



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

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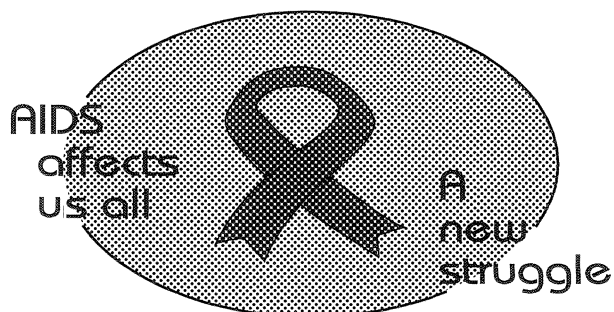
Vol. 6

PIETERMARITZBURG,

21 DECEMBER 2012
21 DESEMBER 2012
21 kuZIBANDLELA 2012

No. 875

We all have the power to prevent AIDS



**AIDS
HELPLINE**

0800 012 322

DEPARTMENT OF HEALTH

Prevention is the cure

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PROVINCIAL NOTICES—PROVINSIALE KENNISGEWINGS—IZAZISO ZESIFUNDAZWE**No. 154****21 December 2012****DEPARTMENT OF CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS****DEVELOPMENT FACILITATION ACT, 1995 (ACT NO 67 OF 1995): REMAINDER OF PORTION 1, REMAINDER OF PORTION 2, PORTION 19 (OF 3), PORTION 36 (OF 2), PORTION 38 (OF 19), PORTION 82 (OF 19), PORTION 83 (OF 19), PORTION 84 (OF 19), PORTION 85 (OF 19), PORTION 86 (OF 84), PORTION 87 (OF 83), PORTION 88 (OF 82) AND PORTION 89 (OF 2), ALL OF THE FARM CHANTILLY NO. 1804, NKWAZI/SIYEMBEZI PHASE 2, KWADUKUZA MUNICIPALITY**

In terms of section 33(4) of the Development Facilitation Act, 1995, the Development Tribunal approved the development of Nkwazi/Siyembezi Phase 2 consisting of 1100 Special Residential erven, 6 Community Gardens erven, 26 Public Open Space erven, 1 Sports Field erf, 6 Civil and Social erven, and 2 Commercial erven on Remainder of Portion 1, Remainder of Portion 2, Portion 19 (of 3), Portion 36 (of 2), Portion 38 (of 19), Portion 82 (of 19), Portion 83 (of 19), Portion 84 (of 19), Portion 85 (of 19), Portion 86 (of 84), Portion 87 (of 83), Portion 88 (of 82) and Portion 89 (of 2), all of the Farm Chantilly No. 1804, Registration Division FU, KwaDukuza Municipality, subject to the following conditions of establishment relating to land use management, the suspension of restrictive conditions and servitudes and application of laws –

- (a) the Nkwazi Town Planning Scheme is amended by the layout and zoning of the land development area in accordance with the Layout Plan No. 754 Phase 2 Rev5 dated 23 August 2005;
- (b) sections 11, 11*bis*, 12, 16-28, 35-39, 44, 45, 47, 47*bis* and 67 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 the conditions of township establishment of application 2004/841;
- (c) the Subdivision of Agricultural Land Act, 1970 (Act No. 70 of 1970), shall not apply to the land development area;
- (d) 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; and
- (e) the suspension of the conditions of title contemplated in Schedule 1.

MA DE LANGE, Designated Officer

Date: 14 December 2012

File reference: 2004/841

SCHEDULE

The figures used in brackets have the following meanings:

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

- (1) Portion 38 (of 19) of the Farm Chantilly No. 1804
- (2) Deed of Grant No. T8762/88, 11B
- (3) Condition of title that prohibits the free alienation of the land

- (1) Portion 87 (of 83) of the Farm Chantilly No. 1804
- (2) Deed of Grant No. T8762/88, 12C
- (3) Condition of title that prohibits the free alienation of the land

- (1) Portion 86 (of 84) of the Farm Chantilly No. 1804
- (2) Deed of Grant No. T8762/88, 14C
- (3) Condition of title that prohibits the free alienation of the land

- (1) Portion 85 (of 19) of the Farm Chantilly No. 1804
- (2) Deed of Grant No. T8762/88, 15C
- (3) Condition of title that prohibits the free alienation of the land

- (1) Portion 89 (of 2) of the Farm Chantilly No. 1804
- (2) Deed of Grant No. T8762/88, 17B
- (3) Condition of title that prohibits the free alienation of the land

- (1) Portion 88 (of 82) of the Farm Chantilly No. 1804
- (2) Deed of Grant No. T8762/88, 18C
- (3) Condition of title that prohibits the free alienation of the land

- (1) Portion 36 (of 2) of the Farm Chantilly No. 1804
- (2) Deed of Grant No. T8762/88, 19B
- (3) Condition of title that prohibits the free alienation of the land

- (1) Portion 19 (of 3) of the Farm Chantilly No 1804
- (2) T25237/1992, B.3
- (3) Condition of title that requires consent for the erection of buildings within a distance of 12,59 metres from the South African Railways Reserve

- (1) Portion 82 (of 19) of the Farm Chantilly No. 1804
- (2) T2751/1961, B.3
- (3) Condition of title that requires consent for the erection of buildings within a distance of 12,59 metres from the South African Railways Reserve

- (1) Portion 83 (of 19) of the Farm Chantilly No. 1804
- (2) T23127/1986, B.3
- (3) Condition of title that requires consent for the erection of buildings within a distance of 12,59 metres from the South African Railways Reserve

- (1) Portion 84 (of 19) of the Farm Chantilly No. 1804
- (2) T26985/1992, C
- (3) Condition of title that requires consent for the erection of buildings within a distance of 12,59 metres from the South African Railways Reserve

No. 155**21 December 2012****DEPARTMENT OF CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS****DEVELOPMENT FACILITATION ACT, 1995 (ACT NO. 67 OF 1995): PORTIONS 2, 5 AND 6 OF THE FARM SPRINGFONTEIN NO. 112 AND THE FARM ARGYLL NO. 337, MAKHOBIA TRUST HOUSING PROJECT, GREATER KOKSTAD MUNICIPALITY**

In terms of section 33(4) of the Development Facilitation Act, 1995, the Development Tribunal approved the development of Makhoba Trust Housing Project consisting of 973 Special Residential erven, 20 General Commercial erven, 14 Light Industry erven, 5 Worship erven, 1 Garage erf, 1 Parking erf, 1 Administration erf, 1 Education erf, 4 Private Open Space erven and 21 Road erven on Portions 2, 5 and 6 of the farm Springfontein No. 112 and 428 Special Residential erven, 10 General Commercial erven, 8 Light Industry erven, 1 Education erf, 1 Worship erf, 1 Administration erf, 1 Garage erf, 1 Parking erf, 6 Private Open Space erven and 9 Roads erven on the farm Argyll No. 337 Registration Division ES Greater Kokstad Municipality, subject to the following conditions of establishment relating to land use management application of laws –

- (a) the amendment of the Kokstad Town Planning Scheme by –
 - (i) the insertion after use zone "Deferred Residential Zone" in Table C of "Parking" zone as contemplated in Schedule 1;
 - (ii) the insertion after use zone "Private Open Space" in Table D of "Parking" zone as contemplated in Schedule 2;
 - (iii) the layout of the land development area in accordance with Layout Plan No. 419S-Consol-1, dated February 2010, Layout Plan M69/, dated 27 October 2010, Layout Plan No. 419A-Consol-1, dated February 2010 and Layout Plan M69/113, dated 5 November 2010;
- (b) sections 10(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 Subdivision of Agricultural Land Act, 1970 (Act No. 70 of 1970), shall not apply to the land development area; and
- (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 shall apply to the land development area.

MA DE LANGE, Designated Officer

Date: 14 December 2012

File reference: 2009/344

SCHEDULE 1

1	2	3	4	5
USE ZONE	COLOUR NOTATION ON MAP	PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED AND LAND MAY BE USED	PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED AND LAND MAY BE USED ONLY WITH SPECIAL CONSENT	PURPOSES FOR WHICH BUILDINGS MAY <u>NOT</u> BE ERECTED AND USED AND LAND MAY <u>NOT</u> BE USED
Parking	To be assigned by municipality	Parking Garage	Nil	Buildings and Land Uses not included in columns 3 and 4

SCHEDULE 2

DENSITY ZONE	MAXIMUM PERMITTED F.A.R., COVERAGE AND HEIGHT	ADDITIONAL CONTROLS	COLOUR NOTATION ON SCHEME MAP
Parking	1.5 : 50 : 3	Nil	To be assigned by municipality

No. 156

21 December 2012

DEPARTMENT OF CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIR

DEVELOPMENT FACILITATION ACT, 1995 (ACT NO. 67 OF 1995): PORTION 1 AND REMAINDER OF ERF 4 OF MARBURG SETTLEMENT NO. 5127, REMAINDER OF THE FARM MERLEWOOD NO. 14425, THE FARM MASINEGE NO. 17237, PORTION OF ERF 7 MARBURG SETTLEMENT NO. 5344, PORTION OF PORTION 1 OF ERF 8 MARBURG SETTLEMENT NO. 5455, ERF 9 MARBURG SETTLEMENT NO. 5289, PHASES 2 AND 3 BOBHOYI, HIBISCUS COAST MUNICIPALITY

In terms of section 33(4) of the Development Facilitation Act, 1995, the Development Tribunal approved Phases 2 and 3 Bobhoyi consisting of 20 Residential Only 4 (180 m²) erven, 1028 Residential Only 5 (200 m²) erven, 44 Special Zone 15 (Mixed Residential), 3 Education erven, 2 Health and Social Services 4 erven, 1 Administration erf, 3 Multi-Use Retail erven, 2 Special Zone 17 (Industrial/ Commercial/ Agriculture) erven, 34 Public Open Space erven, and 1 National Road erf on Portion 1 and Remainder of Erf 4 of Marburg Settlement No. 5127, Remainder of the Farm Merlewood No. 14425, the Farm Masinege No. 17237, Portion of Erf 7 Marburg Settlement No. 5344, Portion of Portion 1 of Erf 8 Marburg Settlement No. 5455, Erf 9 Marburg Settlement No. 5289, Hibiscus Coast Municipality, subject to the following conditions of establishment relating to the suspension of restrictive conditions and servitudes, land use management and application of laws –

- (a) the amendment of the Port Shepstone Town Planning Scheme by –
- (i) the insertion under the item "RESIDENTIAL ONLY ZONE" in Table 1a of the items contemplated in Schedule 1;
 - (ii) the insertion under the item "COMMUNITY RESIDENTIAL ZONE" in Table 1a of the item contemplated in Schedule 2;
 - (iii) the insertion under the item "RESIDENTIAL ONLY ZONE" in Table 2a of the items contemplated in Schedule 3;
 - (iv) the insertion under the item "COMMUNITY RESIDENTIAL ZONE" in Table 2a of the item contemplated in Schedule 4;
 - (v) the insertion after Special Zone: 8 of Special Zone: 9 (Industrial/ Commercial/ Agriculture) as contemplated in Schedule 5;
 - (vi) the layout and zoning of the land development area in accordance with 03E03P02 dated February 2004;

- (b) sections 11, 11*bis*, 12, 16-28, 35-39, 44, 45, 47 47*bis* and 67 of the 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 2003/868;
- (c) the Subdivision of Agricultural Land Act, 1970 (Act No. 70 of 1970), shall not apply to the development area;
- (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 shall continue to the land development area;
- (e) the suspension of the following conditions from Deed of Transfer T28473/98 pertaining to the Remainder of Merlewood No. 14425 –
- (i) condition 8 that creates a servitude for the conveying of electricity; and
 - (ii) condition 9 that creates a pipeline servitude; and
- (f) the suspension of the following conditions from Deed of Transfer T16027/2000 pertaining to Portion 1 and Remainder of Erf 4 Marburg Settlement No. 5127 –
- (i) condition 2.2 that creates a right of way servitude;
 - (ii) condition 2.3 that creates a pipeline servitude;
 - (iii) condition 2.4 that creates a servitude for the conveying of electricity; and
 - (iv) condition 2.5 that creates a pipeline servitude.

