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CLASSIFIED ADVERTISEMENTS

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

CLASSIFIED INDEX

1. DOMESTIC ANNOUNCEMENTS
1010 Births
1040 Engagements
1050 Marriages
1070 Deaths
1100 In Memoriam
1220 Congrats / Best Wishes
1230 Birthday Greetings
1290 Thanks
2. PERSONAL
2070 Health & Beauty
2110 Lifts
2140 Lost
2142 Found
2240 Personal Services
3. ENTERTAINMENT
3060 Entertainment General
5. SERVICE & SALES GUIDE
5010 Education & Tuition
5090 Plumbing
5100 Electrical Services
5120 Building Services
5122 Home Maintenance
5160 Walls / Fencing
5190 Painting / Decorating
5210 Pools, Spas, Accessories
5260 Computer Services
5330 Photography
5360 Garden Services
5380 Special Services
5451 For Sale
5480 Horses
5510 Kennels and Pets
5550 Misc Wanted
5551 Wanted Known
5570 Removals and Storage
5630 Services Offered
5640 Shuttle Services
6. EMPLOYMENT
6140 Education & Training
6150 Employment Wanted
6151 Employment
6170 Estate Agents
6370 Employment Wanted Domestic
7. ACCOMMODATION
7020 Accomm. Off / Wtd
7060 Flats to Let
7090 Houses to Let
7151 Holiday Accommodation
8. PROPERTY
8010 Flats For Sale
8050 Houses For Sale
8161 Business Premises To Let
8163 Business Premises For Sale
9. MOTORING
9070 Used Car Sales
9440 Motorcycles
2180 NOTICES

5510 Kennels and Pets

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**
Corporate Services

3 1 AUG 2026

RECEIVED

NDLAMBE MUNICIPALITY
2 8 AUG 2026
TOWN PLANNING
DEPARTMENT OF INFRASTRUCTURE

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)	R 9030.09
	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 9030.09

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.*

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
Nldambe 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)	SOLOMZI
Surname	JAMES
Company name *(If applicable)*	WADS PROJECTS (PTY)LTD
Street or Postal Address	15 ST JAMES ROAD, BELGRAVIA EAST LONDON, 5200
Email Address	WADSPROJECTS@GMAIL.COM
Contact Number	061 548 9103

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

Registered owner(s) Name	BRENTON JOHN BENHAM SPENCE & TRACEY-ANN BENHAM BITHEL
Street or Postal Address	[redacted] PORT ALFRED, 6170
E-mail Address	[redacted]
Contact Number	[redacted]

PART D: PROPERTY DETAILS

NOTE: Property details must be in accordance with title deed			
Erf No	6782	Suburb/Town/Area	PORT ALFRED
Farm No	N/A	Portion *(if applicable)*	N/A
Physical or Street Address	2B KEEY STREET		
Current Zoning	BUSINESS ZONE 2		
Proposed Zoning	NO CHANGE IN ZONING		
Additional Rights or Consent Uses Approved	NONE		
Current activities	CEASED RESTAURANT		
Are any departures applicable to the land unit?	YES, TO PERMIT A RESTAURANT		
Is there any building or other development on the land unit? If so, what are the nature and condition of these improvements?	YES, GOOD		
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	574 M^2		
Title Deed Number	[redacted]		
Any additional/relevant information in regard to the property	NONE		

Any restrictions ito Conveyance's Certificate?		X	If yes, list condition(s) in motivation report.		
Are the restrictive conditions in favour of a third party?		X	If yes, list the party(ies) in motivation report.		
Is the property owned by Council?		X	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)		X	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?		X	Is the building older than 60 years?		X
Does the property fall inside the urban edge in terms of the SDF?	X		Does the property fall within the service edge in terms of SDF?	X	
Is the property encumbered with a bond		X	If yes, is bond/mortgage holders consent attached		X
Any existing unauthorized buildings and/or land use on the subject property(ies)?		X	If yes, is this application to legalise the building / land use?		X
NOTE: A contravention penalty may be imposed					
Are there any pending court case(s) / order(s) relating to the subject property(ies)?		X	Are there any land claim(s) registered on the subject property(ies)?		X

PART E: DETAILS OF THE APPLICATION

1. Describe the proposed development in detail (A separate motivational report MUST be added):
Permanent departure to permit a restaurant on Erf 6782 Port Alfred

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

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

   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.....bays to..... 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
.....
.....
.....
.....

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

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

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

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

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

Please answer the following questions and provide comments:

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	X		NDLAMBE SDF
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		SPLUMA BYLAW
Does the proposal fall within the provisions/parameters of the land use scheme?	X		NDLAMBE LAND USE SCHEME
Are additional applications required to deviate from the land use scheme? (if yes, specify)		X	

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	Already connected
Water supply		X	Already connected
Sewerage and wastewater		X	Already connected
Storm water		X	In place
Road network		X	In place
Other, services. Please specify		X	

NOTE: Provide more detailed information in the motivation report.

Applicant's Initials: SJ

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 regietered 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			
Neigbours 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: zoning certificate	X		

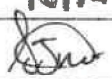
If any of the above questions, answers are no, give reasons:

Consent letters to be sought on request

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)	Sdomzi James		
Professional Capacity & Registration Number	N/A		
Statutory Body	N/A	Are you in Good Standing with the Statutory Body?	N/A
Applicant's Signature		Date	28/08/2026

Applicant's Initials: SJ

PART K: FOR OFFICE USE ONLY	
APPLICATION RECEIVED AND VERIFIED BY:	
Full Name(s)	Khalofelo Radingoana
Title/Capacity	Manager: Town Planning
Signature	
Municipal Stamp	NDLAMBE MUNICIPALITY 28 AUG 2026 TOWN PLANNING DEPARTMENT OF INFRASTRUCTURE

POWER OF ATTORNEY

We, BRENTON JOHN BENHAM SPENCE AND TRACEY-ANN BENHAM BITHEL, the owners of Erf 6782 Port Alfred hereby appoint the company, WADS Projects (PTY) LTD, to prepare and submit an application to the Ndlambe Local Municipality for the following:

- Consent use to permit a restaurant on Erf 6782 Port Alfred
- Any other statutory processes that may be required; and
- To sign all documents that may be necessary in connection therewith.

