and timeframes are adhered to by all parties;	• This principle advocates for optimization of resources, minimization of impact and sufficiency of land development. • The proposal will promote the optimal utilization of the subject property and existing infrastructure. • The proposal supports the principle of nodal development • The building already exists and the various businesses have been running for many years
7 (d)	**Spatial Resilience** The principle of spatial resilience, whereby flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks	• The proposed changes to the land use rights are in accordance with the land use management of the Ndlambe Municipality and Ndlambe Municipal land policies
7 (e)	**Good Administration** i) All spheres of government ensure an integrated approach to land use and land development that is guided by the spatial planning and land use management systems as embodied in this Act; ii) All government departments must provide their sector inputs and comply with any other prescribed requirements during the preparation or amendment of spatial development frameworks; iii) The requirements of any law relating to land development and land use are met timeously; iv) The preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them; v) Policies, legislation and procedures must be clearly set to inform and empower members of the public.	• The Ndlambe Municipality is obligated to consider the application fairly and within the timeframes provided. • It is important that decision making is aligned with sound policies based on national, provincial and local development policies. This application complies with all relevant policies, legislation and procedures as well as transparent processes of public participation that afford all parties the opportunity to provide inputs on matters affecting them. • This application will be processed in accordance with the prescribed application procedures and stipulated in the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013).

SECTION L: APPLICATION FORM

This application form, in terms of the Spatial Planning and Land use Management Act, Act No.16 of 2013 - **Annexure 1.**

SECTION M: CONCLUSION

The application which has been submitted is for the:-

- **Re-zoning from Business Zone 2 to Business Zone 1**

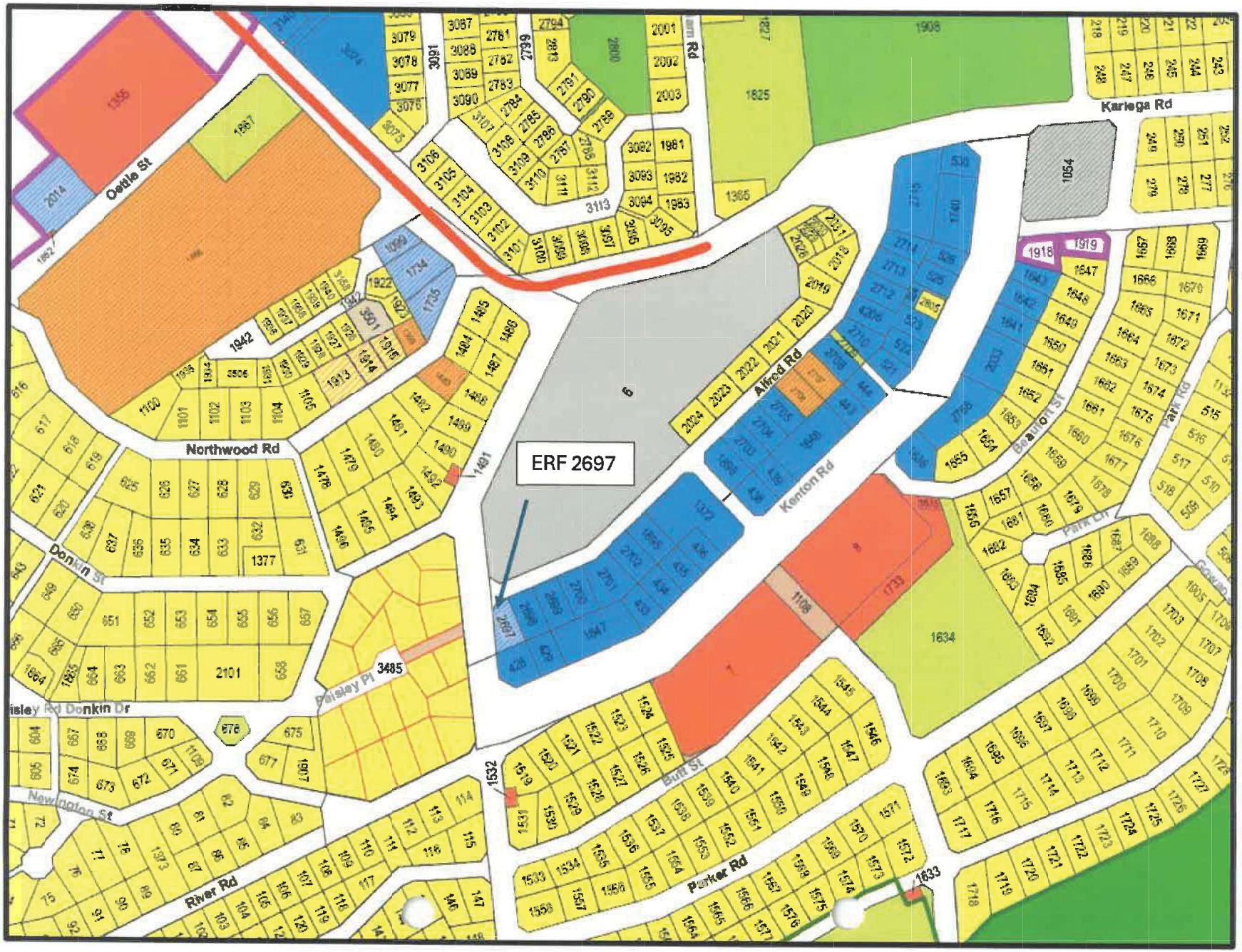
The application is being submitted on behalf of the owner of erf 2697 Kenton-on-Sea who needs to rectify the zoning to be compliant with the existing uses on the property.

