



PROVINCE OF THE EASTERN CAPE
IPHONDO LEMPUMA KOLONI
PROVINSIE OOS-KAAP

**Provincial Gazette
Igazethi Yephondo
Provinsiale Koerant**

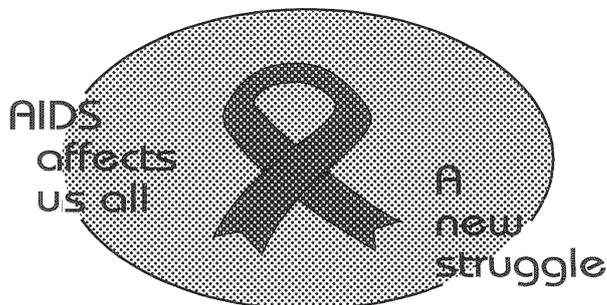
Vol: 30

BISHO/KING WILLIAM'S TOWN

20 March 2023
20 Maart 2023

No: 4900

We all have the power to prevent AIDS



Prevention is the cure

**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

N.B. The Government Printing Works will not be held responsible for the quality of "Hard Copies" or "Electronic Files" submitted for publication purposes

ISSN 1682-4555



9 771682 455006



0 4 9 0 0

IMPORTANT NOTICE:

THE GOVERNMENT PRINTING WORKS WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS THAT MIGHT OCCUR DUE TO THE SUBMISSION OF INCOMPLETE / INCORRECT / ILLEGIBLE COPY.

No FUTURE QUERIES WILL BE HANDLED IN CONNECTION WITH THE ABOVE.

Contents

<i>No.</i>		<i>Gazette No.</i>	<i>Page No.</i>
GENERAL NOTICES • ALGEMENE KENNISGEWINGS			
88	Spatial Planning and Land Use Management Act (16/2013): Erf 89 Kini Bay, Port Elizabeth, Eastern Cape....	4900	3
PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS			
546	Spatial Planning and Land Use Management Act (16/2013): Erf 103 Summerstrand, Port Elizabeth, Eastern Cape	4900	4
547	Spatial Planning and Land Use Management Act (16/2013): Erf 9, Summerstrand, Port Elizabeth, Eastern Cape	4900	4
548	Spatial Planning and Land Use Management Act (16/2013): Erf 188 Mill Park, Port Elizabeth, Eastern Cape	4900	4
549	Spatial Planning and Land Use Management Act (16/2013): Remainder Erf 611, Walmer, Port Elizabeth, Eastern Cape	4900	5
550	Spatial Planning and Land Use Management Act (16/2013): Erf 1991 Westering, Port Elizabeth, Eastern Cape	4900	5
551	Spatial Planning and Land Use Management Act (16/2013): Erf 2652 Despatch, Eastern Cape	4900	5
552	Spatial Planning and Land Use Management Act (16/2013): Erf 3403 Port Elizabeth Central, Eastern Cape .	4900	6
LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS			
692	Ncambedlana Local Spatial Development Framework (LSDF): Executive Summary Report 1738E/06, June 2022.....	4900	7
693	Spatial Planning and Land Use Management Act (16/2013): Erf 2528 Beacon Bay (20 Pell Street, Beacon Bay)	4900	17

GENERAL NOTICES • ALGEMENE KENNISGEWINGS
GENERAL NOTICE 88 OF 2023

Nelson Mandela Bay Municipality (EASTERN CAPE)

Removal of Restrictions in terms of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)

ERF 89 KINI BAY, PORT ELIZABETH, EASTERN CAPE

Under Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and upon instructions by the Local Authority, a notice is hereby given that conditions B.5., 6. and 7(i),(ii) in Deed of Transfer No. T12977/2020 and any subsequent Deed applicable to Erf 89 Kini Bay are hereby removed

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS**PROVINCIAL NOTICE 546 OF 2023****Nelson Mandela Bay Municipality (Eastern Cape)****Removal of Restrictions in terms of the Spatial Planning and Land Use Management Act, 2013
(Act 16 of 2013)****Erf 103 Summerstrand, Port Elizabeth, Eastern Cape**

Under Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and upon instructions by the Local Authority, a notice is hereby given that condition/s B(a), (b), (c), D.4, D.5 and D.6 as contained in Deed of Transfer No. T575/2020 and any subsequent Deed applicable to Erf 103 Summerstrand, Port Elizabeth are hereby removed.

PROVINCIAL NOTICE 547 OF 2023**Nelson Mandela Bay Municipality (EASTERN CAPE)**

Removal of Restrictions in terms of the Spatial Planning and Land Use Management Act, 2013
(Act 16 of 2013)

ERF 9, SUMMERSTRAND, PORT ELIZABETH, EASTERN CAPE.

Under Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and upon instructions by the Local Authority, notice is hereby given that conditions B. (a), (b), (c), (d), (e), (f) and (g) in Deed of Transfer Number T68961/2002 and any future Deed applicable to Erf 9 Summerstrand are hereby removed.