Signed in Port Alfred on 22/05/2026

Signature _____
BRENTON JOHN BENHAM SPENCE

Signature _____
TRACEY-ANN BENHAM BITHEL

Witness 1: _____

Witness 2: _____

PROPOSED PERMANENT DEPARTURE FOR ERF 6782 PORT ALFRED: 2B KEEY STREET

Submitted to:

Ndlambe Local Municipality

AUGUST 2026

Prepared for:

BRENTON JOHN BENHAM SPENCE AND

TRACY-ANN BENHAM BITHELL

Contents

1. INTRODUCTION 5
1.1 The Applicant 5
1.2 The Application 5
1.3 The Advert / Public Participation 5
2. THE PROPERTY 5
2.1 Land ownership 5
2.2 Restrictive Conditions and Servitudes 5
2.3 Bondholder's Consent 5
3. CURRENT SITUATION 6
3.1 Locality 6
3.2 Land Use and Surrounding Land Uses 6
3.3 Zoning 6
3.4 Level of Infrastructure 6
4. DEVELOPMENT PROPOSAL 7
4.1 Scheme Parameters – Ndlambe Municipality Land Use Scheme 8
4.2 Building Lines 8
4.3 Height 8
4.4 Parking 8
4.5 Access 8
5. MOTIVATION 9
6. LEGAL CONTEXT 10
6.1 Chapter 2 of the Spatial Planning & Land Use Management Act of 2013 10
6.2 Spatial Planning and Land Use Management Act of 2013 - Applicable Principles 10
6.3 Framework Plan 13
6.4 Desirability 15
7. CONCLUSION 15

LIST OF MAPS

Map 1: Locality Plan and Site Plan

Map 2: Land Use Plan

Map 3: Zoning Plan

Map 4: Site Development Plan

LIST OF ANNEXURES

Annexure A: Power of Attorney

Annexure B: Title Deed and SG Diagram

Annexure C: Zoning Certificate

Annexure D: Approved Building Plan

Annexure E: SPLUMA Application Form

1. INTRODUCTION

1.1 The Applicant

WADS Projects has been appointed by **Brenton John Benham Spence and Tracey-Ann Benham Bithell** (hereinafter referred to as the '**client**') to submit an application to the Ndlambe Local Municipality for council approval on their behalf ***(see Annexure A: Power of Attorney)***.

1.2 The Application

The purpose of this report is to motivate the application in terms of the Spatial Planning and Land Use Management Act 16 of 2013 read with Section 76 of the Ndlambe Spatial Planning and Land Use Management Bylaw 2015 and the Ndlambe Local Municipality Land Use Scheme.

An application is hereby submitted to the Ndlambe Local Municipality approval for:

- Permanent departure to permit a restaurant.

1.3 The Advert / Public Participation

The application will be advertised in the local newspaper to allow for 30 day objection period for interested and affected parties. The affected neighbours will be notified and consent letters will be furnished once received.

2. THE PROPERTY

2.1 Land ownership

Erf 6782 Port Alfred is registered under the ownership of the Brenton John Benham Spence and Tracey-Ann Benham Bithell, under Deed of Transfer T000038879/2013. The property measures 574m² in extent. ***(see Annexure B: Title Deed and SG Diagram)***

2.2 Restrictive Conditions and Servitudes

There are no restrictive title deed conditions contained in the Title Deed pertaining to Erf 6782 Port Alfred.

Erf 6782 Port Alfred is subject to a servitude road measuring 99m² in extent in favour of Remainder of Erf 5155 Port Alfred as noted in condition B in the Title Deed pertaining to Erf 6782 Port Alfred and depicted in the SG Diagram pertaining to Erf 6782 Port Alfred. This servitude will not hinder the proposed development as there are no proposals made over it.

2.3 Bondholder's Consent

There are no bonds registered against the property. Therefore, there is no need for a bondholders consent.

3. CURRENT SITUATION

3.1 Locality

The subject development area is located within the jurisdiction of Ndlambe Local Municipality within Bathurst administrative district at 2B Keey Street, Westview Heights, in the Port Alfred Central Business District.

See Map 1: Locality Map

3.2 Land Use and Surrounding Land Uses

The subject property was previously used for restaurant purposes which have since ceased. The character in which the property is located is predominantly residential in nature with a transition to business use, with the following prominent land uses in close proximity:

- Business and Commercial
- Residential

The proposed development is ancillary and will not be out of character from the surrounding land uses
See Map 2 – Land Use Map

3.3 Zoning

The property site is currently zoned for Business Zone 2 purposes ***(see Annexure C: Zoning Certificate)*** and the predominant surrounding zoning includes:

- Business Zone 2
- Residential Zone 1
- Residential Zone 3
- Special Zone

There is no change in zoning for the proposed development.

See Map 3 – Zoning Map

3.4 Level of Infrastructure

The development area is within an established urban area, therefore there would be no problems with bulk engineering services (water, sewer, electricity, solid waste disposal and roads).

4. DEVELOPMENT PROPOSAL

Erf 6782 Port Alfred was used for restaurant purposes which have since ceased following an illegal land use notice from the Ndlambe Municipality. The owners intend to rectify the land use on the property in order to be compliant in terms of the Ndlambe Land Use Scheme.

The existing structure has approved building plans for retail business ***(see Annexure D - Approved Building Plan).*** The new owner intends to undertake to convert the use of the structure for restaurant purposes. There is no material change on the existing structure.

The proposed establishment will comprise of the following schedule of areas:

- Reception / till area
- Public area consisting of:

AREA	NUMBER OF SEATS
Fixed seating	8
Without fixed seating	
Tables X5	20
Standing area (pool table)	4
Waiting / queuing	5
TOTAL NUMBER OF PERSONS	**37**

- Kitchen
- 2 toilets
- Covered patio
- Refuse area
- Storage area on the mezzanine floor

4.1 Scheme Parameters – Ndlambe Municipality Land Use Scheme

The permissible coverage for Business Zone 2 parameters is 100%. The proposed coverage is 39.55%, the proposed development is well in line with the coverage restrictions.

4.2 Building Lines

The table below shows the permissible building lines for Business Zone 2.

BUILDING LINE	PERMITTED	PROVIDED
Street	0m	1.47m & 8.52m
Lateral	0m	5.74m & 0m
Rear	0m	-

The proposed development is well in line with the building line restrictions.

4.3 Height

The existing structure measures 5.7m from the ground floor level to the top of the roof parapet and well withing the permissible height of 8.5m.

4.4 Parking

At 2 spaces per 100m² floor space, 5 parking bays are required for a floor space of 227m².

A total of 6 parking has has been provided

4.5 Access

Access to the property is gained from Keey Street

See Map 4: Site Development Plan

5. MOTIVATION

Permanent departure motivation in terms of Section 76 of the Ndlambe Municipality By-law

The proposed land use, restaurant, is not a primary right under the current zoning. Although a consent use, a permanent departure to permit a restaurant is applied for.