MA DE LANGE, Designated Officer

Date: 14 December 2012

File reference: 2003/868

SCHEDULE 1

REGULATION / STANDARD	ZONES	
	RESIDENTIAL ONLY ZONE	
	RES. 4	RES. 5
MINIMUM LOT AREA (m ² /hectare)	180	200
MINIMUM LOT AREA FOR DETACHED/ATTACHED MULTI-UNITS (m ² /hectare)	N/A	N/A
MAXIMUM NUMBER DWELLING UNITS/NET HECTARE	N/A	N/A
MINIMUM LOT WIDTH (m) Frontage	7	7
DEPTH TO FRONTAGE RATIO	3:1	3:1
BUILDING LINE (m) SINGLE DETACHED	3,0	3,0
BUILDING LINE (m) ATTACHED OR MULTIPLE UNITS	N/A	N/A
REAR SPACE (m) SINGLE DETACHED	1,0	1,0
REAR SPACE (m) ATTACHED OR MULTIPLE UNITS	N/A	N/A
SIDE SPACE (m) SINGLE DETACHED	1,0 (along one boundary)	1,0 (along one boundary)
SIDE SPACE (m) ATTACHED OR MULTIPLE UNITS	N/A	N/A
FLOOR AREA RATIO	0,5	0,7
COVERAGE (%)	50%	60%
MAXIMUM HEIGHT (storeys) SINGLE UNIT DETACHED/ATTACHED MULTI-UNITS	2	2
MINIMUM WIDTH OF ACCESS WAY (m)	3,0	3,0

SCHEDULE 2

REGULATION / STANDARD	ZONES
	HEALTH AND SOCIAL SERVICES
	ZONE 4
MINIMUM LOT AREA (m ² /hectare)	600
MINIMUM LOT AREA FOR DETACHED/ATTACHED MULTI-UNITS (m ² /hectare)	N/A
MAXIMUM NUMBER DWELLING UNITS/NET HECTARE	N/A
MINIMUM LOT WIDTH (m) Frontage	15
DEPTH TO FRONTAGE RATIO	3:1
BUILDING LINE (m) SINGLE DETACHED	3,0
BUILDING LINE (m) ATTACHED OR MULTIPLE UNITS	N/A
REAR SPACE (m) SINGLE DETACHED	2,0
REAR SPACE (m) ATTACHED OR MULTIPLE UNITS	N/A
SIDE SPACE (m) SINGLE DETACHED	2,0
SIDE SPACE (m) ATTACHED OR MULTIPLE UNITS	N/A
FLOOR AREA RATIO	0,7
COVERAGE (%)	70%
MAXIMUM HEIGHT (storeys) SINGLE UNIT DETACHED/ATTACHED MULTI-UNITS	2
MINIMUM WIDTH OF ACCESS WAY (m)	N/A

SCHEDULE 3

LAND/ BUILDING USES: P = PERMITTED X = PROHIBITED C = PERMITTED BY SPECIAL CONSENT C1 = IF NEIGHBOURS' CONSENT OBTAINED, SPECIAL CONSENT MAY BE WAIVED C2 = STAFF/CARETAKER ACCOMMODATION ONLY P2 = RESTRICTED TO 100 m ² ONLY	ZONES	
	RESIDENTIAL ONLY	
	RES. 4	RES. 5
AGRICULTURAL BUILDING	X	X
AGRICULTURAL INDUSTRY	X	X
AGRICULTURAL LAND	X	X
BED AND BREAKFAST	C1	P
BETTING DEPOT	X	X
BOARDING HOUSE	X	X
BUILDINGS/USES NOT SPECIFIED	X	X
CARAVAN PARK	X	X
COMMERCIAL WORKSHOP	X	X
CRÈCHE	C	C
DRIVE-IN CINEMA	X	X
EDUCATIONAL BUILDING	C	C
EXTRACTIVE INDUSTRY	X	X
GARAGE	X	X
GENERAL INDUSTRIAL BUILDING	X	X
GUEST HOUSE	X	X
HOLIDAY DWELLING OR CHALET	X	X
HOME ACTIVITY	C1	P
HOME BUSINESS	C1	P
HOME PLANT NURSERY	C1	P
HOTEL	X	X
INSTITUTION	C	C
KENNELS	X	X

LAND/ BUILDING USES: P = PERMITTED X = PROHIBITED C = PERMITTED BY SPECIAL CONSENT C1 = IF NEIGHBOURS' CONSENT OBTAINED, SPECIAL CONSENT MAY BE WAIVED C2 = STAFF/CARETAKER ACCOMMODATION ONLY P2 = RESTRICTED TO 100 m² ONLY	ZONES	
	RESIDENTIAL ONLY	
	RES. 4	RES. 5
LAUNDERETTE	X	X
LIGHT INDUSTRIAL BUILDING	X	X
MOBILE HOME	X	X
MULTI-FAMILY DWELLING	X	X
OFFICE BUILDING	X	X
OUTBUILDING: HUMAN HABITATION	P	P
OUTBUILDING: NON-HUMAN HABITATION	P	P
PARKING GARAGE	X	X
PLACE OF PUBLIC AMUSEMENT	X	X
PLACE OF PUBLIC ASSEMBLY	X	X
PRIVATE RECREATION AREA	C	C
PUBLIC OFFICE	X	X
RECREATIONAL BUILDING	C	C
RESTAURANT	X	X
RESTRICTED BUILDING	X	X
SCRAP YARD	X	X
SECOND DWELLING UNIT	X	X
SERVICE INDUSTRIAL BUILDING	X	X
SERVICE STATION	X	X
SHOP	X	X
SINGLE FAMILY DWELLING	P	P
SPECIAL INDUSTRIAL BUILDING	X	X
UNDERTAKER/FUNERAL PARLOUR	X	X
WAREHOUSE: WHOLESALE AND STORAGE	X	X

SCHEDULE 4

LAND/ BUILDING USES: P = PERMITTED X = PROHIBITED C = PERMITTED BY SPECIAL CONSENT C1 = IF NEIGHBOURS' CONSENT OBTAINED, SPECIAL CONSENT MAY BE WAIVED C2 = STAFF/CARETAKER ACCOMMODATION ONLY P2 = RESTRICTED TO 100m² ONLY	ZONES
	HEALTH AND SOCIAL SERVICES
	ZONE 4
AGRICULTURAL BUILDING	C
AGRICULTURAL INDUSTRY	X
AGRICULTURAL LAND	C
BED AND BREAKFAST	C
BETTING DEPOT	X
BOARDING HOUSE	X
BUILDINGS/USES NOT SPECIFIED	C
CARAVAN PARK	X
COMMERCIAL WORKSHOP	X
CRÈCHE	C
DRIVE-IN CINEMA	X
EDUCATIONAL BUILDING	C
EXTRACTIVE INDUSTRY	X
GARAGE	X
GENERAL INDUSTRIAL BUILDING	X
GUEST HOUSE	X
HOLIDAY DWELLING OR CHALET	X
HOME ACTIVITY	C1
HOME BUSINESS	C1
HOME PLANT NURSERY	C1
HOTEL	X
INSTITUTION	C
KENNELS	X

LAND/ BUILDING USES: P = PERMITTED X = PROHIBITED C = PERMITTED BY SPECIAL CONSENT C1 = IF NEIGHBOURS' CONSENT OBTAINED, SPECIAL CONSENT MAY BE WAIVED C2 = STAFF/CARETAKER ACCOMMODATION ONLY P2 = RESTRICTED TO 100m² ONLY	ZONES
	HEALTH AND SOCIAL SERVICES
	ZONE 4
LAUNDERETTE	X
LIGHT INDUSTRIAL BUILDING	X
MOBILE HOME	X
MULTI-FAMILY DWELLING	X
OFFICE BUILDING	X
OUTBUILDING: HUMAN HABITATION	P
OUTBUILDING: NON-HUMAN HABITATION	P
PARKING GARAGE	X
PLACE OF PUBLIC AMUSEMENT	X
PLACE OF PUBLIC ASSEMBLY	P
PRIVATE RECREATION AREA	C
PUBLIC OFFICE	C
RECREATIONAL BUILDING	C
RESTAURANT	X
RESTRICTED BUILDING	X
SCRAP YARD	X
SECOND DWELLING UNIT	C1
SERVICE INDUSTRIAL BUILDING	X
SERVICE STATION	X
SHOP	C2
SINGLE FAMILY DWELLING	P
SPECIAL INDUSTRIAL BUILDING	X
UNDERTAKER/FUNERAL PARLOUR	X
WAREHOUSE: WHOLESALE AND STORAGE	X

SCHEDULE 5

SPECIAL ZONE: 9 (INDUSTRIAL/ COMMERCIAL/ AGRICULTURE)	
9.1 Lot Number(s)	
9.2 Permitted Uses	Agricultural Building Agricultural Industry Agricultural Land Commercial Workshop Crèche Light Industrial Building Mixed Use Development Office Building Outbuilding: Non-human Habitation Parking Garage Public Office Service Industrial Building Shop Warehouse: Wholesale and Storage
9.3 Uses Permitted only with Municipality's Special Consent	Betting Depot Crèche Drive-in Cinema Educational Building Extractive Industry Garage Launderette Outbuilding: Human habitation Private Recreation Area Recreational Building Restaurant Service Station Undertaker/Funeral Parlour Buildings/Uses not specified
9.4 Prohibited uses	Buildings and uses not included in 9.2 and 9.3
9.5 Maximum Permitted F.A.R, Coverage and Height	0,5 : 50 : 2
9.6 Additional Controls	Minimum lot size shall be 7,1 ha Accommodation for motor vehicles to be provided as per Chapter 11 Building lines shall be 4,5 m, side and rear space shall be 2,0 m Subject to the provision of a sewage disposal system to the satisfaction of the municipality

No. 157**21 December 2012****DEPARTMENT OF CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS****NOTICE IN TERMS OF SECTION 33(4) OF THE DEVELOPMENT FACILITATION ACT, 1995 (ACT NO. 67 OF 1995): ERF 18, 19, REMAINDER OF ERF 21 AND ERF 31 NEW ENGLAND, LINCOLN MEADE PLACE, MSUNDUZI MUNICIPALITY**

In terms of section 33(1) of the Development Facilitation Act, 1995, the Development Tribunal approved 233 Special Area 38 (Lincoln Meade Place) Sub-zone 1: Detached Single Dwelling House erven, 25 Special Area 38 (Lincoln Meade Place) Sub-zone 2: High Density Residential erven, 1 Special Area 38 (Lincoln Meade Place) Sub-zone 3: Education Zone erf, 2 Special Area 38 (Lincoln Meade Place) Sub-zone 4: Institution erven, 20 Special Area 38 (Lincoln Meade Place) Sub-zone 4: Active Public Open Space erven and 16 Special Area 38 (Lincoln Meade Place) Sub-zone 5: Road erven on Erf 18, 19, Remainder of Erf 21 and Erf 31 New England, Registration Division FT, Lincoln Meade Place, Msunduzi Municipality, subject to the following conditions of establishment relating to land use management and application of laws –

- (a) the amendment of the Pietermaritzburg Town Planning Scheme by –
 - (i) the insertion after the Special Area Zone 37 (528 Chota Motala Road) of Special Area 38 (Lincoln Meade Place) as contemplated in Schedule 1;
 - (ii) the layout and zoning of the land development area in accordance with Layout Plan LMP/1/2010-Rev6, dated November 2010;
- (b) 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 approval of application 2009/332; and
- (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 remains applicable to the land development area.

MA DE LANGE, Designated Officer

Date: 14 December 2012

File reference: 2009/332

SCHEDULE 1**3.19.38 Special Area 38 (Lincoln Meade Place)**

In addition to the general provisions of the Scheme, the following provisions shall apply exclusively to the Special Area 38 zone –

3.19.38.1 Special Area 38 (Lincoln Meade Place) Sub-zone 1: Detached Single Dwelling House**3.19.38.1.1 Use of Land and Buildings**

3.19.38.1.1.1 Reference to Map - cross-hatched black, being Erf 878 New England: Lincoln Meade Place.

3.19.38.1.1.2 Expressly Permissible Development or uses of Land or Uses of Buildings –

- 1.6.6 Dwelling;
- 1.6.14 Medium Density Housing; and
- 1.6.18 Outbuilding.

3.19.38.1.1.3 Development or Uses of Land or Uses of Buildings Permitted by Special Consent –

- 1.6.8 Home Activity;
- 1.6.9 Home Business;
- 1.6.12 Institution;
- 1.6.23 Place of Instruction;
- 1.6.25 Place of Worship;
- 1.6.30 Self contained Residential Unit; and
- 1.6.34 Social Hall

3.19.38.1.2 Proviso to Clause 3.19.38.3.1.2

Shop uses only permitted on the ground floor of a block of flats on corner sites.