PROVINCIAL NOTICE 548 OF 2023**Nelson Mandela Bay Municipality (EASTERN CAPE)**

Removal of Restrictions in terms of the Spatial Planning and Land Use Management Act, 2013
(Act 16 of 2013)

ERF 188 MILL PARK, PORT ELIZABETH, EASTERN CAPE.

Under Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and upon instructions by the Local Authority, notice is hereby given that conditions B. (a), (b), (c), (d), (e) and (f) also C.(1), (4), (5) and (6) in Deed of Transfer Number T1381/2022 and any future Deed applicable to Erf 188 Mill Park are hereby removed.

PROVINCIAL NOTICE 549 OF 2023

Nelson Mandela Bay Municipality (EASTERN CAPE)

Removal of Restrictions in terms of the Spatial Planning and Land Use Management Act, 2013
(Act 16 of 2013)

REMAINDER ERF 611, WALMER, PORT ELIZABETH, EASTERN CAPE.

Under Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and upon instructions by the Local Authority, notice is hereby given that conditions 1., 2. and 3. in Deed of Transfer Number T10171/2004 and any future Deed applicable to Remainder Erf 611 Walmer are hereby removed.

PROVINCIAL NOTICE 550 OF 2023

Nelson Mandela Bay Municipality (EASTERN CAPE)

Removal of Restrictions in terms of the Spatial Planning and Land Use Management Act, 2013
(Act 16 of 2013)

ERF 1991 WESTERING, PORT ELIZABETH, EASTERN CAPE.

Under Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and upon instructions by the Local Authority, notice is hereby given that conditions B.6. (a), (b), (c) and (d) in Deed of Transfer Number T41449/2002 and any future Deed applicable to Erf 1991 Westering are hereby removed.

PROVINCIAL NOTICE 551 OF 2023

Nelson Mandela Bay Municipality (EASTERN CAPE)

Removal of Restrictions in terms of the Spatial Planning and Land Use Management Act, 2013
(Act 16 of 2013)

ERF 2652 DESPATCH, EASTERN CAPE.

Under Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and upon instructions by the Local Authority, notice is hereby given that conditions 4.(h) and 6.(a), (b), (c) and (d) in Deed of Transfer Number T40440/1997 and any future Deed applicable to Erf 2652 Despatch are hereby removed.

PROVINCIAL NOTICE 552 OF 2023

Nelson Mandela Bay Municipality (EASTERN CAPE)

Removal of Restrictions in terms of the Spatial Planning and Land Use Management Act, 2013
(Act 16 of 2013)

ERF 3403 PORT ELIZABETH CENTRAL, EASTERN CAPE.

Under Section 47 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) and upon instructions by the Local Authority, notice is hereby given that conditions B.4.(b) and B.4.(d) in Deed of Transfer Number T000039768/2014 and any future Deed applicable to Erf 3403 Port Elizabeth Central are hereby removed.

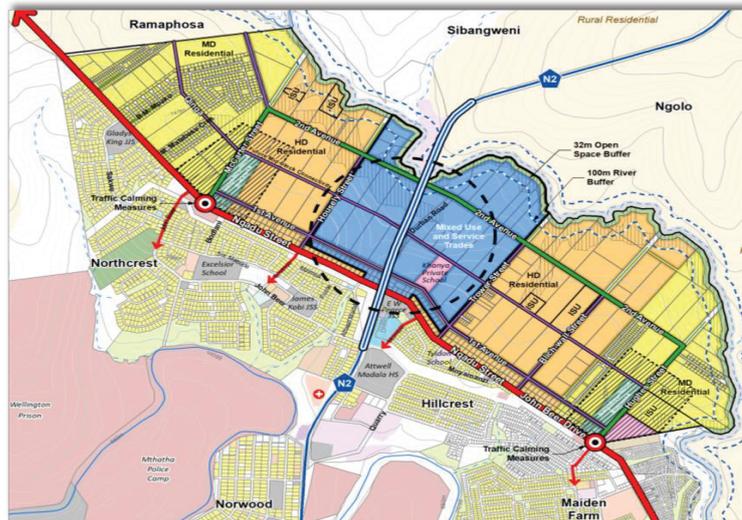
LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 692 OF 2023



Ncambedlana

Local Spatial Development Framework (LSDF)



Executive Summary

Report 1738E/06

June 2022

Assisted By :



Johan van der Westhuysen

Tel: 041 374 3980

Email: info@udec.co.za

KING SABATA DALINDYEBO LOCAL MUNICIPALITY



Executive Summary

1. Background to the Ncamedlana Local Spatial Development Framework

A Local Spatial Development Framework (LSDF) is an important Municipal Policy instrument provided for in legislation. Spatial development planning is a process to co-ordinate and optimise human activities, which require physical space or have an impact on physical space. Physical planning is therefore a public sector function which aims to promote public investment and regulatory frameworks within which private sector and public sector decision making and investment can take place.

2. Legislation

LSDF's are statutory plans, which by their very nature reflect the agreed spatial values, principles and proposals according to the future development visions and policies of the communities residing within each municipality. This spatial reflection of the IDP represents an important social compact which should be paramount in assessing where development should be permitted, or not permitted, in any area of the municipality.