In terms of the Ndlambe Land Use Scheme a ***Restaurant*** *means a shop, cafeteria, tea garden, coffee shop or other similar facility in which mainly prepared food and refreshments are sold and served. Alcoholic beverages can only be sold and consumed subject to the requirements of the Liquor Act.*

The proposed restaurant will comply in terms of the Ndlambe Land Use Scheme requirements.There is no intention for the sale and consumption of alcoholic beverages.

The permanent departure will encourage mixed use development and promote efficient use of space without perpetuating urban sprawl. The development aims to bring businesses and enterprises to the people and enhances the diversity of land uses within central business district (CBD).

These criteria are discussed pertaining to the permanent departure:

1. **Socio-Economic Impact:** The permanent departure on the property will also have a positive impact on the property's value which will lead to an increase in rates and taxes, to the financial benefit of the Ndlambe Municipality.It will also employment opportunities during the operation of the establishment.
2. **Impact on the external engineering services**: The proposed development should not have a mentionable impact on the surrounding services. The property is situated in the CBD area and the development will make use of all existing engineering services.
3. **Parking considerations**: The development meets the parking requirements as stipulated in the Ndlambe Land Use Scheme .
4. **Compatibility with surrounding uses:** The proposal is complimentary to the existing surrounding uses and will result in a mixed use character.
5. **Impact on health, safety and wellbeing of the surrounding community**: It is unlikely that the proposal will have any significant impact on the health or wellbeing of the surrounding community.

6. LEGAL CONTEXT

The development application is in accordance with the following legislative components:

6.1 Chapter 2 of the Spatial Planning & Land Use Management Act of 2013

The proposal complies with the Chapter 2 of the Spatial Planning & Land Use Management Act of 2013:

- Promote land development that is within the fiscal, institutional & administrative means of the Republic;
- Uphold consistency of land use measures in accordance with environmental management instruments;
- Promote & stimulate the effective & equitable functioning of land markets;
- Consider all current & future costs to all parties for the provision of infrastructure & social services in land developments;
- Promote land development in locations that are sustainable and limit urban sprawl;
- Optimise the use of existing resources & infrastructure.

6.2 Spatial Planning and Land Use Management Act of 2013 - Applicable Principles

- **Spatial Justice**:

(i) past spatial and other development imbalances must be redressed through improved access to and use of land ;

✓ This principle ultimately speaks to land use measures that have not adapted and changed with the socio-political conditions and societal changes.

(ii) spatial development frameworks and policies at all spheres of government must address the inclusion of persons and areas that were previously excluded.

✓ This principle is important in order to ensure that these types of development opportunities which previously disadvantaged people were denied are now provided to them and not restricted arbitrarily as it was in the past.

(iii) spatial planning mechanisms, including land use schemes, must incorporate provisions that enable redress in access to land by disadvantaged communities and persons;

✓ This is also applicable to the current application in that the current landowner is attempting to enhance his socio-political standpoint and enable himself to be open to

more possibilities and opportunities by providing this necessary business type to the public. Not only does this benefit him/her as an individual, but society at large through employment as well as increasing surrounding property values.

✓ The proposed business is protected in terms of spatial justice.

- **Spatial sustainability**

(i) promote land development that is within the fiscal, institutional and administrative means of the Republic;

✓ The intended development is within the central business district, there are no additional cost to be incurred pertaining to infrastructure services such as road, water, sewer and electricity. The proposed development will also not cause extensive additional pressures on the available infrastructure as the footprint of the development is inline/within the current provisions.

(ii) ensure that special consideration is given to the protection of prime and unique agricultural land;

✓ The application does not pose a threat to prime and unique agricultural land as it is situated in an already built-up area.

(iii) uphold consistency of land use measures in accordance with environmental management instruments;

✓ The current application goes in line with the relevant environmental legislation and authorities.

(iv) promote and stimulate the effective and equitable functioning of land markets;

✓ The Municipality's approval of this application will play a role in stimulating the proper functioning of land markets and will ultimately improve the quality of the neighbourhood.

(v) consider all current and future costs to all parties for the provision of infrastructure and social services in land developments;

✓ The area within which the property is situated does not have any infrastructure capacity constraints and will not experience any pressures on the infrastructure soon. There is also an adequate provision of social services within the area.

(vi) promote land development in locations that are sustainable and limit urban sprawl; and

✓ The development aims to utilise land that is already being utilised and therefore maximise the currently used space by increasing density and limiting urban sprawl.

(vii) result in communities that are viable;

✓ Viable communities are those communities that exhibit a diversity of compatible land uses and offers a variety of amenities to society at large. It can be assumed then,

that the approval of this application will enhance the viability of the community by adding to its character.

- **Efficiency**

(i) land development optimises the use of existing resources and infrastructure;

✓ The intended development is within an existing settlement, there are no additional cost to be incurred pertaining to infrastructure services such as road, water, sewer and electricity.

(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;

✓ It is envisioned that this application will be handled within an appropriate timeframe so as to ensure that the landowner is not adversely affected by the delaying of the decision-making process.

- **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; and

✓ The proposed development will create employment opportunities, also during the operation of the establishment. This employment of people will contribute to livelihood security as well as play a role in the unemployment crisis evident in South Africa.

- **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;