3.19.38.1.3 All Development or Uses of Land or Uses of Buildings not under Clause 3.19.38.1.1 are expressly prohibited development or Uses of Land or Uses of Buildings.

3.19.38.2 Special Area 38 (Lincoln Meade Place) Sub-zone 2: High Density Residential

3.19.38.2.1 Use of Land and Buildings

3.19.38.2.1.1 Reference to Map – LMP/3/2010-Rev4

3.19.38.2.1.2 Expressly Permissible Development or Uses of Land or Uses of Buildings –

- 1.6.6 Dwelling;
- 1.6.7 Flat;
- 1.6.14 Medium Density Housing;
- 1.6.18 Outbuilding;
- 1.6.28 Residential Building; and
- 1.6.33 Shop.

3.19.38.2.1.3 Development or Uses of Land or Uses of Buildings Permitted by Special Consent –

- 1.6.8 Home Activity;
- 1.6.9 Home Business;
- 1.6.12 Institution;
- 1.6.23 Place of Instruction;
- 1.6.25 Place of Worship;
- 1.6.30 Self-contained Residential Unit;
- 1.6.34 Social Hall; and
- 1.6.35 Special Building.

3.19.38.2.2 All Development or uses of Land or uses of Buildings not under Clause 3.19.38.2.1 are expressly prohibited development or Uses of Land or Uses of Buildings.

3.19.38.3 Special Area 38 (Lincoln Meade Place) Sub-zone 3: Education Zone

Erven zoned Special 38 (Lincoln Meade Place) Sub-zone 3: Educational Zone must be regarded as erven zoned Educational Zone contemplated in clause 3.16.

3.19.38.4 Special area 38 (Lincoln Meade Place) Sub-zone 4: Institution

Erven zoned Special 38 (Lincoln Meade Place) Sub-zone 4: Institution Zone must be regarded as erven zoned Institution Zone contemplated in clause 3.14.

3.19.38.5 Special Area 38 (Lincoln Meade Place) Sub-zone 4: Active Public Open Space

Erven zoned Special 38 (Lincoln Meade Place) Sub-zone 5: Active Space must be regarded as erven reserved for Active Public Open Space contemplated in clause 4.1.

3.19.38.6 Special Area 38 (Lincoln Meade Place) Sub-zone 5: Road

Erven zoned Special 38 (Lincoln Meade Place) Sub-zone 5: Road must be regarded as erven reserved for Roads contemplated under Part 4 of the Scheme.

3.19.38.7 Density and Height Control

The overall density of development calculated on the total extent of the site shall not exceed 80 units per hectare. The maximum number of residential units shall not exceed 1214.

AREA (Layout Plan LMP/1/2010-Rev6 dated July 2010)	TYPE OF BUILDING OR USE OF LAND	MAXIMUM BULK FACTOR OR UNITS/HECTARE	MAXIMUM SITE COVERAGE	MAXIMUM HEIGHT
Special Area 38 (Lincoln Meade Place) Sub-zone 1: Detached Single Dwelling House	Dwellings	20 units/hectare	1/3	2 storeys
	All other uses	1/2	1/2	
Special Area 38 (Lincoln Meade Place) Sub-zone 2: High Density Residential	All land uses	1000 m2	1/3	3 storeys Provided that no building on Portions C5, 8 and 10 adjacent to the northern boundary of Mkamba Gardens shall be higher than 2 storeys.
Special Area 38 (Lincoln Meade Place) Sub-zone 3: Education Zone	All Educational zoned erven are to be controlled in terms of the Educational Zone of the Scheme.			
Special area 38 (Lincoln Meade Place) Sub-zone 4: Institution	All Institution zoned erven are to be controlled in terms of the Institution Zone of the Scheme.			

3.19.38.8 Minimum Site Areas/ Frontages

3.19.38.8.1 Generally no Dwelling shall be erected on any Site which has a smaller area, Frontage and mean width than is required in terms of Clauses 6.2.1 and 6.2.4: Provided that, in exceptional circumstances the Council may permit the erection of a Dwelling on an existing Lot not complying with those minima, if the applicant satisfies the Council that, having regard for the situation of the Site in question, its shape, extent and other features and the provisions of this Scheme, that the erection of a Dwelling thereon would not, in the circumstances, be detrimental to or prejudicially affect any neighbouring properties.

3.19.38.8.2 In the case of an Existing Site having no frontage, other than as provided for in Clauses 6.5 and 6.6, the Council may permit the erection of a Dwelling thereon provided that right of way servitude is registered in the Deeds Registry in favour of

such property. Such servitude shall not be cancelled nor altered in any way without the consent of the Council and a clause to that effect shall be embodied in the relevant servitude document. The Council shall not consent to such cancellation or alteration unless it is satisfied that alternative means of access is available.

3.19.38.8.3 The minimum Site areas for sites in Special Area 38 (Lincoln Meade Place) Sub-zone 1: Detached Single Dwelling House.

3.19.38.8.4 Minimum Site areas, Frontages and mean widths for non-residential uses shall be in accordance with Clause 6.3.

3.19.38.9 Building Lines, Side and Rear Spaces

3.19.38.9.1 Generally, all buildings and structures (including swimming pools) within the single residential zone shall observe a Building Line of at least 4 m and at least 2 m within Zone 2 (Multi-Unit Residential/Flats).

3.19.38.9.2 The Council may grant its Special Consent for the erection of a Building or structure (including swimming pools) in front of the Building Line. Any person wishing to make application for relaxation shall proceed in the manner provided for in Appendix 9 to the Scheme.

3.19.38.9.3 There shall be, in respect of Business Premises, Shops, Specialised Offices and other non-residential uses, no specified Side Space or Rear Space, which shall be determined in terms of the National Building Regulations.

3.19.38.9.4 All new Buildings, or portions of Buildings, accommodating or comprising Dwellings, Residential Building or Flats, shall observe a Side Space and a Rear Space as provided for in accordance with the requirements for those uses where they appear elsewhere in the Scheme, including any limitations on the relaxation of those requirements.

3.19.38.9.5 Notwithstanding the above, the rear space on Portions C5, 8 and 10 adjacent to the northern boundary of Mkamba Gardens shall be a minimum of 9 m.

3.19.38.9.6 Side and Rear Space for any use not specified herein shall be provided for in accordance with the requirements for those uses where they appear elsewhere in the Scheme.

3.19.38.10 Minimum Site Areas/ Frontages

3.19.38.10.1 The minimum Site area for sites in Special Area 38 (Lincoln Meade Place) Sub-zone 1: Detached Single Dwelling House shall be 300 m².

3.19.38.10.2 The minimum Site Area for sites in Special Area 38 (Lincoln Meade Place) Sub-zone 2: High Density Residential shall be 1000 m².

3.19.38.10.3 Frontages and Mean Widths for non-residential uses shall be in accordance with Clause 6.3.

3.19.38.10.4 The minimum Site Areas, Frontages and Mean Widths for residential uses shall be in accordance with Clauses 6.2.2; 6.2.3 and 6.2.4, as the case may be.

3.19.38.11 Provision of On site Parking, Loading and Associated Matters

3.19.38.11.1 On-site parking and loading requirements:

USE OF LAND OR BUILDINGS	MINIMUM NUMBER OF PARKING SPACES TO BE PROVIDED
Dwelling	2 car parking spaces per Dwelling (one undercover)/ 2 car parking spaces for visitors for every 3 dwellings
Flats	1 per flat/apartment plus 1 visitor parking bay for every three flats/apartments
Residential Building	1 per bedroom, plus 10 per 100 m ² of public accessible area (restaurants, bars, conference rooms, etc.). 1 parking space for every 2 habitable rooms (clause 3.19.8.7.1)
Shops	1 parking bay for 25 m ² of gross leasable area (5 bays per 100 m ² of total floor area)

3.19.38.11.2 The Council may, upon receipt of a fully motivated application, and if it considers that there are special and extenuating circumstances, grant its consent to a specified relaxation of the requirements set out above.

3.19.38.11.3 The technical requirements for on site parking shall be in accordance with Appendix 2 to the Scheme.

3.19.38.12 Site Development Plan

An application for building plan approval for Flats, Medium Density Housing in terms of the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977), must include a Site Development Plan.

No. 158

21 December 2012

DEPARTMENT OF CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS

TOWN PLANNING ORDINANCE, 1949: PRIVATE TOWNSHIP; ERVEN 5213-5230 KLOOF, ETHEKWINI MUNICIPALITY

In terms of section 23 of the Town Planning Ordinance, 1949 (Ordinance No. 27 of 1949), I declare Erven 5213-5230 Kloof (Portion 5 (of 4) of Erf 503 Kloof), Registration Division FT, an approved private township.

M DE LANGE, Manager: Land Use Management

Date: 24 October 2012

File Reference: 2003/335

No. 154

21 kuZibandlela 2012

UMNYANGO WEZOKUBUSA NGOKUBAMBISANA NEZOMDABU

UMTHETHO WOKULUNGISELELA INTUTHUKO, 1995 (UMTHETHO NO. 67 KA 1995), INSALELA YENGXENYE 1, INSALELA YENGXENYE 2, INGXENYE 19 (YESI-3), INGXENYE 36 (YESI-2), INGXENYE 38 (YE-19), INGXENYE 82 (YE-19), INGXENYE 84 (YE-19), INGXENYE 85 (YE-19), INGXENYE 86 (YAMA-84), INGXENYE 87 (YAMA-83), INGXENYE 88 (YAMA-82) KANYE NENGXENYE 89 (YESI-2), LONKE IPULAZI I-CHANTILLY NO. 1804, EZINKWAZI/ESIYEMBEZI PHASE 2, KUMASIPALA WAKWADUKUZA

Ngokwesigaba 33(4) soMthetho wokuLungiselela iNtuthuko, 1995 isiGungu seNtuthuko sigunyaze ukwakhiwa kweZinkwazi/Siyembezi Phase 2 eneziza EZIYI-1100 zeziNdawo zokuHlala eKhethekile, iziza eziyi-6 zeziNgadi zoMphakathi, iziza ezingama-26 zeNdawo eVulekile yoMphakathi, isiza esi-1 seNkundla yezeMidlalo, iziza ezi-6 zezakhiwo zomphakathi nemisebenzi yomphakathi, neziza ezi-2 zamaBhizinisi kwiNsalela yeNgxenywe 1, iNsalela yeNgxenywe 2, iNgxenywe 19 (yesi-3), iNgxenywe 36 (yesi-2), iNgxenywe 38 (ye-19), iNgxenywe 83 (ye-19), iNgxenywe 84 (ye-19), iNgxenywe 85 (ye-19), iNgxenywe 86 (yama-84), iNgxenywe 87 (yama-83), iNgxenywe 88 (yama-82) neNgxenywe 89 (yesi-2), lonke iPulazi i-Chantilly No. 1804, isiGaba sokuBhaliswa ngu-FU, kuMasipala waKwaDukuza, kuncike kule mibandela elandelayo yokwakha ephathelene nokuphathwa kokusetshenziswa komhlaba, ukumiswa kwemibandela yokulawula neyendawo eshiyelwe imisebenzi kamasipala kanye nokusebenza kwemithetho –

- (a) uHlelo lokuHlelwa kweDolobha laseZinkwazi luyachitshiyelwa ngokuhlelwa nokuklanywa kwendawo okuthuthukiswa kuyo umhlaba ngokuhambisana noMdwebo wePulani No. 754 Phase 2 Rev 5 yamhla zingama-23 kuNcwaba 2005;
- (b) izigaba 11, 11bis, 12, 16-28, 35, 44, 45, 47, 47bis no 67 ze-Odinensi yokuHlelwa kweDolobha, 1949 (i-Odinensi No. 27 ka 1949), ngeke zisebenze endaweni okuthuthukiswa kuyo umhlaba ngenhloso yalokho kuthuthukiswa ngokuhambisana nemibandela yokusungulwa kwelokishi yesicelo 2004/841;
- (c) uMthetho wokweHlukaniswa iziQephu koMhlaba wezoLimo, 1970 (uMthetho No. 70 ka 1970) ngeke usebenze endaweni okuthuthukiswa kuyo umhlaba;
- (d) uMthetho wamaZinga oKwakha neMithethonqubo yoKwakha kaZwelonke, 1977 (uMthetho No. 103 ka 1977), nanoma imuphi omunye umthetho olawula ukwakhiwa kwezakhiwo endaweni okuthuthukiswa kuyo umhlaba uyosebenza endaweni okuthuthukiswa kuyo umhlaba; futhi
- (e) kumiswa imibandela yetayitela equkethwe oHlelweni 1.