The Ncamedlana LSDF is prepared within the context and principles of the :

- Spatial Planning & Land Use Management Act, 2013 (Act 16 of 2013) and Regulations (SPLUMA)
- KSD Spatial Planning & Land Use Management (SPLUM) By-laws (No. 3742, dated 3 October 2016)

▣ Spatial Planning and Land Use Management Act (SPLUMA)

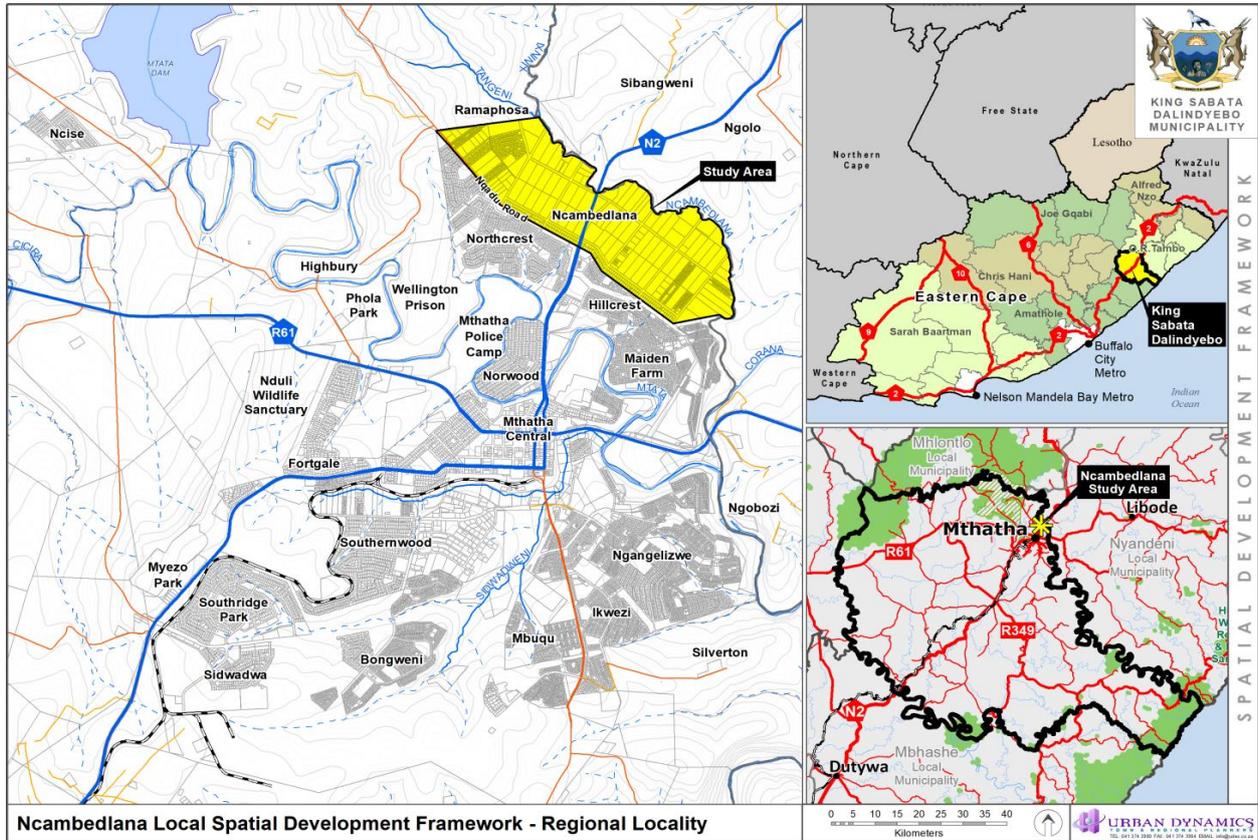
Section 22(1) and (2) of SPLUMA confirms the status of Municipal Spatial Development Frameworks and procedures for decision making and requires

"a Municipal Planning Tribunal or any other Authority required or mandated to make a land development decision in terms of this Act or any other law relating to land development may not make a decision which is inconsistent with the Municipal Spatial Development Framework".

3. Study Area Overview

Ncamedlana Township is situated on the north eastern side of the Umthatha CBD and bordered by the Ncamedlana River to the north. The area comprises mostly of vacant farms (small holdings), single residential properties and a number of recent subdivisions (densification). In recent years this area has experienced development pressure for growth where owners of some of the small holdings have made their properties available to private developers for township development. The municipality has an obligation to create an environment for this type of development to happen in a structured manner, taking into consideration appropriate land uses and the necessary amenities to service the densified / urbanisation. An LSDF is therefore critical to guide development and introduce equitable conditions for landowners / developers which will ensure sustainable settlements.

The boundaries of the nodal area will have the Ncamedlana River to north, the Corona River to the east, Nqadu Road to the south and a portion of the northern commonage to the west/north west.



