



KWAZULU-NATAL PROVINCE
KWAZULU-NATAL PROVINSIE
ISIFUNDAZWE SAKWAZULU-NATALI

Provincial Gazette • Provinsiale Koerant • Igazethi Yesifundazwe

(Registered at the post office as a newspaper) • (As 'n nuusblad by die poskantoor geregistreer)
(Irejistiwee njengephephandaba eposihhovisi)

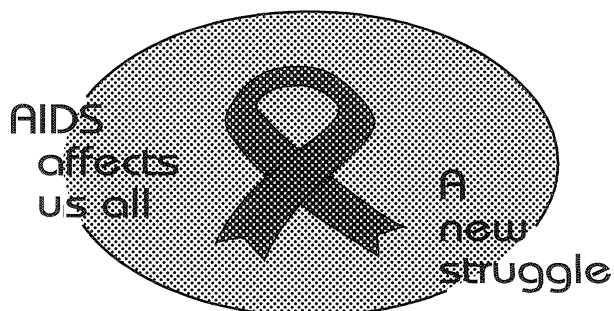
Vol. 6

PIETERMARITZBURG,

5 JANUARY 2012
5 JANUARIE 2012
5 kuMASINGANA 2012

No. 686

We all have the power to prevent AIDS



**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

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IMPORTANT NOTICE

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Furthermore the Government Printing Works will also not be held responsible for cancellations and amendments which have not been done on original documents received from clients.

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IMPORTANT NOTICE

The
KwaZulu-Natal Provincial Gazette Function
will be transferred to the
Government Printer in Pretoria
as from 26 April 2007

NEW PARTICULARS ARE AS FOLLOWS:

Physical address:

Government Printing Works
149 Bosman Street
Pretoria

Postal address:

Private Bag X85
Pretoria
0001

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Mrs H. Wolmarans Tel.: (012) 334-4591

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Contact persons for subscribers:

Mrs J. Wehmeyer Tel.: (012) 334-4734
Tel.: (012) 334-4753
Fax.: (012) 323-9574

This phase-in period is to commence from **26 April 2007**, which is the closing date for all adverts to be received for the publication date of **3 May 2007**.

Subscribers and all other stakeholders are advised to send their advertisements directly to the **Government Printing Works**, one week (five working days) before the date of printing, which will be a Thursday.

Payment:

- (i) Departments/Municipalities: Notices must be accompanied by an order and official letterhead, including financial codes, contact person and address of Department.
- (ii) Private persons: Must pay in advance before printing.

Advertising Manager

IT IS THE CLIENTS RESPONSIBILITY TO ENSURE THAT THE CORRECT AMOUNT IS PAID AT THE CASHIER OR DEPOSITED INTO THE GOVERNMENT PRINTING WORKS BANK ACCOUNT AND ALSO THAT THE REQUISITION/COVERING LETTER TOGETHER WITH THE ADVERTISEMENTS AND THE PROOF OF DEPOSIT REACHES THE GOVERNMENT PRINTING WORKS IN TIME FOR INSERTION IN THE PROVINCIAL GAZETTE.

No ADVERTISEMENTS WILL BE PLACED WITHOUT PRIOR PROOF OF PRE-PAYMENT.

$\frac{1}{4}$ page **R 229.40**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

**TAKE NOTE OF
THE NEW TARIFFS
WHICH ARE
APPLICABLE
FROM THE 1ST OF
JUNE 2011**

$\frac{1}{2}$ page **R 458.75**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

$\frac{3}{4}$ page **R 688.15**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt

Full page **R 917.55**

Letter Type: Arial Size: 10

Line Spacing: At:
Exactly 11pt



REPUBLIC
OF
SOUTH AFRICA

LIST OF FIXED TARIFF RATES AND CONDITIONS

FOR PUBLICATION OF LEGAL NOTICES
IN THE *KwaZulu-Natal PROVINCE*
PROVINCIAL GAZETTE

COMMENCEMENT: 1 JUNE 2011

CONDITIONS FOR PUBLICATION OF NOTICES

CLOSING TIMES FOR THE ACCEPTANCE OF NOTICES

1. (1) The *KwaZulu-Natal Provincial Gazette* is published every week on Thursday, and the closing time for the acceptance of notices which have to appear in the *KwaZulu-Natal Provincial Gazette* on any particular Thursday, is **15:00 one week prior to the publication date**. Should any Thursday coincide with a public holiday, the publication date remains unchanged. However, the closing date for acceptance of advertisements moves backwards accordingly, in order to allow for 5 working days prior to the publication date.
- (2) The date for the publication of an **Extraordinary** *KwaZulu-Natal Province Provincial Gazette* is negotiable.
2. (1) Notices received **after closing time** will be held over for publication in the next *KwaZulu-Natal Provincial Gazette*.
- (2) Amendments or changes in notices cannot be undertaken unless instructions are received **before 10:00 on Fridays**.
- (3) Notices for publication or amendments of original copy can not be accepted over the telephone and must be brought about by letter, by fax or by hand. The Government Printer will not be liable for any amendments done erroneously.
- (4) In the case of cancellations a refund of the cost of a notice will be considered only if the instruction to cancel has been received on or before the stipulated closing time as indicated in paragraph 2(2).

APPROVAL OF NOTICES (This only applies to Private Companies)

3. In the event where a cheque, submitted by an advertiser to the Government Printer as payment, is dishonoured, then the Government Printer reserves the right to refuse such client further access to the *KwaZulu-Natal Provincial Gazette* until any outstanding debts to the Government Printer is settled in full.

THE GOVERNMENT PRINTER INDEMNIFIED AGAINST LIABILITY

4. The Government Printer will assume no liability in respect of—
 - (1) any delay in the publication of a notice or publication of such notice on any date other than that stipulated by the advertiser;
 - (2) erroneous classification of a notice, or the placement of such notice in any section or under any heading other than the section or heading stipulated by the advertiser;

- (3) any editing, revision, omission, typographical errors, amendments to copies or errors resulting from faint or indistinct copy.

LIABILITY OF ADVERTISER

5. Advertisers will be held liable for any compensation and costs arising from any action which may be instituted against the Government Printer in consequence of the publication of any notice.