Rezoning to *Business Zone 1* allows for a broader spectrum of retail and service activities, directly supporting tourism and improving the overall visitor experience.

The proposed rezoning is fully aligned with the spatial vision, policies, and development objectives of the Ndlambe SDF. It promotes nodal intensification, supports local economic development, and enhances the tourism function of Kenton-on-Sea.

P.B. Sulter
Professional Land Surveyor
July 2026

ERF 2697 KENTON-ON-SEA – LOCALITY PLAN AND EXTRACT FROM MUNICIPAL ZONING SCHEME



ERF 2697 KENTON-ON-SEA - LAND USE MAP



ERF 2697 KENTON-ON-SEA

WHOLE COMPLEX



TAKEAWAYS



CANNON TOOL HIRE



ERF 2697 KENTON-ON-SEA

LAUNDRETTE



BETWEEN "CORNER STONE BUILDING" & "KEY STOWN BUILDING"



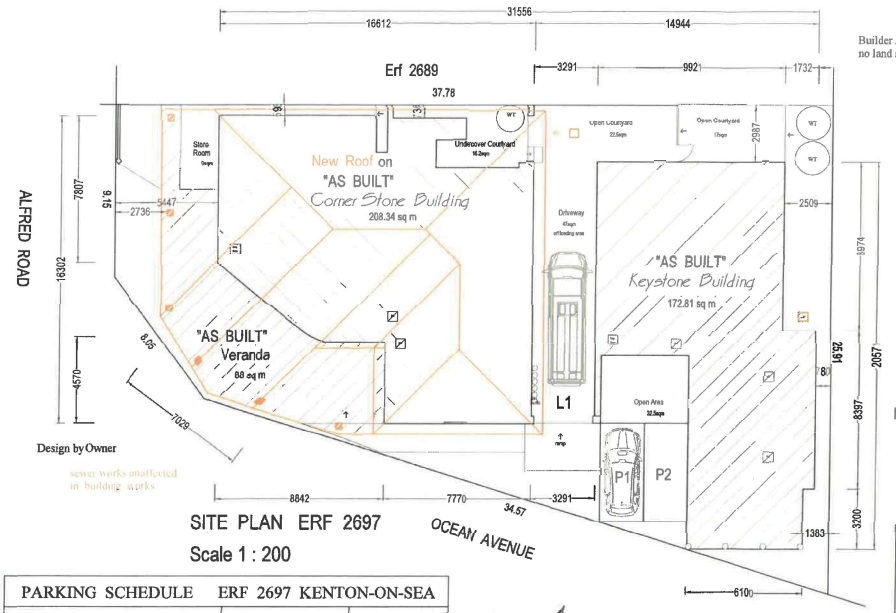


written dimensions to
be given preferance
to scaled dimensions

Storm Water Diagram
to Engineers Specification

ARCHITECTURAL PLANS
SACAP T1312
082 939 8131
kathy@yourplans.co.za
Kathy Kennard-Davis

Builder / Owner responsible for final levels
no land surveyor levels supplied to architect



Design by Owner

sewer works unaffected
in building works

SITE PLAN ERF 2697

Scale 1 : 200

SCHEDULE OF AREAS, ZONING & BUILDING LINE RELAXATION			
ERF DESCRIPTION	AREA	EXISTING ZONE	PROPOSED ZONE
Erf 2697 Kenton On Sea	745 sqm	Business Zone 2	Business Zone 1
EXISTING BUILDING LINE DESCRIPTION		PROPOSED BUILDING LINE DESCRIPTION	
STREET BUILDING LINE 0.0 m		STREET BUILDING LINE 0.0 m	
LATERAL BUILDING LINE 0.0 m		LATERAL BUILDING LINE 0.0 m	
REAR BUILDING LINE 0.0 m		REAR BUILDING LINE 0.0 m	
2 x Parking Bays per 100sqm = 5 parking bays required			
2 x Parking Bays			
1 x Loading Bay			

