



M.E.H. SÜLTER & SON Inc.

Professional Land Surveyors / Professionele Landmeters
Township & Property Consultants / Dorps- en Eindomsraadgewers
Sectional Title Surveyors / Deeltitelopmeters

Medical Centre
15A Milner Street
GRAHAMSTOWN 6139

Tel: 046-6224441 (w)
046-6228602 (h)

Fax: 046-6361068

e-mail: peter@surveyec.co.za

In association with / In assosiasie met:
I HANSEN (Queenstown)

Our ref. / Ons verw: PA-X12/6

Your ref. / U verw:

2nd May 2017



Attention: Ms. N. Ngxwashula

The Manager
Ndlambe Municipality
P.O. Box 13
PORT ALFRED
6170

Dear Madam,

APPLICATION FOR THE CLOSURE OF PORTION OF PARK ROAD (ERF 782) AND THE RE-ZONING OF THE SUBDIVIDED PORTION FROM PUBLIC ROAD TO RESIDENTIAL 2 AND CONSOLIDATION OF THE SUBDIVIDED PORTION WITH ERF 850 PORT ALFRED

In connection with the above please find our application together with the following for your Councils approval:-

- 1) A copy of the title deed
- 2) A motivation report
- 3) 2 copies of a locality plan
- 4) 2 copies of the proposed subdivisional plan
- 5) A copy of the diagram of Erf 782 (Road)
- 6) Draft diagrams of the subdivided portion and consolidation diagram
- 7) Status report and Final Certificate from the Surveyor General
- 8) Zoning certificate – Not requires as it is a Public Road
- 9) Our receipt for R 8 974.80 to cover Municipal Administration and scrutiny fees for the subdivision and re-zoning.

Kindly acknowledge receipt of this application and give us some indication as to how long the consent may take.

Yours faithfully,

M.E.H. Sulter & Son Inc.

PA-850nm

DIRECTOR: P.B. SULTER B.Sc. (SURVEY) Pr.L. S.A.G.I. Dip.Proj.Man.
CONSULTANT: F. MAGAMA N.D. (MINE SURVEYING) ZIMBABWE.
REG. NO. 2014/003435/21

“A curse upon him who moves his neighbor’s boundary stone”; the people shall say “Amen” – Deuteronomy 27:17

Payment results



Your details

From account

08-200-469-2 CURRENT ACC M E H SULTER AND SON

Payment Details

Code	Beneficiary name	Beneficiary reference	My reference	Amount	Date of payment	Confirmation	Name	Details	Payment results
148	NDLAMBE MUNICIPALITY	01007077300	50/31428/617	R 8,974.81	2017-05-03	None			Transaction has been successfully processed
Total payment amount				R 8,974.81					

Print

Close



**NDLAMBE MUNICIPALITY
SPLUMA LAND USE APPLICATION
(Spatial Planning and Land Use Management Act 16 of 2013)**

TYPE OF APPLICATION:

	Rezoning to subdivisional area (SPLUMA)	(R4986.00)
*	Rezoning which does not comprise a rezoning to subdivisional area	(R4986.00)
	Removal of Restrictive Condition	(R4726.07)
	Departure	(R3988.80)
*	Subdivision	(R3988.80)
	Consent use	(R3988.80)
	Extension of approval (SPLUMA)	(R1710.00)
	Consolidation	(R4218.00)
	Any other application, give details	

TYPE OF LEGISLATION APPLICABLE:

*	Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA)
*	Ndlambe Spatial Planning and Land Use Management By Laws 2015
	Ndlambe Spatial Development Framework (SDF)
	Land Use Planning Ordinance 1985 (15 of 1985)

COMPLETE THE FOLLOWING:

Local Authority:	NDLAMBE MUNICIPALITY
Description of Land:	PARK ROAD
Registered owner(s):	PARK ROAD VESTS IN THE NDLAMBE MUNICIPALITY
Postal Address:	THE MUNICIPAL MANAGER P.O. BOX 13 PORT ALFRED Code: 6170
Applicant:	M.E.H. SULTER & SON
Postal Address:	15A MILNER STREET GRAHAMSTOWN Code: 6149

INSTRUCTIONS

(These instructions should be read before completing the form)

1. **GENERAL REMARKS**
 - 1.1. If an application requires approval in terms of various types of legislation and two or more of the applications have to be advertised, the applicant must inform the Municipal Manager, Land Development Officer (LDO) or Town Planning accordingly so that all applications may be advertised and submitted for approval simultaneously.
 - 1.2. All applications should take cognizance of the requirements for the change of land use in terms of the Environment Conservation Act of 1997.
 - 1.3. 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.
 - 1.4. **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.**
 - 1.5. 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.
 - 1.6. Applicants may supply any additional information, on a particular issue, if they want to.
2. **PRIOR LIAISON WITH OTHER INTERESTED PARTIES**
 - 2.1. Prior Liaison with interested bodies including National and Provincial Departments, is strongly recommended, as the processing of applications will be expedited in this way. Where an applicant submits proof that an interested party is satisfied with a

proposal, it will not be necessary to again approach such interested party for comments.

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

3 SUBMISSION OF APPLICATION

- 3.1 The application must be submitted in duplicate, together with all the required annexes, to the Local Authority in whose area of jurisdiction the land unit is situated. If the land is to be incorporated within the jurisdiction of a Local Authority, the application form must also be submitted to the Local Authority concerned.

- 3.2 Applications can be posted via registered mail or hand delivered to the following address:

The Municipal Manager
P O Box 13
Port Alfred
6170

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

3.3.1 Details in respect of the application

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

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

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

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

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

3.3.4 Motivation given in the application and in the objections

- the applicant's motivation and comments on the objections and/or the appeal;
- the comments of relevant government departments;
- details of the objections received.