COPY

6. Notices must be typed on one side of the paper only and may not constitute part of any covering letter or document.
7. At the top of any copy, and set well apart from the notice, the following must be stated:

Where applicable

- (1) The heading under which the notice is to appear.
- (2) The cost of publication applicable to the notice, in accordance with the "Word Count Table".

PAYMENT OF COST (This only applies to Private Companies)

9. **With effect from 26 April 2007 no notice will be accepted for publication unless the cost of the insertion(s) is prepaid in CASH or by CHEQUE or POSTAL ORDERS. It can be arranged that money can be paid into the banking account of the Government Printer, in which case the deposit slip accompanies the advertisement before publication thereof.**
10. (1) The cost of a notice must be calculated by the advertiser in accordance with the word count table.

(2) Where there is any doubt about the cost of publication of a notice, and in the case of copy, an enquiry, accompanied by the relevant copy, should be addressed to the **Advertising Section, Government Printing Works, Private Bag X85, Pretoria, 0001 [Fax: (012) 323-8805], before publication.**
11. Overpayment resulting from miscalculation on the part of the advertiser of the cost of publication of a notice will not be refunded, unless the advertiser furnishes adequate reasons why such miscalculation occurred. In the event of underpayments, the difference will be recovered from the advertiser, and the notice(s) will not be published until such time as the full cost of such publication has been duly paid in cash or by cheque or postal orders, or into the banking account.

12. *In the event of a notice being cancelled, a refund will be made only if no cost regarding the placing of the notice has been incurred by the Government Printing Works.*
13. The Government Printer reserves the right to levy an additional charge in cases where notices, the cost of which has been calculated in accordance with the Word Count Table, are subsequently found to be excessively lengthy or to contain overmuch or complicated tabulation.

PROOF OF PUBLICATION

14. **Copies of the *KwaZulu-Natal Provincial Gazette* which may be required as proof of publication, may be ordered from the Government Printer at the ruling price.** The Government Printer will assume no liability for any failure to post such *KwaZulu-Natal Provincial Gazette(s)* or for any delay in despatching it/them.

GOVERNMENT PRINTERS BANK ACCOUNT PARTICULARS

Bank:	ABSA
	BOSMAN STREET
Account No.:	4057114016
Branch code:	632-005
Reference No.:	00000006
Fax No.:	(012) 323 8805

Enquiries:

Mrs. L. Fourie	Tel.: (012) 334-4686
Mrs. H. Wolmarans	Tel.: (012) 334-4591

PROVINCIAL NOTICES—PROVINSIALE KENNISGEWINGS—IZAZISO ZESIFUNDAZWE

The following notices are published for general information.

Onderstaande kennisgewings word vir algemene inligting gepubliseer.

300 Langalibalele Street
Pietermaritzburg
5 January 2012

MR N.V.E. NGIDI
Director-General

Langalibalelestraat 300
Pietermaritzburg
5 Januarie 2012

MNR. N.V.E. NGIDI
Direkteur-generaal

Izaziso ezilandelayo zikhishelwe ulwazi lukawonkewonke.

300 Langalibalele Street
Pietermaritzburg
5 kuMasingana 2012

MNU. N.V.E. NGIDI
Umqondisi-Jikelele

No. 1

5 January 2012

DEPARTMENT OF CO-OPERATE GOVERNANCE AND TRADITIONAL AFFAIRS

DEVELOPMENT FACILITATION ACT, 1995 (ACT NO. 67 OF 1995), PORTION 57 (OF 24) OF THE FARM UMHLALI NO. 1126 AND PORTION 66 (OF 23) OF THE FARM VLAKSPRUIT NO. 1178, TO BE CONSOLIDATED TO FORM PROPOSED FARM AVON NO. 18472, AVON PEAKING-POWER PLANT, KWADUKUZA MUNICIPALITY

In terms of section 33(4) of the Development Facilitation Act, 1995 (Act No. 67 of 1995), the Development Tribunal approved the application for Power Generation Infrastructure on a portion of Portion 57 (of 24) of the farm Umhlali No. 1126 and a portion of Portion 66 (of 23) of the farm Vlakspruit No. 1178, to be consolidated to form proposed farm Avon No. 18472, Registration Division FU, KwaDukuza Municipality, subject to the following conditions of establishment relating to the land use management, the application of laws and the suspension of conditions of title –

(a) the Shakaskraal Town planning Scheme is amended:

(i) by the insertion after the definition for "**17. Place of Public Assembly**" of the following definition: "**17A. Power Generation Plant:** means a building and equipment used for the generation of electric energy from an energy source like fossil fuel, gas, wind, water or solar energy –

(a) with an electricity output of more than 10 megawatts; or

(b) a total extent that covers an area in excess of 1 hectare.";

(ii) by the insertion after the definition for "**38. Special Industrial Building**" of the following definition –

"**38A. Substation:** means equipment that transforms voltage from high to low, or the reverse for transmission or distribution purposes.";

(iii) by the substitution for Table C of the Table in Schedule 1 of this notice;

(iv) by the insertion after the item "GARAGE" in Table D of the item in Schedule 2 of this notice; and

(v) by the layout of the land development area in accordance with plan REF: W01.PZB.0000214_Prop_Zone_20110908;

(b) the suspension of conditions of title in respect of Portion 57 (of 24) of the Farm Umhlali 1126 and Portion 66 (of 23) of the Farm Vlakspruit 1178 as per Schedule 3;

(c) sections 11, 11*bis*, 12, 16 – 28, 35 – 39, 44, 47, 47*bis*, 67 and 67*bis* of the Town Planning Ordinance, 1949 (Ordinance No. 27 of 1949), shall not apply to the land development area for the purpose of the development thereof in accordance with these conditions of township establishment;

(d) the provisions of the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977), and any other law that governs the erection of buildings within the land development area are applicable to the land development area; and

(e) the provisions of the Subdivision of Agricultural Land Act, 1970 (Act No. 70 of 1970), shall not apply to the land development area.

