



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

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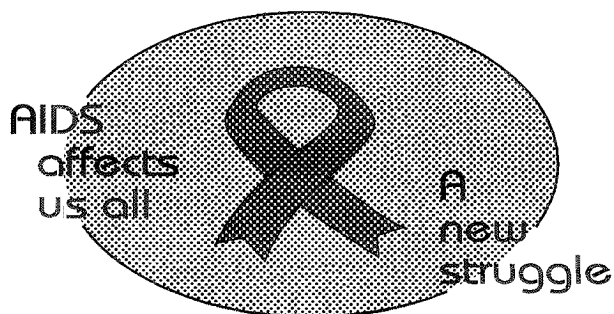
Vol. 6

PIETERMARITZBURG,

14 SEPTEMBER 2012
14 kuMANDULO 2012

No. 817

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DEPARTMENT OF HEALTH

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PROVINCIAL NOTICES—PROVINSIALE KENNISGEWINGS—IZAZISO ZESIFUNDAZWE

No. 107**14 September 2012****DEPARTMENT OF CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS****DEVELOPMENT FACILITATION ACT, 1995: REMAINDER OF PORTION 4 OF THE FARM OTTO'S BLUFF NO. 13013, EMANZINI, uMNGENI 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 22 single dwelling houses and a gate house on Remainder of Portion 4 of the Farm Otto's Bluff No. 13013, Registration Division FT, Emanzini, uMngeni Municipality, subject to the following conditions of establishment relating to land use management and the application of laws –

- (a) the layout of the land development area shall be in accordance with Plan No. Lay/ver2, dated February 2009;
- (b) the land use conditions contemplated in Schedule 1 shall apply to the land development area until a scheme is adopted for the land development area in terms of any law;
- (c) sections 11, 11*bis*, 12-28, 32 and 35-39 of Town Planning Ordinance, 1949 (Ordinance No. 27 of 1949), do not apply to the land development area for the purpose of the development thereof in accordance with the conditions of approval of application 2008/1138;
- (d) the provisions of the Subdivision of Agricultural Land Act, 1970 (Act No. 70 of 1970), do not apply to the land development area; and
- (e) 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.

MA DE LANGE, Senior Manager: Land Administration

Date: 15 August 2012

File reference: 2008/1138

SCHEDULE**CONDITIONS OF LAND USE FOR EMANZINI**

LAND USE	CONTROLS
Emanzini Bush Lodges	<p>(a) Restricted to 19 sectional title units, (one existing unit, four units with a ground floor area of 350m² in extent each, six units with a ground floor area 300m² in extent each, and eight units with a ground floor area of 200m² each): Provided that the mezzanine floor located within the roof area of the units may be used for accommodation purposes.</p> <p>(b) The remainder of the property to be private conservation, belonging to the Body Corporate.</p> <p>(c) No development to be permitted on the common property with the exception of a 20m² gate house, three staff cottages with a floor area of 30m² each and service infrastructure incidental to the effective operation of the development.</p>

		HEIGHT (Storey)	COVERAGE	BUILDING LINE (m)	SIDE SPACE (m)	REAR SPACE (m)
Emanzini Lodges	Bush	1 (Maximum of 9,5m)	4 units @ 350m ² 6 units @ 300m ² 8 units @ 200m ² 1 existing unit 3 staff cottages @ 30m ²			5m along the outer boundary of the property and subject to the requirements of the National Veld and Forest Fire Act, 1998 (Act No. 101 of 1998).