3.3.5 Evaluation of the application by the Land Development Officer

- The evaluation of the application in relation to the SPLUMA Act 16 OF 2013, the Spatial Planning and Land Use Management By Laws, SDF, IDP, Land Development Objectives, desirability, precedents, and Council's policies etc;
- In the case of land zoned for public purposes, the reasons why such land is no longer required for use by the public;
- Desirability is usually considered in terms of the following:
 - Physical characteristics of the area;
 - Potential of the site;
 - Character of the surrounding area;
 - Planning proposals for the area (LDO/Framework/Structure Plan etc.);
 - Location and accessibility of the site;
 - Provision of services;
 - Environmental impact of the proposal;
 - Impact of the construction phase.

3.3.6 The decision of the Land Development Officer (LDO)

- The LDO's decision, including the conditions that must be imposed if the application is approved. (Note that the application must contain these conditions, even if the relevant LDO refuses the application).

SECTION A**TO BE COMPLETED BY THE APPLICANT**

(* ANSWER YES, NO, OR NOT APPLICABLE)

1. PERSONAL PARTICULARS OF APPLICANT

Your reference number	PA/X12/6
Name of person to whom correspondence should be addressed	P.B. SULTER C/o M.E.H. SULER & SON INC.
Address:	15A MILNER STREET GRAHAMSTOWN 6139
Telephone number:	046-6224441
Facsimile number:	046-6361068

1.1. Is the applicant the only registered owner of the property? **NO**

If not, attach the power of attorney from the registered owner(s) to the application. This is also applicable if the person who is applying is still in the process of obtaining the land unit, or if the land unit is owned by a company or more than one person.

1.2. Name the registered owner(s): **THE PROPERTY, BEING A PUBLIC ROAD, VESTS IN THE NDLAMBE MUNICIPALITY**

1.3. Is the property encumbered with a bond? **NO**

If so, please attach the authorisation of the mortgage holder to the application.

2. DETAILS OF LAND UNIT

2.1. Registered description of the property, as is shown on title deed:

Number and date of the title deed: **PUBLIC ROAD**

Area of land:

2.2. What is the present zoning of land unit? **PUBLIC ROAD**

2.3. Are any departures applicable to the land unit? **NO**

2.4. Is there any building or other development on the land unit? **NO**

If so, what are the nature and condition of these improvements? **N/A**

- 2.5. Is the site being used in accordance with its present zoning? **YES**
If not, how is the land being utilised? **N/A**

3. DETAILS OF APPLICATION

- 3.1 Describe the proposed development in detail (A separate motivational report may be added): **SEE MOTIVATION REPORT**

- 3.1. Does the proposed development involve the entire land unit? **NO**
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: **ONLY PORTION OF ROAD IS AFFECTED – SEE DRAFT DIAGRAMS**

- 3.3 Is a departure being applied for in order for a temporary change of use on the land unit? **NO**
If so, explain why rezoning is not being considered and supply reasons for the proposed period of the departure: **N/A**

4. RESTRICTING FACTORS

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

- 4.1. Are there any title deed restrictions, which may have an effect on the application?
NO
If so, furnish details: **N/A**

- 4.2. Is there any portion of the land unit subject to tidal flow or situated under the high water mark? **NO**
If so, furnish details: **N/A**

- 4.3. Is any portion of the land unit situated in a flood-plain of a river under the 1 in 50 years flood-line or subject to any floods? **NO**
If so, furnish details: **N/A**

- 4.4. 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**

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

5. POSSIBLE REFERRAL TO OTHER BODIES

- 5.1. Does the application fall within the area of a Land Development Objective (LDO) and/or Policy Plan (Structure Plan, Framework Plan etc.)? **YES**

If so, please give details in so far as they affect the application under consideration:

NDLAMBE SPATIAL DEVELOPMENT PLAN

- 5.2. Are the provision of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970) applicable in the case of this application? **NO**
- 5.3. Is the land unit situated within the boundaries of a nature area reserved in terms of Section 4 of the Physical Planning Act, 1967 (Act 88 of 1967), or a mountain catchment area reserved in terms of the Mountain Catchment Areas Act, 1970 (Act 63 of 1970), or a nature reserve reserved in terms of the former Nature and Environmental Conservation Ordinance, 1974 (Ordinance 19 of 1974), or a national park reserved in terms of the Nature Parks Act, 1978 (Act 57 of 1976). **NO**
If so, furnish details: **N/A**
- 5.4. Does the land unit abut on the area of jurisdiction of another local authority or does any other local authority have an interest in this application? **NO**
If so, state the name of the local authority and its interest in the application: **N/A**
- 5.5. Does the property abut on any national, trunk, main or divisional road or such proposed road? **NO**
If so, furnish full details (including status of the road and full statutory width): **N/A**
- 5.6. Is the land situated in a metropolitan transport area in terms of the Urban Transport Act, 1977 (Act 78 of 1977)? **NO**
If so, has it been referred to the relevant transport authority? **N/A**
- 5.7. Is the land unit close to, or is it affected by, a power line, a power station, a railway line, a railway station, airport or harbour? **NO**
If so, furnish details: **N/A**
- 5.8. Are there any conservation worthy buildings/grave/rock engravings/archeological finds on the property including those that have not been declared national monuments? **NO**
- 5.9. Is the land unit situated within 100m from the high-water mark of the sea or tidal river? **NO**
If so, has Nature Conservation been consulted? **N/A**
- 5.10. Does the land unit abut on, or is it in any way influenced by any property belonging to the S.A. National Defence Force? **NO**
If so, please supply details: **N/A**

ANNEXURES

HAVE THE FOLLOWING ANNEXURES BEEN ATTACHED

(* ANSWER YES, NO OR NOT APPLICABLE)

ANNEXURE	YES	NO	NOT APPLICABLE
Power of attorney		*	
Authorisation from mortgager		*	
Flood-line certificate			*
Regional map			*
Locality map	*		
Extract from zoning map		*	
Land-use map		*	
Layout plan – DRAFT DIAGRAMS	*		
Motivation report	*		
Title Deed	*		
Copy of Advertisement			
Any other annexures, give details			

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

THE PUBLIC ROAD VESTS IN THE NDLAMBE MUNICIPALITY.

THERE IS NO BOND OVER THE PROPERTY.

I, the undersigned, certify that the information appearing in this section of the form and the information in the annexures is correct and complete, and that I understand the application. (Please note the contents of paragraph 1.6. of the instructions).