S. ANNOOP, Designated Officer

File reference: 2007/818

Date: 23 December 2011

SCHEDULE 1

TABLE C : ZONES

USE	S.R.1.	S.R.2.	S.R.3.	GEN. RES.	COMMERCIAL	LIGHT INDUST.	GARAGE	AGRICULTURAL	EDUCATION	WORSHIP	ADMINISTRATION	POWER GENERATION INFRASTRUCTURE
1. Agricultural Building	S	X	X	S	X	S	X	P	S	X	S	X
2. Agricultural Industry	X	X	X	X	X	S	X	S	X	X	X	X
3. Agricultural Land	S	X	X	S	X	S	X	P	S	X	S	X
4. Caravan Park	X	X	X	X	X	X	X	S	X	X	X	X
5. Commercial Workshop	X	X	X	X	P	P	X	X	X	X	X	X
6. Crèche	S	X	X	S	S	X	X	X	S	S	S	X
7. Drive-in Cinema	X	X	X	X	X	X	S	S	X	X	X	X
8. Dwelling House	P	P	P	P	S	P.1	P.1	P	P	P	P	S
9. Educational Building	S	X	X	S	S	X	X	X	P	S	P	X
10. Extended Residential Building	S	X	X	S	S	X	X	X	S	X	X	S
11. Extractive Industry	X	X	X	X	X	X.57	X	S	X	X	X	X
12. Funeral Parlour	X	X	X	X	S	S	X	X	X	X	X	X
13. Garage	X	X	X	X	X	S	S	X	X	X	X	X
14. General Industrial Building	X	X	X	X	X	S	X	X	X	X	X	X
15. Holiday Accommodation	X	X	X	S	X	X	X	X	X	X	S	X
16. Hotel	X	X	X	P	S	X	X	X	X	X	S	X
17. Institution	S	X	X	S	X	X	X	S	S	S	P	X
17A. Power Generation Plant	X	X	X	X	X	X	X	X	X	X	X	P
18. Laundrette	S	X	X	P	P	P	X	X	X	X	S	X
19. Light Industrial Building	X	X	X	X	X	P	X	X	X	X	P.2	X
20. Medium Density Housing	S	X	P6	P	S	S	X	X	S	X	X	X
21. Mobile Home Park	X	X	X	X	X	X	X	X	X	X	S	X
22. Office Building	X	X	X	X	P	S	X	X	X	X	X	P

23. Parking Garage	X	X	X	S	S	S	S	S	S	X	X	X	X	X	S	X
24. Place of Public Amusement	X	X	X	S	S	S	S	S	S	X	X	X	X	X	P	X
25. Place of Public Assembly	S	X	X	S	S	S	S	S	S	X	X	X	P	P	P	X
26. Private Recreation Area	S	X	X	S	S	S	S	S	S	S	S	S	P	S	S	P
27. Public Office	S	X	X	S	S	S	S	S	S	P	X	X	S	X	P	X
28. Recreational Building	S	X	X	S	S	S	S	S	S	S	S	S	P	S	P	X
29. Residential Building	X	X	X	P	P.3	P.1	S	S	S	X	X	X	S	X	X	P
30. Restaurant	X	X	X	S	P	S	S	S	S	X	X	X	X	X	S	P
31. Restricted Building	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
32. Rural Residential Land	S	X	X	S	S	S	S	S	S	X	X	X	S	X	S	X
33. Rural Residential Building	S	X	X	S	S	S	S	S	S	X	X	X	S	X	S	X
34. Service Industrial	X	X	X	X	S	P	X	X	X	X	X	X	X	X	X	X
35. Service Station	X	X	X	X	S	S	P	S	S	S	X	X	X	X	X	X
36. Shop	X	X	X	X.4	P	S.3	X	X	X	X	X	X	X	X	2	X
37. Special Development	S	X	X	S	S	S	X	X	X	S	S	S	S	S	S	X
38. Special Industrial Building	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
38A. Substation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
39. Warehouse	X	X	X	X	P	P	X	X	X	X	X	X	X	X	S	X
<p>Explanation:</p> <ol style="list-style-type: none"> 1. Only one dwelling house or dwelling unit to accommodate a manager or a caretaker, provided that special consent may be granted for an additional dwelling house or dwelling unit where deemed necessary by the Board. 2. Restricted to a work depot only. 3. Residential buildings on the ground floor shall be prohibited except for one flat at the rear of the building. 4. Other than a shop provided for in Clause 4.10(4). 5. In accordance with annexure '1'. 6. Restricted to a semi-detached house only. 																
<p>NOTE: P = Uses for which the written authority of the Board is required. S = Uses for which the Special Consent of the Board is required. X = Uses which are prohibited.</p>																
<p>TABLE C - SHAKASKRAAL</p>																

USE	ZONES										
	WOODMEAD ESTATE: RESIDENTIAL 1	WOODMEAD ESTATE: RESIDENTIAL 2	WOODMEAD ESTATE: RESIDENTIAL 3	WOODMEAD ESTATE: INTERMEDIATE RESIDENTIAL	WOODMEAD ESTATE: ACTIVITY ZONE	WOODMEAD ESTATE: COMMERCIAL	WOODMEAD ESTATE: SERVICES PARK	WOODMEAD ESTATE: TAXI RANK	WOODMEAD ESTATE: EDUCATION	WOODMEAD ESTATE: COMMUNITY FACILITIES	WOODMEAD ESTATE: PRIVATE OPEN SPACE
1. Agricultural Building	S	X	X	X	X	X	X	X	S	X	X
2. Agricultural Industry	X	X	X	X	X	X	X	X	X	X	X
3. Agricultural Land	S	X	X	X	X	X	X	S	X	S	S
4. Bed and Breakfast	X	X	X	X	X	X	X	X	X	X	X
5. Commercial Workshop	X	X	X	X	P	P	P	X	X	X	X
6. Crèche	S	S	S	S	X	S	X	S	P	S	S
7. Drive-in Cinema	X	X	X	X	X	X	X	X	X	X	X
8. Dwelling House	P	P	P	P	S.1	S	S.1	X	P	S.1	S.1
9. Educational Building	S	X	X	X	X	S	X	X	S	S	X
10. Extended Residential Building	S	X	X	S	X	S	X	X	S	X	X
11. Extractive Industry	X	X	X	X	X	X	X	X	X	X	X
11. Extractive Industry	X	X	X	X	X	X	X	X	X	X	X
12. Funeral Parlour	X	X	X	X	S	S	S	X	X	X	X
13. Garage	X	X	X	X	S	X	S	S	X	X	X
14. General Industrial Building	X	X	X	X	X	X	X	X	X	X	X
15. Holiday Accommodation	X	X	X	X	X	X	X	X	X	X	X
16. Hotel	X	X	X	X	X	S	X	X	X	X	X
17. Institution	X	X	X	X	X	X	X	S	S	X	X
17A. Power Generation Plant	X	X	X	X	X	X	X	X	X	X	X
18. Launderette	X	X	X	P	P	P	P	X	P	X	X