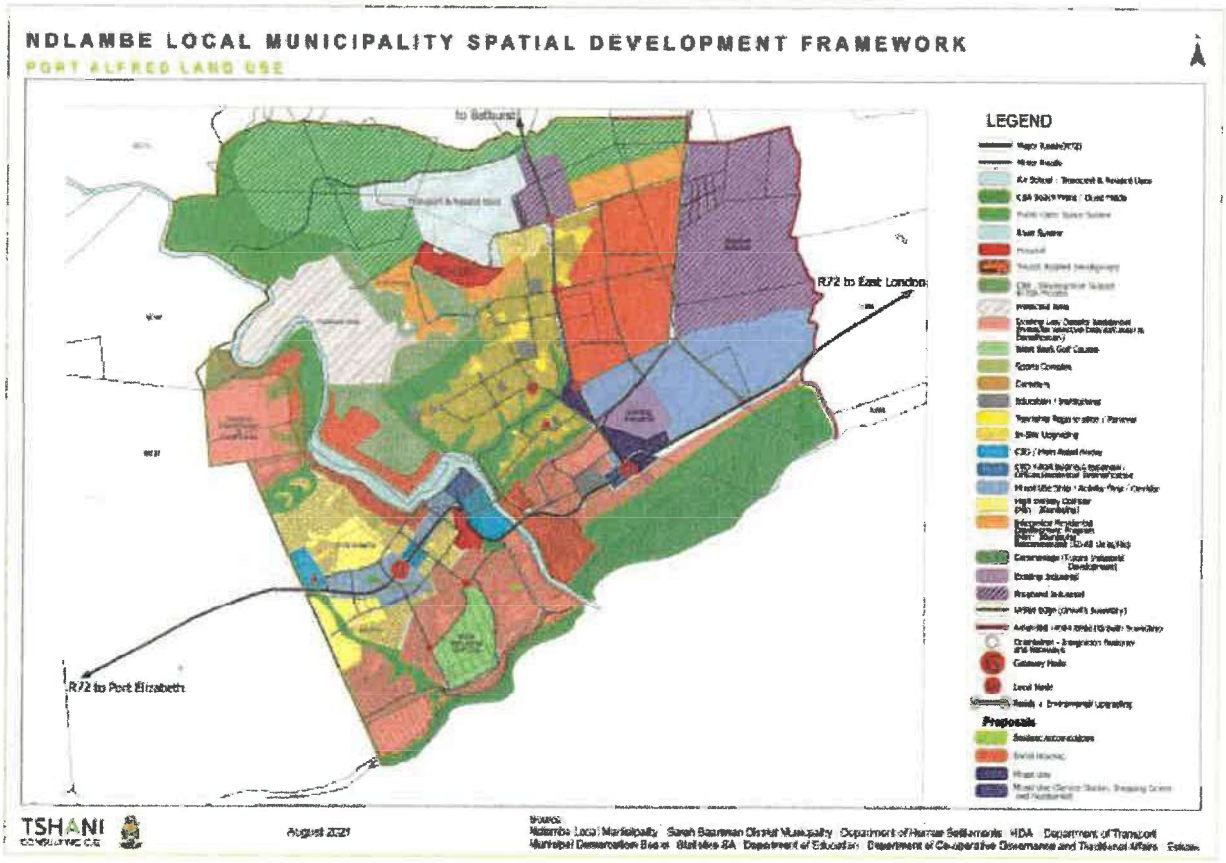
(iv) the preparation and amendment of spatial plans, policies, land use schemes as well as procedures for development applications, include transparent processes of public participation

that afford all parties the opportunity to provide inputs on matters affecting them; and policies, legislation and procedures must be clearly set in order to inform and empower members of the public.

- ✓ The Municipality's Bylaw, Land Use Scheme and Spatial Development Framework as well as other legislation ensure a multi-sectoral process that includes the relevant role players in development and also ensure that interested and affected parties are consulted timeously throughout the development application processes.

6.3 Framework Plan

According to the Ndlambe Spatial Development Framework (SDF), the property is located within the Port Alfred, an urban concentration identified as a District Center. The District Center houses major businesses and is noted to be a retail node consisting of chain store and local shops among others. The proposed restaurant is in line with the provisions of the SDF. This will intensify the mixed use development of the area as noted by the SDF pertaining to nodes. The proposed development can be considered as a key mechanism to encourage investment from the private sector based on its locality, bringing into play potential for projects aimed to provide maximum access and catalysts for new growth and development.



The proposal is in line with the SDF Elements identified to node development, being:

Physical	- mixed use development and higher intensity of activities - Increased access to facilities, goods and services.
Markets / Economic	- Better performance and competitiveness of District Center - Improved performance of retail and services market - Enhanced access to a range of economic opportunities
Urban management	- Vibrant, safe, regulated, well-managed and maintained public and private environments

General principles of land development:-

- The development is in line with the principle that intends to integrate and consolidate existing urban areas by means of in-fill planning of non-residential developments on strategically located parcels of available land in a phased manner which maximises beneficial use of existing engineering services corridors.
- Adheres to idea which seeks to base emphasis on a range of initiatives which could boost levels of economic activity and wealth creation/generation in all sectors within the surrounding areas.
- The proposed development includes and encourages diversification of land uses.
- Optimize existing resources including such resources relating to land, bulk infrastructure, roads and other facilities.
- Encourage environmentally sustainable land development practices and processes.

6.4 Desirability

The desirability of the proposed land use can be analyzed according to the following:-

Effect on the Surrounding Land Uses - The proposed development will not negatively impact on the surrounding land uses as the proposed land use is ancillary to the surrounding land uses.

Compliance with Regulations - The existing structure on the property complies with all the land use restrictions as stipulated above. Any new buildings constructed on the development area will be in terms of the current regulations will have to comply with all the land use restrictions as stipulated above

Views - Any new buildings on the property will not impact on the views of the surrounding property owners. Exceeding the prescribed land use restrictions by the client or by any of the surrounding property owners, will require written permission from the Local Authority.

Based on the above, it is recommended that the application be considered for approval for the following reasons:-

- The proposed development falls within the parameters of the Ndlambe Local Municipality Land Use Scheme Regulations.
- The proposed land development application is considered desirable from a town planning stand point.
- No negative impacts affecting the environment are anticipated to arise from the development.
- The proposal is considered to be in accordance and aligned with the general planning principles and legislative requirements guiding development of this nature.

7. CONCLUSION

Based on the above, it is requested that the Ndlambe Municipality considers and approves the Permanent Departure for Erf 6782 Port Alfred in terms of the provisions of the Spatial Planning and Land Use Management Act 16 of 2013 read with Section 76 of the Ndlambe Spatial Planning and Land Use Management Bylaw 2015 and the Ndlambe Local Municipality Land Use Scheme, comprising of the following:-

- Permanent departure to permit a restaurant.

Accordingly, it is recommended that the proposed application be favorably considered for approval by the Ndlambe Local Municipality.

