

IMPORTANT NOTICE:

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GENERAL NOTICES • ALGEMENE KENNISGEWINGS

GENERAL NOTICE 91 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 226, 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, a notice is hereby given that condition/s **B(b) and (e)** in Deed of Transfer

No. **T4557/2022** and any subsequent Deed applicable to **Erf 226**, **Mill Park** is/are hereby removed.

GENERAL NOTICE 92 OF 2023

Nelson Mandela Bay Metropolitan Municipality (EASTERN CAPE)

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

ERF 971 NEWTON 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, a notice is hereby given that conditions C. 4(a), C.4(b), C.4(c), C.4(d), D.1 and D.2 in Deed of Transfer No T70960/2007CTN and any subsequent deed applicable to Erf 971 NEWTON PARK are hereby removed.

PROVINCIAL NOTICES • PROVINSIALE KENNISGEWINGS

PROVINCIAL NOTICE 557 OF 2023

16 March 2023

Nelson Mandela Bay Municipality (Eastern Cape)

REMOVAL OF RESTRICTIONS APPLICATION IN TERMS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013):

ERF 96, Sunridge Park, Gqeberha, 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 REMOVAL OF TITLE DEED 3.(b), of Deed of Transfer T16420/1988 applicable 18 CAMELIA CRESCENT, SUNRIDGE PARK ERF 96, GQEBERHA / PORT ELIZABETH are hereby removed.

PROVINCIAL NOTICE 558 OF 2023

BUFFALO CITY METROPOLITAN MUNICIPALITY

(EASTERN CAPE)

REMOVAL OF RESTRICTIONS IN TERMS OF THE SPATIAL PLANNING AND LAND USE MANAGEMENT ACT, 2013 (ACT 16 OF 2013)

ERF 7827 EAST LONDON BUFFALO CITY METROPOLITAN MUNICIPALITY DIVISION OF EAST LONDON PROVINCE OF THE EASTERN CAPE

IN EXTENT 893 (EIGHT HUNDRED AND NINETY THREE) SQUARE METRES

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. (1), (2) and (3) in Deed of Transfer Number T2344/2005 applicable to Erf 7827 East London are hereby removed.

PROVINCIAL NOTICE 559 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 547 MILL PARK, IN THE NELSON MANDELA BAY METROPOLITAN MUNICIPALITY, DIVISION OF PORT ELIZABETH, PROVINCE OF THE 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 B (2) in Deed of Transfer No. T891/2022 applicable to Erf 547, Mill Park, Port Elizabeth is hereby removed.

LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 703 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 2804, NEWTON 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, a notice is hereby given that conditions C. 1.; C.3.; C.4.and C. 6.-9. contained in Deed of Transfer No. T9374/2014 and any subsequent deed applicable to Erf 2804, Newton Park is hereby removed.

LOCAL AUTHORITY NOTICE 704 OF 2023



Qunu Local Spatial Development Framework (LSDF)

Executive Summary 1742E/06

June 2022

Assisted By :



Rowan van Gend Tel: 041 374 3980 Fax: 041 374 3984 Email: admin@udec.co.za



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Executive Summary

1. Background & Context

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 Qunu 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".

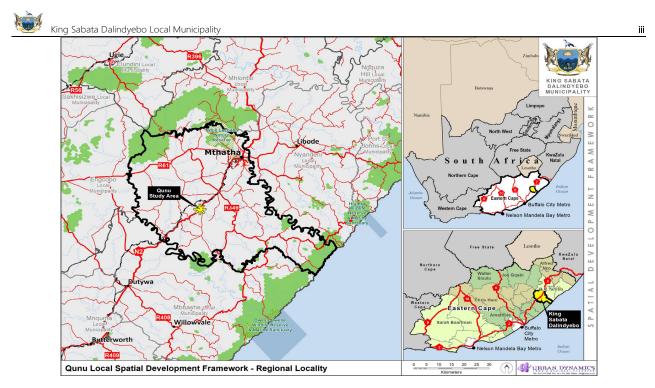
3. Study Area Overview

The study area of the project focuses on two important landmarks namely the homestead of the first democratically elected President of the Republic of South Africa, Mr. Nelson Rolihlahla Mandela and secondly the Nelson Mandela Museum located approximately 2, 5 km from the homestead. There are no formal or demarcated nodes, features of boundaries to clearly define the study area, as the area is characterised by sprawling rural settlements, the N2 National Road, undulating topography and vacant land used as grazing and pastures. The following key elements are used as indicators in the determination of the proposed study area boundary:

- N2 National Road.
- Qunu River.
- The Nelson Mandela Homestead.
- The Nelson Mandela Museum.
- The Ngaphezulu, Mateko, Zynyoka, Xalanga, Lwalweni and Silindini rural settlements.
- The Ebotwe Tribal Authority area boundary.