SCHEDULE 2

TABLE D1: BUILDING AND OTHER RESTRICTIONS

ZONE	MAXIMUM PERMITTED FAR.: COVERAGE: HEIGHT	ADDITIONAL CONTROLS
POWER GENERATION INFRASTRUCTURE	As per site development plan	<p>(1) An application for building plan approval in terms of section 4(2) the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977), or any other law that governs the approval of building plans must be accompanied by a site development plan showing –</p> <ul style="list-style-type: none"> (a) the location of buildings and structures; (b) building elevations; (c) building lines; (d) traffic management; (e) parking areas; (f) loading areas; (g) storm water management; and (h) landscaping; <p>(2) Parking for staff, visitors and the on- and off-loading of materials must be provided on site;</p> <p>(3) Building lines and access points must be in accordance with the requirements of the KwaZulu-Natal Department of Transport in terms of the KwaZulu-Natal Provincial Roads Act, 2001 (Act No. 4 of 2001).</p>

SCHEDULE 3

- (1) = Property description
- (2) = Deed, condition
- (3) = Scope of suspension

- (1) Portion 66 (of 23) of the Farm Vlakspruit 1178
- (2) Deed of Transfer No. T27519/1984, (b)2., (c), and (d)
- (3) Suspension of conditions of title that create road servitudes and restricts the use of the land to a distribution substation

- (1) Portion 57 (of 24) of the Farm Umhlali 1126
- (2) Deed of Transfer No. T18757/98,(e), (f)
- (3) Suspension of conditions of title that gives Eskom the right to convey electricity over the property and that which creates power line servitude

No. 1

5 kuMasingana 2012

UMNYANGO WEZOKUBUSA NGOKUBAMBISANA NEZOMDABU

UMTHETHO WOKULUNGISELELA INTUTHUKO, 1995: INGXYENYE 57 (YAMA-24) YEPULAZI UMHLALI NO. 1126 NENGXYENYE 66 (YAMA-23) YEPULAZI I-VLAK SPRUIT NO. 1178, ZIZOHLANGANISWA UKUZE ZAKHE IPULAZI ELIHLONGOZWAYO I-AVON NO. 18472, I-AVON PEAKING POWER PLANT, KUMASIPALA WAKWADUKUZA

Ngokwesigaba 33(4) soMthetho wokuLungiselela iNtuthuko, 1995, isiGungu seNtuthuko sesigunyaze isicelo sokuba kwakhiwe iNgqalasizinda yokuPhehla uGesi engxenyeni yeNgxenyeye 57 (yama-24) yePulazi Umhlali No. 1126 kanye nasengxenyeni yeNgxenyeye 66 (yama-23) yepulazi i-Vlak Spruit No. 18472, isiGaba sokuBhaliswa ngu-FU, kuMasipala waKwaDukuza, kuncike kule mibandela elandelayo yokwakha ephathelene nokuphathwa kokusetshenziswa komhlaba, ukusebenza kwemithetho nokumiswa kwemibandela –

(a) uHlelo lokuHlelwa kweDolobha lase-Shakaskraal luyachitshiyelwa –

(i) ngokuthi kufakwe ngemuva kwencazelo "**17. INDawo yokuHlanganyela yoMphakathi**" le ncazelo elandelayo:

"**17A. uMshini wokuPhehla uGesi:** kushiwo isakhiwo nemishini esetshenziselwa ukuphehla ugesi kusetshenziswa izinsiza zokuphehla ugesi njengamalahlle, igesi, umoya, amanzi noma ilanga –

(a) esiphehla ugesi ongaphezu kwama-megawatts ayi-10; noma

(b) esinobubanzi obungaphezu kwehektha elilodwa.";

(ii) ngokuthi kufakwe ngemuva kwencazelo "**38. ISakhiwo esiKhethekile seziMboni**" le ncazelo elandelayo:

"**38A. Isiteshi esincane:** kushiwo umshini onciphisa amandla kagesi, noma osetshenziselwa ukuhambisa noma ukuphaka ugesi.";

(iii) ngokuthi kushintshwe iTebhula C oHlelweni 1 lwalesi saziso;

(iv) ngokuthi kufakwe ngemuva kwegama "IGALAJI" kwiTebhula D igama elisoHlelweni 2 lwalesi saziso;

(v) ngokuthi kuhlelwe umhlaba othuthukiswayo uhambisane nepulani REF: W01.PZB.0000214_Prop_Zone_20110908;

(b) imibandela yetayitela ephathelene neNgxenyeye 57(yama-24) yePulazi Umhlali 1126 neNgxenyeye 66 (yama-23) yePulazi i-Vlak Spruit 1178 iyachithwa njengoba kubekwe oHlelweni 3;

(c) izigaba 11, 11*bis*, 12, 16 – 28, 35 – 39, 44, 47, 47*bis*, 67 no 67*bis* ze-Odinensi yokuHlelwa kwamaDolobha, 1949 (i-Odinensi No. 27 ka 1949), angeke zisebenze endaweni ethuthukiswayo ngenhloso yalokho kuthuthukiswa ngokuhambisana nale mibandela yokusungulwa kwamalokishi;

(d) izinhlinzeko zoMthetho wamaZinga oKwakha neMithethonqubo yoKwakha kaZwelonke, 1977 (uMthetho No. 103 ka 1977), nanoma imuphi omunye umthetho olawula ukwakhiwa kwezakhiwo kulowo mhlaba othuthukisayo ziyosebenza kulowo mhlaba othuthukiswayo; futhi

(e) izinhlinzeko zoMthetho wokuHlukaniswa iziQephu koMhlaba wezoLimo, 1970 (uMthetho No. 70 ka 1970), angeke zisebenze kulowo mhlaba othuthukiswayo.