SIGNATURE:  DATE: 2ND MAY 2017

M.E.H. SÜLTER & SON
PROFESSIONAL LAND SURVEYORS
15A MILNER STEET
GRAHAMSTOWN 6139

LOCALITY OF ERF 850 PORT ALFRED

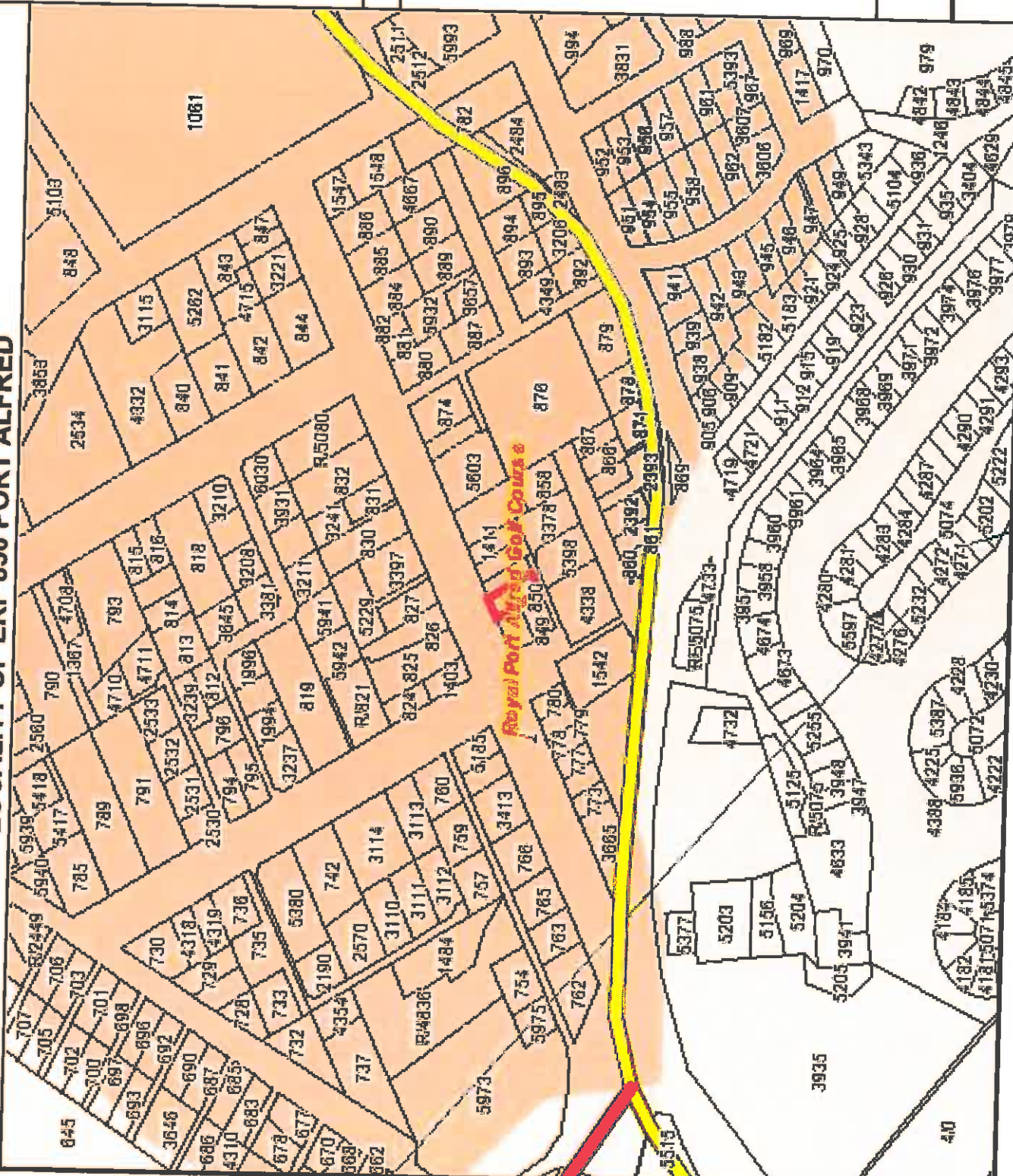
Legend

- Metro Points of Interest**
- ▲ Camp Site
 - ⌒ Golf
 - Roads**
 - Main
 - Secondary
 - ~ Rivers
 - Erven
 - Built up Areas
 - Formal