Erf 428

Compliant with part XA of the
National Building Regulations.
Building Standards Act 1977
(Act 103 of 1977)

PARKING SCHEDULE ERF 2697 KENTON-ON-SEA		
UNITS	USE	SQ M
CORNERSTONE TAKEAWAY	SHOP	45sqm
CANNON PLANT & TOOL HIRE	BUSINESS	98sqm
THE WASH BASKET	BUSINESS	29sqm
STORAGE		0sqm
TS AGENCY	BUSINESS	21sqm
AFRIKA KUSINI	SHOP	37sqm
ABLUTIONS		6sqm
TOTAL		236sqm

2 x Parking Bays per 100sqm = 5 parking bays required
Erf 2697 can only accommodate 2 parking bays and one loading bay

Council Submission Drawings Only
All work to be carried out in accordance to SANS 10400
which overrides any notes specified on this drawing
Architect not responsible if SANS 10400 is not adhered to.
SANS Form 1 supplied for Council Submission drawing only

Erf no : 2697

Area of Erf : 745 sq m

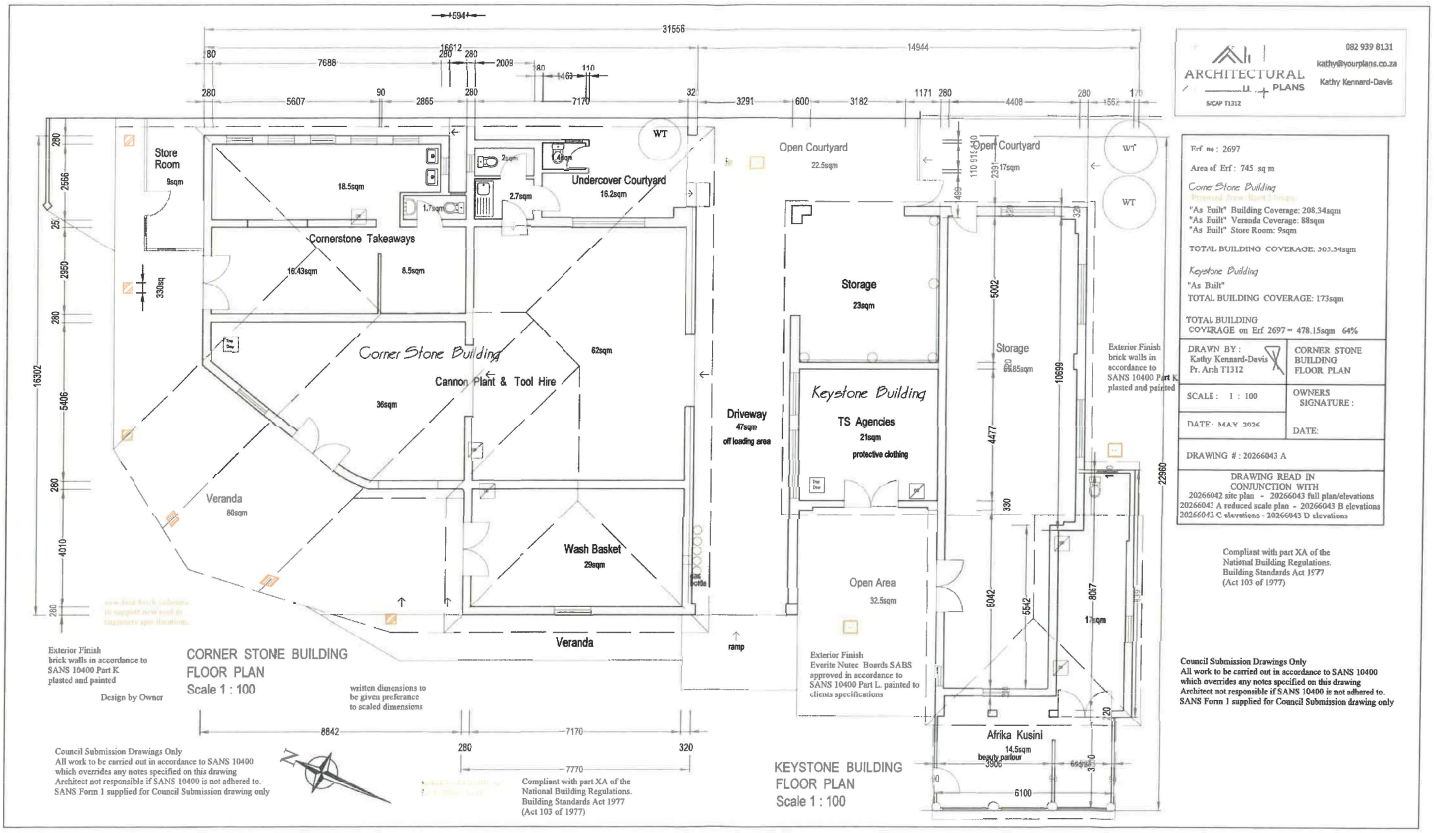
Corner Stone Building
Proposed Nos Roof 338sqm
"As Built" Building Coverage: 208.34sqm
"As Built" Veranda Coverage: 88sqm
"As Built" Store Room: 9sqm