S ANNOOP, iSikhulu esiQokiwe

Inkomba yefayela: 2007/818

Usuku: 23 uZibandlela 2011

UHLELO 1

TABLE C : ZONES

USE	S.R.1	S.R.2	S.R.3	GEN. RES.	COMMERCIAL	LIGHT INDUST.	GARAGE	AGRICULTURAL	EDUCATION	WORSHIP	ADMINISTRATION	POWER GENERATION INFRASTRUCTURE
1. Agricultural Building	S	X	X	S	X	S	X	P	S	X	S	X
2. Agricultural Industry	X	X	X	X	X	S	X	S	X	X	X	X
3. Agricultural Land	S	X	X	S	X	S	X	P	S	X	S	X
4. Caravan Park	X	X	X	X	X	X	X	S	X	X	X	X
5. Commercial Workshop	X	X	X	X	P	P	X	X	X	X	X	X
6. Crèche	S	X	X	S	S	X	X	X	S	S	S	X
7. Drive-in Cinema	X	X	X	X	X	X	S	S	X	X	X	X
8. Dwelling House	P	P	P	P	S	P.1	P.1	P	P	P	P	S
9. Educational Building	S	X	X	S	S	X	X	X	P	S	P	X
10. Extended Residential Building	S	X	X	S	S	X	X	X	S	X	X	S
11. Extractive Industry	X	X	X	X	X	X.57	X	S	X	X	X	X
12. Funeral Parlour	X	X	X	X	S	S	X	X	X	X	X	X
13. Garage	X	X	X	X	X	S	S	X	X	X	X	X
14. General Industrial Building	X	X	X	X	X	S	X	X	X	X	X	X
15. Holiday Accommodation	X	X	X	S	X	X	X	X	X	X	S	X
16. Hotel	X	X	X	P	S	X	X	X	X	X	S	X
17. Institution	S	X	X	S	X	X	X	S	S	S	P	X
17A. Power Generation Plant	X	X	X	X	X	X	X	X	X	X	X	P
18. Laundrette	S	X	X	P	P	P	X	X	X	X	S	X
19. Light Industrial Building	X	X	X	X	X	P	X	X	X	X	P.2	X
20. Medium Density Housing	S	X	P6	P	S	S	X	X	S	X	X	X

UHLELO 2

TABLE D1: BUILDING AND OTHER RESTRICTIONS

ZONE	MAXIMUM PERMITTED FAR.: COVERAGE: HEIGHT	ADDITIONAL CONTROLS
POWER GENERATION INFRASTRUCTURE	As per site development plan	<p>(1) An application for building plan approval in terms of section 4(2) the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977), or any other law that governs the approval of building plans must be accompanied by a site development plan showing –</p> <ul style="list-style-type: none"> (a) the location of buildings and structures; (b) building elevations (c) building lines; (d) traffic management; (e) parking areas; (f) loading areas; (g) storm water management; and (h) landscaping; <p>(2) Parking for staff, visitors and the on and off loading of materials must be provided on site.</p> <p>(3) Building lines and access points must be in accordance with the requirements of the KwaZulu-Natal Department of Transport in terms of the KwaZulu-Natal Provincial Roads Act, 2001 (Act No. 4 of 2001).</p>

UHLELO 3

- (1) = Incazelo yomhlaba
- (2) = Itayitela, umbandela
- (3) = Ubungako bokuzosuswa

- (1) INgxenye 66 (yama-23) yePulazi i-Vlak Spruit 1178
- (2) ITayitela lokuDlulisela No. T27519/1984, (b)2., (c), no (d)
- (3) Ukumiswa kwemibandela yetayitela eshiya indawo ebekelwe ukwakha umgwaqo nevumela kuphela ukusetshenzis komhlaba ukwakha isiteshi esincane sokuphaka ugesi

- (1) INgxenye (yama-24) yePulazi Umhlali 1126
- (2) ITayitela lokuDlulisela No. T18757/98, e), f)
- (3) Ukumiswa kwemibandela yetayitela enikeza u-Eskom ilungelo lokunqamulisa izintambo zikagesi phezu komhlaba okwen kube nendawo eshiyelwa izigxobo zikagesi.

No. 1

5 Januarie 2012

DEPARTEMENT VAN KOÖPERATIEWE REGERING EN TRADISIONELE SAKE

WET OP ONTWIKKELINGSFASILITERING, 1995 (WET NO. 67 VAN 1995), GEDEELTE 57 (VAN 24) VAN DIE PLAAS UMHLALI NO. 1126 EN GEDEELTE 66 (VAN 23) VAN DIE PLAAS VLAKSPRUIT NO. 1178, VOORGENOME KONSOLIDASIE OM DIE VOORGESTELDE PLAAS AVON NO. 18472, AVON SPITSLAS-KRAGINSTALLASIE, KWADUKUZA MUNISIPALITEIT TE VORM

Ingevolge artikel 33(4) van die Wet op Ontwikkelingsfasilitering, 1995 (Wet No. 67 van 1995), het die Ontwikkelingstribunaal die aansoek vir 'n kragopwekkingsinfrastruktuur goedgekeur op 'n gedeelte van Gedeelte 57 (van 24) van die plaas Umhlali No. 1126 en 'n gedeelte van Gedeelte 66 (van 23) van die plaas Vlakspruit No. 1178, om gekonsolideer te word ten einde die voorgestelde plaas Avon No. 18472 te vorm, Registrasie-afdeling FU, KwaDukuza Munisipaliteit, onderhewig aan die volgende stigtingsvoorwaardes wat verband hou met grondgebruikbestuur, die toepassing van wette en die opheffing van titelvoorwaardes –

(a) die Shakaskraal Dorpsbeplanningskema word gewysig:

(i) deur die invoeging van die volgende omskrywing: "**17A. Power Generation Plant**: means a building and equipment used for the generation of electric energy from an energy source like fossil fuel, gas, wind, water or solar energy –

(a) with an electricity output of more than 10 megawatts; or

(b) a total extent that covers an area in excess of 1 hectare." na die omskrywing van "**17. Place of Public Assembly**";