No. 107

14 kuMandulo 2012

UMNYANGO WEZOKUBUSA NGOKUBAMBISANA NEZOMDABU

UMTHETHO WOKULUNGISELELA INTUTHUKO, 1995: INSALELA YENGXENYE 4 EPULAZINI LASE-OTTO'S BLUFF NO. 13013, EMANZINI KUMASIPALA WASEMNGENI

Ngokwesigaba 33(4) soMthetho wokuLungiselela iNtuthuko, 1995, isiGungu seNtuthuko sigunyaze ukwakhiwa kwezindlu zokuhlala ezingama-22 nendlu kanogada kwiNsalela yeNgxenye 4 ePulazini i-Otto's Bluff No. 13013, isiGaba sokuBhaliswa ngu-FT, eManzini, kuMasipala waseMngeni, kuncike kule mibandela elandelayo yokusungulwa okuphathelene nokuphathwa kokusetshenziswa komhlaba kanye nokusebenza kwemithetho –

- (a) umdwebo webalazwe wendawo okuzokwakhiwa kuyona kumele uhambisane nePulani No. Lay/ver 2, yangenyanga kaNhlolanja 2009;
- (b) imibandela yokusetshenziswa komhlaba ehlongozwe oHlelweni 1 iyosebenza endaweni okuzokhiwa kuyona kuze kube uhlelo lwalowo mhlaba luyavunywa ngokweminye imithetho;
- (c) izigaba 11, 11*bis*, 12-28, 32 no 35-39 ze-Odinensi yokuHlelwa kwamaDolobha, 1949 (i-Odinensi No. 27 ka 1949), azisebenzi endaweni okuzokwakhiwa kuyona ngenhloso yalokho kwakha ngokuhambisana nemibandela yokuvunywa kwesicelo sika 2008/1138;
- (d) izinhlinzeko zokuKlanywa koMhlaba wezoLimo, 1970 (uMthetho No. 70 ka 1970), azisebenzi endaweni okuzokwakhiwa kuyona; futhi
- (e) izinhlinzeko zoMthetho wamaZinga oKwakha neMithethonqubo yoKwakha kaZwelonke, 1977 (uMthetho No. 103 ka 1977), neminye imithetho elawula ukwakhiwa kwezakhiwo kuleyo ndawo ziyasebenza.

MA DE LANGE, uMphathi oPhezulu wezokuPhathwa koMhlaba

Usuku: 15 uNcwaba 2012

iNkomba yefayela: 2008/1138

UHLELO

IMIBANDELA YOKUSETSHENZISWA KOMHLABA EMANZINI

ONGASETSHENZISELWA KHONA	OKUVUMELEKILE
eManzini Bush Lodges	<p>(a) Ukwakhiwa kwezindlu eziyi-19 kuphela, (kunendlu eyodwa, izindlu ezine ezinephansi lesakhiwo elingama-350m² ubukhulu indlu ngayinye, izindlu eziyisithupha ezinephansi lesakhiwo elingama-300m² ngayinye kanye nezindlu eziyisishiyagalombili ezinephansi lesakhiwo elingama-200m² indlu ngayinye), kuncike ekutheni izindlu ezakhiwe phezulu ngasophahleni lwendlu zingasetshenziselwa ukuhlala.</p> <p>(b) Insalela yomhlaba ozimele obekelwe ukutshala owoMgwamanda oPhethe.</p> <p>(c) Angeke kuvunyelwe ukwakha endaweni eklanyelwe ukusetshenziswa yizona zonke izakhamizi ngaphandle kwendawo elinganiselwa kuma-20m² kusuka endlini kanogada, emakotishi amathathu abasebenzi anendawo eyiphansi elingama-30m² ikotishi ngaliyinye kanye nengqalasizinda esetshenziselwa ukwakha.</p>

	Ubude (Isitezi)	Ububanzi	Imingcele yesakhiwo (amamitha)	Indawo eseceleni (amamitha)	Indawo engemuva (amamitha)
eManzini Bush Lodges	Esi-1 (Ubude obuvumelekile ama-9,5m)	Izindlu ezi-4 ezingama-350m ² Izindlu eziyi-6 ezingama-300m ² Izindlu eziyi-8 ezingama-200m ² Indlu esiyakhiwe eyodwa Amakotishi ama-3 abasebenzi angama-30m ²			Ama-5m ngaphandle komngcele wesakhiwo kuncike kokudingwa uMthetho wezokuPhathwa kwamaDlelo namaHlathi.