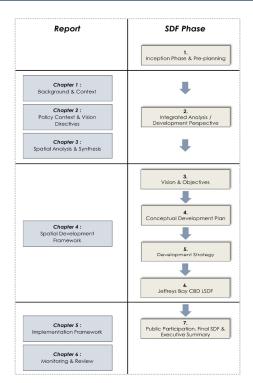
The municipality has an obligation to create an environment for this type of development to happen in a structured manner, taking into consideration appropriate land uses and the necessary amenities to service the densified / urbanisation. An LSDF is therefore critical to guide development and introduce equitable conditions for landowners / developers which will ensure sustainable settlements.

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



4. Methodology & Report Structure

The The LSDF methodology is based on an incremental approach and is strongly guided and directed through the National Guidelines for the Development of Local Spatial Development Frameworks (2017).



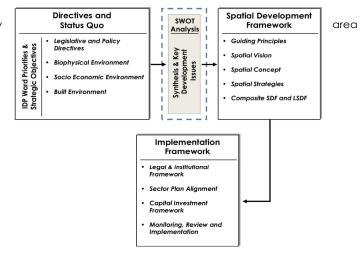
Qunu Local Spatial Development Framework (LSDF) (June 2022)



King Sabata Dalindyebo Local Municipality

5. Synthesis & Key Development Issues

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



The KSD IDP (2021/2022) identified the following key issues in Ward 19.

Ward	Pric	Priorities	
19	1.	Water and Sanitation	
	2.	Job Creation/Skills Development	
	3.	Road maintenance	
	4.	Electricity	
	5.	RDP Houses	
1			

Strengths / Opportunities	Weaknesses / Threats
Topographical, gradient and drainage features relatively favourable for future development	 Low-lying and ponding areas with possible drainage issues
 The land is state and privately owned and land availability will be more simplified No specific negative geological and soil conditions Low agricultural capability Large portions of vacant land is available for planning and future development. 	 Possible environmental wetland and drainage setbacks Road access in some rural areas in very poor condition Not all villages are adequately serviced Tedious and complex and ownership system prev ails
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 	
 The study area includes the world renowned Nelson Mandela Residence and grave site 	
• The study area is served with the N2 National Route and the unplanned node located at the Nelson Mandela Museum site.	

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

Executive Summary

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King Sabata Dalindyebo Local Municipality

6. Qunu 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 Qunu precinct:

Developing a harmonious peri urban area which benefits all resident communities and conserves the rich cultural and physical environment.

The spatial vision of Qunu 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

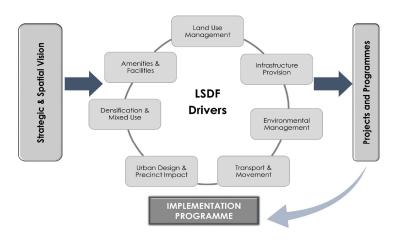
Ensure ongoing IDP and Sector Plan compliance and alignment with National, Provincial, District programmes and funding streams to further support the provision of infrastructure, social services and enabling investment environment

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

King Sabata Dalindyebo Local Municipality

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7. LSDF Drivers & Spatial Strategies



