



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

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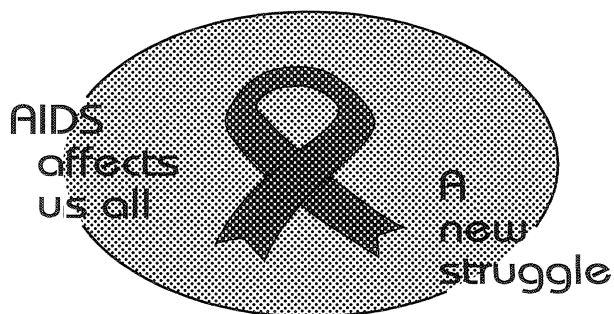
Vol. 6

PIETERMARITZBURG,

26 NOVEMBER 2012
26 KULWEZI 2012

No. 863

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**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

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PROVINCIAL NOTICE—PROVINSIALE KENNISGEWING—ISAZISO SESIFUNDAZWE

No. 144**26 November 2012****DEPARTMENT OF CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS****DEVELOPMENT FACILITATION ACT, 1995: PROPOSED ERF 15990 LADYSMITH, LADYSMITH MALL, 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 a Special Zone XX (Ladysmith Mall) on proposed Erf 15990 Ladysmith, Registration Division GS, Ladysmith Mall, 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 Town Planning Scheme by –
 - (i) the zoning of the land development area as a Special Zone 20 (Ladysmith Mall) as per Schedule 1; and
 - (ii) the layout of the land development area in accordance with Layout Plan No. SSI Plan 07a, dated 21 July 2011 and zoning plan SSI Plan 15a, dated 21 July 2011; and
- (b) 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), shall not apply to the land development area for the purpose of the development thereof in accordance with the conditions of township establishment;
- (c) sections 211 and 212 of the Local Authorities Ordinance, 1974 (Ordinance No. 25 of 1974), shall not apply to the land development area for the purpose of the development thereof in accordance with the 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 suspension of the conditions contained in Schedule 2.

MA DE LANGE, Designated Officer

Date: 12 October 2012

File reference: 2010/420

SCHEDULE 1

1 USE ZONE	2 MAP COLOUR REFERENCE	3 PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED	4 PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED ONLY WITH THE SPECIAL CONSENT OF THE COUNCIL	5 PURPOSES FOR WHICH BUILDINGS SHALL <u>NOT</u> BE ERECTED OR USED
28. Special Zone XX (Ladysmith Mall)	Bordered and cross- hatched grey and numbered XX	<ul style="list-style-type: none"> 2. Residential Building 5. Shop 6. Office Building 7. Public Office 13. Warehouse 18. Place of Public Amusement 21. Private Open Space 25. Commercial Workshop 	Buildings and other uses not included in columns 3 and 5	<ul style="list-style-type: none"> 1. Dwelling House 1A. Group Housing 1B. Cluster Housing 3. Institution 4. Restricted Building 8. General Industry 9. Special Industry 10. Light Industry 11. Service Industry 12. Service Workshop 14. Extractive Industry 16. Educational Building 19. Agricultural Building 20. Agricultural Land 22. Public Open Space 23. Caravan Park 24. Undertaker 26. Special Building 27. Extended Residential Building

BUILDING LINES, SIDE AND REAR SPACES
Building line of 7,5 m with the exception of the Helpmekaar Road boundary where a parking line of 7,5 m and a building line of 15 m will be required.

FLOOR AREA RATIO (BULK), COVERAGE AND HEIGHT		
FLOOR AREA RATIO (BULK)	COVERAGE	HEIGHT
0,45	50%	2

Parking Provision: 6 bays per 100 m² GLA and 10 taxi bays.

SCHEDULE 2

The figures used in brackets have the following meanings:

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

- (1) Portion or Remainder of **Erf 2434 Ladysmith**
- (2) T 25255/1991, B
- (3) Conditions of title that creates a power line servitude.

- (1) **Erf 3188 Ladysmith** (Extension No. 15)
- (2) T 25255/1991, B and D
- (3) Conditions of title that create a power line servitude, prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services, permit the deposit of material that has been excavated for the construction of a road on the property and create a road front space in which no building may be built.

- (1) **Erf 3189 Ladysmith** (Extension No. 15)
- (2) T 25255/1991, B and F
- (3) Conditions of title that create a power line servitude, prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services and permit the deposit of material that has been excavated for the construction of a road on the property.