4. Methodology & Report Structure

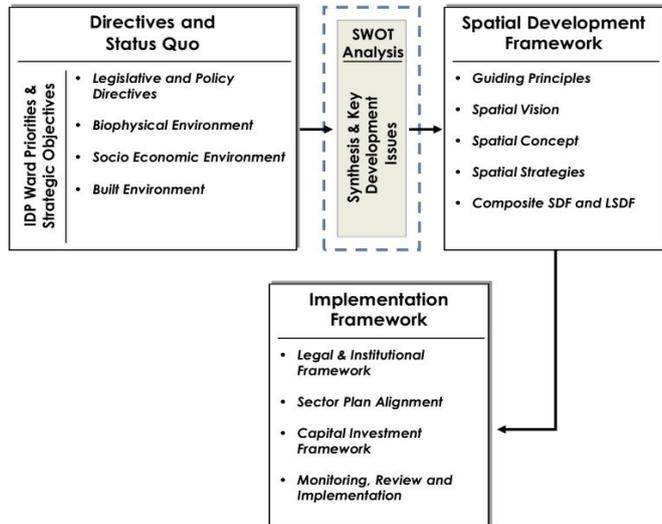
The Ncambedlana LSDF Methodology is based on an incremental approach and is strongly guided and directed through National Guidelines, Provincial Context and informants on various levels of Government and civil society. The methodological approach and report structure is aligned to fulfil the terms of reference, objectives and vision of the Ncambedlana LSDF.

Report
Chapter 1 : Background & Context
Chapter 2 : Policy Context & Vision Directives
Chapter 3 : Analysis & Synthesis
Chapter 4 : Spatial Development Framework
Chapter 5 : Implementation Framework
Chapter 6 : Monitoring & Review



5. Synthesis & Key Development Issues

Based on the status quo assessment, the following opportunities and constraints relevant to the study area have been identified.



The KSD IDP (2021/2022) identified the following key issues in Wards 9 and 13.

Ward	Priorities
9	<ol style="list-style-type: none"> Road Construction and maintenance Community halls Mobile police Station Job opportunities LED and agriculture
13	<ol style="list-style-type: none"> Community Hall Water & Sanitation Construction of Access Roads Agriculture and farming Electricity (High Mast Lights)

The LSDF SWOT Analysis identified the following strengths, opportunities, weaknesses and threats :

Strengths / Opportunities	Weaknesses / Threats
<ul style="list-style-type: none"> Precinct falls within the Mthatha urban edge and within walking distance from the Mthatha CBD Mthatha falls within one of the Future Metro Regions, as identified in the Provincial SDF and KSD SDF Topographical, gradient and drainage features relatively favourable for future development Most of the land is privately owned and land availability will be more simplified No specific negative geological and soil conditions Low agricultural capability Situated adjacent to existing middle income residential areas with high levels of accessibility Approximately 32 ha of vacant / smallholding land that can be made available for development The precinct is situated within the sustainability parameters of key social facilities, i.e. education, health , police and other administrative support Most of the area is serviced by municipal water and sewer connections Sewer Master Plan is currently underway to accommodate future development 	<ul style="list-style-type: none"> Low-lying and ponding areas with possible drainage issues Possible environmental wetland and drainage setbacks Approximately 296 informal structures A number of unauthorised uses with reference to light industry and manufacturing Road access in some areas in very poor condition Lack of bulk infrastructure for future development uptake



6. Ncambedlana Spatial Vision

Implementation of the spatial vision for the study area is based on the narrative principles of SPLUMA and Chapter 8 of the National Development Plan, i.e. spatial governance, spatial sustainability, spatial resilience, spatial justice and spatial efficiency.

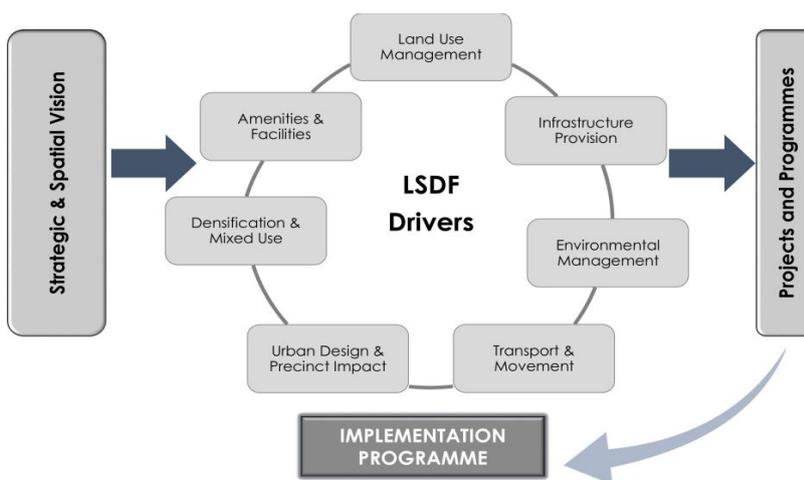
The spatial vision for the Ncambedlana precinct :

Enhance the socio economic viability and sustainability of the greater Mthatha through the redevelopment of the Ncambedlana precinct through implementation of mixed use and higher densities in support of environmental principles and services provision.