Date: 01 May 2017



windeed



LOCALITY OF ERF 850 PORT ALFRED

Legend

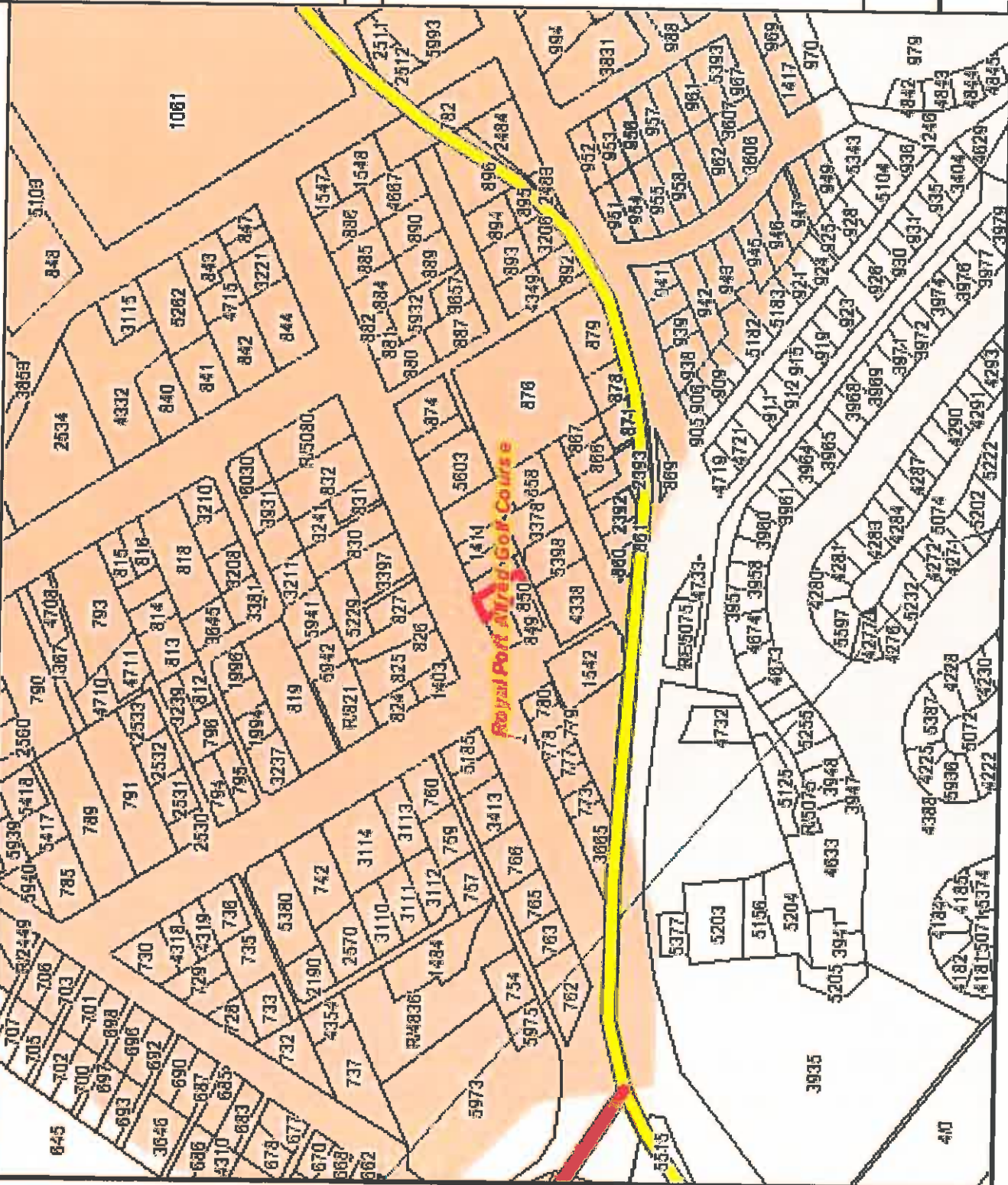
Metro Points of Interest

-  Camp Site
-  Golf
-  Roads
-  Main
-  Secondary
-  Rivers
-  Erven
-  Built up Areas
-  Formal

Date: 01 May 2017



windeed



MOTIVATION REPORT
FOR THE PROPOSED CLOSURE OF PORTION OF PARK ROAD AND RE-ZONING
OF THE SUBDIVIDED PORTION FROM PUBLIC ROAD TO RESIDENTIAL 2 AND
CONSOLIDATION OF THE SUBDIVIDED PORTION WITH
ERF 850 PORT ALFRED

APPLICATION:

This application is for the closure of portion of Park Road re-zoning and consolidation of the subdivided portion with Erf 850 Port Alfred.

THE APPLICANT:

The applicant is Messrs. M.E.H. Sulter & Son, Professional Land Surveyors, on behalf of the owners being the Ndlambe Municipality.

THE PROPERTY:

The property is Park Road which vests in the Ndlambe Municipality – see attached Status Report from the Surveyor General dated 2016-08-24 (Ref: S/4842/5 P215).

LOCALITY:

The property is situated in Park Road as indicated on the attached locality plan. township.

TOPOGRAPHY:

Flat.

EXISTING ZONING:

The portion to be closed is Public Street, a portion of park Road. An application has been submitted to re-zone Erf 850 from Single to general residential.

EXISTING USE:

The property is used as Public Street.

ACCESS:

Access to the new site will be via the existing access to Erf 850 from Park Road.

SERVICES:

All the surrounding Municipal services have been installed and are presently being utilised by surrounding erven. As the subdivided portion is being consolidated with the adjoining Erf 850 no additional land unit will be created and so there will be no additional burden on the services

REASONS FOR APPLICATION:

The owners wish to secure parking for their clients and require this portion of Park Road in order to do so. The neighbors to the south-west have already done this.

CONCLUSION:

If approved then the municipality will benefit financially from the sale of the land and additional revenue through rates and taxes on the larger erf in future.

The application is in line with provisions of the Land use Planning Ordinance 15 of 1985 (LUPO) and Spatial Planning and Land Use Management Act, Act No.16 of 2013 (SPLUMA).

Please note that although the Spatial Planning and Land Use Management Act (SPLUMA), Act No.16 of 2013, has been promulgated, Ordinance 15 of 1985 (LUPO) has not been officially repealed and, therefore, the Surveyor General and Deeds Office still require consents in terms of LUPO as well. In terms of that legislation this subdivision would have been exempt from the provisions of Section 25 in terms of Section 23(1).