- (1) **Erf 3190 Ladysmith** (Extension No. 15)
- (2) T 25255/1991, B and D
- (3) Conditions of title that create a power line servitude, prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services and permit the deposit of material that has been excavated for the construction of a road on the property.

- (1) **Erf 3191 Ladysmith** (Extension No. 15)
- (2) T 25255/1991, D, E and F
- (3) Conditions of title that prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services, permit the deposit of material that has been excavated for the construction of a road on the property, create a road front space in which no building may be built, create a power station servitude and power line servitudes.

(1) **Erf 3192 Ladysmith** (Extension No. 15)
(2) T 25255/1991, B and D
(3) Conditions of title that create a power line servitude, prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services, permit the deposit of material that has been excavated for the construction of a road on the property and create a road front space in which no building may be built.

(1) **Erf 3193 Ladysmith** (Extension No. 15)
(2) T 25255/1991, D, E and F
(3) Conditions of title that prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services, permit the deposit of material that has been excavated for the construction of a road on the property and create power line servitudes.

(1) **Erf 3194 Ladysmith** (Extension No. 15)
(2) T 25255/1991, D, E and F
(3) Conditions of title that prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services, permit the deposit of material that has been excavated for the construction of a road on the property and create power line servitudes.

(1) **Erf 3195 Ladysmith** (Extension No. 15)
(2) T 25255/1991, B and D
(3) Conditions of title that create a power line servitude, prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services and permit the deposit of material that has been excavated for the construction of a road on the property.

(1) **Erf 3196 Ladysmith** (Extension No. 15)
(2) T 25255/1991, C
(3) Conditions of title that prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services and permit the deposit of material that has been excavated for the construction of a road.

(1) **Erf 3197 Ladysmith** (Extension No. 15)
(2) T 25255/1991, C
(3) Conditions of title that prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services and permit the deposit of material that has been excavated for the construction of a road.

(1) **Erf 3198 Ladysmith** (Extension No. 15)
(2) T 25255/1991, C
(3) Conditions of title that prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services and permit the deposit of material that has been excavated for the construction of a road.

(1) **Erf 3199 Ladysmith** (Extension No. 15)
(2) T 25255/1991, D and F
(3) Conditions of title that prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services, permit the deposit of material that has been excavated for the construction of a road on the property and create a power line servitude.

- (1) **Erf 3200 Ladysmith** (Extension No. 15)
- (2) T 25255/1991, D, E and F
- (3) Conditions of title that prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services, permit the deposit of material that has been excavated for the construction of a road on the property and create power line servitudes.

- (1) **Erf 3201 Ladysmith** (Extension No. 15)
- (2) T 25255/1991, B and D
- (3) Conditions of title that create a power line servitude, prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services and permit the deposit of material that has been excavated for the construction of a road on the property.

- (1) **Erf 3202 Ladysmith** (Extension No. 15)
- (2) T 25255/1991, B and D
- (3) Conditions of title that create a power line servitude, prohibit the use of the property for industrial purposes, prohibit the use of the property for noxious industrial purposes, create a servitude for the construction of services, permit the deposit of material that has been excavated for the construction of a road on the property and create a road front space in which no building may be built.

- (1) **Erf 3205 Ladysmith** (Extension No. 15)
- (2) T 12786/1977, D
- (3) Condition of title that creates a power line servitude

- (1) **Erf 3206 Ladysmith** (Extension No. 15)
- (2) T 12786/1977, B, D and E
- (3) Condition of title that creates a power line servitude.

- (1) **Erf 3214 Ladysmith** (Extension No. 15)
- (2) T 24141/1982, C
- (3) Condition of title that creates a power line servitude.

- (1) Portion of the Remainder of **Erf 1 Ladysmith**
- (2) G 4701/1884, A, B, C
- (3) Conditions of title that create a railway line servitude, a right of way, power line servitudes, and a pipe line servitude.