No. 107

14 September 2012

DEPARTEMENT VAN KOÖPERATIEWE REGERING EN TRADISIONELE SAKE

WET OP ONTWIKKELINGSFASILITERING, 1995: RESTANT VAN GEDEELTE 4 VAN DIE PLAAS OTTO'S BLUFF NO. 13013, EMANZINI, uMNGENI MUNISIPALITEIT

Ingevolge artikel 33(4) van die Wet op Ontwikkelingsfasilitering, 1995 (Wet No. 67 van 1995), het die Ontwikkelingstribunaal die ontwikkeling van 22 enkel-woonhuise en 'n hekhuisie op die Restant van Gedeelte 4 van die Plaas Otto's Bluff No. 13013, Registrasie-afdeling FT, Emanzini, uMngeni Munisipaliteit, goedgekeur, onderhewig aan die stigtingsvoorwaardes betreffende grondgebruik en die toepassing van wette –

- (a) die uitleg van die grondontwikkelingsgebied sal in ooreenstemming wees met Plan No. Lay/ver2, gedateer Februarie 2009;
- (b) die grondgebruikvoorwaardes bedoel in Bylae 1 sal van toepassing wees op die grondontwikkeling totdat 'n skema aangeneem is vir die grondontwikkelingsgebied ingevolge enige wet;
- (c) artikels 11, 11*bis*, 12-28, 32 en 35-39 van die Ordonnansie op Dorpsbeplanning, 1949 (Ordonnansie No. 27 van 1949), is nie van toepassing nie op die grondontwikkelingsgebied vir die doel van ontwikkeling daarvan in ooreenstemming met goedkeuringsvoorwaardes van aansoek 2008/1138;
- (d) die bepalings van die Wet op die Onderverdeling van Landbougrond, 1970 (Wet No. 70 van 1970), is nie van toepassing op die grondontwikkelingsgebied nie; en
- (e) 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 binne die grondontwikkelingsgebied beheer, is van toepassing op die grondontwikkelingsgebied.

MA DE LANGE, Senior Bestuurder: Grondadministrasie

Datum: 15 Augustus 2012

Lêerverwysing: 2008/1138

BYLAE

GRONDGEBRUIKVOORWAARDES VIR EMANZINI

GRONDGEBRUIK	KONTROLES
Emanzini Boskamp	<p>(a) Beperk tot 19 deeltitel-eenhede, (een bestaande eenheid, vier eenhede, elk met 'n grondvloeroppervalk van 350m² in omvang, ses eenhede, elk met 'n grondvloeroppervlak van 300m² in omvang en agt eenhede, elk met 'n grondvloeroppervalk van 200m²): Met dien verstande dat die tussenverdieping geleë binne die dakgebied van die eenhede vir akkommodasiedoeleindes gebruik mag word.</p> <p>(b) Die restant van die eiendom sal privaatbewaring wees, wat aan die Regspersoonlike Liggaam behoort.</p> <p>(c) Geen ontwikkeling word toegelaat op die gemeenskaplike eiendom nie, met die uitsondering van 'n 20m² hekhuisie, drie personeel-kothuise, elk met 'n oppervlakte van 30m² en diensleweringinfrastruktuur bykomstig tot die doeltreffende bedryf van die ontwikkeling.</p>

	HOOGTE (Verdieping)	DEKKING	BOULYN (m)	SYSPASIE (m)	AGTERSPASIE (m)
Emanzini Boskamp	1 (Maksimum van 9,5m)	4 eenhede @ 350m ² 6 eenhede @ 300m ² 8 eenhede @ 200m ² 1 bestaande eenheid 3 personeel-kothuise @ 30m ²	5m langs die buitenste grens van die eiendom en onderhewig aan die vereistes van die Nasionale Wet op Veld- en Bosbrande, 1998 (Wet No. 101 van 1998).		