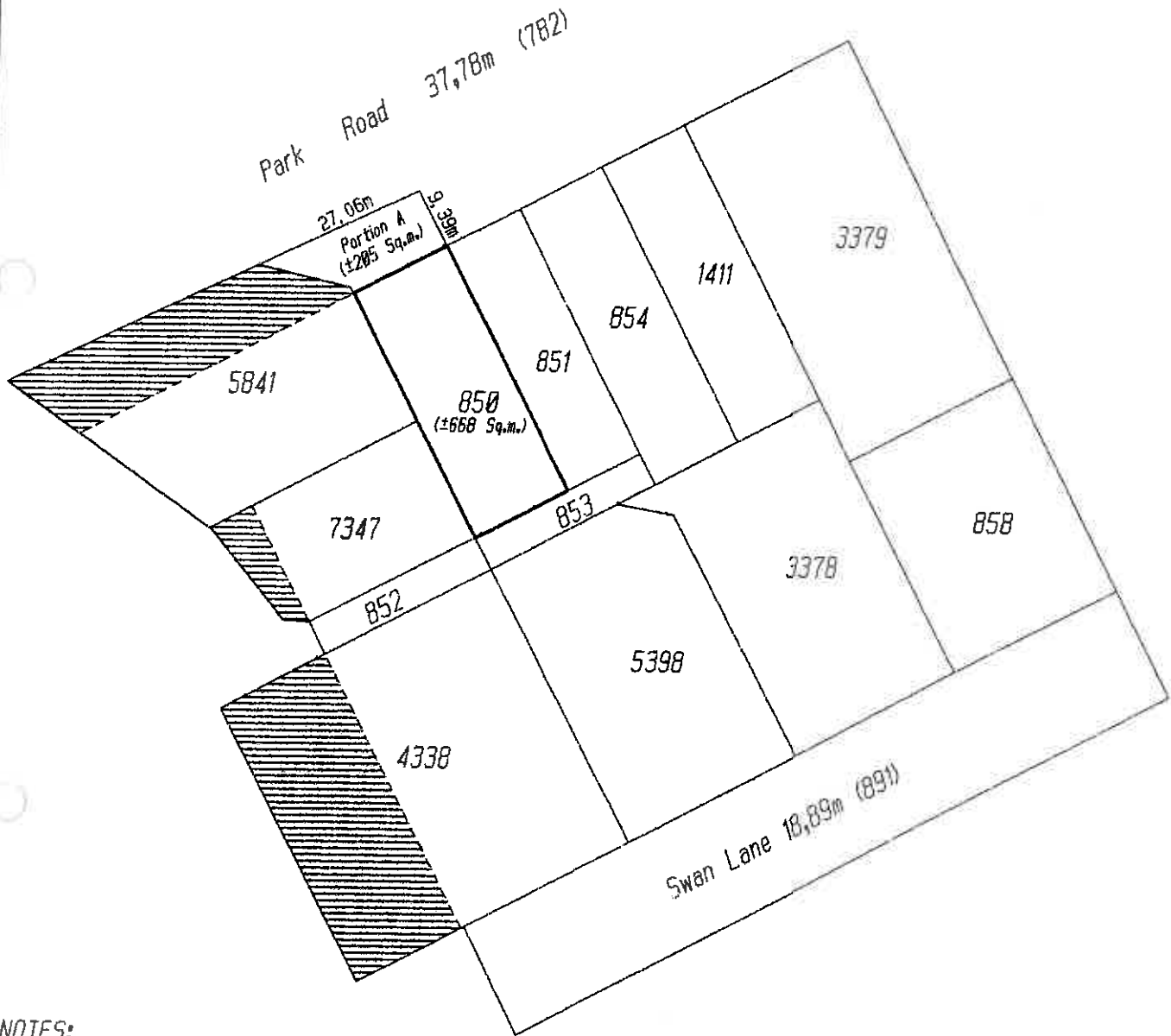


P.B. Sülter

Professional Land Surveyor

May 2017

Plan showing portion of Park Road
to be consolidated with Erf 850
Port Alfred
Administrative District of bathurst
Scale: 1/500



NOTES:

- 1) It is proposed to dedcut Portion A and to consolidate it with Erf 850 Port Alfred.

LEGEND:



denotes portions of road previously purchased by adjoining owners

(PA850)
REF: PA/X12/6



M.E.H SULTER & SON

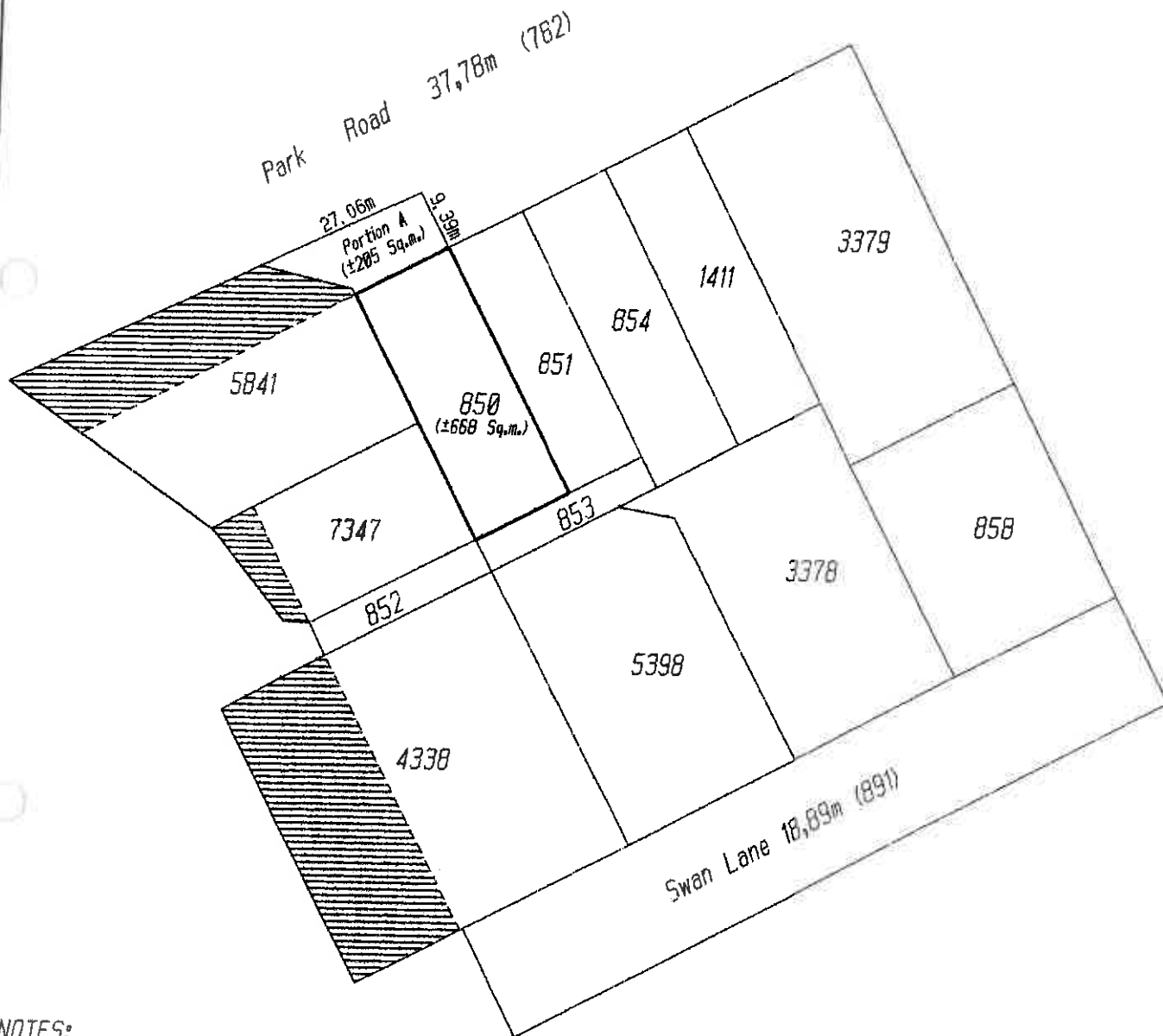
Professional Land Surveyors
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6139