No. 144

26 kuLwezi 2012

UMNYANGO WEZOKUBUSA NGOKUBAMBISANA NEZOMDABU**UMTHETHO WOKULUNGISELELA INTUTHUKO, 1995: ISIZA 15990 ESIHLONGOZWAYO E-LADYSMITH, E-LADYSMITH MALL, KUMASIPALA WASEMNAMBITHI**

Ngokwesigaba 33(4) soMthetho wokuLungiselela iNtuthuko, 1995 isiGungu seNtuthuko sigunyaze ukuthuthukiswa kweNdawo eKhethekile XX (e-Ladysmith Mall) eSizeni 15990 esihlongozwayo e-Ladysmith, isiGaba sokuBhaliswa ngu-GS, e-Ladysmith Mall, kuMasipala waseMnambithi, kuncike kule mibandela elandelayo yokusungulwa okuphathelene nokuphathwa kokusetshenziswa komhlaba, ukusebenza kwemithetho nokumiswa kwemibandela yezithibelo –

- (a) ukuchitshiyelwa koHlelo lokuHlelwa kweDolobha lase-Ladysmith –
 - (i) ngokuklanywa kwendawo okuthuthukiswa kuyo umhlaba njengeNdawo eKhethekile 20 (e-Ladysmith Mall) ngokoHlelo 1;
 - (ii) nangomdwebo webalazwe lendawo okuthuthukiswa kuyo umhlaba ngokuhambisana nePulani SSI Plan 07a, yamhla zingama-21 kuNtulikazi 2011 kanye nepulani yokuklanywa komhlaba SSI Plan 15a, yamhla zingama-21 kuNtulikazi 2011;
- (b) izigaba 10(2), 23(1), 62(1) no 75(1)(a) no (c) zoMthetho wokuHlela neNtuthuko waKwaZulu-Natali, 2008 (uMthetho No. 6 ka 2008) ngeke zisebenze endaweni okuthuthukiswa kuyo umhlaba ngenhloso yalokho kuthuthukiswa kwayo ngokuhambisana nemibandela yokusungulwa kwelokishi; futhi
- (c) nezigaba 211 no 212 ze-Odinensi yoMaziphathe beziNdawo, 1974 (i-Odinensi No. 25 ka 1974) ngeke zisebenze endaweni okuthuthukiswa kuyo umhlaba ngenhloso yalokho kuthuthukiswa kwayo ngokuhambisana nemibandela yokusungulwa kwelokishi;
- (d) izinhlinzeko zoMthetho wamaZinga oKwakha neMithethonqubo yoKwakha kaZwelonke, 1977 (uMthetho No. 103 ka 1977), neminye imithetho elawula ukwakiwa kwezakhiwo endaweni okuthuthukiswa kuyo umhlaba ziyasetshenziswa endaweni okuthuthukiswa kuyo umhlaba; kanye
- (e) nokumiswa kwemibandela equkethwe oHlelweni 2.

MA DE LANGE, isiKhulu esiQokiwe

Usuku: 12 uMfumu 2012

iNkomba yefayela: 2010/420

UHLELO 1

1 USE ZONE	2 MAP COLOUR REFERENCE	3 PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED	4 PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED ONLY WITH THE SPECIAL CONSENT OF THE COUNCIL	5 PURPOSES FOR WHICH BUILDINGS SHALL NOT BE ERECTED OR USED
28. Special Zone XX (Ladysmith Mall)	Bordered and cross-hatched grey and numbered XX	<ul style="list-style-type: none"> 2. Residential Building 5. Shop 6. Office Building 7. Public Office 13. Warehouse 18. Place of Public Amusement 21. Private Open Space 25. Commercial Workshop 	Buildings and other uses not included in columns 3 and 5	<ul style="list-style-type: none"> 1. Dwelling House 1A. Group Housing 1B. Cluster Housing 3. Institution 4. Restricted Building 8. General Industry 9. Special Industry 10. Light Industry 11. Service Industry 12. Service Workshop 14. Extractive Industry 16. Educational Building 19. Agricultural Building 20. Agricultural Land 22. Public Open Space 23. Caravan Park 24. Undertaker 26. Special Building 27. Extended Residential Building

IMINGCELE YOKWAKHA, INDAWO ESECELENI NENGENUVA

Umngcele wokwakha u-7.5 m kungakafiki kumngcele we-Helpmekaar Road lapho okuzodingeka ukuba kudwetshwe khona umugqa wendawo yokupaka owu-7.5m kanye nomngcele wokwakha owu-15m.

ISILINGANISO SENDAWO YAPHANSI (UBUKHULU), UBUBANZI KANYE NOBUDE

ISILINGANISO SENDAWO EYIPHANSI (UBUKHULU)	UBUBANZI	UBUDE
0,45	50%	2

Indawo yokuPaka eHlinzekiwe: Izindawo zokupaka eziyi-6 , indawo yokupaka ingama-100m² GLA iyinye kanye nezindawo eziyi-10 zokupaka amaTekisi.