WADS
PROJECTS
Town and Regional Planners
Reg: 2017/450338/07
E: wadsprojects@gmail.com
F2E: 086 212 6309

MAP 1

Locality Plan and Site Plan

Date: May 2026

LOCALITY PLAN

Plan No: 1_LP_Erf 6782 Westview Heights, Port Alfred

Erf 6782 Westview Heights, Port Alfred

Client:

B. Spence

Local Authority:	Administrative Region:	Province:
NDLAMBE	BATHURST	EASTERN CAPE



Project:

Permanent Departure to permit a Restaurant on Erf 6782 Westview Heights, Port Alfred

Prepared by:

WADS Projects

Legend

Erf 6782 Port Alfred

Roads

Regional Road

This product is for informational purposes and may have not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: May 2026

SITE PLAN

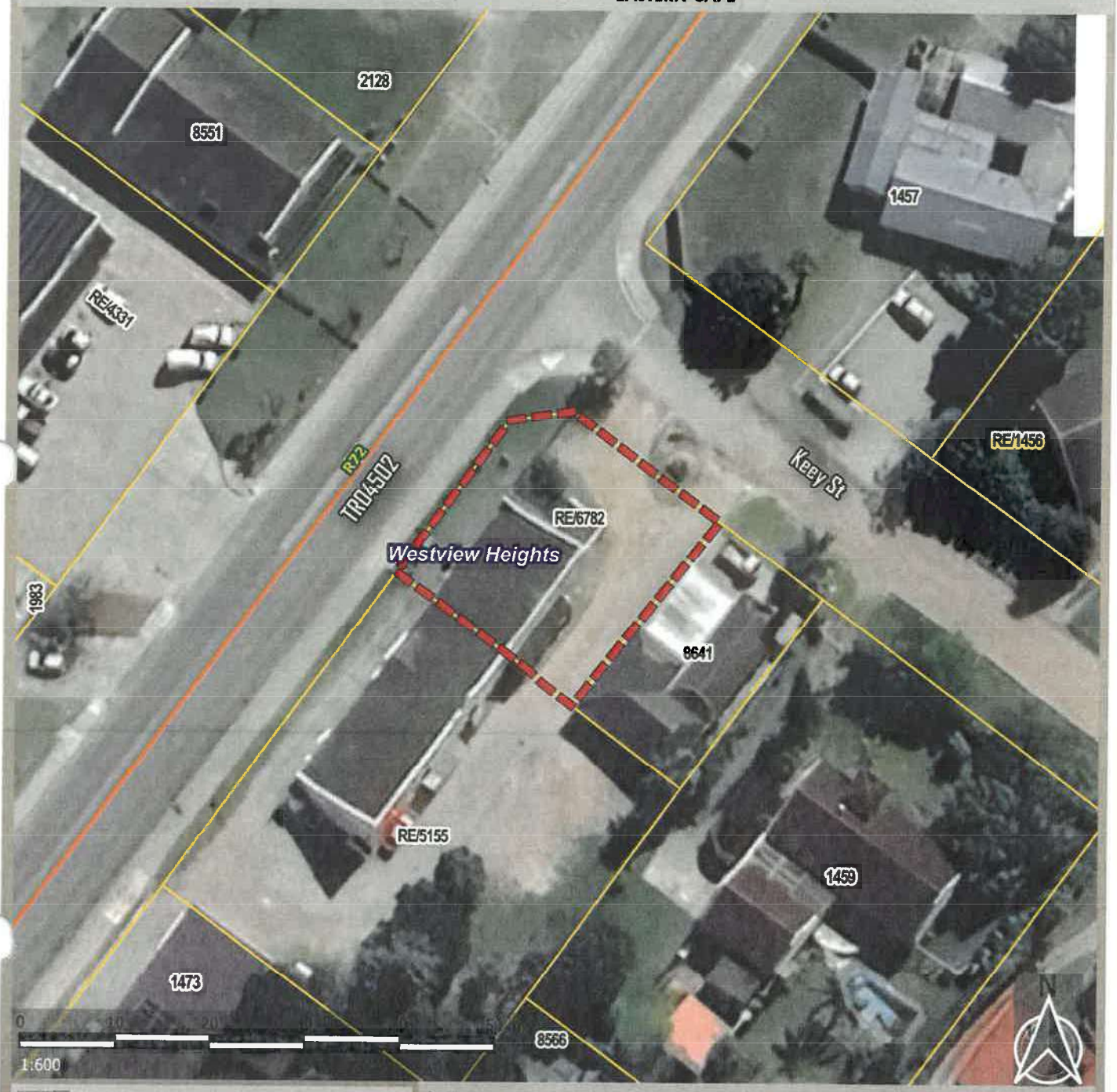
Erf 6782 Westview Heights, Port Alfred

Client:

B. Spence

Plan No: 2_SP_Erf 6782 Westview Heights, Port Alfred

Local Authority:	Administrative Region:	Province:
NDLAMBE	BATHURST	EASTERN CAPE



Project:

Permanent Departure to permit a Restaurant on Erf 6782 Westview Heights, Port Alfred

Prepared by:

WADS Projects

Legend

Erf 6782 Port Alfred

Roads

Regional Road

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MAP 2

Land Use Plan

Date: May 2026

LAND USE PLAN

Client:

Plan No: 3_LUP_Erf 6782 Westview Heights, Port Alfred

Erf 6782 Westview Heights, Port Alfred

B. Spence

Local Authority:	Administrative Region:	Province:
NDLAMBE	BATHURST	EASTERN CAPE



Permanent Departure to permit a Restaurant on Erf 6782 Westview Heights, Port Alfred

Prepared by:

WADS Projects

Legend

- Erf 6782 Port Alfred
- Roads
- Vacant Land

LAND USE

- Agricultural
- Business & Commercial
- Open Space
- Public Service Infrastructure
- Residential
- Retirement Village

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MAP 3

Zoning Plan

Date: May 2026

ZONING PLAN

Erf 6782 Westview Heights, Port Alfred

Client: B. Spence

Plan No: 4_ZP_Erf 6782 Westview Heights, Port Alfred

Local Authority: NDLAMBE

Administrative Region: BATHURST

Province: EASTERN CAPE



Project:

Permanent Departure to permit a Restaurant on Erf 6782 Westview Heights, Port Alfred

Prepared by:

WADS Projects

Legend

Erf 6782 Port Alfred

ZONING

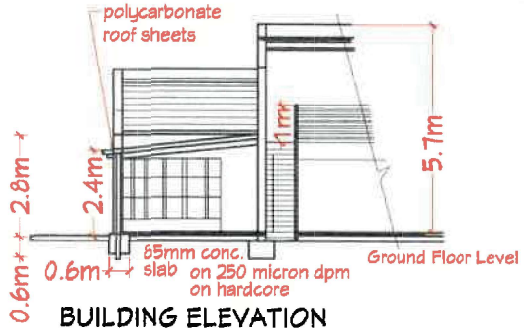
- Agriculture Zone
- Business Zone 2
- Open Space Zone 1
- Residential Zone 1
- Residential Zone 3
- Special Zone
- Transport Zone 1

This product is for informational purposes and may have not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