(ii) deur die invoeging van die volgende omskrywing "**38A. Substation**: means equipment that transforms voltage from high to low, or the reverse for transmission or distribution purposes." na die omskrywing van "**38. Special Industrial Building**";

(iii) deur die vervanging van Tabel C deur die tabel in Bylae 1 van die kennisgewing;

(iv) deur die invoeging van die item in Bylae 2 van die kennisgewing na die item "GARAGE" in Tabel D; en

(v) deur die uitleg van die grondontwikkelingsgebied in ooreenstemming met plan REF: W01.PZB.0000214_Prop_Zone_20110908;

(b) deur die opheffing van die titelvoorwaardes met betrekking tot Gedeelte 57 (van 24) van die Plaas Umhlali 1126 en Gedeelte 66 (van 23) van die Plaas Vlakspruit 1178 soos per Bylae 3;

(c) artikels 11, 11*bis*, 12, 16 – 28, 35 – 39, 44, 47, 47*bis*, 67 en 67*bis* van die Dorpsbeplanningsordonnansie, 1949 (Ordonnansie No. 27 van 1949), is nie van toepassing op die grondontwikkelingsgebied vir die doel van die ontwikkeling daarvan in ooreenstemming met die dorpstigtingsvoorwaardes nie;

(d) die bepalings van die Wet op Nasionale Bouregulasies en Boustandaarde, 1977 (Wet No. 103 van 1977), en enige ander wet wat die oprigting van geboue beheer binne die grondontwikkelingsgebied is van toepassing op die grondontwikkelingsgebied; en

(e) die bepalings van die Wet op die Onderverdeling van Landbougrond, 1970 (Wet No. 70 van 1970), is nie van toepassing op die grondontwikkelingsgebied nie.

S ANNOOP, Aangewese Beampte

Lêerverwysing: 2007/818

Datum: 23 Desember 2011

SCHEDULE 1

USE	TABLE C : ZONES											
	S.R.1.	S.R.2	S.R.3.	GEN. RES.	COMMERCIAL	LIGHT INDUST.	GARAGE	AGRICULTURAL	EDUCATION	WORSHIP	ADMINISTRATION	POWER GENERATION INFRASTRUCTURE
1. Agricultural Building	S	X	X	S	X	S	X	P	S	X	S	X
2. Agricultural Industry	X	X	X	X	X	S	X	S	X	X	X	X
3. Agricultural Land	S	X	X	S	X	S	X	P	S	X	S	X
4. Caravan Park	X	X	X	X	X	X	X	S	X	X	X	X
5. Commercial Workshop	X	X	X	X	P	P	X	X	X	X	X	X
6. Crèche	S	X	X	S	S	X	X	X	S	S	S	X
7. Drive-in Cinema	X	X	X	X	X	X	S	S	X	X	X	X
8. Dwelling House	P	P	P	P	S	P.1	P.1	P	P	P	P	S
9. Educational Building	S	X	X	S	S	X	X	X	P	S	P	X
10. Extended Residential Building	S	X	X	S	S	X	X	X	S	X	X	S
11. Extractive Industry	X	X	X	X	X	X.57	X	S	X	X	X	X
12. Funeral Parlour	X	X	X	X	S	S	X	X	X	X	X	X
13. Garage	X	X	X	X	X	S	S	X	X	X	X	X
14. General Industrial Building	X	X	X	X	X	S	X	X	X	X	X	X
15. Holiday Accommodation	X	X	X	S	X	X	X	X	X	X	S	X
16. Hotel	X	X	X	P	S	X	X	X	X	X	S	X
17. Institution	S	X	X	S	X	X	X	S	S	S	P	X
17A. Power Generation Plant	X	X	X	X	X	X	X	X	X	X	X	P
18. Laundrette	S	X	X	P	P	P	X	X	X	X	S	X
19. Light Industrial Building	X	X	X	X	X	P	X	X	X	X	P.2	X
20. Medium Density Housing	S	X	P6	P	S	S	X	X	S	X	X	X
21. Mobile Home Park	X	X	X	X	X	X	X	X	X	X	S	X
22. Office Building	X	X	X	X	P	S	X	X	X	X	X	P

23. Parking Garage	X	X	X	X	S	S	S	S	X	X	X	S	X	X
24. Place of Public Amusement	X	X	S	S	S	X	X	X	X	X	X	P	X	X
25. Place of Public Assembly	S	X	S	S	S	X	X	X	X	P	P	P	X	X
26. Private Recreation Area	S	X	S	S	S	S	X	X	S	P	P	S	P	P
27. Public Office	S	X	S	S	P	P	X	X	X	S	X	P	X	X
28. Recreational Building	S	X	S	S	S	S	X	X	S	P	S	P	X	X
29. Residential Building	X	X	X	P	P.3	P.1	S	X	X	S	X	X	X	P
30. Restaurant	X	X	S	S	P	S	X	X	X	X	X	S	X	P
31. Restricted Building	X	X	X	X	X	X	X	X	X	X	X	X	X	X
32. Rural Residential Land	S	X	S	S	X	S	X	X	X	S	X	S	X	X
33. Rural Residential Building	S	X	S	S	X	S	X	X	X	S	X	S	X	X
34. Service Industrial	X	X	X	X	S	P	X	X	X	X	X	X	X	X
35. Service Station	X	X	X	X	S	S	P	S	S	X	X	X	X	X
36. Shop	X	X	X	X.4	P	S.3	X	X	X	X	X	2	X	X
37. Special Development	S	X	S	S	S	S	X	X	S	S	S	S	X	X
38. Special Industrial Building	X	X	X	X	X	X	X	X	X	X	X	X	X	X
38A. Substation	X	X	X	X	X	X	X	X	X	X	X	X	X	P
39. Warehouse	X	X	X	X	P	P	X	X	X	X	X	S	X	X

Explanation:
 1. Only one dwelling house or dwelling unit to accommodate a manager or a caretaker, provided that special consent may be granted for an additional dwelling house or dwelling unit where deemed necessary by the Board.
 2. Restricted to a work depot only.
 3. Residential buildings on the ground floor shall be prohibited except for one flat at the rear of the building.
 4. Other than a shop provided for in Clause 4.10(4).
 5. In accordance with annexure '1'.
 6. Restricted to a semi-detached house only.