UHLELO 2

Imininingwane esetshenzisiwe kubakaki inalezi zincazelo:

- (1) = Ikheli lomgwaqo, incazelo ngomhlaba
- (2) = Itayitela, umbandela
- (3) = Ubukhulu bokuzomiswa

(1) INgxenye noma iNsalela **yeSiza 2434 e-Ladysmith**

(2) T 25255/1991, B

(3) Ukumiswa kombandela wetayitela evumela ukushiywa kwendawo okuzohamba kuyona izintambo zikagesi.

(1) **Isiza 3188 e-Ladysmith** (e-Extension No. 15)

(2) T 25255/1991, B no D

(3) Imibandela yetayitela evumela ukushiywa kwendawo okuzohamba kuyona izintambo zikagesi, evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbela ukusetshenziswa komhlaba ukwakhaimboni ekhinqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo, futhi evumela ukuthi kushiywe indawo engenalutho ngaphambi komgwaqo okungavumelekile ukuthi kwakhiwe kuyona.

(1) **Isiza 3189 e-Ladysmith** (e-Extension No. 15)

(2) T 25255/1991, B no F

(3) Imibandela yetayitela evumela ukushiywa kwendawo okuzohamba kuyona izintambo zikagesi, evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbela ukusetshenziswa komhlaba ukwakha imboni ekhinqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo.

(1) **Isiza 3190 e-Ladysmith** (e-Extension No. 15)

(2) T 25255/1991, B no D

(3) Imibandela yetayitela evumela ukushiywa kwendawo okuzohamba kuyona izintambo zikagesi, evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbela ukusetshenziswa komhlaba ukwakha izimboni ezikhinqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, futhi evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo kulowo mhlaba.

- (1) **Isiza 3191 e-Ladysmith** (e-Extension No. 15)
 - (2) T 25255/1991, D, E no F
 - (3) Imibandela yetayitela evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbela ukusetshenziswa komhlaba ukwakha izimboni ezikhiqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqokulowo mhlaba, evumela ukuthi kushiywe indawo yokwakha umgwaqo ozohamba ngaphambili okungeke kuze kwakhiwe kuyona, evumela ukuthi kushiywe indawo yesiteshi samandla kagesi kanye nalapho kuzohambakhona izintambo zikagesi.
-
- (1) **Isiza 3192 e-Ladysmith** (e-Extension No. 15)
 - (2) T 25255/1991, B no D
 - (3) Imibandela yetayitela evumela ukushiywa kwendawo okuzohamba kuyona izintambo zikagesi, evimbelaukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbela ukusetshenziswa komhlaba ukwakhaimboni ekhiqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo, futhi evumela ukuthi kushiywe indawo engenalutho ngaphambi komgwaqo okungavumelekile ukuthi kwakhiwe kuyona.
-
- (1) **Isiza 3193 e-Ladysmith** (e-Extension No. 15)
 - (2) T 25255/1991, D, E no F
 - (3) Imibandela yetayitela evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbelaukusetshenziswa komhlaba ukwakha izimboni ezikhiqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo kulowo mhlaba futhi evumela ukuthi kushiywe indawo okuzohamba kuyona izintambo zikagesi.
-
- (1) **Isiza 3194 e-Ladysmith** (e-Extension No. 15)
 - (2) T 25255/1991, D E no F
 - (3) Imibandela yetayitela evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbelaukusetshenziswa komhlaba ukwakha izimboni ezikhiqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo kulowo mhlaba futhi evumela ukuthi kushiywe indawo okuzohamba kuyona izintambo zikagesi.
-
- (1) **Isiza 3195 e-Ladysmith** (e-Extension No. 15)
 - (2) T 25255/1991, B no D
 - (3) Imibandela yetayitela evumela ukushiywa kwendawo okuzohamba kuyona izintambo zikagesi, evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbela ukusetshenziswa komhlaba ukwakha izimboni ezikhiqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo kulowo mhlaba.
-
- (1) **Isiza 3196 e-Ladysmith** (e-Extension No. 15)
 - (2) T 25255/1991, C
 - (3) Imibandela yetayitela evumela ukushiywa kwendawo okuzohamba kuyona izintambo zikagesi, evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbela ukusetshenziswa komhlaba ukwakha izimboni ezikhiqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo imisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo kulowo mhlaba.