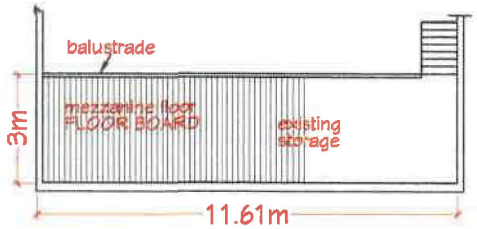
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F2E: 086 212 6309

MAP 4

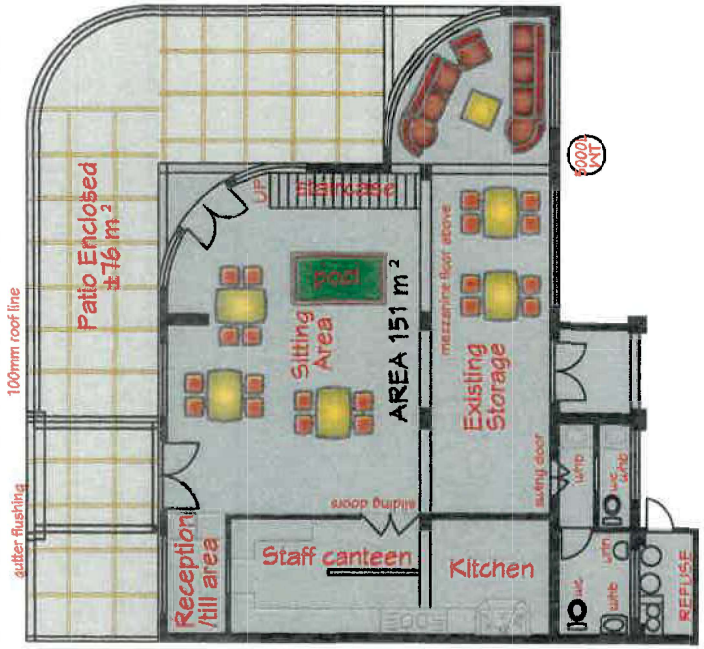
Site Development Plan



BUILDING ELEVATION



MEZZANINE FLOOR



RESTAURANT FLOORPLAN
±227 m²
(as per submitted floorplan)

Scale A4 @1:200

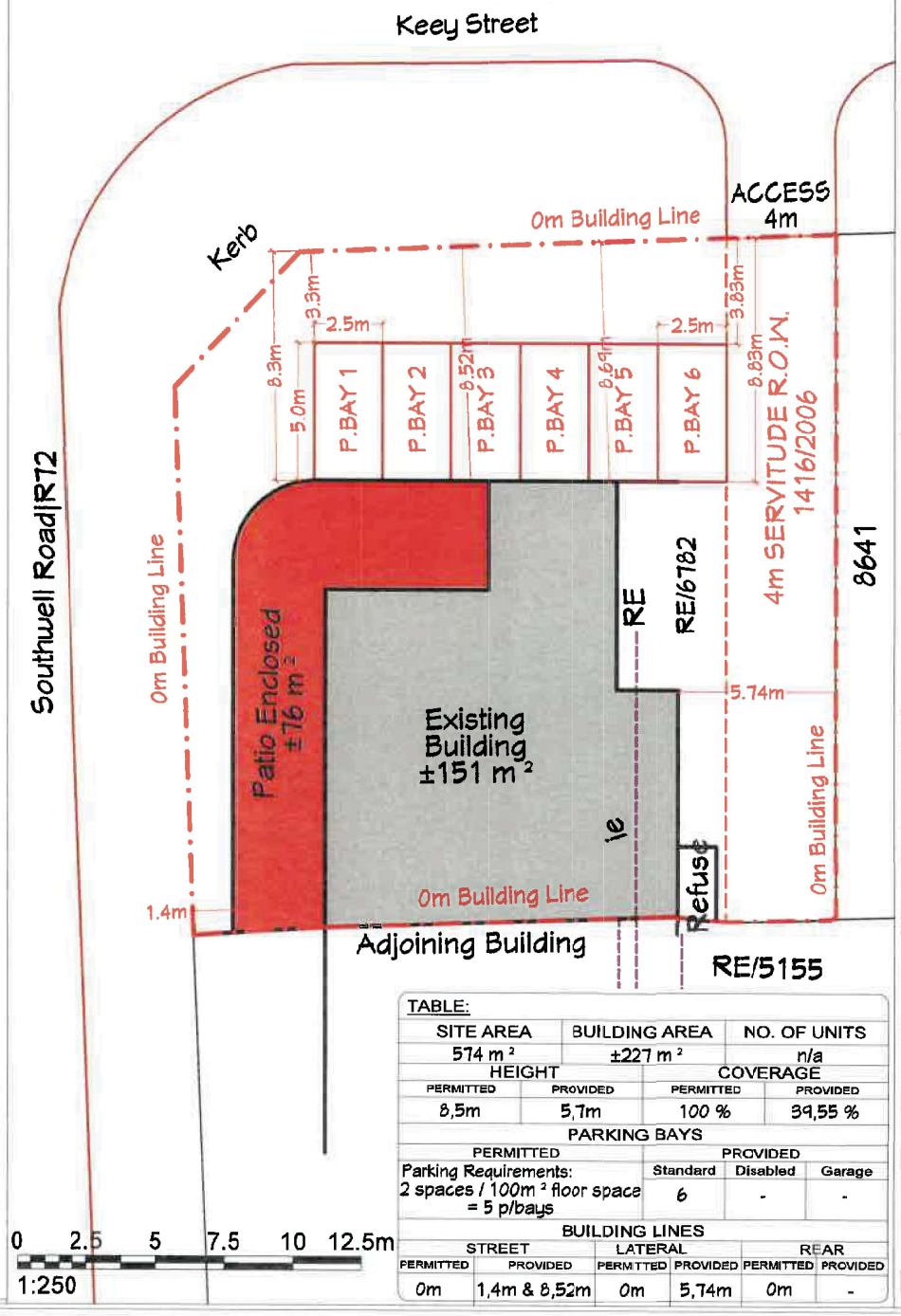


TABLE:

SITE AREA	BUILDING AREA	NO. OF UNITS
574 m²	±227 m²	n/a

HEIGHT		COVERAGE	
PERMITTED	PROVIDED	PERMITTED	PROVIDED
8,5m	5,7m	100 %	39,55 %

PARKING BAYS

PERMITTED	PROVIDED		
Parking Requirements:	Standard	Disabled	Garage
2 spaces / 100m² floor space = 5 p/bays	6	-	-