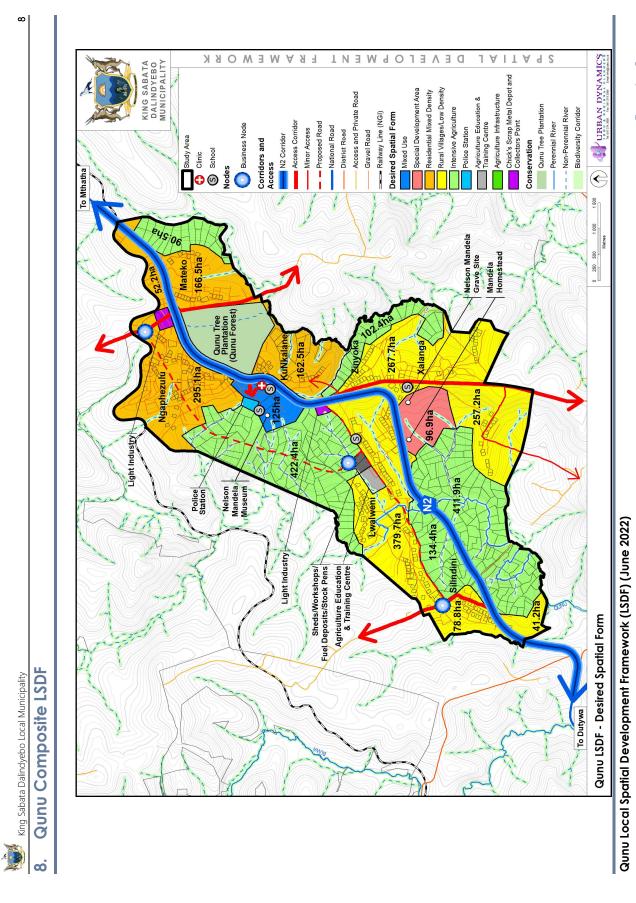
LSDF Drivers	Strategies & Objectives
Land Use Management	 Implement specific land use management parameters to promote and stimulate investment Align land use parameters with new KSD Land Use Scheme Promulgate Overlay Zone for Qunu on approval of LSDF Acknowledge the sensitivity of Traditional Authorities and Leadership
Infrastructure Provision	 Prioritise provision 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	 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

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

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	King Sabata Dalindyebo Local Municipa	ality
	Transport & Movement	Retain existing well-defined internal road hierarchy with road linkages to the N2
)	Retain the integrity of the N2 with support from SANRAL
		Promote investment in the study area as a tourism node
	Urban Design & Precinct Impact	 Acknowledge the spatial vision for the study area and possible future impact on the peri urban form
		 Promote development and investment along identified nodes and corridors
ĺ		
	Densification & Mixed Use	Promote residential densification and peri urban farming
l		Promote protection of residential densified areas against business intrusion
		Clearly articulate a strategy to deal with and manage existing sprawling villages
ſ		
	Amenities & Facilities	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

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





King Sabata Dalindyebo Local Municipality

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9. Composite LSDF Land Use Management Guidelines

The spatial development plan for the Qunu Study Area recommends four distinct zones for development. The function and spatial character of each zone is detailed in the following paragraph.

MIXED USE URBAN NODE PURPOSE

To provide a variety of land uses to serve the non-residential demands of the surrounding community land uses earmarked to compliment the character of the area include a Police Station, multipurpose training facility, arts and crafts centre and crafters stalls for locally produced artefacts.

THE SPECIAL DEVELOPMENT AREA

This Nelson Mandela Residence and grave site is a sacred and highly sensitive private area. Careful planning fully supported by the Nelson Mandela Foundation and direct beneficiaries is required. The area is therefore earmarked as a Special Development Area and having the same status as a Conservation Zone. Any development initiative within this zone should be endorsed or consented to by the beneficiaries and the Nelson Mandela Foundation.

LOW DENSITY RESIDENTIAL AND INTENSIVE AGRICULTURE

The rural economy of Qunu is driven primarily by subsistence farming, grants and tourism. Accordingly the transition from rural to urban development should be carefully planned, managed and implemented.

The area south-north and south of the N2 bypass located on the Dutywa side of the Nelson Mandela Museum (Mixed Use Node) is characterised by surveyed residential and farm lots. The area is also less densely populated than other rural villages in the study area.

Further residential development in the Silidini, Lwalweni and Xalanga rural villages should be planned and clustered to form a uniform human settlement with a residential density of two (2) du/ha.

Non-residential uses identified during the community meeting held with the Traditional Authorities include an Agriculture Sheds, training facility, dipping tanks, business and a scrap metal depot (Chicks).

The vacant agriculture lots are to be reclaimed for intensive agriculture practises. No further residential development should be permitted on surveyed agriculture lots.

THE RESIDENTIAL AREA

The rural villages of KuNkalane, Ngaphezulu and Mateko have an average a settlement density. Besides the Qunu forest utilised as a woodlot for building material and energy (firewood) limited vacant farm lots are found in the area. The villages of Ngaphezulu, Mateko and KuNkalane should be carefully planned and developed as residential areas to accommodate the growing ad hoc development sprawling beyond the urban area of Mthatha. Mixed density residential areas should be planned and developed at a minimum density of 10 dwelling units per ha (du/ha).