- (1) **Isiza 3197 e-Ladysmith** (e-Extension No. 15)
 - (2) T 25255/1991, C
 - (3) Imibandela yetayitela evumela ukushiywa kwendawo okuzohamba kuyona izintambo zikagesi, evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbela ukusetshenziswa komhlaba ukwakha izimboni ezikhiqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo kulowo mhlaba.
-
- (1) **Isiza 3198 e-Ladysmith** (e-Extension No. 15)
 - (2) T 25255/1991, C
 - (3) Imibandela yetayitela evumela ukushiywa kwendawo okuzohamba kuyona izintambo zikagesi, evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbela ukusetshenziswa komhlaba ukwakha izimboni ezikhiqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo kulowo mhlaba.
-
- (1) **Isiza 3199 e-Ladysmith** (e-Extension No. 15)
 - (2) T 25255/1991, D no F
 - (3) Imibandela yetayitela evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbela ukusetshenziswa komhlaba ukwakha izimboni ezikhiqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo kulowo mhlaba futhi evumela ukuthi kushiywe indawo okuzohamba kuyona izintambo zikagesi.
-
- (1) **Isiza 3200 e-Ladysmith** (e-Extension No. 15)
 - (2) T 25255/1991, D, E no F
 - (3) Imibandela yetayitela evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbela ukusetshenziswa komhlaba ukwakha izimboni ezikhiqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo kulowo mhlaba futhi evumela ukuthi kushiywe indawo okuzohamba kuyona izintambo zikagesi.
-
- (1) **Isiza 3201 e-Ladysmith** (e-Extension No. 15)
 - (2) T 25255/1991, B no D
 - (3) Imibandela yetayitela evumela ukushiywa kwendawo okuzohamba kuyona izintambo zikagesi, evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbela ukusetshenziswa komhlaba ukwakha izimboni ezikhiqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo kulowo mhlaba.
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- (1) **Isiza 3202 e-Ladysmith** (e-Extension No. 15)
 - (2) T 25255/1991, B no D
 - (3) Imibandela yetayitela evumela ukushiywa kwendawo okuzohamba kuyona izintambo zikagesi, evimbela ukusetshenziswa komhlaba ngezinhloso zokwakha izimboni, evimbela ukusetshenziswa komhlaba ukwakha izimboni ezikhiqiza imikhiqizo enobungozi kubantu, evumela ukuthi kushiywe indawo yemisebenzi yokwakha, evumela ukuchithwa kwenhlabathi embiwa uma kwakhiwa umgwaqo, futhi evumela ukuthi kushiywe indawo engenalutho ngaphambi komgwaqo okungavumelekile ukuthi kwakhiwe kuyona.

- (1) **Isiza 3205 e-Ladysmith** (e-Extension No. 15)
- (2) T 12786/1977, D
- (3) Umbandela wetayitela ovumela ukuthi kushiye indawo okuzohamba kuyona izintambo zikagesi.

- (1) **Isiza 3206 e-Ladysmith** (e-Extension No. 15)
- (2) T 12786/1977, B, D no E
- (3) Umbandela wetayitela ovumela ukuthi kushiye indawo okuzohamba kuyona izintambo zikagesi.

- (1) **Isiza 3214 e-Ladysmith** (e-Extension No. 15)
- (2) T 24141/1982, C
- (3) Umbandela wetayitela ovumela ukuthi kushiye indawo okuzohamba kuyona izintambo zikagesi.

- (1) INgxenye yeNsalela **yeSiza 1 e-Ladysmith**
- (2) G 4701/1884, A, B, C
- (3) Imibandela yetayitela evumela ukuthi kushiye indawo kajantshi wesitimela, indlela yokunqamula, indawo okuzohamba kuyona izintambo zikagesi kanye nendawo okuzohamba kuyona amapayipi.