MA DE LANGE, isikhulu esiQokiwe

Usuku: 14 uZibandlela 2012

Inkomba yefayela: 2004/841

UHLELO

Izinombolo ezifakwe kubakaki zinale ncazelo elandelayo:

(1) = Incazelo ngomhlaba

(2) = Itayitela, umbandela

(3) = Ubungako bokuzolungiswa nokuzosuswa

(1) INgxenye 38 (ye-19) yePulazi i-Chantilly No. 1804

(2) Incwadi yeTayitela No. T8762/88, 11 B

(3) Umbandela wetayitela owenqabela ukudliwa komhlaba okungakhokhelwa

(1) INgxenye 87 (yama-83) yePulazi i-Chantilly No. 1804

(2) Incwadi yeTayitela No. T8762/88, 12 C

(3) Umbandela wetayitela owenqabela ukudliwa komhlaba okungakhokhelwa

(1) INgxenye 86 (yama-84) yePulazi i-Chantilly No. 1804

(2) Incwadi yeTayitela No. 14 C

(3) Umbandela wetayitela owenqabela ukudliwa komhlaba okungakhokhelwa

(1) INgxenye 85 (ye-19) yePulazi i-Chantilly No. 1804

(2) Incwadi yeTayitela No. T8769/88, 15 C

(3) Umbandela wetayitela owenqabela ukudliwa komhlaba okungakhokhelwa

(1) INgxenye 89 (yesi-2) yePulazi i-Chantilly No. 1804

(2) Incwadi yeTayitela No. T876988, 17 B

(3) Umbandela wetayitela owenqabela ukudliwa komhlaba okungakhokhelwa

(1) INgxenye 88 (yama-82) yePulazi i-Chantilly No. 1804

(2) Incwadi yeTayitela No. 8769/88, 18 C

(3) Umbandela wetayitela owenqabela ukudliwa komhlaba okungakhokhelwa

(1) INgxenye 36 (yesi-2) yePulazi i-Chantilly No. 1804

(2) Incwadi yeTayitela No. 8769/88, 19 B

(3) Umbandela wetayitela owenqabela ukudliwa komhlaba okungakhokhelwa

(1) INgxenye 19 (yesi-3) yePulazi i-Chantilly No. 1804

(2) Incwadi yeTayitela T25237/1992, B.3

(3) Umbandela wetayitela odinga imvume yokwakha izakhiwo ebangeni elingamamitha ayi-12,59 ukusuka endaweni eshiyelwe umzila kaLoliwe waseNingizimu Afrika

(1) INgxenye 82 (ye-19) yePulazi i-Chantilly No. 1804

(2) Incwadi yeTayitela T23127/1986, B.3

(3) Umbandela wetayitela odinga imvume yokwakha izakhiwo ebangeni elingamamitha ayi-12,59 ukusuka endaweni eshiyelwe umzila kaLoliwe waseNingizimu Afrika

(1) INgxenye 83 (ye-19) yePulazi i-Chantilly No. 1804

(2) Incwadi yeTayitela T23127/1986, B.3

(3) Umbandela wetayitela odinga imvume yokwakha izakhiwo ebangeni elingamamitha ayi-12,59 ukusuka endaweni eshiyelwe umzila kaLoliwe waseNingizimu Afrika

(1) INgxenye 84 (ka 19) yePulazi i-Chantilly No. 1804

(2) Incwadi yeTayitela T26985/1992, C

(3) Umbandela wetayitela odinga imvume yokwakha izakhiwo ebangeni elingamamitha ayi-12,59 ukusuka endaweni eshiyelwe umzila kaLoliwe waseNingizimu Afrika

No. 155

21 kuZibandlela 2012

UMNYANGO WEZOKUBUSA NGOKUBAMBISANA NEZOMDABU

UMTHETHO WOKULUNGISELELA INTUTHUKO, 1995 (UMTHETHO NO. 67 KA 1995): IZINGXENYE 2, 5 NO 6 ZEPULAZI I-SPRINGFONTEIN NO. 112 KANYE NEPULAZI I-ARGYLL NO. 337, IMAKHOBIA TRUST HOUSING PROJECT, KUMASIPALA WASE-GREATER KOKSTAD

Ngokwesigaba 33(4) soMthetho wokuLungiselela iNtuthuko, 1995 isiGungu seNtuthuko sigunyaze ukwakhiwa kweMakhobha Trust Housing Project equkethe iziza ezinga-973 zeNdawo yokuHlala eKhethekile, iziza ezinga-20 zamaBhizinisi aJwayelekile, iziza eziyi-14 zeMboni encane, iziza ezi-5 zendawo yokuDumisa, isiza esi-1 seGalaji, isiza esi-1 seNdawo yokuPaka iziMoto, isiza esi-1 seNdawo yeziPhathimandla, isiza esi-1 sesiKhungo seMfundo, iziza ezi-4 zeNdawo eVulekile eziMele kanye neziza ezinga-21 zoMgwaqo kwiNgxenywe 2, 5 no 6 yepulazi i-Springfontein No. 112 neziza ezinga-428 zeNdawo yokuHlala eKhethekile, iziza eziyi-10 zamaBhizinisi aJwayelekile, iziza eziyi-8 zeMboni encane, isiza esi-1 sesiKhungo seMfundo, isiza esi-1 seNdawo yokuDumisa, isiza esi-1 seNdawo yeziPhathimandla, isiza esi-1 seGalaji, isiza esi-1 seNdawo yokuPaka iziMoto, iziza eziyi-6 zeNdawo eVulekile eziMele neziza eziyi-9 zoMgwaqo epulazini i-Argyll No. 337, kuncike kule mibandela elandelayo yokwakha ephathelene nokuphathwa kokusetshenziswa komhlaba nokusebenza kwemithetho –

(a) ukuchitshiyelwa koHlelo lokuHlelwa kweDolobha lase-Kokstad –

- (i) ngokufaka ngemuva kwendawo "Indawo yokuHlala eHlukile" kwiThebhula C iNdawo "yokuPaka" njengoba kuhlangozwe oHlelweni 1;
- (ii) ngokufaka ngemva kwendawo "Indawo eVulekile eziMele" kwiThebhula D "iNdawo yokuPaka" njengoba kuhlangozwe oHlelweni 2;
- (iii) ngokuhlelwa kwendawo okuthuthukiswa kuyo umhlaba ngokuhambisana nePulani No. 419S-Consol-1, yangoNhlolanja 2010, nePulani M69/, yamhla zingama-27 kuMfumfu 2010, nePulani No. 419A-Consol-1 yangoNhlolanja 2010 nePulani M69/113 yamhla zi-5 kuLwezi 2010;

(b) izigaba 10(1), 23(1), 40(1), 75(1)(b) no 75(1)(c) zoMthetho wokuHlela neNtuthuko waKwaZulu-Natali, 2008 (uMthetho No. 6 ka 2008) ngeke zisebenze endaweni okuthuthukiswa kuyo umhlaba ngenhloso yalokho kuthuthukiswa ngokuhambisana nale mibandela yokusungulwa kwelokishi;

(c) izinhlinzeko zoMthetho wokuHlukaniswa iziQephu koMhlaba wezoLimo, 1970 (uMthetho No. 70 ka 1970), ngeke zisebenze endaweni okuthuthukiswa kuyo umhlaba; futhi

(d) izinhlinzeko zoMthetho wamaZinga oKwakha neMithethonqubo yoKwakha kaZwelonke, 1977 (uMthetho No. 103 ka 1977), neminye imithetho elawula ukwakhiwa kwezakhiwo endaweni okuthuthukiswa kuyo umhlaba ziyosebenza endaweni okuthuthukiswa kuyo umhlaba.

MA DE LANGE, isiKhulu esiQokiwe

Usuku: 14 uZibandlela 2012

iNkomba yefayela: 2009/344

UHLELO 1

1	2	3	4	5
OKUZOKWAKHIWA	INKOMBA KWIMEPHU	INHLOSO YOKWAKHIWA KWEZAKHIWO NOKUSETSHENZISWA KOMHLABA	INHLOSO YOKWAKHIWA KWEZAKHIWO NOKUSETSHENZISWA KOMHLABA NGEMVUME EKHETHEKILE KUPHELA YOMKHANDLU	INHLOSO YOKUNGAKHIWA KWEZAKHIWO NOKUNGASETSHENZISWA KOMHLABA
Indawo yokuPaka	Izokhishwa nguMasipala	Igalaji lokuPaka iziMoto	Akukho	Izakhiwo nokuSetshenziswa koMhlaba okungekho oHlwini 3 no 4

UHLELO 2

OKUZOKWAKHIWA	UBUBANZI BENDAWO EYIPHANSI, UBUKHULU NOKUPHAKAMA OBUVUMELEKILE	OKUNYE OKWENGEZIWE	INKOMBA YOMBALA KWIMEPHU YOHELELO
Indawo yokupaka	1.5:50:3	AKUKHO	Izokhishwa nguMasipala

No. 156

21 kuZibandlela 2012

UMNYANGO WEZOKUBUSA NGOKUBAMBISANA NEZOMDABU

UMTHETHO WOKULUNGISELELA INTUTHUKO, 1995: INGXYENYE 1 NENSALELA YESIZA 4 E-MARBURG SETTLEMENT NO. 5127, INSALELA YEPULAZI I-MERLEWOOD NO. 14425, IPULAZI I-MASINEGE NO. 17237, INGXYENYE YESIZA 7 E-MARBURG SETTLEMENT NO. 5344, INGXYENYE YENGYENYE 1 YESIZA 8 E-MARBURG SETTLEMENT NO. 5455, ISIZA 9 E-MARBURG SETTLEMENT NO. 5289, KU-PHASE 2 NO 3 EBHOBOHOYI, KUMASIPALA WASE-HIBISCUS COAST

Ngokwesigaba 33(4) soMthetho wokuLungiselela iNtuthuko, 1995 isiGungu seNtuthuko sigunyaze ukwakhiwa kwe-Phase 2 ne 3 eBhobhoi equkethe iziza ezingama-20 zeziNdawo zokuHlala 4 (zingama-180m²), iziza zeziNdawo zokuHlala 5 eziyi-1028 (zingama-200m²), iziNdawo eziKhethekile 5 ezingama-44 (iziNdawo ezixubile zokuHlala), iziza ezi-3 zesikhungo seMfundo, iziza ezi-2 zesakhiwo sezeMpilo nemiSebenzi yezeNhlalakahle 4, isiza sendawo yeziPhathimandla esi-1, iziza ezi-3zamaBhizinisi anhlobonhlobo, iziza zeziNdawo eziKhethekile ezi-2, iziza (zeziMboni/zamaBhizinisi/zezoLimo) eziyi-17, iziza zeNdawo eVulekile yoMphakathi ezingama-34 nesiza somgwaqo kaZwelonke esi-1 kwiNgxenywe 1 kanye neNsalela yesiza 4 e-Marburg Settlement No. 5127, iNsalela yepulazi i-Merlewood No. 14425, iPulazi i-Masinege No. 17237, iNgxenywe yeSiza 7 e-Marburg Settlement No. 5344, iNgxenywe yeNgxenywe 1 yeSiza 8 e-Marburg Settlement No. 5455, iSiza 9 e-Marburg Settlement No. 5289, kuMasipala wase-Hibiscus Coast, kuncike kule mibandela elandelayo yokwakha ephathelene nokumiswa kwemibandela ethile kanye neyendawo eshiyelwe imisebenzi kamasipala, ukusetshenziswa komhlaba kanye nokusebenza kwemithetho –

(a) ukuchitshiyelwa koHlelo lokuHlelwa kweDolobha lase-Port Shepstone –

- (i) ngokufaka ngaphansi kohlamvu "INDAWO YOKUHLALA KUPHELA" kwiThebhula 1a izinhlamvu ezihlongozwe oHlelweni 1;
- (ii) ngokufaka ngaphansi kohlamvu "INDAWO YOKUHLALA UMPHAKATHI" kwiThebhula 1a izinhlamvu ezihlongozwe oHlelweni 2;
- (iii) ngokufaka ngaphansi kohlamvu "INDAWO YOKUHLALA KUPHELA" kwiThebhula 2a izinhlamvu ezibalulwe oHlelweni 3;