No. 108**14 September 2012****DEPARTMENT OF CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS****DEVELOPMENT FACILITATION ACT, 1995: PORTION OF THE REMAINDER OF PORTION 7 AND PORTION OF PORTION 18 (OF 16) OF THE FARM HAMMARSDALE NO. 6981, MPUMALANGA SHOPPING CENTRE, eTHEKWINI MUNICIPALITY**

In terms of sections 33(2)(d) and 33(4) of the Development Facilitation Act, 1995 (Act No. 67 of 1995), the Development Tribunal approved the development of a shopping centre on Portion of the Remainder of Portion 7 and Portion of Portion 18 (of 16) of the Farm Hammarsdale No. 6981, Registration Division FT, Mpumalanga Shopping Centre, eThekweni Municipality, subject to the following conditions of establishment relating to the land use management, the application of laws and the suspension of conditions –

- (a) the Outer West Consolidated Town Planning Scheme is amended by the –
 - (i) land use controls in Schedule 1; and
 - (ii) layout of the land development area in accordance with Drawing No. K 282-SK35, dated May 2010;
- (b) sections 13(1), 23(1), 40(1), 75(1)(b) and 75(1)(c) of the KwaZulu-Natal Planning and Development Act, 2008 (Act No. 6 of 2008), shall not apply to the land development area for the purpose of the development thereof in accordance with these conditions of township establishment;
- (c) 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 shall continue to apply to the land development area;
- (d) the suspension of the road servitude shown on SG Diagram 3399/1952, which is in favour of Remainder of Portion 7 of the Farm Hammarsdale No. 6981 and Portion 18 (of 16) of the Farm Hammarsdale No. 6981; and
- (e) the suspension of conditions (i) and (j) of Deed of Transfer No. T629/1974 pertaining to Portion 18 (of 16) of the Farm Hammarsdale No. 6981, which creates road servitudes.

MA DE LANGE, Senior Manager: Land Administration

Date:

File Reference: 2009/433

SCHEDULE 1
LAND USE CONTROLS IN RESPECT OF SPECIAL ZONE: MPUMALANGA SHOPPING CENTRE

1 ZONE	2 MIN. LOT SIZE	3 F.A.R	4 COV.	5 HEIGHT	6 BUILDING LINES			7 PARKING	8 USES FREELY PERMITTED	9 USES BY CONSENT	10 PROHIBITED USES
					FRONT	SIDE	REAR				
SPECIAL ZONE : MPUMALANGA SHOPPING CENTRE	1800m ²	0.5	0.5	3 Storeys	7,5m, except for properties fronting onto the MR 385, which shall be 15m	3m	3m	3 Bays per 100m ² of Shopping Area	Arts & Crafts Workshop Commercial Workshop Conservation Area Funeral Parlour Lauderette Office Building Parking Garage Place of Public Amusement Place of Public Assembly Public Office Recreation Building Residential Building Restaurant	Betting Depot Crèche Education Building Retail Nursery Veterinary Hospital	All uses not listed in columns 9 and 10

No. 108

14 kuMandulo 2012

UMTHETHO WEZOKUBUSA NGOKUBAMBISANA NEZOMDABU**UMTHETHO WOKULUNGISELELA INTUTHUKO, 1995: INGXENYE YENSALELA YENGXENYE 7 KANYE NENGXENYE YENGXENYE 18 (KA 16) YEPULAZI I-HAMMARSDALE NO. 6981, IMPUMALANGA SHOPPING CENTRE, KUMASIPALA WASETHEKWINI**