No. 144

26 November 2012

DEPARTEMENT VAN KOÖPERATIEWE REGERING EN TRADISIONELE SAKE

WET OP ONTWIKKELINGSFASILITERING, 1995: VOORGENOME ERF 15990 LADYSMITH, LADYSMITH MALL, EMNAMBITHI/LADYSMITH MUNISIPALITEIT

Ingevolge artikel 33(4) van die Wet op Ontwikkelingsfasilitering, 1995, (Wet No. 67 van 1995), het die Ontwikkelingstribunaal die ontwikkeling van 'n Spesiale Sone XX (Ladysmith Mall) op die voorgenome Erf 15990 Ladysmith, Registrasie-afdeling GS, Ladysmith Mall, Emnambithi/Ladysmith Munisipaliteit, behoudens die volgende stigtingsvoorwaardes wat verband hou met grondgebruiksbestuur, toepassing van wette en opheffing van beperkingsvoorwaardes goedgekeur –

(a) die wysiging van die Ladysmith Dorpsbeplanningskema deur –

(i) die sonering van die grondontwikkelingsgebied as 'n Spesiale Sone 20 (Ladysmith Mall) soos vervat in Bylae 1; en

(ii) die uitleg van die grondontwikkelingsgebied in ooreenstemming met Uitlegplan No. SSI Plan 07a, gedateer 21 Julie 2011 en soneringsplan SSI Plan 15a, gedateer 21 Julie 2011; en

(b) 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), sal nie van toepassing wees op die grondontwikkelingsgebied vir die doel van die ontwikkeling daarvan in ooreenstemming met die voorwaardes vir dorpsontwikkeling nie;

(c) artikels 211 en 212 van die Ordonnansie op Plaaslike Owerhede, 1974 (Ordonnansie No. 25 van 1974), sal nie van toepassing wees op die grondontwikkelingsgebied vir die doel van ontwikkeling daarvan in ooreenstemming met die voorwaardes vir dorpsontwikkeling nie;

(d) die bepaling 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; en

(e) die opheffing van die voorwaardes soos vervat in Bylae 2.

MA DE LANGE, Aangewese Beampte

Datum: 12 Oktober 2012

Lêerverwysing: 2010/420

BYLAE 1

1 USE ZONE	2 MAP COLOUR REFERENCE	3 PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED	4 PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED ONLY WITH THE SPECIAL CONSENT OF THE COUNCIL	5 PURPOSES FOR WHICH BUILDINGS SHALL <u>NOT</u> BE ERECTED OR USED
28. Special Zone XX (Ladysmith Mall)	Bordered and cross- hatched grey and numbered XX	<ul style="list-style-type: none"> 2. Residential Building 5. Shop 6. Office Building 7. Public Office 13. Warehouse 18. Place of Public Amusement 21. Private Open Space 25. Commercial Workshop 	Buildings and other uses not included in columns 3 and 5	<ul style="list-style-type: none"> 1. Dwelling House 1A. Group Housing 1B. Cluster Housing 3. Institution 4. Restricted Building 8. General Industry 9. Special Industry 10. Light Industry 11. Service Industry 12. Service Workshop 14. Extractive Industry 16. Educational Building 19. Agricultural Building 20. Agricultural Land 22. Public Open Space 23. Caravan Park 24. Undertaker 26. Special Building 27. Extended Residential Building

BOULYNE, KANT- EN AGTERSPASIES
Boulyn van 7,5 m met uitsondering van die Helpmekaarweg-grens waar 'n parkeerlyn van 7,5 m en 'n boulyn van 15 m vereis sal word.

VLOERGEBIEDRATIO (OMVANG), DEKKING EN HOOGTE		
VLOEGEBIEDRATIO (OMVANG)	DEKKING	HOOGTE
0,45	50%	2

Voorsiening van Parkering: 6 parkeerruimtes per 100 m² GLA en 10 taxi-parkeerruimtes.

BYLAE 2

Die figure tussen hakies het die volgende betekenis:

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

- (1) Gedeelte of Restant van **Erf 2434 Ladysmith**
- (2) T 25255/1991, B
- (3) Titellovoorwaardes wat 'n kraglyn-serwituut skep.

- (1) **Erf 3188 Ladysmith** (Uitbreiding No. 15)
- (2) T 25255/1991, B en D
- (3) Titellovoorwaardes wat 'n kraglyn-serwituut skep, die gebruik van die eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste, die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom en 'n straat-voorspasië skep waarop geen gebou opgerig mag word nie.

- (1) **Erf 3189 Ladysmith** (Uitbreiding No. 15)
- (2) T 25255/1991, B en F
- (3) Titellovoorwaardes wat 'n kraglyn-serwituut skep, die gebruik van die eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste en die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom.