Keystone Building
"As Built"
TOTAL BUILDING COVERAGE: 173sqm

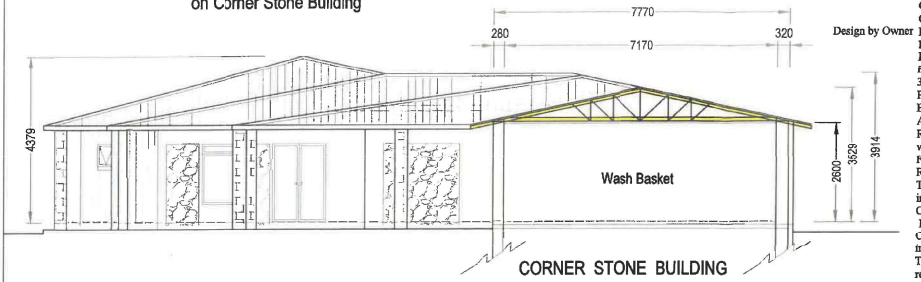
TOTAL BUILDING COVERAGE: 305.34sqm

TOTAL BUILDING COVERAGE on Erf 2697 – 478.15sqm 64%

DRAWN BY : Kathy Kennard-Davis Pr. Arch T1312	DRAWING # : 20266052	OWNERS SIGNATURE
SCALE : 1 : 200	DATE : MAY 2026	DATE:


ARCHITECTURAL PLANS
SACAP T1312
082 939 8131
kathy@yourplans.co.za
Kathy Kennard-Davis
Erf no : 2697
Area of Erf : 745 sq m
Corner Stone Building
"As Built" Building Coverage: 208.34sqm
"As Built" Veranda Coverage: 88sqm
"As Built" Store Room: 9sqm
TOTAL BUILDING COVERAGE: 303.34sqm
Keystone Building
"As Built"
TOTAL BUILDING COVERAGE: 173sqm
TOTAL BUILDING COVERAGE on Erf 2697 = 478.15sqm 64%
DRAWN BY : Kathy Kennard-Davis Pr. Arch T1312
CORNER STONE BUILDING FLOOR PLAN
SCALE : 1 : 100
OWNERS SIGNATURE :
DATE: MAY 2026
DRAWING # : 20266043 A
DRAWING READ IN CONJUNCTION WITH
20266042 site plan - 20266043 full plan/elevations
20266042 A reduced scale plan - 20266043 B elevations
20266043 C elevations - 20266043 D elevations
Compliant with part XA of the National Building Regulations. Building Standards Act 1977 (Act 103 of 1977)
Council Submission Drawings Only
All work to be carried out in accordance to SANS 10400 which overrides any notes specified on this drawing
Architect not responsible if SANS 10400 is not adhered to.
SANS Form 1 supplied for Council Submission drawing only
Store Room
9sqm
Cornerstone Takeaways
Undercover Courtyard
16.2sqm
Open Courtyard
22.5sqm
Open Courtyard
Storage
23sqm
Storage
Corner Stone Building
Cannon Plant & Tool Hire
62sqm
36sqm
Keystone Building
TS Agencies
21sqm
protective clothing
Driveway
47sqm
off loading area
Veranda
80sqm
Wash Basket
29sqm
Veranda
ramp
Open Area
32.5sqm
Afrika Kusini
14.5sqm
beauty parlour
Exterior Finish
brick walls in accordance to SANS 10400 Part K plasted and painted
Design by Owner
CORNER STONE BUILDING
FLOOR PLAN
Scale 1 : 100
written dimensions to be given preferance to scaled dimensions
Exterior Finish
Everite Nutec Boards SABS approved in accordance to SANS 10400 Part L, painted to clients specifications
KEYSTONE BUILDING
FLOOR PLAN
Scale 1 : 100
Exterior Finish
brick walls in accordance to SANS 10400 Part K plasted and painted
Compliant with part XA of the National Building Regulations. Building Standards Act 1977 (Act 103 of 1977)
Council Submission Drawings Only
All work to be carried out in accordance to SANS 10400 which overrides any notes specified on this drawing
Architect not responsible if SANS 10400 is not adhered to.
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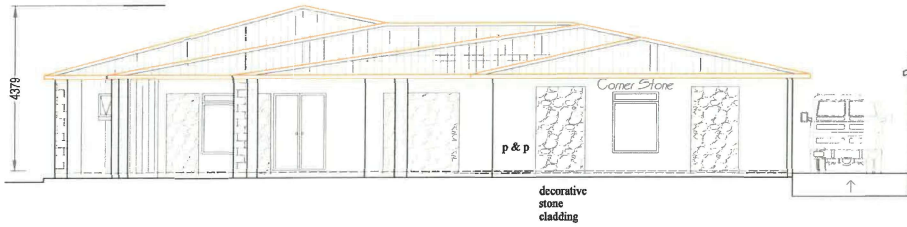
New Roof to engineers specifications
on Corner Stone Building