Other non-residential land uses such as schools, health facilities business, municipal buildings should be provided to form a sustainable human settlement supporting the urban growth of the Greater Mthatha.

ZONE	EXTENT	DEVELOPMENT PROPOSALS
MIXED USE	125 ha	Business, Tourist facilities, Training Centre, Authority, Petrol Station, Industrial
LOW DENSITY RESIDENTIAL	905 ha 2 000 units	Rural Residential
HIGHER DENSITY RESIDENTIAL	625 ha 6 250 units	Residential, Education, Health, Business, Industrial
	1 161 ha	Agriculture, Crops, Shearing Sheds, Field Lots, Training Facilities, Dipping Tanks etc.
SPECIAL DEVELOPMENT AREA	97 ha	Special an Sensitive Development
QUNU FOREST	-	Woodlot

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



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10. Implementation Framework

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

SDF Driver	Project	Description	Budget ('000)	Implementation Framework		
				1-3 Y	4-5 Y	5+ Y
	Planning	Prepare a Spatial Layout Plan for the Mixed Density Residential Area	R650 000	R650 000	0	0
		Prepare Spatial Layout Plan for the rural Residential Area	R750 000	R750 000	0	0
	Infrastructure	Design Reports for Water and Sanitation	R650 000	R650 000	0	0
		Design Reports for Roads and Stormwater	R650 000	R650 000	0	0
		Design Reports Electricity	R650 000	R650 000	0	0
	Construction of Water and Sanitation	• TBD	TBD	TBD	TBD	TBD
	Construction of Roads and Stormwater	• TBD	TBD	TBD	TBD	TBD
	Provision of Electricity	• TBD	TBD	TBD	TBD	TBD

11. Monitoring & Review

The Qunu 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.

LSDF Review can only be implemented successfully with the co-operation and integration of all sectors, departments and structures within the Municipality. However, the ultimate responsibility of LSDF Review and approval remains with the Council as a final decision-making structure. For the purposes of the KSD SDF Review Cycle, the following structures will be instrumental in ensuring that the development vision is realised, and the Capital Expenditure Framework is implemented.

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

LOCAL AUTHORITY NOTICE 705 OF 2023



AMAHLATHI LOCAL MUNICIPALITY

ADVERTISEMENT OF NOTICE CALLING FOR THE INSPECTION OF FOURTH SUPPLEMENTARY VALUATION ROLL FOR 2020 TO 2025 FINANCIAL YEARS

Notice is hereby given in terms if Section 49 (1) (a)(i)(ii) read together with Section 78(2) of the Local Government Municipality Property Rate Act 2004 (Act No.6 of 2004), herein after referred to as "Act", that the fourth supplementary Valuation Roll for the Financial years 2020-2025 is open for public inspection at the Municipal Offices as listed below from 8h00 to 16h00 during office hours from 24^{th} March 2023 to 5^{th} May 2023

Municipal Office in Cathcart

Municipal Office in Keiskammahoek

Municipal Office in Kei Road

Engineering Department in Stutterheim

An invitation is hereby made in terms of Section 49(1) (a)(ii), read with 78 (2) of the Act, that any owner of the property or other person who so desires should lodge an objection with the Municipal Manager in respect of any matter including the category, reflected in or omitted from the valuation roll within the above mentioned period. Attention is specifically drawn to the fact that in terms of Section 50(2) of the Act an objection must be in relation to a specific individual property and not against the valuation roll as such.

The forms for the lodging of objection are obtainable from the Municipal Offices mentioned.

The completed forms must be returned to the following address by Registered mail to

The Municipal Manager

29 Dragon Street

Private Bag X4002

Stutterheim,4930

or hand delivered at Municipal Offices mentioned above, during office hours from 08h00-16h30 Monday to Thursday and from 08h00-16h00 Fridays.