BUILDING LINES

STREET		LATERAL		REAR	
PERMITTED	PROVIDED	PERMITTED	PROVIDED	PERMITTED	PROVIDED
0m	1,4m & 8,52m	0m	5,74m	0m	-

PROJECT:
Permanent Departure to permit a Restaurant on Erf 6782 Westview Heights, Port Alfred

PROJECT DESCRIPTION
PROPOSED LAND USE :
1. **Restaurant**

EXISTING ZONING :
- **BUSINESS ZONE 2**

LOCATION:
Town: PORT ALFRED
Municipality: NDLAMBE Local Municipality
District: BATHURST

LEGEND:
- Erf 6782, Westview Heights, Port Alfred
- 4m SERVITUDE R.O.W.
- SEWERLINES

NOTES:
NOTES:
- Building Plans to be supplied by Architect
- All parking bays dimensions as indicated

LOAD FACTOR
1. FIXED SEATING
8 seats at 0,65m² per person 5,2m²
2. AREAS WITHOUT FIXED SEATING
a) Number of Tables = 5
Number of Chairs = 20
NET AREA AT 1,4m² PER PERSON = 2,8m²
b) Standing Area (Pool)
Number of Persons = 4
NET AREA AT 0,65m² PER PERSON = 2,60m²
c) Waiting / Queuing Area
Number of Persons = 5
NET AREA AT 0,47m² PER PERSON = 2,35m²
TOTAL NUMBER OF PERSONS = 57
TOTAL AREA = 38,15m²

BUILDING AREAS: (as per approved bulding plan)

±151 m²	Existing Building Area
±76 m²	Patio Addition
±227 m²	Total Ground Floor Building Area
39,55 %	Coverage
±35 m²	Mezzanine
± 262 m²	Total FAR Area

CLIENT:
B. Spence

PREPARED BY:
WADS Projects

PLAN NO: 05
REV NO: 00

PLAN NAME:
Site Development Plan

SCALE BAR

North Arrow

SCALE: A4 @1:250

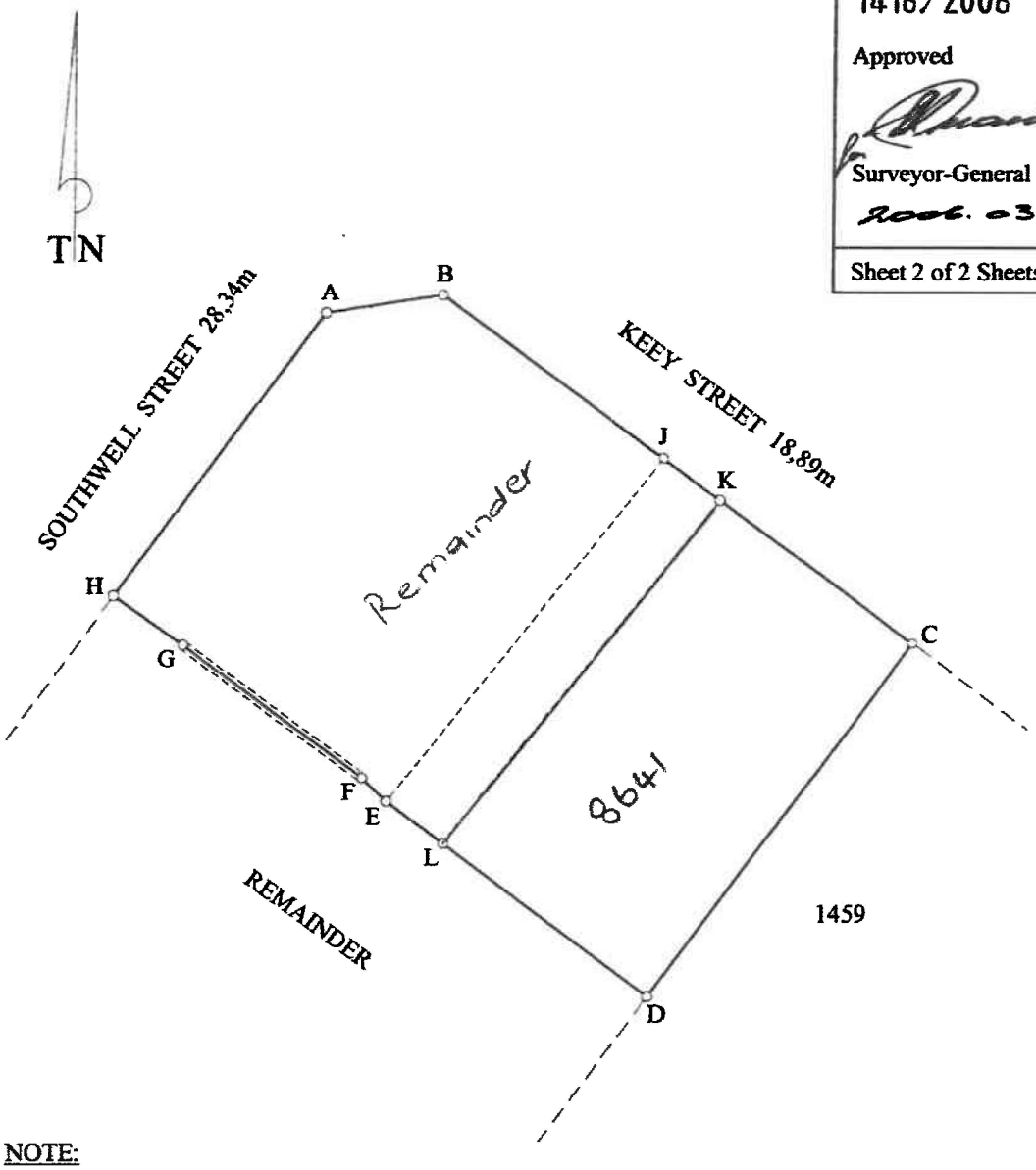
MAP UNITS: METRIC

DATE: AUG 2026

OFFICE COPY

S.G.No.
1416/2006
Approved
for Surveyor-General
2006. 03. 31

Sheet 2 of 2 Sheets



NOTE:
========: The line FG represents the middle of a party wall

Scale 1/400

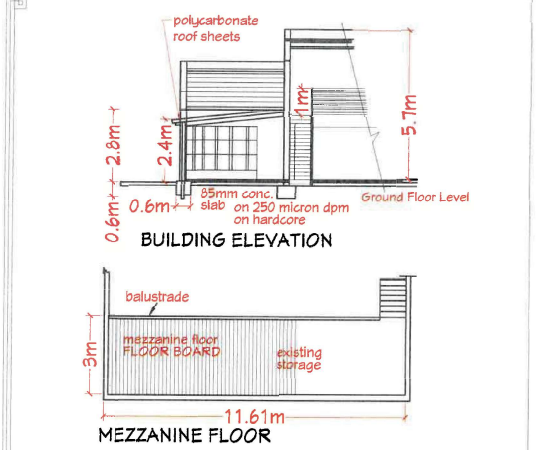
ERF 6782 (a portion of Erf 5155) PORT ALFRD