Telephone (046) - 6224441
Fax (046) - 6361068

P.B. SULTER MR. SURVEYOR P.L. S.A.S.I. MR. PROJ. PLAN
R.E. DANCKWERTS MR. SURVEYOR P.L. S.A.S.I.


Plan showing portion of Park Road
to be consolidated with Erf 850
Port Alfred
Administrative District of bathurst
Scale: 1/500



NOTES:

- 1) It is proposed to dedcut Portion A and to consolidate it with Erf 850 Port Alfred.

LEGEND:

 denotes portions of road previously purchased by by adjoining owners

(PA850)
REF: PA/X12/6



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P.B. SULTER MR. SURVEYOR P.L. S.A.S.T. MR. PROJ. MGR.
R.E. DANCKWERTS MR. SURVEYOR P.L. S.A.S.T.

NO. B. 282/1893.

ENF 782 POINT ALFRED.

The annexed Diagram represents two pieces of Ground situated on the Kowia River at Port Frances in the District of Albany. Being Lot No. 88 measuring 15 Morgen and an extension thereto containing 23 Morgen 97 Square Rods making together 38 Morgen & 97 Square Rods.

Bounded on the North by Govt. Ground.

E. " Lot No. 87.

South " High Street &

on the West " the Kowia River.

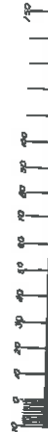
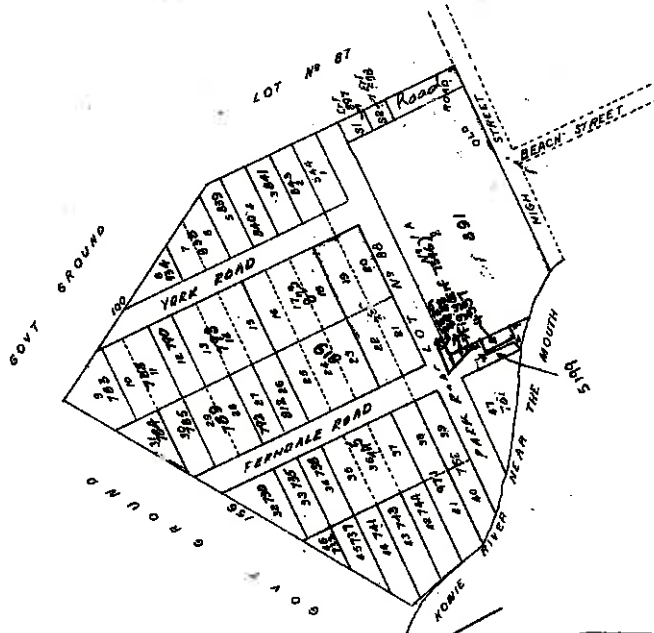
Copied and Reduced to one figure from two separate Diagram framed by the Surveyors Smith & White

by

(Sgt.) A. Auret.

Draftsman.

Surveyor General's Office.



Rhyland Rods. 1:6000

Original by J. Y. (Enf 1884)
 classed No. 2010-08-17
 No. 1812/15 v. 1
 P. R. Miller 2010-06-03
 DATE

Original by X. Enf 5139 5939
 classed No. 2008-09-15
 No. 5842/15 v. 1
 P. R. Miller 2008-10-16
 DATE

Road Interlocking By N. X. Y. Z.
 classed. V. 16 TIC's Notice d.d. 18/11/08. 28
 No. 5842/15
 P. R. Miller 09-04-17
 DATE

Original by E. F. SIPP
 classed No. 19 November 1937
 No. 5842/15
 P. R. Miller 08-01-20
 DATE

Copied from diagram relating
 to Title Deed No. 433, 9, 3, 95
 date 15-7-1893
 P. R. Miller 08-01-20
 DATE

For list of deductions see back of page 1

B 55

ENF 782
Comp. ENF 580/132
(1883)
Enf.

The following details have been made from this diagram.

- ERF 891
- ERF 899
- ERF 823
- ERF 819
- ERF 745
- ERF 890
- ERF 784
- ERF 781
- ERF 730
- ERF 725
- ERF 834
- ERF 841
- ERF 843
- ERF 743
- ERF 783
- ERF 812
- ERF 738
- ERF 789
- ERF 838
- ERF 971
- ERF 790
- ERF 785
- ERF 788
- ERF 762
- ERF 840
- ERF 792
- ERF 732
- ERF 793
- ERF 737
- ERF 741
- ERF 744
- ERF 844
- ERF 897
- ERF 898