NOTE:
 P = Uses for which the written authority of the Board is required.
 S = Uses for which the Special Consent of the Board is required.
 X = Uses which are prohibited.

TABLE C - SHAKASKRAAL

USE	ZONES												
	WOODMEAD ESTATE: RESIDENTIAL 1	WOODMEAD ESTATE: RESIDENTIAL 2	WOODMEAD ESTATE: RESIDENTIAL 3	WOODMEAD ESTATE: INTERMEDIATE RESIDENTIAL	WOODMEAD ESTATE: ACTIVITY ZONE	WOODMEAD ESTATE: COMMERCIAL	WOODMEAD ESTATE: SERVICES PARK	WOODMEAD ESTATE: TAXI RANK	WOODMEAD ESTATE: EDUCATION	WOODMEAD ESTATE: COMMUNITY FACILITIES	WOODMEAD ESTATE: PRIVATE OPEN SPACE		
1. Agricultural Building	S	X	X	X	X	X	X	X	S	X	X		
2. Agricultural Industry	X	X	X	X	X	X	X	X	X	X	X		
3. Agricultural Land	S	X	X	X	X	X	X	S	X	S	S		
4. Bed and Breakfast	X	X	X	X	X	X	X	X	X	X	X		
5. Commercial Workshop	X	X	X	X	P	P	P	X	X	X	X		
6. Crèche	S	S	S	S	X	S	X	S	P	S	S		
7. Drive-in Cinema	X	X	X	X	X	X	X	X	X	X	X		
8. Dwelling House	P	P	P	P	S.1	S	S.1	X	P	S.1	S.1		
9. Educational Building	S	X	X	X	X	S	X	P	S	X	X		
10. Extended Residential Building	S	X	X	S	X	S	X	S	X	X	X		
11. Extractive Industry	X	X	X	X	X	X	X	X	X	X	X		
11. Extractive Industry	X	X	X	X	X	X	X	X	X	X	X		
12. Funeral Parlour	X	X	X	X	S	S	S	X	X	X	X		
13. Garage	X	X	X	X	S	X	S	S	X	X	X		
14. General Industrial Building	X	X	X	X	X	X	X	X	X	X	X		
15. Holiday Accommodation	X	X	X	X	X	X	X	X	X	X	X		
16. Hotel	X	X	X	X	X	S	X	X	X	X	X		
17. Institution	X	X	X	X	X	X	X	S	S	X	X		
17A. Power Generation Plant	X	X	X	X	X	X	X	X	X	X	X		
18. Launderette	X	X	X	P	P	P	P	X	P	X	X		

TABLE D1: BUILDING AND OTHER RESTRICTIONS

ZONE	MAXIMUM PERMITTED FAR.: COVERAGE: HEIGHT	ADDITIONAL CONTROLS
POWER GENERATION INFRASTRUCTURE	As per site development plan	<p>(1) An application for building plan approval in terms of section 4(2) the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977), or any other law that governs the approval of building plans must be accompanied by a site development plan showing –</p> <ul style="list-style-type: none"> (a) the location of buildings and structures; (b) building elevations; (c) building lines; (d) traffic management; (e) parking areas; (f) loading areas; (g) storm water management; and (h) landscaping; <p>(2) Parking for staff, visitors and the on and off loading of materials must be provided on site.</p> <p>(3) Building lines and access points must be in accordance with the requirements of the KwaZulu-Natal Department of Transport in terms of the KwaZulu-Natal Provincial Roads Act, 2001 (Act No. 4 of 2001).</p>

SCHEDULE 3

- (1) = Eiendomsbeskrywing
- (2) = Akte, voorwaarde
- (3) = Strekking van voorwaarde

- (1) Portion 66 (of 23) van die plaas Vlakspruit 1178
- (2) Akte van Oordrag No. T27519/1984, (b)2., (c), en (d)
- (3) Opheffing van voorwaardes van title wat wat 'n pad servituut skep en die gebruik van die eiendom beperk tot 'n verspreidings substasie

- (1) Gedeelte 57 (van 24) van die plaas Umhlali 1126
- (2) Akte van Oordrag No. T18757/98, e) en f)
- (3) Opheffing van voorwaardes van title wat eskom die reg gee om elektrisiteit oor die eiendom te gelei en wat 'n servituut vir die doeleinde skep.

No. 2**5 January 2012****DEPARTMENT OF LOCAL GOVERNMENT AND TRADITIONAL AFFAIRS****DEVELOPMENT FACILITATION ACT, 1995: REMAINDER OF ERF 4271 LADYSMITH, OBSERVATION PARK, EMNAMBITHI/LADYSMITH MUNICIPALITY**

In terms of section 33(4) of the Development Facilitation Act, 1995 (Act No. 67 of 1995), the Development Tribunal approved the development of 214 Special Residential 1 erven, 4 General Residential 3 erven, 1 Institutional erf, 6 Public Places and roads on Remainder of Erf 4271 Ladysmith, Registration Division GS, Observation Park, Emnambithi/Ladysmith Municipality, subject to the following conditions of establishment relating to land use management, application of laws and suspension of restrictive conditions –

(a) the amendment of the Ladysmith Scheme –

(i) by the layout and zoning of the land development area in accordance with Layout Plan OBS PARK, dated March 2010; and

(ii) by the zoning of Special Residential 1 erven as Density Zone 300m²;

(b) the relaxation of the building line for Special Residential 1 erven to 2 metres within the land development area, except for the building lines of Special Residential 1 erven that border Muller Street which shall remain 4.5 metres along Muller Street;

(c) sections 10(2), 23(1), 62(1) and 75(1)(a) and (c) of the KwaZulu-Natal Planning and Development Act, 2008 (Act No. 6 of 2008) and sections 211 and 212 of the Local Authorities Ordinance, 1974 (Ordinance No. 25 of 1974), do not apply to the land development area for the purpose of the development thereof in accordance with the conditions of approval of application 2010/418;

(d) the provisions of the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977) and any other law that governs the erection of buildings within the land development area are applicable to the land development area; and

(e) the suspension of condition D on page 3 of Deed of Transfer, Deed No. T 39406/ 2010 pertaining to the Remainder of Erf 4273, Ladysmith.