Ngokwesigaba 33(2)(d) soMthetho wokuLungiselela iNtuthuko, 1995, isiGungu seNtuthuko sigunyaze ukwakhiwa kweNxanxathela yeziTolo kwiNgxenye yeNsalela yeNgxenye 7 kanye neNgxenye yeNgxenye 18 (ka 16) yepulazi i-Hammersdale No. 6981, isiGaba sokuBhaliswa ngu-FT, iMpumalanga Shopping Centre, kuMasipala waseThekwini, kuncike kule mibandela elandelayo yokusungulwa okuphathelene nokuphathwa kokusetshenziswa komhlaba, ukusebenza kwemithetho nokususwa kwemibandela ethile –

- (a) uHlelo lokuHlelwa kweDolobha oluDidiyelwe lwase-Outer West luyachitshiyelwa –
 - (i) ngokuvumeleke ukuthi umhlaba usetshenziselwe khona oHlelweni 1;
 - (ii) ngomdwebo webalazwe lendawo okuzokwakhiwa kuyona ngokuhambisana noMdwebo No. K 282-SK35, wangenyanga kaNhlabha 2010;
- (b) izigaba 13(1), 23(1) no 40(1), 75(1)(b) no 75(1)(c) zoMthetho wokuHlela neNtuthuko waKwaZulu-Natali, 2008 (uMthetho No. 6 ka 2008), ngeke zisebenze endaweni okuzokwakhiwa kuyona ngenhloso yalokho kwacha ngokuhambisana nale mibandela yokusungulwa kwelokishi;
- (c) izinhlinzeko zoMthetho wamaZinga oKwakha neMithethonqubo yoKwakha kaZwelonke, 1977 (uMthetho No. 103 ka 1977), neminye imithetho elawula ukwakhiwa kwezakhiwo endaweni ziyosebenza endaweni okuzokwakhiwa kuyona;
- (d) ukudelwa kwendawo ebekelwe ukwakha umgwaqo ekhonjiswe kuMdwebo owu-SG 3399/1952 ezohamba kwiNsalela yeNgxenye 7 ePulazini i-Hammersdale No. 6981 nakwiNgxenye 18 (ka 16) yePulazi i-Hammersdale No. 6981;
- (e) ukususwa kwemibandela (i) no (j) yeNcwadi yokuDluliswa kweTayitela No. T629/1974 eliphathelene neNgxenye 18 (ka 16) yePulazi i-Hammersdale No. 6981 egunyaza indawo ebekelwe ukwakha umgwaqo.

MA DE LANGE, uMphathi oPhezulu wezokuThuthukiswa koMhlaba

Usuku: _____

iNkomba yefayela: 2009/433

**SCHEDULE 1
LAND USE CONTROLS IN RESPECT OF SPECIAL ZONE: MPUMALANGA SHOPPING CENTRE**

1 ZONE	2 MIN. LOT SIZE	3 F.A.R	4 COV.	5 HEIGHT	6 BUILDING LINES			7 PARKING	8 USES FREELY PERMITTED	9 USES BY CONSENT	10 PROHIBITED USES
					FRONT	SIDE	REAR				
SPECIAL ZONE : MPUMALANGA SHOPPING CENTRE	1800m ²	0.5	0.5	3 Storeys	7.5m, except for properties fronting onto the MR 385, which shall be 15m	3m	3m	3 Bays per 100m ² of Shopping Area	Arts & Crafts Workshop Commercial Workshop Conservation Area Funeral Parlour Lauderette Office Building Parking Garage Place of Public Amusement Place of Public Assembly Public Office Recreation Building Residential Building Restaurant	Betting Depot Crèche Education Building Retail Nursery Veterinary Hospital	All uses not listed in columns 9 and 10

											Service Industrial Building – restricted to location at Area C									
											Service Station – restricted to location at Area B									
											Shop									
											Tea Garden									
											Tavern									
											Tuck Shop									
											Motor Workshop – restricted to location at lower ground floor at Area A1 or Area C. In respect of area C, use limited to minor repairs only.									
											Sports Action Bar									

Notes: The land use controls are to be read in conjunction with the definitions as provided in the Consolidated Outer West Town Planning Scheme and Conceptual Plan outlining sections of the development area for land use control purposes.