- (1) **Erf 3190 Ladysmith** (Uitbreiding No. 15)
- (2) T 25255/1991, B en D
- (3) Titellovoorwaardes wat 'n kraglyn-serwituut skep, die gebruik van die eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste en die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom.

- (1) **Erf 3191 Ladysmith** (Uitbreiding No. 15)
- (2) T 25255/1991, D, E en F
- (3) Titellovoorwaardes wat die gebruik van die eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste, die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom, 'n straatvoorspasië skep waarop geen gebou opgerig mag word nie en die skep van 'n kragstasie-serwituut en kraglyn-serwitute.

(1) **Erf 3192 Ladysmith** (Uitbreiding No. 15)

- (2) T 25255/1991, B en D
- (3) Titelvoorwaardes wat 'n kraglyn-serwituut skep, die gebruik van die eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste, die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom en 'n straat-voorspasia skep waarop geen gebou opgerig mag word nie.

(1) **Erf 3193 Ladysmith** (Uitbreiding No. 15)

- (2) T 25255/1991, D, E en F
- (3) Titelvoorwaardes wat die gebruik van eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste, die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom en kraglyn-serwitute skep.

(1) **Erf 3194 Ladysmith** (Uitbreiding No. 15)

- (2) T 25255/1991, D, E en F
- (3) Titelvoorwaardes wat die gebruik van eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste, die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom en kraglyn-serwitute skep.

(1) **Erf 3195 Ladysmith** (Uitbreiding No. 15)

- (2) T 25255/1991, B en D
- (3) Titelvoorwaardes wat 'n kraglyn-serwituut skep, die gebruik van die eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste en die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom.

(1) **Erf 3196 Ladysmith** (Uitbreiding No. 15)

- (2) T 25255/1991, C
- (3) Titelvoorwaardes wat die gebruik van eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste en die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom.

(1) **Erf 3197 Ladysmith** (Extension No. 15)

- (2) T 25255/1991, C
- (3) Titelvoorwaardes wat die gebruik van eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste en die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom.

(1) **Erf 3198 Ladysmith** (Uitbreiding No. 15)

- (2) T 25255/1991, C
- (3) Titelvoorwaardes wat die gebruik van eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste en die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom.

(1) **Erf 3199 Ladysmith** (Uitbreiding No. 15)

- (2) T 25255/1991, D en F
- (3) Titelvoorwaardes wat die gebruik van eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste en die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom en 'n kraglyn-serwituut skep.

- (1) **Erf 3200 Ladysmith** (Uitbreiding No. 15)
 - (2) T 25255/1991, D, E en F
 - (3) Titelvoorwaardes wat die gebruik van eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste en die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom en kraglyn-serwitute skep.
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- (1) **Erf 3201 Ladysmith** (Uitbreiding No. 15)
 - (2) T 25255/1991, B en D
 - (3) Titelvoorwaardes wat 'n kraglyn-serwituut skep, die gebruik van die eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste en die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom.
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- (1) **Erf 3202 Ladysmith** (Uitbreiding No. 15)
 - (2) T 25255/1991, B en D
 - (3) Titelvoorwaardes wat 'n kraglyn-serwituut skep, die gebruik van die eiendom vir industriële doeleindes verbied, die gebruik van die eiendom vir skadelike industriële doeleindes verbied, 'n serwituut skep vir die oprigting van dienste, die storting van uitgegrawe materiaal toelaat vir die konstruksie van 'n pad op die eiendom en 'n straat-voorspasia skep waarop geen gebou opgerig mag word nie.
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- (1) **Erf 3205 Ladysmith** (Uitbreiding No. 15)
 - (2) T 12786/1977, D
 - (3) Titelvoorwaarde wat 'n kraglyn-serwituut skep.
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- (1) **Erf 3206 Ladysmith** (Uitbreiding No. 15)
 - (2) T 12786/1977, B, D en E
 - (3) Titelvoorwaarde wat 'n kraglyn-serwituut skep.
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- (1) **Erf 3214 Ladysmith** (Uitbreiding No. 15)
 - (2) T 24141/1982, C
 - (3) Titelvoorwaarde wat 'n kraglyn-serwituut skep.
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- (1) Gedeelte van die Restant van **Erf 1 Ladysmith**
 - (2) G 4701/1884, A, B, C
 - (3) Titelvoorwaarde wat 'n spoorweglyn-serwituut, 'n reg-van-weg, kraglyn-serwitute en 'n pyplyn-serwituut skep.
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