The spatial vision of Ncambedlana is underpinned by the following principles :

- Promote and facilitate sustainable development through well-informed and proactive land use decisions and strategies, in support of private and Government investment*
- Support Local Economic Development through investment opportunities and proactive land use management*
- Implement ongoing and phased infrastructure upgrades to attract investment and development*
- Provision of basic services, infrastructure and social services should be the cornerstone of budget prioritisation to ultimately improve rural and urban livelihoods and enable economic growth*
- Ensure ongoing IDP and Sector Plan compliance and alignment with National, Provincial, District programmes and funding streams to further support the provision of infrastructure, social services and enabling investment environment*

7. LSDF Drivers & Spatial Strategies





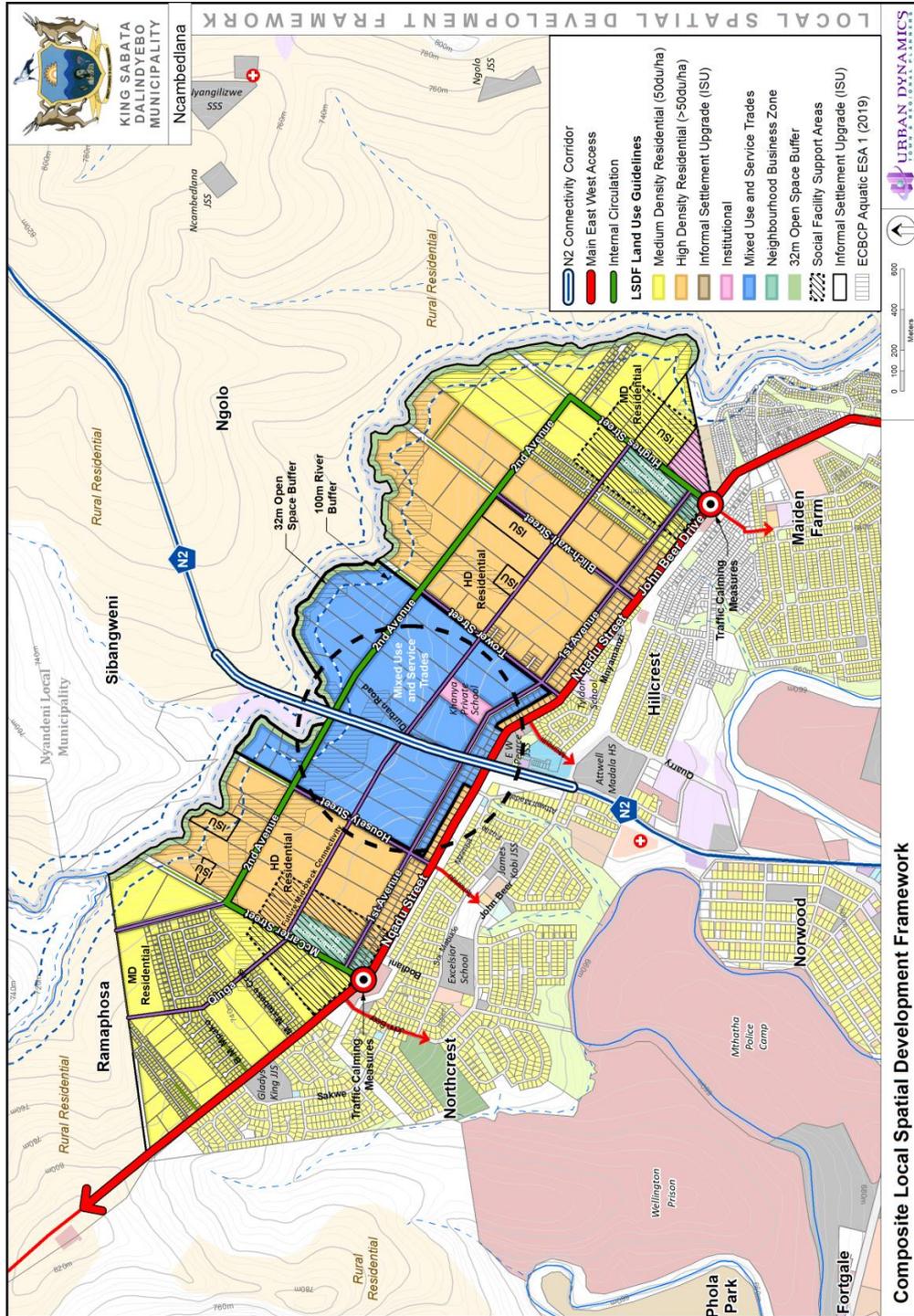
LSDF Drivers	Strategies & Objectives
Land Use Management	<ul style="list-style-type: none"> • Implement specific land use management parameters to promote and stimulate investment • Align land use parameters with new KSD Land Use Scheme • Promulgate Overlay Zone for Ncambedlana on approval of LSDF
Infrastructure Provision	<ul style="list-style-type: none"> • Prioritise maintenance and management of infrastructure • Align infrastructure prioritisation with LSDF proposals • Align infrastructure Sector Plans with LSDF proposals and align with IDP • Implement annual Capital Expenditure Framework adjustments to support development demand and requirements
Environmental Management	<ul style="list-style-type: none"> • Implement environmental management guidelines as part of LSDF land use proposals • Take cognisance of Department of Water & Sanitation and National Environmental Management Act requirements for each development application • Ensure wetland, drainage and floodline assessments prior to final development approval
Transport & Movement	<ul style="list-style-type: none"> • Integrate with greater KSD public transport network • Retain existing well-defined internal road hierarchy with road linkages to Hillcrest, Northcrest and the N2 • Retain the integrity of the N2 with support from SANRAL • Promote investment in the study area as a north-south gateway to Mthatha • Support and promote mixed use development within a flexible investment environment
Urban Design & Precinct Impact	<ul style="list-style-type: none"> • Acknowledge the spatial vision for the study area and possible future impact on the urban fabric and form of the greater Mthatha • Promote development and investment along identified nodes and corridors
Densification & Mixed Use	<ul style="list-style-type: none"> • Promote residential densification on the eastern and western flanks of the precinct • Promote protection of residential densified areas against business intrusion • Promote mixed use development with limited manufacturing and light industry east and west of the N2 to support existing land uses and high visibility • Clearly articulate a strategy to deal with and manage existing informal residential clusters • Promote higher densities to maximise service delivery and sustainability
Amenities & Facilities	<ul style="list-style-type: none"> • Acknowledge that most of the study area comprises of privately owned land • Land identification for non-residential land uses to be aligned with land acquisition policy and budget • Non-residential amenities and facilities to be implemented on an incremental basis based on future growth and study area expansion