Survey Reference	Diag. No.	Description	Area Sqm.	Transfer Date	T.M. No.
		No. 1A	7. 271 30	1859-28-485	
		No. 5	- 295 04	1859-33-159	
		No. 16, 17, 18	- 1 300 -	1859-33-159	
		No. 23, 24, 25	- 1 300 -	1859-33-159	
		No. 35, 36, 37	- 1 300 -	1859-33-159	
		No. 19, 20, 21, 22	- 2 - -	1859-33-161	
		No. 31	- 275 127	1859-33-163	
		No. 47	- 584 12	1859-33-164	
		No. 32	- 365 115	1859-33-165	
		No. 33	- 300 -	1859-33-165	
		No. 8	- 190 119	1859-33-166	
		No. 3	- 300 -	1859-33-167	
		No. 2	- 300 -	1859-33-167	
		No. 43	- 391 28	1859-33-168	
		No. 9	- 409 33	1859-33-169	
		No. 26	- 300 -	1859-43-70	
		No. 34	- 300 -	1859-43-70	
		No. 28, 29	- 1 - -	1859-43-76	
		No. 6, 7	- 428 60	1859-43-75	
		No. 38, 41	- 1 36 98	1859-43-74	
		No. 12	- 300 -	1859-43-73	
		No. 30	- 299 49	1859-43-72	
		No. 10, 11	- 1 - -	1859-43-72	
		No. 39, 40	- 589 88	1859-43-77	
		No. 4	- 300 -	1859-57-348	
		No. 27	- 300 -	1862-4-355	
	4406/1859	No. 46	- 108 14	1859-57-348	
		No. 13, 14, 15	- 1 300 -	1859-47-501	
		No. 45	- 253 23	1862-4-356	
		No. 44	- 387 25	1860-33-751	
		No. 42	- 343 135	1860-33-750	
		No. 1	- 300 -	1860-4-500	
		Lot 8.1	- 80 20	1915-44-2857	
		Lot 8.2	- 80 20	1915-44-2858	
		ERF 4337	0.85m ²	31925/74	W7
		ERF 5199			
		ERF 5838	283 sqm	15786/2010	} X
		ERF 5839	508 sqm	15786/2010	
		ERF 7346	9959 sqm	36348/2011	
E 193/89	A 95/89				
E 2467/97	6208/97				
E 518/09	1455/09				
E 618/09	1456/09				
E 515/2009	1458/2009				

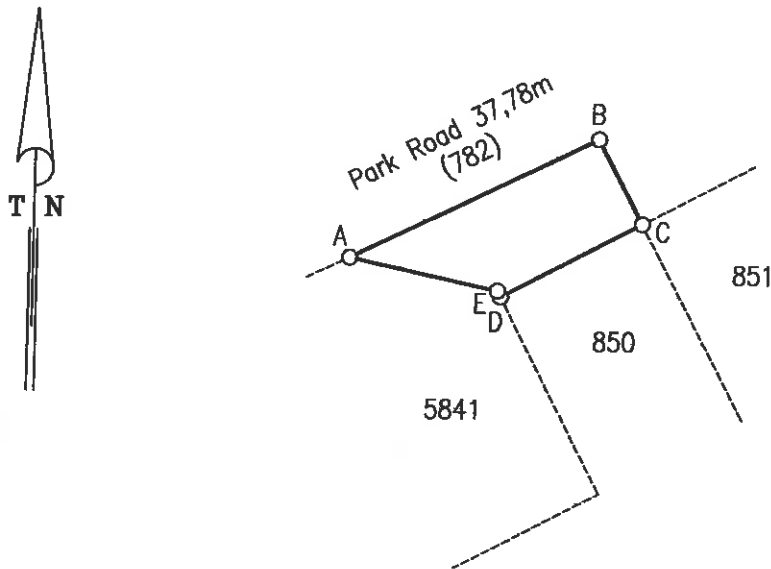
ERF 782
Part Alfred

M.E.H. SULTER & SON
 LAND SURVEYORS
 (PA8576DD)

	SIDES Metres	Angles of Direction	CO-ORDINATES Y System WG 27° X		S.G.No.	
			Constants:	+ 0,00		+3710 000,00
AB	27,05	244 23 00	A	+ 9 695,80	+ 8 333,74	Approved
BC	9,50	332 05 40	B	+ 9 671,41	+ 8 322,04	
CD	15,90	62 05 40	C	+ 9 666,96	+ 8 330,44	
DE	1,00	152 05 40	D	+ 9 681,01	+ 8 337,88	
EA	14,69	102 47 00	E	+ 9 681,47	+ 8 336,99	
	WEST BEACH NO.283		▲	+10 316,49	+ 9 922,25	SURVEYOR GENERAL
	DAMBUZA NO.284		▲	+11 545,79	+ 7 279,75	

Description of Beacons

A.B.D.E.....20mm Iron Peg
 C.....10mm hole in concrete



Scale: 1/750

The figure A B C D E
 represents 207 square metres of land being,

Erf 8576 Port Alfred

situated in the Ndlambe Municipality
 Administrative District of Bathurst
 Province of the Eastern Cape
 Surveyed in August 2016
 by me,

P.B. SULTER
 Land Surveyor 0786

This diagram is annexed to No. Dated. i.f.o. Registrar of Deeds	The original diagram is No. B282/1833 annexed to Transfer/Grant No. Aly Q 3-25	File No. S.4842/5 S.R. No. Comp.: BP-6BD/X12 (2163)
		LPI C008007

M.E.H. SULTER & SON
LAND SURVEYORS
(PA8577D)

SIDES Metres	Angles of Direction	CO-ORDINATES Y System WG 27° X			S.G.No.
		Constants:	+ 0,00	+3710 000,00	
AB 27,05	244 23 00	A	+ 9 695,80	+ 8 333,74	Approved
BC 51,54	332 05 40	B	+ 9 671,41	+ 8 322,04	
CD 15,90	62 05 40	C	+ 9 647,28	+ 8 367,58	
DE 43,04	152 05 40	D	+ 9 661,33	+ 8 375,03	
EA 14,69	102 47 00	E	+ 9 681,47	+ 8 336,99	
WEST BEACH NO.283		▲	+10 316,49	+ 9 922,25	SURVEYOR GENERAL
DAMBUZA NO.284		▲	+11 545,79	+ 7 279,75	

SHEET NO.1 OF
2 SHEETS

The figure A B C D E
represents 875 square metres of land being,

Erf 8577 Port Alfred

and comprises:-

- 1) The figure A B f g E representing Erf 8576 Port Alfred
Vide: Diagram No. D/T:
- 2) The figure g f C D representing Remainder Erf 850 Port Alfred
Vide: Diagram No. 429/1874 D/T: 1874. .107

situated in the Ndlambe Municipality
Administrative District of Bathurst
Province of the Eastern Cape
Surveyed in August 2016
by me,



P.B. SULTER
Land Surveyor 0786

This diagram is annexed to No. Dated. i.f.o. Registrar of Deeds	The original diagrams are as quoted above.	File No. S.4842/5
		S.R. No. Comp.: BP-6BD/X12 (2163) LPI C008007

M.E.H. SULTER & SON
LAND SURVEYORS
(PA8577D)

Erf 8577 Port Alfred

situated in the Ndlambe Municipality
Administrative District of Bathurst
Province of the Eastern Cape

S.G.No.