- (iv) ngokufaka ngaphansi kohlamvu "INDAWO YOKUHLALA UMPHAKATHI" kwiThebhula 2a uhlamvu ezihlongozwe oHlelweni 4;
- (v) ngokufaka ngemva kweNdawo eKhethekile: iziNdawo eziKhethekile eziyi-8: iziNdawo eziyi-9 zeziMboni/zamaBhizinisi/zezoLimo ezihlongozwe oHlelweni 5;
- (vi) ngokuhlelwa nokuklanywa kwendawo okuthuthukiswa kuyo umhlaba ngokuhambisana nePulani 03E03P02 yangoNhlolanja 2004;
- (b) izigaba 11, 11*bis*, 12, 16-28, 35-39, 44,45,47*bis* no 67 ze-Odinensi yokuHlelwa kweDolobha, 1949 (i-Odinensi No. 27 ka 1949), ngeke zisebenze endaweni okuthuthukiswa kuyo umhlaba ngenhloso yalokho kuthuthukiswa ngokuhambisana nale mibandela yokugunyazwa kwesicelo sika 2003/868;
- (c) izinhlinzeko zoMthetho wokuHlukaniswa iziQephu koMhlaba wezoLimo, 1970 (uMthetho No. 70 ka 1970), ngeke zisebenze endaweni okuthuthukiswa kuyo umhlaba;
- (d) izinhlinzeko zoMthetho wamaZinga oKwakha neMithethonqubo yoKwakha kaZwelonke, 1977 (uMthetho No. 103 ka 1977), nanoma imuphi omunye umthetho olawula ukwakhiwa kwezakhiwo endaweni okuthuthukiswa kuyo umhlaba ziyosebenza endaweni okuthuthukiswa kuyo umhlaba;
- (e) ukumiswa kwale mibandela elandelayo kwiTayitela lokuDlulisela T28473/98 ephathelene neNsalela ye-Merlewood No. 14425 –
- (i) umbandela 8 wokushiywa kwendawo yokuhamba izintambo zikagesi; kanye
 - (ii) nombandela 9 wokushiywa kwendawo yokuhamba amapayipi; kanye
- (f) nokumiswa kwale mibandela elandelayo kwiTayitela lokuDlulisela T16027/2000 ephathelene neNgxenye 1 neNsalela yeSiza 4 e-Marburg Settlement No. 5127-
- (i) umbandela 2.2 wokushiywa kwendawo yokwakha umgwaqo;
 - (ii) umbandela 2.3 wokushiywa kwendawo yokuhamba amapayipi;
 - (iii) umbandela 2.4 wokushiywa kwendawo yokuhamba izintambo zikagesi; kanye
 - (iv) nombandela 2.5 wokushiywa kwendawo yokuhamba amapayipi.

MA DE LANGE, isiKhulu esiQokiwe

Usuku: 14 uZibandlela 2012

iNkomba yefayela: 2003/868

UHLELO 1

UMTHETHONQUBO/UMGOMO	IZINDAWO	
	IZINDAWO ZOKUHLALA KUPHELA	
	INDAWO YOKUHLALA 4	INDAWO YOKUHLALA 5
UBUNCANE BESIZA (m ² /amahektha)	180	200
UBUNCANE BESIZA SEZINDLU EZIXHUMENE (m ² /amahektha)	ABUKHO	ABUKHO
UBUNCANE BESIZA SEZINDLU ZOKUHLALA/NGOKWAMAHEKTHA	ABUKHO	ABUKHO
UBUNCANE BESIZA (m) Ngaphambili	7	7
UKUJULA KWENDAWO NGOKWESILINGANISO	3:1	3:1
UMNGCELE WOKWAKHA (m) WENDLU EYODWA	3,0	3,0
UMNGCELE WOKWAKHA (m) WEZINDLU EZIXHUMENE	AWUKHO	AWUKHO
INDAWO ENGEMUVA (m) YENDLU EYODWA	1,0	1,0
INDAWO ENGEMUVA (m) YEZINDLU EZIXHUMENE	AYIKHO	AYIKHO
INDAWO ESECELENI (m) YENDLU EYODWA	1,0 (ukugudla umngcele owodwa)	1,0 (ukugudla umngcele owodwa)
INDAWO ESECELENI (m) YEZINDLU EZIXHUMENE	AYIKHO	AYIKHO
UBUBANZI BENDAWO EYIPHANSI	0,5	0,7
UBUKHULU (%)	50%	60%
UKUPHAKAMA (izitezi) KWENDLU EYODWA/KWEZINDLU EZIXHUMENE	2	2
UKUVULEKA KWENDLELA YOKUNGENA (m)	3,0	3,0

UHLELO 2

UMTHETHONQUBO/UMGOMO	IZINDAWO
	IMISEBENZI YEZEMPILO NEZENHLALAKAHLE
	INDAWO 4
UBUNCANE BESIZA (m ² /amahektha)	600
UBUNCANE BESIZA SEZINDLU EZIXHUMENE (m ² /amahektha)	ABUKHO
UBUNCANE BESIZA SEZINDLU ZOKUHLALA/NGOKWAMAHEKTHA	ABUKHO
UBUNCANE BESIZA (m) Ngaphambili	15
UKUJULA KWENDAWO NGOKWESILINGANISO	3:1
UMNGCELE WOKWAKHA (m) INDLU EYODWA	3,0
UMNGCELE WOKWAKHA (m) IZINDLU EZIXHUMENE	AWUKHO
INDAWO ENGEMUVA (m) INDLU EYODWA	2,0
INDAWO ENGEMUVA (m) IZINDLU EZIXHUMENE	AYIKHO
INDAWO ESECELENI (m) INDLU EYODWA	2,0
INDAWO ESECELENI (m) IZINDLU EZIXHUMENE	AYIKHO
UBUBANZI BENDAWO EYIPHANSI	0,7
UBUKHULU (%)	70%
UKUPHAKAMA (izitezi) KWENDLU EYODWA/KWEZINDLU EZIXHUMENE	2
UKUVULEKA KWENDLELA YOKUNGENA (m)	AKUKHO

UHLELO 3

INHLOSO YOKUSETSHENZISWA KOMHLABA KWESAKHIWO: P = OKUVUMELEKILE X= OKWENQATSHELWE C = OKUDINGA IMVUME EKHETHEKILE C1 = OKUDINGA IMVUME YOMAKHELWANE C2 = INDAWO YOKUHLALA ABASEBENZI/UMSIZI P2 = AKWEQI KUMA-100 m ²	IZINDAWO	
	INDAWO YOKUHLALA KUPHELA	
	INDAWO YOKUHLALA 4	INDAWO YOKUHLALA 5
ISAKHIWO SEZOLIMO	X	X
IMBONI YEZOLIMO	X	X
UMHLABA WEZOLIMO	X	X
INDAWO YOKULALA NESIDLO SASEKUSENI EQASHISAYO	C1	P
INDAWO YOKUBHEJA	X	X
INDLU YOKUBHODA	X	X
IZAKHIWO EZINGANQUNYELWE UMSEBENZI WAZO	X	X
INDAWO YOKUPAKA OMAHAMBANENDLWANA	X	X
ISAKHIWO SEZAMABHIZINISI	X	X
INKULISA	C	C
INDAWO YEBHAYISIKOBHO ENGENA IZIMOTO	X	X
ISIKOLE	C	C
IMBONI YOKUKHIQIZA	X	X
IGALAJI	X	X
ISAKHIWO SEZIMBONI ESEJWAYELEKILE	X	X
INDLU YOKUQASHA IZIVAKASHI	X	X
INDLU NOMA ISAKHIWO SOKUCHITHA AMAHOLIDE	X	X
INDLU YEMISEBENZI YASEKHAYA	C1	P
INDLU YEBHIZINISI LASEKHAYA	C1	P
INDAWO YEZITSHALO YASEKHAYA	C1	P
IHHOTELA	X	X

INHLOSO YOKUSETSHENZISWA KOMHLABA KWESAKHIWO: P = OKUVUMELEKILE X= OKWENQATSHELWE C = OKUDINGA IMVUME EKHETHEKILE C1 = OKUDINGA IMVUME YOMAKHELWANE C2 = INDAWO YOKUHLALA ABASEBENZI/UMSIZI P2 = AKWEQI KUMA-100 m ²	IZINDAWO	
	INDAWO YOKUHLALA KUPHELA	
	INDAWO YOKUHLALA 4	INDAWO YOKUHLALA 5
ISIKHUNGO	C	C
INDLU YEZILWANE	X	X
ILONDOLO	X	X
ISAKHIWO SEZIMBONI EZINCANE	X	X
UMAHAMBANENDLWANA	X	X
INDLU YOKUHLALA IMINDEN EMININGI	X	X
AMAHHOVISI	X	X
INDLU ENGAPHANDLE YOKUHLALA ABANTU	P	P
INDLU ENGAPHANDLE ENGAHLALI ABANTU	P	P
IGALAJI LOKUPAKA IZIMOTO	X	X
INDAWO EVULEKILE YOMPHAKATHI	X	X
INDAWO YOKUHLANGANELA YOMPHAKATHI	X	X
INDAWO YEZOKUNGCEBELEKA EZIMELE	C	C
AMAHHOVISI AZIMELE	X	X
ISAKHIWO SEZOKUNGCEBELEKA	C	C
ISITOLO SOKUDLELA	X	X
ISAKHIWO ESINGASETSHENZISWA	X	X
INDAWO YEZINSIMBI EZINGASASEBENZI	X	X
INDLU YESIBILI YOKUHLALA	X	X
ISAKHIWO ESIYIMBONI SOKUKHANDA	X	X

INDAWO YOKUKHANDA	X	X
ISITOLO	X	X
INDLU EYODWA YOKUHLALA UMNDENI	P	P
ISAKHIWO ESIKHETHEKILE SEZIMBONI	X	X
INDAWO YABANGCWABI	X	X
INDLU YOKUGCINA IMPAHLA: YOKUDAYISA NOKUGCINA IMPAHLA	X	X

UHLELO 4

INHLOSO YOKUSETSHENZISWA KOMHLABA KWESAKHIWO: P = OKUVUMELEKILE X= OKWENQATSHELWE C = OKUDINGA IMVUME EKHETHEKILE C1 = OKUDINGA IMVUME YOMAKHELWANE C2 = INDAWO YOKUHLALA ABASEBENZI/UMSIZI P2 = AKWEQI KUMA-100 m ²	IZINDAWO
	IMISEBENZI YEZEMPILO NEZENHLALAKAHLE
	INDAWO 4
ISAKHIWO SEZOLIMO	C
IMBONI YEZOLIMO	X
UMHLABA WEZOLIMO	C
INDAWO YOKULALA NESIDLO SASEKUSENI EQASHISAYO	C
INDAWO YOKUBHEJA	X
INDLU YOKUBHODA	X
IZAKHIWO EZINGANQUNYELWE UMSEBENZI WAZO	C
INDAWO YOKUPAKA OMAHAMBANENDLWANA	X
ISAKHIWO SEZAMABHIZINISI	X
INKULISA	C
INDAWO YEBHAYISIKOBHO ENGENA IZIMOTO	X
ISIKOLE	C
IMBONI YOKUKHIQIZA	X
IGALAJI	X
ISAKHIWO SEZIMBONI ESEJWAYELEKILE	X

INDLU YOKUQASHA IZIVAKASHI	X
INDLU NOMA ISAKHIWO SOKUCHITHA AMAHOLIDE	X
INDLU YEMISEBENZI YASEKHAYA	C1
INDLU YEBHIZINISI LASEKHAYA	C1
INDAWO YEZITSHALO YASEKHAYA	C1
IHHOTELA	X
ISIKHUNGO	C
INDLU YEZILWANE	X
ILONDOLO	X
ISAKHIWO SEZIMBONI EZINCANE	X
UMAHAMBANENDLWANA	X
INDLU YOKUHLALA IMINDEN EMININGI	X
AMAHHOVISI	X
INDLU ENGAPHANDLE YOKUHLALA ABANTU	P
INDLU ENGAPHANDLE ENGAHLALI ABANTU	P
IGALAJI LOKUPAKA IZIMOTO	X
INDAWO EVULEKILE YOMPHAKATHI	X
INDAWO YOKUHLANGANELA YOMPHAKATHI	P
INDAWO YEZOKUNGCEBELEKA EZIMELE	C
AMAHHOVISI AZIMELE	C
ISAKHIWO SEZOKUNGCEBELEKA	C
ISITOLO SOKUDLELA	X
ISAKHIWO ESINGASETSHENZISWA	X
INDAWO YEZINSIMBI EZINGASEBENZI	X
INDLU YESIBILI YOKUHLALA	C1
ISAKHIWO ESIYIMBONI SOKUKHANDA	X
IGALAJI LOKUTHELA IZIMOTO	X
ISITOLO	C2