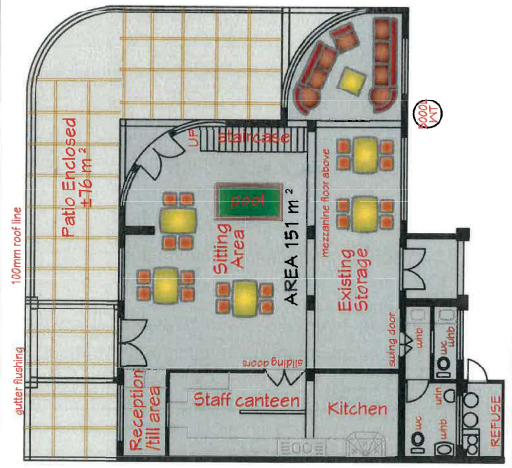
Situate in the Ndlambe Municipality
Administrative District of Bathurst
PROVINCE OF THE EASTERN CAPE

Surveyed in November and December 2005
by me

R.J.Hemsley (PLS 0258)
Professional Land Surveyor

HEMSLEY AND MYRDAL S/F PA (PA6782DG/Job No.712)Matyumza
ERF 6782 PORT ALFRED





Scale A4 @1:200

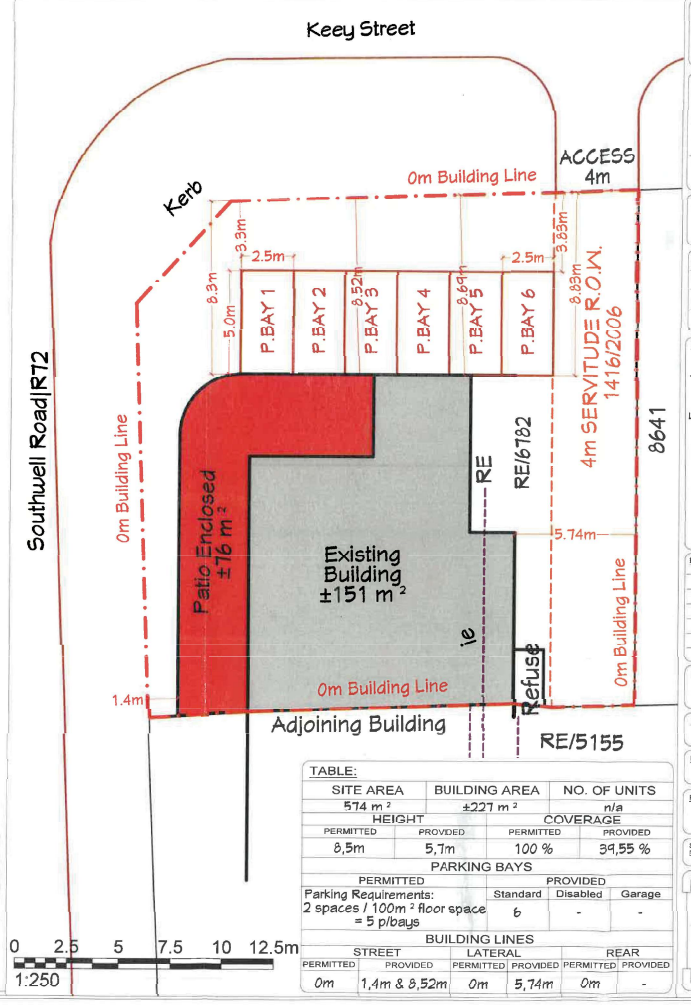


TABLE:

SITE AREA	BUILDING AREA	NO. OF UNITS
574 m²	±227 m²	n/a

HEIGHT		COVERAGE	
PERMITTED	PROVIDED	PERMITTED	PROVIDED
8,5m	5,7m	100 %	39,55 %

PARKING BAYS

PERMITTED	PROVIDED		
Parking Requirements:	Standard	Disabled	Garage
2 spaces / 100m² floor space = 5 p/bays	6	-	-

BUILDING LINES

STREET		LATERAL		REAR	
PERMITTED	PROVIDED	PERMITTED	PROVIDED	PERMITTED	PROVIDED
0m	1,4m & 8,52m	0m	5,74m	0m	-

PROJECT:
Permanent Departure to permit a Restaurant on Erf 6782 Westview Heights, Port Alfred

PROJECT DESCRIPTION
PROPOSED LAND USE :
1. Restaurant

EXISTING ZONING :
- BUSINESS ZONE 2

LOCATION:
Town: PORT ALFRED
Municipality: NDLAMBE Local Municipality
District: BATHURST

LEGEND:
- Erf 6782, Westview Heights, Port Alfred
- 4m SERVITUDE R.O.W.
- SEWERLINES

NOTES:
NOTES:
- Building Plans to be supplied by Architect
- All parking bays dimensions as indicated

LOAD FACTOR
1. FIXED SEATING
   8 seats at 0,65m² per person 5,2m²
2. AREAS WITHOUT FIXED SEATING
   a) Number of Tables = 5
      Number of Chairs = 20
      NET AREA AT 1,4m² PER PERSON = 2,8m²
   b) Standing Area (Pool)
      Number of Persons = 4
      NET AREA AT 0,65m² PER PERSON = 2,60m²
   c) Waiting / Queuing Area
      Number of Persons = 5
      NET AREA AT 0,47m² PER PERSON = 2,95m²
      TOTAL NUMBER OF PERSONS = 37
      TOTAL AREA = 39,15m²

BUILDING AREAS: (as per approved building plan)

±151 m²	Existing Building Area
±76 m²	Patio Addition
±227 m²	Total Ground Floor Building Area
39,55 %	Coverage
±35 m²	Mezzanine
± 262 m²	Total FAR Area

CLIENT:
B. Spence

PREPARED BY:
WADS Projects

PLAN NO: 05
REV NO: 00

PLAN NAME:
Site Development Plan

SCALE BAR

SCALE: A4 @1:250
MAP UNITS: METRIC
DATE: AUG 2026
North Arrow