For any queries please contact Andisa Mnyakama on 043 492 1164, 073 557 7942 or email to <u>amnyakama@gmail.com</u> or Kolisa Mana on 081 205 2919 or email manakolisa@gmail.com

UMASIPALA WASE-AMAHLATHI

UBIZO LOKUHLOLA UMQULU WOKUBHATALISA IMIHLABA UKUSUSELA KU 2020 UKUYA KU 2025

Abahlali bayaziswa ngokugunyaziswa ngumthetho-sisekelo 49(1) (i)(ii) nakwisigaba 78(2) somthetho iLocal Government Municipality Property Rates Act 2004 (Act No.6 of 2004), ophathelene nokukalwa kweemali zerhafu ezihlawulelwa imizi, obizwange Municipal Property Rates Act 2004 okokuba abo banqwenela ukuhlola uluhlu lonyakamali oqala kunyaka 2020 July ukuya kunyaka 2025 June noqulathe amanani erhafu yezindlu, izakhiwo nemihlaba **(General)** bangakwenza oku ngokuhambela amasebe kamasipala iAmahlathi Local Municipality ukusukela ngomhla **we 24 March 2023 ukuya kumhla we 5 May 2023** kwiofisi zakwamasipala ngamaxesha omsebenzi.

Municipal Office in Cathcart

Municipal Office in Keiskammahoek

Municipal Office in Kei Road

Engineering Department in Stutterheim

Kuyamenywa bonke abanikazi bemihlaba, izakhiwo kunye nabanina ofuna ukufaka isikhalazo ngoko mthetho sisekelo kwisigaba 49(i)(ii) nakwisigaba 78(2) salomthetho ukuba bazokufaka izikhalazo ezimayelana nomhlaba, isakhiwo okanye indlu eqondene nawe, okanye eqondene nothile hayi uluhlu lwamanani erhafu yezindlu nezakhiwo zonke.

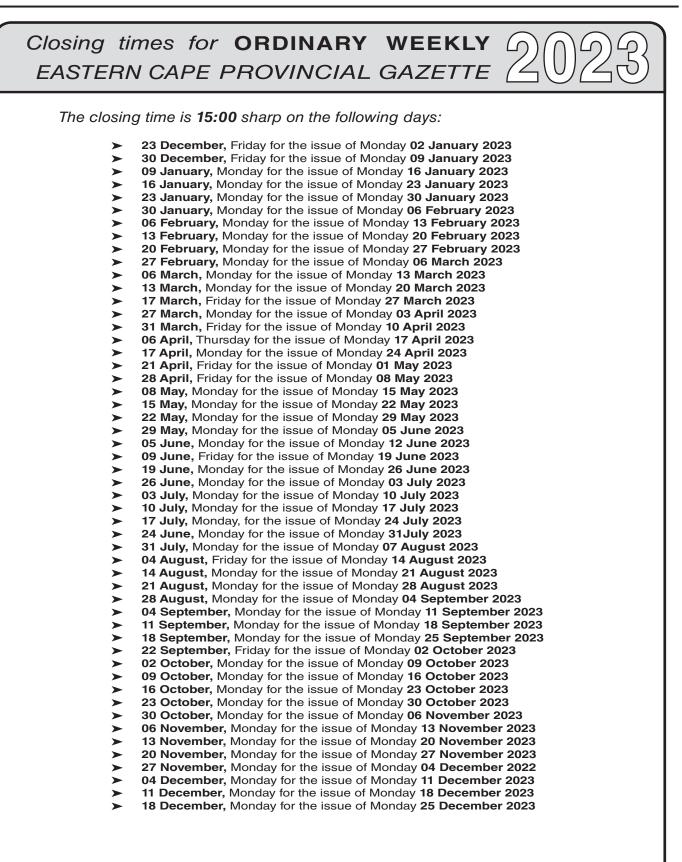
Ifomu yokufaka isikhalazo ifumaneka kwiofisi enkulu kamasipala Revenue Section. Le fomu iyagcwaliswa ibuyiselwe ngesandla kuledilesi: The Municipal Manager, Amahlathi Local Municipality, 29 Dragoon Street, STUTTERHEIM. 4930 ngamaxesha omsebenzi ukusukela ngo 08h00-16h00 ngoMvulo ukuya kuLwesihlanu.

Izikhalazo ezifike sele udlulile umhla obekelwe izikhalazo azisayi kwamkelwa.

Eminye imibuzo neenkcukacha mayelana noluhlu olu angaqhakamshelana noAndisa Mnyakama kule nombolo 043 4921164 okanye 073 557 7942 okanye email ku <u>amnyakama@gmail.com</u> or Kolisa Mana kule nombolo 081 205 2919 okanye email manakolisa@gmail.com.

Dr Z Shasha

Municipal Manager



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