King Sabata Dalindyebo Local Municipality

vii

8. Ncambediana Composite LSDF



Composite Local Spatial Development Framework
Plan 1 : Composite Local Spatial Development Framework

Ncambediana Local Spatial Development Framework (LSDF) (June 2022)

Executive Summary



9. Composite LSDF Land Use Management Guidelines

The following land use management guidelines apply to the various spatial proposals indicated on the Composite Spatial Development Framework Plan. The land use management guidelines should guide decision making, as contemplated in terms of Chapter 5 of the LSDF, with specific reference to Paragraph 2.2.

Precinct / Functional Area	Development Objectives	ILUS Alignment
Study Area Boundary <i>(area south-west of Ncambedlana River, north-east of John Beer Drive and Nqadu Street and south of Ramaphosa Rural Residential area)</i>	<ul style="list-style-type: none"> to outline detailed land use management / land use guidelines and a compliant Local Spatial Development Framework for the greater Ncambedlana Precinct to ensure orderly development and implementation of the spatial vision for Ncambedlana to provide detailed land use categories and movement routes, linking the study area to the surrounding urban and rural fabric 	
Mixed Use & Service Trades <i>(area west of Trower Street, east of Housely Street, south of the Ncambedlana River, north of Nqadu Street and north of the 1st Avenue / Nqadu Street mid-block)</i>	<ul style="list-style-type: none"> to permit a high intensity mixed use business, commercial and residential development east and west of the N2 to permit residential densities above 50 units / ha to support and permit institutional and social support facilities manufacturing, industrial and builder's yards are not permitted in this zone to develop the area as a further extension of the Mthatha north gateway with specific land use development character and parameters to support local economic development through nodal development and corridor support to create opportunities for investment and job creation to ensure protection of surrounding residential character and residential urban fabric, especially south of Nqadu Street 	<ul style="list-style-type: none"> Residential Zones 1, 2, 3 Business Zones 1, 2, 3 Institutional Zones 1, 2 Authority Zone
Neighbourhood Business Zones <i>(north-east of Hughes Street and John Beer Drive and south-east of McCarter and Nqadu Street)</i>	<ul style="list-style-type: none"> to permit decentralised business and service nodes on neighbourhood level to service the immediate surrounding residential areas to support possible private investment in social facilities and community support facilities (education, healthcare, offices, etc.) manufacturing, industrial and builder's yards are not permitted in this zone 	<ul style="list-style-type: none"> Residential Zones 1, 2, 3 Business Zones 2, 3 Institutional Zones 1, 2
Medium Density Residential <i>(area west of Ncambedlana River, north of John Beer Drive, east of existing medium density subdivision, area north-west of McCarter Street, south of Ramaphosa Village and north of Nqadu Street)</i>	<ul style="list-style-type: none"> to permit subdivisions and redevelopment of smallholdings up to a density of 50 units / ha to promote protection of the residential character to permit support facilities and small commercial activity in support of the residential component to support development of private and/or public community facilities, i.e. education and government services 	<ul style="list-style-type: none"> Residential Zones 1, 2 Business Zones 2, 3
High Density Residential: > 50 units / ha <i>(area north of Nqadu Street, west of existing single residential subdivisions, east of Trower Street and south of Ncambedlana River and area north of Nqadu Street, west of Housely Street, east of McCarter Street and south of Ncambedlana River)</i>	<ul style="list-style-type: none"> to make provision for various housing typologies and preferred densities above 50 units / ha to maximise utilisation of infrastructure and neighbourhood sustainability to permit higher density residential development, including the support facilities and services, i.e. limited business / office / commercial to protect the residential character from large scale mixed use development to support development of government and/or private investment for social services and community facilities 	<ul style="list-style-type: none"> Residential Zones 1, 2, 3 Business Zones 2, 3 Institutional Zones 1, 2
Informal Settlement Upgrade (ISU) <i>(sites and areas identified through the land use survey and indicated on the LSDF)</i>	<ul style="list-style-type: none"> to identify the existing informal settlements and to make provision for informal settlement upgrade informal settlement upgrade can include insitu upgrade and planning of existing settlements or relocation to alternative accommodation sites the underlying land use guidelines are high density and medium density residential as per the LSDF precinct proposals 	
Institutional Facilities & Support Areas	<ul style="list-style-type: none"> to accommodate and acknowledge existing institutional facilities investment in institutional facilities to be promoted throughout the study area, in support of higher residential densities and population growth location of institutional facilities to be promoted in support areas and Mixed Use Zone 	<ul style="list-style-type: none"> Institutional Zones 1, 2 Authority Zone