Approved

SURVEYOR
GENERAL

Description of Beacons

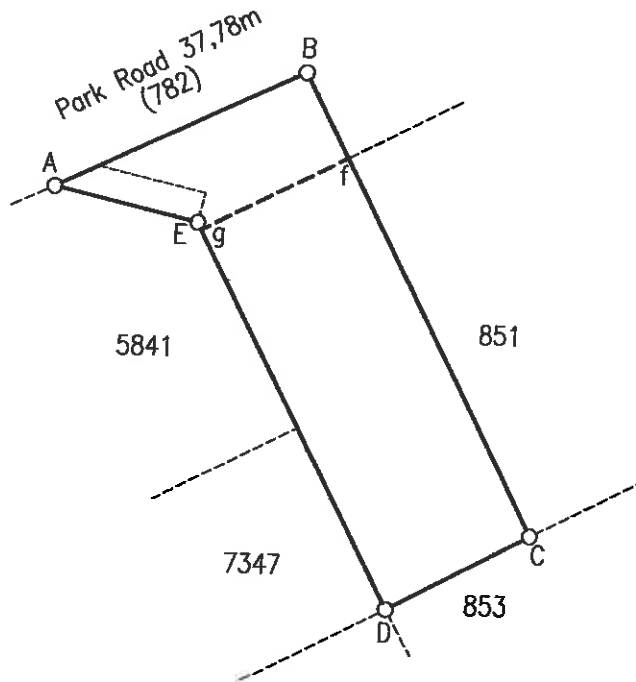
A.B.C.E.....20mm iron peg

D.....10mm hole in base of wall

Servitude note:

- 1) The line EA, up to the line AB, represents the south-western boundary of a servitude right-of-way 3m wide as shown.

**SHEET NO.2 OF
2 SHEETS**



Scale: 1/500

Surveyed in August 2016
by me,

P.B. SULTER
Land Surveyor 0786



NDLAMBE MUNICIPALITY

PORT ALFRED

Causeway
P O Box 13
Port Alfred
6170

Phone: (046) 624 1140
Fax: (046) 624 2669
portalfred@ndlambe.co.za
http://www.ndlambe.co.za

Please address all correspondence to The Municipal Manager.

Our Ref: 7/2/1/3 - 32851
Your Ref:

08 June 2016

Enquiries: Shirley Boshoff

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

Dear Sir,

PROPOSED CLOSURE, SUBDIVISION, CONSOLIDATION, REZONING AND PURCHASE OF PUBLIC STREET – A PORTION OF PORTION 0 OF ERF 782 KNOWN AS PARK ROAD RESERVE ADJACENT ERF 850 SITUATE AT EAST BANK TOWNSHIP, PORT ALFRED

We have pleasure in informing you that the Executive Committee at its meeting held on 31 May 2016, Council Resolution ECM146/05/2016, resolved inter alia:-

- "a) THAT the request from M E H Sülter & Son Professional Land Surveyors on behalf of the owner of Erf 850, 26 Park Road, Port Alfred to purchase a portion of road reserve, Portion 0 Remainder Erf 782 Park Road, ± 205 m² in extent, adjacent Erf 850 for the provision of additional parking purposes only, as depicted on Plan No. (PA/850) REF: PA/X12/6, BE APPROVED, subject to the following conditions:
 - i) The selling price is R36 000.00 (VAT Inc) as per the valuation dated 22nd June 2015 from Rod Bradfield Realty.
 - ii) The portion is formally closed, consolidated and rezoned to General Residential, the present zoning of Erf 850.
 - iii) A surveyor is appointed to prepare the consolidation diagram and proof thereof be submitted to Council within 120 days of approval by Council.
 - iv) All costs associated with the transaction, i.e. advertisement, closure, consolidation, etc., are borne by the applicant.
- b) THAT the applicant firstly indicates the acceptance of the above conditions in writing before the transaction is proceeded with.

If the above conditions are accepted, a formal application must be lodged for the permanent closure, subdivision, consolidation and rezoning in terms of Sections 73, 59, 68 and 71 of The Spatial Planning and Land Use Management By-Laws.

The applicant is liable for the costs as per condition (iv) above and therefore the enclosure of the following for settlement purposes:-

• Invoice No.024WD6 dated 26 March 2015 from Times Media (advertisement) :	R 623.81
• Invoice No. 103 dated 22 June 2015 from Rob Bradfield Realty (valuation) :	<u>R 475.00</u>
Total	<u>R1 098.81</u>

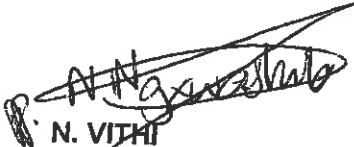
Kindly pay the advertisement fee into Vote No. 01-30-10-6210-000 and the valuation fee into Vote No. 01/25/20/6900 at our Directorate Financial Services (Campbell Street) or alternatively pay same into the following account, banking details which are indicated below. Kindly state "Ptn/Erf 850/PA" and applicable vote numbers as reference and in both instances provide the Estates Section with proof of payment.

Bank: First National Bank; Branch: Port Alfred; Branch Code: 210917; Account No: 53400014890.

The transaction will only be proceeded with on receipt of your response pertaining to (b) above and proof of payments.

Your co-operation in advance is appreciated.

Yours faithfully



N. VITHI
DIRECTOR: INFRASTRUCTURAL DEVELOPMENT
for MUNICIPAL MANAGER