INDLU EYODWA YOKUHLALA UMNDENI	P
ISAKHIWO ESIKHETHEKILE SEZIMBONI	X
INDAWO YABANGCWABI	X
INDLU YOKUGCINA IMPAHLA: YOKUDAYISA NOKUGCINA IMPAHLA	X

UHLELO 5

INDAWO EKHETHEKILE: 9 (IZIMBONI/AMABHIZINISI/EZOLIMO)	
9.1 Inombolo yeSiza	
9.2 Ukusetshenziswa okugunyaziwe	Isakhiwo sezoLimo Imboni yezoLimo Umhlaba wezoLimo Isakhiwo sezamabhizinisi Inkulisa Isakhiwo seziMboni eziNcane Isakhiwo esisetshenziselwa okuxubile AmaHhovisi Isakhiwo sangaphandle esingaHlali abantu Igalaji lokuPaka izimoto iHhovisi loMphakathi Isakhiwo sokukhanda sezimboni Isitolo Indawo yokugcina impahla: Yokudayisa nokugcina impahla engumthamo
9.3 Ukusetshenziswa okugunyazwa ngemvume eKhethekile kaMasipala kuphela	Indawo yokuBheja Inkulisa Indawo yebhayisikobho engena izimoto Isikole Imboni yokukhiqiza Igalaji Ilondolo Isakhiwo sangaphandle esingaHlali Abantu Indawo eziMele yezokuNgcebeleka Isakhiwo sezokuNgcebeleka Isitolo sokudlela Igalaji lokuthela iziMoto Indawo yabaNgcwabi Izakhiwo esinganqunyelwe umsebenzi waso
9.4 Ukusetshenziswa okwenqatshelwe	Izakhiwo nokusetshenziswa okungekho ku 9.2 no 9.3
9.5 Ububanzi obuvumelekile be-F. A. R, ubukhulu nokuphakama	0,5 : 50 : 2

9.6 Ezinye izimpawu zokulawula	<p>Isiza angeke sibe ngaphansi kwama-7,1 ha</p> <p>Kuyohlinzekwa indawo yokupaka izimoto njengoba kubekwe kwiSahluko 11</p> <p>Imingcele yokwakha kumele ibe ngama-4,5 m emaceleni kanti ngemuva kuyoba ngama-2,0 m.</p> <p>Uhlelo lokuthuthwa kwendle kuyomele luhambisane nezidingo zikamasipala</p>
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No. 157

21 kuZibandlela 2012

UMNYANGO WEZOKUBUSA

NGOKUBAMBISANA NEZOMDABU

ISAZISO NGOKWESIGABA 33(4) SOMTHETHO WOKULUNGISELA INTUTHUKO, 1995 (UMTHETHO NO. 67 KA 1995): ISIZA 18, 19, INSALELA YESIZA 21 NESIZA 31 E-NEW ENGLAND, E-LINCOLN MEADE PLACE, KUMASIPALA WASEMSUNDUZI

Ngokwesigaba 33(4) soMthetho wokuLungiselela iNtuthuko, 1995 isiGungu seNtuthuko sigunyaze iziNdawo eziKhethekile 38 ezingama-233 (e-Lincoln Meade Place) ku-Sub-zone 1: Okuyiziza zeziNdlu zokuHlala eziMele ngazodwana; iziNdawo eziKhethekile 38 (e-Lincoln Meade Place) ezingama-25 ku-Sub zone 2: Okuyiziza zeziNdlu zokuHlala ezithothelene; Indawo eKhethekile 38 (e-Lincoln Meade Place) eyodwa e-Sub-zone 3: OkuyiSiza sesiKhungo sezemfundo; iziNdawo eziKhethekile 38 (e-Lincoln Meade Place) ezimbili ku-Sub-zone 4: iZiza zesiKhungo, iziNdawo eziKhethekile 38 (e-Lincoln Meade Place) ezingama-20 ku-Sub zone 4: iziza zeNdawo yoMphakathi eVulekile neziNdawo eziKhethekile 38 (e-Lincoln Meade Place) eyi-16 ku-Sub zone 5: Iziza zoMgwaqo kwiSiza 18, 19, kwiNsalela yeSiza 21 neSiza 31 e-New England, isiGaba sokuBhaliswa ngu-FT, e-Lincoln Meade Place, kuMasipala waseMsunduzi, kuncike kule mibandela elandelayo yokwakha ephathelene nokulawulwa kokusetshenziswa komhlaba nokusebenza kwemithetho –

(a) ukuchitshiyelwa koHlelo lokuHlelwa kweDolobha lase-Pietermaritzburg –

- (i) ngokufakwa ngemva kweNdawo eKhethekile 37 (e-528 Chota Motala Rd) iNdawo eKhethekile 38 (e-Lincoln Meade Place) njengoba kuhlongozwe oHlelweni 1;
- (ii) ngokuhlelwa nokuklanywa kwendawo okuthuthukiswa kuyo umhlaba ngokuhambisana nePulani LMP/1/2012-Rev6, yangoLwezi 2010;

(b) uMthetho wokuHlela neNtuthuko waKwaZulu-Natali, 2008 (uMthetho No. 6 ka 2008) ngeke usebenze endaweni okuthuthukiswa kuyo umhlaba ngenhloso yalokho kuthuthukiswa ngokuhambisana nemibandela yokugunyazwa kwesicelo 2009/332; futhi

(c) izinhlinzeko zoMthetho wamaZinga oKwakha neMithethonqubo yoKwakha kaZwelonke, 1977 (uMthetho No. 103 ka 1977), neminye imithetho elawula ukwakhiwa kwezakhiwo endaweni okuthuthukiswa kuyo umhlaba ziyasebenza endaweni okuthuthukiswa kuyo umhlaba.

MA DE LANGE, isiKhulu esiQokiwe

Usuku: 14 uZibandlela 2012

Inkomba yefayela: 2009/332

SCHEDULE 1**3.19.38 Indawo eKhethekile 38 (e-Lincoln Meade Place)**

Ngaphezu kwezinhlinzeko ezejwayelekile zoHlelo, lezi zinhlinzeko ezilandelayo ziyosebenza eNdaweni eKhethekile 38.

3.19.38.1 Indawo eKhethekile 38 (e-Lincoln Meade Place) INdawo 1: iNdlu eziMele yodwa yokuHlala**3.19.38.1.1 Ukusetshenziswa koMhlaba neZakhiwo**

3.19.38.1.1.1 Inkomba yeMephu - idwetshelwe ngombala omnyama, iyiSiza 878 e-New England: e-Lincoln Meade Place.

3.19.38.1.1.2 Ukuthuthukiswa koMhlaba okuvunyelwe noma ukusetshenziswa komhlaba nezakhiwo –

1.6.6 Indlu yokuhlala

1.6.14 IziNdlu zokuHlala abantu

1.6.18 Isakhiwo ezingaphandle

3.19.38.1.1.3 Ukuthuthukiswa noma ukusetshenziswa komhlaba ngemvume ekhethekile kuphela –

1.6.8 Imisebenzi yasekhaya

1.6.9 Ibhizinisi lasekhaya

1.6.12 Isikhungo

1.6.23 Indawo yolwazi

1.6.25 Indawo yokudumisa

1.6.30 Izindlu zokuhlala ezingomazakhele,

1.6.34 Ihholo lomphakathi

3.19.38.1.2 Isitolo sivumeleke esitezi esiphansi kuphela ezakhiweni ezingamafulethi emakhoneni ezakhiwo.

3.19.38.1.3 Konke ukuthuthukiswa noma ukusetshenziswa komhlaba noma kwezakhiwo okungekho ngaphansi kwesiGaba 3.19.38.1.1 no 3.19.38.1.2 akuvunyelwe.

3.19.38.2 Indawo eKhethekile 38 (e-Lincoln Meade Place) iNdawo 2: INdawo ehlala abantu abaningi**3.19.38.2.1 Ukusetshenziswa komhlaba nezakhiwo**

3.19.38.2.1.1 Inkomba yeMephu – LMP/3/2010-Rev 4

3.19.38.2.1.2 Ukuthuthukiswa noma ukusetshenziswa komhlaba nezakhiwo okuvumelekile –

1.6.6 Indlu yokuhlala

1.6.7 Amafulethi

1.6.14 izindlu ezihlala abantu abaningana

1.6.18 Indlu engaphandle

1.6.28 Isakhiwo sokuhlala abantu

1.6.33 isitolo

3.19.38.2.1.3 Ukuthuthukiswa noma ukusetshenziswa komhlaba ngemvume ekhethekile kuphela –

- 1.6.8 Imisebenzi yasekhaya
- 1.6.9 Ibhizinisi lasekhaya
- 1.6.12 Isikhungo
- 1.6.23 Indawo yolwazi
- 1.6.25 Indawo yokudumisa
- 1.6.30 Izindlu zokuhlala ezingomazakhele,
- 1.6.34 Ihholo lomphakathi
- 1.6.35 Isakhiwo esikhethekile

3.19.38.2.2 Konke ukuthuthukiswa noma ukusetshenziswa komhlaba noma kwezakhiwo okungekho ngaphansi kwesiGaba 3.19.38.2.1 no 3.19.38.2.2 akuvunyelwe.

3.19.38.3 Indawo eKhethekile 38 (e-Lincoln Meade Place) Indawo 3: isikhungo zezemfundo
Iziza eziKhethekile 38 (e-Lincoln Meade Place) Indawo 3: Indawo yesikhungo semfundo kumele ithathwe ngengezisa ezibekelwe iziKhungo sezemfundo esihlongozwe esigabeni 3.16.

3.19.38.4 Indawo eKhethekile 38 (e-Lincoln Meade Place) Indawo 4: Isikhungo
Iziza eziKhethekile 38 (e-Lincoln Meade Place) Indawo 4: Indawo yesikhungo kumele ithathwe njengezisa ezibekelwe isiKhungo esihlongozwe esigabeni 3.14.

3.19.38.5 Indawo eKhethekile 38 (e-Lincoln Meade Place) Indawo 5: Indawo yokuziVocavoca yoMphakathi
Iziza eziKhethekile 38 (e-Lincoln Meade Place) Indawo 5: Indawo yokuziVocavoca kumele ithathwe njengezisa ezishiyelwe iNdawo yokuziVocavoca yoMphakathi ehlongozwe esigabeni 4.1.

3.19.38.6 Indawo eKhethekile 38 (e-Lincoln Meade Place) Indawo 5: Umgwaqo
Iziza eziKhethekile 38 (e-Lincoln Meade Place) Indawo 5: Umgwaqo kumele uthathwe njengesiza ezishiyelwe imigwaqo esihlongozwe ngaphansi kweNgxenywe 4 yoHlelo.

3.19.38.7 Indlela yokulawula ububanzi nokuphakama
Ubuningi bezakhiwo ezizokwakhiwa okubalwa ngobubanzi bendawo akumele kwenqe ezindlini ezingama-80 ihektha ngalinye. Isibalo sezindlu zokuhlala akumele seqe kwi-1214.

INDAWO (Umdwebo wepulani LMP/1/2010-Rev6 ngoNtulikazi 2010)	UHLOBO LWESAKHIWO NOMA LOKUSETSHENZI SWA KOMHLABA	ISIBALO SEZINDLU NOMA SAMAHEKTHA	UBUBANZI BENDLU ENDAWENI OKUZOKWAKHIWA KUYO	UKUPHAKAMA
INDawo eKhethekile 38 (e-Lincoln Meade Place) Indawo 1: izindlu zokuhlala ezizimele	Indlu yokuhlala Konke okunye ukusetshenziswa	Izindlu ezingama-20 units/ ihektha 1/2	1/3 1/2	Izitezi ezi-2
INDawo eKhethekile 38 (e-Lincoln Meade Place) Indawo 2: INDawo yokuHlala eneZindlu eziningi	Konke ukusetshenziswa	1000m ²	1/3	Izitezi ezi-3 Kuncike ekutheni izakhiwo ezisengxenyeni C5, 8 no 10 ezibhekene nomngcele ongaseNyakatho weMkamba Gardens kumele zibe ngaphezu kwezitezi ezimbili.
INDawo eKhethekile 38 (e-Lincoln Meade Place) Indawo 3: Indawo yeSakhiwo seMfundo	Zonke iziza eziklanyelwe isakhiwo zezemfundo ziyolawulwa ngokohlelo lokuKlanywa kweziNdawo zezeMfundo.			
INDawo eKhethekile 38 (e-Lincoln Meade Place) Indawo 4: Isikhungo	Zonke iziza eziklanyelwe izikhungo ziyolawulwa ngokohlelo lokuKlanywa kweziNdawo zeziKhungo.			