Precinct / Functional Area	Development Objectives	ILUS Alignment
Open Space System	<ul style="list-style-type: none"> the 32 m drainage buffer along the Ncambedlana River should be set aside and incorporated in adjacent developments as an open space system identified wetlands, drainage patterns and aquatic ecological support areas to be set aside for open space purposes if deemed not developable based on specialist studies and input all residential development subject to standard open space requirements as per the Red Book and the KSD Integrated Land Use Scheme as far as possible, open space provision should be accessible to the public 	<ul style="list-style-type: none"> Open Space Zones 1, 2, 3

10. Implementation Framework

The Implementation Framework for the Ncambedlana LSDF provides the vehicle for LSDF implementation through projects, budgets, priorities and institutional arrangements to ensure implementation, monitoring and review.

The following programmes are areas for priority implementation and investment. The programme is aimed at achieving the spatial vision and in support of the LSDF Drivers.

Projects & Programmes	Total Project Cost Estimate (R'm)	Funding Source	5 Year Implementation Framework (R'm)		
			Year 1 - 3	Year 4 - 5	Year 5+
LSDF Driver : Land Use Management					
Approved Ncambedlana Overlay Zone	40	KSD	40		
Law Enforcement & Development Control	300	KSD	100	100	100
5 year LSDF Review Cycle	200	KSD			200
LSDF Driver : Infrastructure Provision					
Update Water & Sanitation Sector Plan	300	MIG	300		
Prepare Stormwater Master Plan	500	MIG	300	200	
Area & Street Lighting	1 000	MIG		500	500
LSDF Driver : Environmental Management					
Refine Environmental Management Strategy	200	COGTA DEAT	200		
Open Space & Wetland Management Plan	200	COGTA DEAT	200		
Cemetery Formalisation	100	KSD	50	50	
LSDF Driver : Transport & Movement					
Prepare Transportation Master Plan	200	KSD DPW	200		
N2 & Gateway Redevelopment	10 000	KSD DPW	2 000	2 000	6 000
Internal Roads Upgrade	10 000	KSD DPW	2 000	2 000	6 000
Pedestrianisation	2 000	KSD DPW	500	500	1 000
Public Transport Nodes	4 000	KSD DPW	1 000	1 000	2 000
LSDF Driver : Urban Design & Precinct Impact AND Densification & Mixed Use					
Informal Areas Settlement Plan / Strategy	1 200	KSD COGTA	600		600
Detailed Urban Design Guidelines	100	KSD	100		
LSDF Driver : Amenities & Facilities					
Land Acquisition Policy & Budget	5 000	KSD	1 000	1 000	3 000
Public Private Partnership for Social Amenity Development	150	KSD	50	50	50



11. Monitoring & Review

The Ncambedlana LSDF is not a stand-alone sector plan and should be an integral part of the annual IDP review cycle, IDP implementation strategy and monitoring mechanism. It is not recommended to establish parallel or separate monitoring, review and implementation mechanisms, but rather align with the existing performance management framework implemented by the KSD Municipality.

Performance management and implementation in Local Municipalities are guided and informed through various legislative mechanisms with specific reference to :

- Municipal Systems Act (32 of 2000)
- Municipal Planning and Performance Management Regulations (2000)
- Municipal Finance Management Act (56 of 2003)
- Spatial Planning and Land Use Management Act (16 of 2013)

The LSDF review cycle is managed and legislated through :

- Spatial Planning & Land Use Management Act
- Municipal Systems Act
- KSD Spatial Planning & Land Use Management By-laws

These core legislative instruments confirm the LSDF review to be part of the Municipal Integrated Development Plan and therefore, the annual IDP review process should incorporate LSDF alignment. It is further required that the KSD Municipality review its SDF through a 5-year review cycle.