MA DE LANGE, Designated Officer

File reference: 2010/418

Date: 23 December 2011

No. 2

5 kuMasingana 2012

UMNYANGO WEZOKUBUSA NGOKUBAMBISANA NEZOMDABU

UMTHETHO WOKULUNGISELELA INTUTHUKO, 1995: INSALELA YESIZA 4271 E-LADYSMITH, E-OBSERVATION PARK, KUMASIPALA WASEMNAMBITHI/WASE-LADYSMITH

Ngokwesigaba 33(4) soMthetho wokuLungiselela iNtuthuko, 1995 (uMthetho No. 67 ka 1995), isiGungu sezeNtuthuko sigunyaze ukwakhiwa kweziNdawo zokuHlala eziKhethekile ezingama-214 esizeni esisodwa (1), kweziNdawo zokuHlala eziJwayelekile ezi-4 ezizeni ezi-3, kwesiKhungo esizeni esisodwa, kwezindawo zoMphakathi eziyi-6 nemigwaqo kwiNsalela yeSiza 4271 e-Ladysmith, isiGaba sokuBhaliswa u-GS, e-Observation Park, kuMasipala waseMnambithi/waseLadysmith, kuncike kule mibandela elandelayo yokwakha ephathelene nokuphathwa kokusetshenzisa komhlaba, ukusebenza kwemithetho nokumiswa kwemibandela ethile –

(a) ukuchitshiyelwa koHlelo lwase-Ladysmith –

(i) ngokuhlelwa nangokuklanywa komhlaba othuthukiswayo ngokuhambisana noMdwebo wePulani i-OBS PARK, yangenyanga kaNdasa 2010; kanye

(ii) nangokuklanywa kwesiza 1 seziNdawo zokuHlala eziKhethekile sibe neNdawo enobuBanzi obungama-300m²;

(b) ukwelulwa kwemingcele yokwakha esizeni 1 seziNdawo zokuHlala eziKhethekile ibe ngamamitha ama-2 kulowo mhlaba othuthukiswayo, ngaphandle kwemingcele yokwakha yeziNdawo zokuHlala eziKhethekile esizeni 1 ezigudle u-Muller Street okumele ihlale ingamamitha amane nesigamu (4.5) ohlangothini luka-Muller Street;

(c) izigaba 10(2), 23(1), 62(1) no 75(1)(a) no (c) zoMthetho wokuHlela neNtuthuko waKwaZulu Natali, 2008 (uMthetho No. 6 ka 2008) kanye nezigaba 211 no 212 ze-Odinensi yoMaziphathe beziNdawo, 1974 (i-Odinensi No. 25 ka 1974), azisebenzi kulowo mhlaba othuthukiswayo ngenhloso yalokho kuthuthukiswa ngokuhambisana nemibandela yokugunyazwa kwesicelo 2010/418;

(d) izinhlinzeko zoMthetho wamaZinga oKwakha neMithethonqubo yoKwakha kaZwelonke, 1977 (uMthetho No. 103 ka 1977), nanoma yimuphi omunye umthetho olawula ukwakhiwa kwezakhiwo kulowo mhlaba othuthukiswayo ziyasebenza kulowo mhlaba othuthukiswayo; kanye

(e) nokumiswa kombandela D osekhasini 3 leTayiyela lokuDlulisela No. T 39406/ 2010 okhuluma ngeNsalela yeSiza 4273 e-Ladysmith.

MA DE LANGE, isiKhulu esiQokiwe

Inkomba yefayela: 2010/418

23 uZibandlela 2011

No. 2**5 Januarie 2012****DEPARTEMENT VAN PLAASLIKE REGERING EN TRADISIONELE SAKE****WET OP ONTWIKKELINGSFASILITERING, 1995: RESTANT VAN ERF 4271 LADYSMITH, OBSERVATION PARK, EMNAMBITHI/LADYSMITH MUNISIPALITEIT**

Ingevolge artikel 33(4) van die Wet op Ontwikkelingsfasilitering, 1995 (Wet No. 67 van 1995), het die Ontwikkelingstribunaal die ontwikkeling goedgekeur van 214 Spesiale Residensiële 1 erwe, 4 Algemene Residensiële 3 erwe, 1 Institusionele erf, 6 Openbare / Plekke en paaie op Restant van Erf 4271 Ladysmith, Registrasieafdeling FU, Observation Park, Emnambithi/Ladysmith Munisipaliteit, behoudens die volgende stigtingsvoorwaardes wat verband hou met grondgebruiksbestuur, die toepassing van wette en opheffing van beperkingsvoorwaardes –

(a) die wysiging van die Ladysmith Skema –

(i) deur die uitleg en sonering van die grondontwikkelingsgebied in ooreenstemming met Uitlegplan OBS PARK, gedateer Maart 2010; en

(ii) deur die sonering van Spesiale Residensiële 1 erwe as Digtheidsone 300m²;

(b) die verslapping van die boulyn vir Spesiale Residensiële 1 erwe tot 2 meters binne die grondontwikkelingsgebied, met die uitsondering van boulyne vir Spesiale Residensiële 1 erwe, aangrensend tot Mullerstraat, wat 4.5 meters langs Mullerstraat sal bly;

(c) artikels 10(2), 23(1), 62(1) en 75(1)(a) en (c) van die KwaZulu-Natal Wet op Beplanning en Ontwikkeling, 2008 (Wet No. 6 van 2008) en artikels 211 en 212 van die Ordonnansie op Plaaslike Regerings, 1974 (Ordonnansie No. 25 van 1974) is nie van toepassing op die grondontwikkelingsgebied vir die doel van die ontwikkeling daarvan in ooreenstemming met die voorwaardes van goedkeuring van aansoek 2010/418;

(d) die bepalings van die Wet op Nasionale Bouregulasies en Boustandaarde, 1977 (Wet No. 103 van 1977) en enige ander wet wat die oprigting van geboue beheer binne die grondontwikkelingsgebied is van toepassing op die grondontwikkelingsgebied; en

(e) die opheffing van voorwaarde D op bladsy 3 van Akte No. T 39406/2010 van die Titelakte met betrekking tot die Restant van Erf 4273 Ladysmith.

MA DE LANGE, Aangewese Beampte

Leëverwysing: 2010/418

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