3.19.38.8 Ubuncane beziza/beziNdawo ezingaphambili

3.19.38.8.1 Akukho Ndlu yokuhlala eyokwakhiwa kunoma isiphi isiza esinendawo encane, esinendawo engaphambili encane futhi esinobubanzi obuncane uma kuqhathaniswa nobubanzi obudingeka ngokwesigaba 6.2.1 no 6.2.4. Kuncike ekutheni ezimweni ezithile uMkhandlu ungavumela ukwakhiwa kweNdlu yokuhlala esizeni esivele sikhona esingahlangabezani naleyo mibandela, uma umfakisicelo egculisa uMkhandlu ngokuthi, mayelana naleso siza okukhulunywa ngaso, ukuma kwaso, ububanzi nokunye kanjalo nezinhlinzeko zalolu Hlelo, ukwakhiwa kwendlu yokuhlala kuleso siza angeke ezimweni ezithile kuphazamise noma kuphambane nezinye izakhiwo ezingomakhelwane.

3.19.38.8.2 Uma iSiza esivele sikhona singenayo indawo eshiyiwe ngaphambili, ngale kwaleyo ehlinzekwe ngokwesigaba 6.5 no 6.6, uMkhandlu ungavumela ukwakhiwa kweNdlu yokuhlala kuphela uma kunendawo eshiyelwe indlela yokungena ebhalisiwe kuMbhalisi wamaTayitela mayelana naleyo ndawo. Leyo ndawo angeke yesulwe noma ishintshwe nganoma iyiphi indlela ngaphandle kwemvume yoMkhandlu kanti isigaba esiphathelene nalokho kumele sifakwe embhalweni ophathelene nendawo eshiyiwe. UMkhandlu angeke ugunyaze ukususwa noma kushintshwa kwendawo eshiyelwe ukungena ngaphandle uma unelisekile ukuthi zikhona ezinye izindlela zokungena.

3.19.38.8.3 Ubuncane bendawo yesiza eNdaweni eKhethekile 38 (e-Lincoln Meade Place) Indawo1: Izindlu zokuhlala ezizimele

3.19.38.8.4 Ubuncane besiza, bendawo engaphambili nobubanzi bezakhiwo okungezona ezokuhlala kuyohambisana nesigaba 6.3.

3.19.38.9 Imingcele yokwakha nendawo eshiyiwe emaceleni nangemuva

3.19.38.9.1 Zonke izindlu noma izakhiwo (kubandakanya amadamu okubhukuda) esizeni ngasinye kumele abe nomngcele wokwakha ngaphambili okungenani ongama-4m kanye nongama-2m eNdaweni 2 (Izindawo zokuHlala ezihlangene/amafulethi).

3.19.38.9.2 UMkhandlu ungakhipha imvume eKhethekile yokwakha indlu noma isakhiwo (kubandakanya amadamu okubhukuda) ngaphambi komngcele woKwakha. Noma imuphi umuntu ofisa ukufaka isicelo sokuthanjiselwa umthetho kumele enze njalo ngendlela ebekwe kwisiThasiselo 9 soHlelo.

3.19.38.9.3 Angeke kube khona mgomo wendawo eshiyiwe emaceleni nangemuva mayelana nezakhiwo zamabhezini, nesitolo, namahhovisi nezindawo okungezona ezokuhlala, okuyinto eyonqunywa ngokweMithethonqubo yokwakha kaZwelonke.

3.19.38.9.4 Zonke izakhiwo ezintsha, noma izingxenyane zezakhiwo, ezihlanganisa izindawo zokuhlala noma amafulethi, kumele zishiye indawo esemaceleni nangemuva njengoba kuhlinzekelwe ngokuhambisana nezidingo zalokho kusetshenziswa njengoba zivela oHlelweni, kubandakanya imikhawulo yokuthanjiselwa mayelana nalezo zidingo.

3.19.38.9.5 Ngale kokulandela lokhu okungasenhla, indawo engemuva kweNgxenyane C5, 8 no 10 ebhekene nomngcele ongaseNyakatho weMkamba Gardens angeke ube ngaphansi kwama-9m.

3.19.38.9.6 Indawo eshiyiwe ngemuva nasemaceleni engachaziwe lapha kumele ihlinzekelwe ngokuhambisana nezidingo zalokho kusetshenziswa uma kukhona lapho zivela khona oHlelweni.

3.19.38.10 Ubuncane beziza/beNdawo engaphambili

3.19.38.10.1 Ubuncane besiza seNdawo eKhethekile 38 (e-Lincoln Meade Place) Indawo 1: Izindlu ezizimele zokuhlala kumele kube ngama-300m².

3.19.38.10.2 Ubuncane besiza seNdawo eKhethekile 38 (e-Lincoln Meade Place) Indawo 2: Izindlu ezithothelene zokuhlala kumele kube ngama-1000m².

3.19.38.10.3 Indawo engaphambili nobubanzi ezindaweni okungezona ezokuhlala kumele kuhambisane nesiGaba 6.3.

3.19.38.10.4 Ubuncane beSiza, beNdawo engaphambili nobubanzi bezindawo zokuhlala kumele kuhambisane nezigaba 6.2.2; 6.2.3 and 6.2.4, njengoba kungaba njalo.

3.19.38.11 Ukuhlinzekwa kwezindawo zokupaka, zokulayisha impahla noma okunye okuthi akube njalo.

3.19.38.11.1 Izidingo zokupaka nokulayishwa kwempahla

UKUSETSHENZISWA KOMHLABA NOMA KWEZAKHIWO	IZIBALO SEZINDAWO ZOKUPAKA EZIZOHLINZEKWA
Indlu yokuhlala	Izindawo zokupaka ezi-2 eNdlini yokuhlala eyodwa (ngaphansi kwendlu)/ Izindawo ezimbili zokupaka zamavizitha zeziza ezintathu zokuhlala
Amafulethi	Indawo e-1 yefulethi/yendawo yokuhlala + indawo e-1 yokupaka yamavizitha emafulethini ama-3.
Indlu yokuhlala	Indawo yokupaka e-1 ikamelo ngalinye nezindawo eziyi-10 kuma-100m ² endaweni yomphakathi (izindawo zokudlela, zokuphuza, zokuhlangana) njll) indawo yokupaka e-1 yezindlu ezi-2 zokuhlala (Isigaba 3.19.8.7.1)
Isitolo	Indawo yokupaka e-1 kuma- 25m ² endawo eqashisayo enkulu (iziza ezi-5 kuma-100m ² endawo eyiphansi
Okunye ukusetshenziswa	Izindawo zokupaka esizeni ezidingekela okunye ukusetshenziswa kumele zihambisane nezidingo zalokho kusetshenziswa, njengoba kuhlinzekiwe ndawana thile oHlelweni.

3.19.38.11.2 UMkhandlu uma uthola isicelo esinezincomo, futhi ubona ukuthi kunezimo ezithile eziphoqayo, ungagunyaza ukuthi kukhululwe imibandela ethile ezidingweni ezibekwe ngasenhla.

3.19.38.11.3 Izidingo zendawo eziphatelene nendawo yokupaka esizeni ziyohambisana nesiThasiselo 2 soHlelo.

3.19.38.12 Isu kokuThuthukiswa kweNdawo

Isicelo sokugunyazwa kwamapulani okwakha amafulethi, eziNdlu ezihlangene ngokoMthetho wamaZinga okwakha nemiThethonqubo yoKwakha kaZwelonke, 1977 (uMthetho No. 103 ka 1977) kumele zibandakanye iSu lokuThuthukiswa kweNdawo.

No. 158**21 kuZibandlela 2012****UMNYANGO WEZOKUBUSA NGOKUBAMBISANA NEZOMDABU****I-ODINENSI YOKUHLELWA KWAMADOLOBHA, 1949: ILOKISHI ELIZIMELE; IZIZA 5213-5230 E-KLOOF, KUMASIPALA WETHEKU**

Ngokwesigaba 23 se-Odinensi yokuHlelwa kwamaDolobha, 1949 (i-Odinensi No. 27 ka 1949), ngimemezela iZiza 5213-5230 e-Kloof (iNgxenywe 5 (ye-4) yeSiza 503 e-Kloof), isiGaba sokuBhaliswa ngu-FT, njengelokishi elizimele eligunyaziwe.

M DE LANGE, uMphathi wezokuPhathwa kweNtuthuko

Usuku: 24 kuMfumfu 2012

Inkomba yefayela: 2003/335

No. 154**21 Desember 2012****DEPARTEMENT VAN KOÖPERATIEWE REGERING EN TRADISIONELE SAKE****WET OP ONTWIKKELINGSFASILITERING, 1995 (WET NO. 67 VAN 1995): RESTANT VAN GEDEELTE 1, RESTANT VAN GEDEELTE 2, GEDEELTE 19 (VAN 3), GEDEELTE 36 (VAN 2), GEDEELTE 38 (VAN 19), GEDEELTE 82 (VAN 19), GEDEELTE 83 (VAN 19), GEDEELTE 84 (VAN 19), GEDEELTE 85 (VAN 19), GEDEELTE 86 (VAN 84), GEDEELTE 87 (VAN 83), GEDEELTE 88 (VAN 82) EN GEDEELTE 89 (VAN 2), ALMAL VAN DIE PLAAS CHANTILLY NO. 1804, NKWAZI/SIYEMBEZI FASE 2, KWADUKUZA MUNISIPALITEIT**

Ingevolge artikel 33(4) van die Wet op Ontwikkelingsfasilitering, 1995, het die Ontwikkelingstribunaal die ontwikkeling van Nkwazi/Siyembezi Fase 2 bestaande uit 1100 Spesiale Residensiële erwe, 6 Gemeenskapstuine erwe, 26 Openbare Oopspasie erwe, 1 Sportvelderf, 6 Burger en Sosiale erwe, en 2 Kommersiële erwe op Restant van Gedeelte 1, Restant van Gedeelte 2, Gedeelte 19 (van 3), Gedeelte 36 (van 2), Gedeelte 38 (van 19), Gedeelte 82 (van 19), Gedeelte 83 (van 19), Gedeelte 84 (van 19), Gedeelte 85 (van 19), Gedeelte 86 (van 84), Gedeelte 87 (van 83), Gedeelte 88 (van 82) en Gedeelte 89 (van 2), almal van die Plaas Chantilly No. 1804, Registrasie-afdeling FU, KwaDukuza Munisipaliteit goedgekeur, behoudens die volgende stigtingvoorwaardes betreffende grondgebruiksbestuur, die opheffing van beperkende voorwaardes en servitute en die toepassing van wette –

- (a) die Nkwazi Dorpsbeplanningskema word gewysig deur die uitleg en sonering van die grondontwikkelingsgebied in ooreenstemming met Uitlegplan No. 754 Fase 2 Rev5 gedateer 23 Augustus 2005;
- (b) artikels 11, 11*bis*, 12, 16-28, 35-39, 44, 45, 47, 47*bis* en 67 van die Ordonnansie op Dorpsbeplanning, 1949 (Ordonnansie No. 27 van 1949), sal nie van toepassing wees op die grondontwikkelingsgebied vir die doel van die ontwikkeling daarvan in ooreenstemming met die dorpsstigtingvoorwaardes van aansoek 2004/841 nie;
- (c) die Wet op Onderverdeling van Landbougrond, 1970 (Wet No. 70 van 1970) sal nie van toepassing wees op die grondontwikkelingsgebied nie;

- (d) 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, sal voortgaan om van toepassing te wees op die grondontwikkelingsgebied; en
- (e) die opheffing van titelvoorwaardes bedoel in Bylae 1.