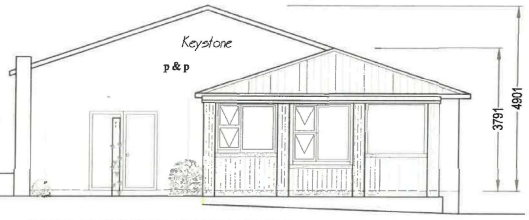
CORNER STONE BUILDING
SECTION A - A
Scale 1 : 100

Roof Notes
Roof in accordance to SANS10400 Part L
Chromadeck Roof Sheeting or similar to clients specs
Colour to Clients Specifications
Final measurements to be taken by
builder prior to roof design
Pitched Roof 12 deg with min 7 deg
Roof assembly shall have an R - value of
3.7msg. K/W. direction of flow up
Prefabricated roof trusses/beams designed by engineer
Engineer to inspect roof after completion
All timber to comply with SABS
Rafters : to Mitec Specifications
with all necessary flashing and counter flashing
Facia and barge boards to clients specifications
Roof overhang in accordance with SANS 204
Type of ceilings/cornices to be confirmed with client
installed by specialist
Ceiling heights to be minimum of 2.4 m
Isotherm Insulation
Cellulose fibre loose fill
insulation to be installed as per SANS 10400XA
Thermal insulation shall comply with the minimum
required R - values and be installed so that it
a) abuts or overlaps adjoining insulation or is sealed
b) forms a contiues barrier with ceilings, walls, bulkheads or floors that contribute to the thermal barrier
c) does not affect the safe or effective operation of any services, installation, equipment or fittings

ARCHITECTURAL PLANS
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Kathy Kennard-Davis



WEST ELEVATION CORNER STONE BUILDING
Scale: 1 : 100



WEST ELEVATION KEYSTONE BUILDING
Scale: 1 : 100

Builder / Owner responsible for final levels
no land surveyor levels or beacon certificate
supplied to architect

Council Submission Drawings Only
All work to be carried out in accordance to SANS 10400
which overrides any notes specified on this drawing
Architect not responsible if SANS 10400 is not adhered to.
SANS Form 1 supplied for Council Submission drawing only

Erf no : 2697

Area of Erf : 745 sq m

Corner Stone Building
"As Built" Building Coverage: 208.34sqm
"As Built" Veranda Coverage: 88sqm
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TOTAL BUILDING COVERAGE: 305.34sqm

Keystone Building
"As Built"
TOTAL BUILDING COVERAGE: 173sqm

TOTAL BUILDING COVERAGE on Erf 2697 = 478.15sqm 64%

DRAWN BY : Kathy Kennard-Davis Pr. Arch T1312	DRAWING # : 20266043 C	ELEVATIONS
SCALE: 1 : 100	OWNERS SIGNATURE	DRAWING READ IN CONJUNCTION WITH 20266042 site plan - 20266043 full plan 20266043 A - 20266043 B - 20266043 C 20266043 D - 20266043 E
DATE : MAY 2026	DATE:	

Compliant with part XA of the National Building Regulations. Building Standards Act 1977 (Act 103 of 1977)