No. 108**14 September 2012****DEPARTEMENT VAN KOÖPERATIEWE REGERING EN TRADISIONELE SAKE****WET OP ONTWIKKELINGSFASILITERING, 1995: GEDEELTE VAN DIE RESTANT VAN GEDEELTE 7 EN GEDEELTE VAN GEDEELTE 18 (VAN 16) VAN DIE PLAAS HAMMARSDALE NO. 6981, MPUMALANGA WINKELSENTRUM, eTHEKWINI MUNISIPALITEIT**

Ingevolge artikels 33(2)(d) en 33(4) van die Wet op Ontwikkelingsfasilitering, 1995, (Wet No. 67 van 1995), het die Ontwikkelingstribunaal die ontwikkeling van 'n winkelsentrum op Gedeelte van die Restant van Gedeelte 7 en Gedeelte van Gedeelte 18 (van 16) van die Plaas Hammarsdale No. 6981, Registrasie-afdeling FT, Mpumalanga Winkelsentrum, eThekwini Munisipaliteit, goedgekeur, onderhewig aan die stigtingsvoorwaardes betreffende grondgebruikbestuur, die toepassing van wette en die opheffing van voorwaardes –

- (a) Die Buite-westelike Gekonsolideerde Dorpsbeplanningskema word gewysig deur die –
 - (i) grondgebruikkontroles in Bylae 1; en
 - (ii) uitleg van die grondontwikkelingsgebied in ooreenstemming met Tekening No. K 282-SK35, gedateer Mei 2010;
- (b) artikels 13(1), 23(1), 40(1), 75(1)(b) en 75(1)(c) van die KwaZulu-Natal Wet op Ontwikkelingsbeplanning, 2008 (Wet No. 6 van 2008), sal nie van toepassing wees op die grondontwikkelingsgebied vir die doel van die ontwikkeling daarvan in ooreenstemming met hierdie voorwaardes vir dorpstigting nie;
- (c) die bepalings van die Wet op Nasionale Boustandaarde en Bouregulasies, 1977 (Wet No. 103 van 1997), en enige ander wet wat die oprigting van geboue binne die grondontwikkelingsgebied beheer sal voortgaan om van toepassing te wees op die grondontwikkelingsgebied;
- (d) die opskorting van die padserwituut gewys op SG Diagram 3399/1952, wat ten gunste is van Restant van Gedeelte 7 van die Plaas Hammarsdale No. 6981 en Gedeelte 18 (van 16) van die Plaas Hammarsdale No. 6981; en
- (e) die opskorting van voorwaardes (i) en (j) van Transportakte No. T629/1974 met betrekking tot Gedeelte 18 (van 16) van die Plaas Hammarsdale No. 6981 wat padserwitute skep.

MA DE LANGE, Senior Bestuurder: Grondadministrasie

Datum:

Lêerverwysing: 2009/433

SCHEDULE 1
LAND USE CONTROLS IN RESPECT OF SPECIAL ZONE: MPUMALANGA SHOPPING CENTRE

1 ZONE	2 MIN. LOT SIZE	3 F.A.R	4 COV.	5 HEIGHT	6 BUILDING LINES			7 PARKING	8 USES FREELY PERMITTED	9 USES BY CONSENT	10 PROHIBITED USES
					FRONT	SIDE	REAR				
SPECIAL ZONE : MPUMALANGA SHOPPING CENTRE	1800m ²	0.5	0.5	3 Storeys	7,5m, except for properties fronting onto the MR 385, which shall be 15m	3m	3m	3 Bays per 100m ² of Shopping Area	Arts & Crafts Workshop Commercial Workshop Conservation Area Funeral Parlour Launderette Office Building Parking Garage Place of Public Amusement Place of Public Assembly Public Office Recreation Building Residential Building Restaurant	Betting Depot Crèche Education Building Retail Nursery Veterinary Hospital	All uses not listed in columns 9 and 10