LOCAL AUTHORITY NOTICE 693 OF 2023

Buffalo City Metropolitan Municipality (Eastern Cape)

Removal of Restrictions in terms of the Spatial Planning and Land Use Management Act No 16 of 2013**ERF 2528 BEACON BAY (20 PELL STREET, BEACON BAY)**

in terms of Section 47(1) of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) , read with Section 59 of the Buffalo City Metropolitan Municipal Spatial Planning and Land Use Management Bylaw of 2016 and upon instructions by the Local Authority, a notice is hereby given that that condition C.4.(b)(ii) in Title Deed Number T121/1981, applicable to Erf 2528 Beacon Bay, East London is hereby removed.

Dated at CAPE TOWN this 28th of NOVEMBER 2022

Applicant: ELSJE SWANEPOEL ATTORNEYS

Address: 63 BELLEVUE STREET, GARDENS, CAPE TOWN E-mail address:
elsje@legals.co.za

Contact number: 0833022075

Closing times for **ORDINARY WEEKLY** **2023** EASTERN CAPE PROVINCIAL GAZETTE

The closing time is **15:00 sharp** on the following days:

- **23 December**, Friday for the issue of Monday **02 January 2023**
- **30 December**, Friday for the issue of Monday **09 January 2023**
- **09 January**, Monday for the issue of Monday **16 January 2023**
- **16 January**, Monday for the issue of Monday **23 January 2023**
- **23 January**, Monday for the issue of Monday **30 January 2023**
- **30 January**, Monday for the issue of Monday **06 February 2023**
- **06 February**, Monday for the issue of Monday **13 February 2023**
- **13 February**, Monday for the issue of Monday **20 February 2023**
- **20 February**, Monday for the issue of Monday **27 February 2023**
- **27 February**, Monday for the issue of Monday **06 March 2023**
- **06 March**, Monday for the issue of Monday **13 March 2023**
- **13 March**, Monday for the issue of Monday **20 March 2023**
- **17 March**, Friday for the issue of Monday **27 March 2023**
- **27 March**, Monday for the issue of Monday **03 April 2023**
- **31 March**, Friday for the issue of Monday **10 April 2023**
- **06 April**, Thursday for the issue of Monday **17 April 2023**
- **17 April**, Monday for the issue of Monday **24 April 2023**
- **21 April**, Friday for the issue of Monday **01 May 2023**
- **28 April**, Friday for the issue of Monday **08 May 2023**
- **08 May**, Monday for the issue of Monday **15 May 2023**
- **15 May**, Monday for the issue of Monday **22 May 2023**
- **22 May**, Monday for the issue of Monday **29 May 2023**
- **29 May**, Monday for the issue of Monday **05 June 2023**
- **05 June**, Monday for the issue of Monday **12 June 2023**
- **09 June**, Friday for the issue of Monday **19 June 2023**
- **19 June**, Monday for the issue of Monday **26 June 2023**
- **26 June**, Monday for the issue of Monday **03 July 2023**
- **03 July**, Monday for the issue of Monday **10 July 2023**
- **10 July**, Monday for the issue of Monday **17 July 2023**
- **17 July**, Monday, for the issue of Monday **24 July 2023**
- **24 July**, Monday for the issue of Monday **31 July 2023**
- **31 July**, Monday for the issue of Monday **07 August 2023**
- **04 August**, Friday for the issue of Monday **14 August 2023**
- **14 August**, Monday for the issue of Monday **21 August 2023**
- **21 August**, Monday for the issue of Monday **28 August 2023**
- **28 August**, Monday for the issue of Monday **04 September 2023**
- **04 September**, Monday for the issue of Monday **11 September 2023**
- **11 September**, Monday for the issue of Monday **18 September 2023**
- **18 September**, Monday for the issue of Monday **25 September 2023**
- **22 September**, Friday for the issue of Monday **02 October 2023**
- **02 October**, Monday for the issue of Monday **09 October 2023**
- **09 October**, Monday for the issue of Monday **16 October 2023**
- **16 October**, Monday for the issue of Monday **23 October 2023**
- **23 October**, Monday for the issue of Monday **30 October 2023**
- **30 October**, Monday for the issue of Monday **06 November 2023**
- **06 November**, Monday for the issue of Monday **13 November 2023**
- **13 November**, Monday for the issue of Monday **20 November 2023**
- **20 November**, Monday for the issue of Monday **27 November 2023**
- **27 November**, Monday for the issue of Monday **04 December 2022**
- **04 December**, Monday for the issue of Monday **11 December 2023**
- **11 December**, Monday for the issue of Monday **18 December 2023**
- **18 December**, Monday for the issue of Monday **25 December 2023**

Printed by and obtainable from the Government Printer, Bosman Street, Private Bag X85, Pretoria, 0001.
 Contact Centre Tel: 012-748 6200. eMail: info.egazette@gpw.gov.za
 Also available at the Legal Advisory Services, **Province of the Eastern Cape**, Private Bag X0047, Bisho, 5605.
 Tel. (040) 635-0052.