MA DE LANGE, Aangewese Beampte

Datum: 14 Desember 2012

Lêerverwysing: 2004/841

BYLAE

Die figure tussen hakies het die volgende betekenis:

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

- (1) Gedeelte 38 (van 19) van die Plaas Chantilly No. 1804
- (2) Toekenningsakte No. T8762/88, 11B
- (3) Titelvoorwaarde wat vrye vervreemding van die grond verbied

- (1) Gedeelte 87 (van 83) van die Plaas Chantilly No. 1804
- (2) Toekenningsakte No. T8762/88, 12C
- (3) Titelvoorwaarde wat vrye vervreemding van die grond verbied

- (1) Gedeelte 86 (van 84) van die Plaas Chantilly No. 1804
- (2) Toekenningsakte No. T8762/88, 14C
- (3) Titelvoorwaarde wat vrye vervreemding van die grond verbied

- (1) Gedeelte 85 (van 19) van die Plaas Chantilly No. 1804
- (2) Toekenningsakte No. T8762/88, 15C
- (3) Titelvoorwaarde wat vrye vervreemding van die grond verbied

- (1) Gedeelte 89 (van 2) van die Plaas Chantilly No. 1804
- (2) Toekenningsakte No. T8762/88, 17B;
- (3) Titelvoorwaarde wat vrye vervreemding van die grond verbied

- (1) Gedeelte 88 (van 82) van die Plaas Chantilly No. 1804
- (2) Toekenningsakte No. T8762/88, 18C
- (3) Titelvoorwaarde wat vrye vervreemding van die grond verbied

- (1) Gedeelte 36 (van 2) van die Plaas Chantilly No. 1804
- (2) Toekenningsakte No. T8762/88, 19B
- (3) Titelvoorwaarde wat vrye vervreemding van die grond verbied

- (1) Gedeelte 19 (van 3) van die Plaas Chantilly No. 1804
- (2) T25237/1992, B.3
- (3) Titelvoorwaarde wat toestemming vereis vir die oprigting van geboue binne 'n afstand van 12,59 meter vanaf die Suid-Afrikaanse Spoorwegreservaat

- (1) Gedeelte 82 (van 19) van die Plaas Chantilly No. 1804
(2) T2751/1961, B.3
(3) Titelvoorwaarde wat toestemming vereis vir die oprigting van geboue binne 'n afstand van 12,59 meter vanaf die Suid-Afrikaanse Spoorwegreservaat

- (1) Gedeelte 83 (van 19) van die Plaas Chantilly No. 1804
(2) T23127/1986, B.3
(3) Titelvoorwaarde wat toestemming vereis vir die oprigting van geboue binne 'n afstand van 12,59 meter vanaf die Suid-Afrikaanse Spoorwegreservaat

- (1) Gedeelte 84 (van 19) van die Plaas Chantilly No. 1804
(2) T26985/1992, C
(3) Titelvoorwaarde wat toestemming vereis vir die oprigting van geboue binne 'n afstand van 12,59 meter vanaf die Suid-Afrikaanse Spoorwegreservaat

No. 155**21 Desember 2012****DEPARTEMENT VAN KOÖPERATIEWE REGERING EN TRADISIONELE SAKE****WET OP ONTWIKKELINGSFASILITERING, 1995: (WET NO. 67 VAN 1995): GEDEELTES 2, 5 EN 6 VAN DIE PLAAS SPRINGFONTEIN NO. 112 EN DIE PLAAS ARGYLL NO. 337, MAKHOBBA TRUST BEHUISINGSPROJEK, GROTER KOKSTAD MUNISIPALITEIT**

Ingevolge artikel 33(4) van die Wet op Ontwikkelingsfasilitering, 1995, het die Ontwikkelingstribunaal die ontwikkeling van die Makhoba Trust Behuisingsprojek, bestaande uit 973 Spesiale Residensiële erwe, 20 Algemene Kommersiële erwe, 14 Ligte Nywerheidserwe, 5 Aanbiddingserwe, 1 Garage erf, 1 Parkeringserf, 1 Administrasie-erf, 1 Opvoedkunde-erf, 4 Privaat Oop Spasie-erwe en 21 Paderwe op Gedeeltes 2, 5 en 6 van die plaas Springfontein No. 112 en 428 Spesiale Residensiële erwe, 10 Algemeen Kommersiële erwe, 8 Ligte Nywerheidserwe, 1 Opvoedkunde-erf, 1 Aanbiddingserf, 1 Administrasie-erf, 1 Garage erf, 1 Parkeringserf, 6 Privaat Oop Spasie-erwe en 9 Paderwe op die plaas Argyll No. 337, Registrasie-afdeling ES, Groter Kokstad Munisipaliteit goedgekeur, behoudens die volgende stigtingsvoorwaardes betreffende grondgebruiksbestuur en die toepassing van wette –

(a) die wysiging van die Kokstad Dorpsbeplanningskema deur –

- (i) die invoeging na gebruiksone "Uitgestelde Residensiële Sone" in Tabel C van "Parkering" sone soos bedoel in Bylae 1;
(ii) die invoeging na gebruiksone "Privaat Oop Spasie" in Tabel D van "Parkering" sone soos bedoel in Bylae 2;
(iii) die uitleg van die grondontwikkelingsgebied in ooreenstemming met Uitlegplan No. 419S-Consol-1, gedateer Februarie 2010, Uitlegplan M69/, gedateer 27 Oktober 2010, Uitlegplan No. 419A-Consol-1 gedateer Februarie 2010 en Uitlegplan M69/113, gedateer 5 November 2010;

(b) artikels 10(1), 23(1), 40(1), 75(1)(b) en 75(1)(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 ontwikkeling daarvan in ooreenstemming met dorpstigtingsvoorwaardes nie;

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

(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 binne die grondontwikkelingsgebied beheer, is van toepassing op die grondontwikkelingsgebied.

MA DE LANGE, Aangewese Beampte

Datum: 14 Desember 2012

Lêerverwysing: 2009/344

BYLAE 1

1	2	3	4	5
GEBRUIKSONE	KLEURNOTASIE OP KAART	DOELEINDES WAARVOOR GEBOU OPGERIG EN GEBRUIK KAN WORD EN GROND GEBRUIK KAN WORD	DOELEINDES WAARVOOR GEBOU OPGERIG KAN WORD EN WAARVOOR GROND GEBRUIK KAN WORD SLEGS MET SPESIALE TOESTEMMING	DOELEINDES WAARVOOR GEBOU <u>NIE</u> OPGERIG EN GEBRUIK KAN WORD <u>NIE</u> EN GROND <u>NIE</u> GEBRUIK KAN WORD <u>NIE</u>
Parkering	Sal toegewys word deur munisipaliteit	Parkeergarage	Nil	Geboue en Grondgebruike nie ingesluit in kolomme 3 en 4 nie

BYLAE 2

DIGTHEIDSONE	MAKSIMUM TOEGELATE VLOEROPPERVLAKVERHOUDING, DEKKING EN HOOGTE	BYKOMENDE BEHEER	KLEURNOTASIE OP SKEMAKAART
Parkering	1.5 : 50 : 3	Nil	Sal toegewys word deur munisipaliteit

No. 156

21 Desember 2016

DEPARTEMENT VAN KOÖPERATIEWE REGERING EN TRADISIONELE SAKE

WET OP ONTWIKKELINGSFASILITERING, 1995 (WET NO. 67 VAN 1995): GEDEELTE 1 EN GEDEELTE VAN ERF 4 VAN MARBURG NEDERSETTING NO. 5127, RESTANT VAN DIE PLAAS MERLEWOOD NO. 14425, DIE PLAAS MASINEGE NO. 17237, GEDEELTE VAN ERF 7 MARBURG NEDERSETTING NO. 5344, GEDEELTE VAN GEDEELTE 1 VAN ERF 8 MARBURG NEDERSETTING NO. 5455, ERF 9 MARBURG NEDERSETTING NO. 5289, FASES 2 EN 3 BOBHUYI, HIBISKUSKUSMUNISIPALITEIT

Ingevolge artikel 33(4) van die Wet op Ontwikkelingsfasilitering, 1995, het die Ontwikkelingstribunaal Fases 2 en 3 Bobhoyi bestaande uit 20 Slegs Residensiële 4 (180 m²) erwe, 1028 Slegs Residensiële 5 (200 m²) erwe, 44 Spesiale Sone 15 (Gemengde Residensiële), 3 Opvoedkunde-erwe, 2 Gesondheid- en Gemeenskapsdienste 4 erwe, 1 Administrasie-erf, 3 Multi-gebruik Kleinhandelererwe, 2 Spesiale Sone 17 (Nywerheid/ Kommersieel/ Landbou) erwe, 34 Openbare Oopspasie erwe en 1 Nasionale Paderf op Gedeelte 1 en Restant van Erf 4 van Marburg Nedersetting No. 5127, Restant van die Plaas Merlewood No. 14425, die Plaas Masinege No. 17237, Gedeelte van Erf 7 Marburg Nedersetting No. 5344, Gedeelte van Gedeelte 1 van Erf 8 Marburg Nedersetting No. 5455, Erf 9 Marburg Nedersetting No. 5289, Hibiskuskusmunisipaliteit goedgekeur, behoudens die volgende stigtingsvoorwaardes betreffende die opheffing van beperkende voorwaardes en serwitute, grondgebruiksbestuur en toepassing van wette –

- (a) die wysiging van die Port Shepstone Dorpsbeplanningskema deur –
 - (i) die invoeging onder die item "SLEGS RESIDENSIËLE SONE" in Tabel 1a van die items bedoel in Bylae 1;
 - (ii) die invoeging onder die item "GEMEENSKAP RESIDENSIËLE SONE" in Tabel 1a van die item bedoel in Bylae 2;
 - (iii) die invoeging onder die item "SLEGS RESIDENSIËLE SONE" in Tabel 2a van die items bedoel in Bylae 3;
 - (iv) die invoeging onder die item "GEMEENSKAP RESIDENSIËLE SONE" in Tabel 2a van die item bedoel in Bylae 4;
 - (v) die invoeging na Spesiale Sone: 8 van Spesiale Sone: 9 (Nywerheid/ Kommersieel/ Landbou) soos bedoel in Bylae 5;
 - (vi) die uitleg en sonering van die grondontwikkelingsgebied in ooreenstemming met O3E03P02 gedateer Februarie 2004;
- (b) artikels 11, 11*bis*, 12, 16-28, 35-39, 44, 45, 47 47*bis* en 67 van die Ordonnansie op Dorpsbeplanning, 1949 (Ordonnansie No. 27 van 1949), is nie van toepassing op die grondontwikkelingsgebied vir die doel van die ontwikkeling daarvan in ooreenstemming met die goedkeuringsvoorwaardes van aansoek 2003/868 nie;
- (c) die Wet op Onderverdeling van Landbougrond, 1970 (Wet No. 70 van 1970), sal nie van toepassing wees op die ontwikkelingsgebied 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 binne die grondontwikkelingsgebied beheer, sal voortgaan om van toepassing te wees op die grondontwikkelingsgebied;
- (e) die opheffing van die volgende voorwaardes van Transportakte T 28473/98 met betrekking tot die Restant van Merlewood No. 14425 –
 - (i) voorwaarde 8 wat 'n serwituut skep vir die geleiding van elektrisiteit; en
 - (ii) voorwaarde 9 wat 'n pyplynserwituut skep; en
- (f) die opheffing van die volgende voorwaardes van Transportakte T16027/2000 met betrekking tot Gedeelte 1 en Restant van Erf 4 Marburg Nedersetting No. 5127 –
 - (i) voorwaarde 2.2 wat 'n reg van weg serwituut skep;
 - (ii) voorwaarde 2.3 wat 'n pyplynserwituut skep;
 - (iii) voorwaarde 2.4 wat 'n serwituut vir die vervoer van elektrisiteit skep; en
 - (iv) voorwaarde 2.5 wat 'n pyplynserwituut skep.

MA DE LANGE, Aangewese Beampte

Datum: 14 Desember 2012

Lêerverwysing: 2003/868

BYLAE 1

REGULASIE / STANDAARD	SONES	
	SLEGS RESIDENSIËLE (RES.) SONE	
	RES. 4	RES. 5
MINIMUM PERSEELGEBIED (m ² /hektaar)	180	200
MINIMUM PERSEELGEBIED VIR LOSSTAANDE/AANGEHEGTE MULTI-EENHEDE (m ² /hektaar)	N.V.T.	N.V.T.
MAKSIMUM GETAL EENHEDE/NETTO HEKTAAR	N.V.T.	N.V.T.
MINIMUM PERSEELBREEDTE (m) Voorkant	7	7
DIEPTE TOT VOORKANTVERHOUDING	3:1	3:1
BOULYN (m) ENKEL LOSSTAANDE	3,0	3,0
BOULYN (m) AANGEHEGTE OF MEERVOUDIGE EENHEDE	N.V.T.	N.V.T.
AGTERSPASIE (m) ENKEL LOSSTAANDE	1,0	1,0
AGTERSPASIE (m) AANGEHEGTE OF MEERVOUDIGE EENHEDE	N.V.T.	N.V.T.
KANTSPASIE (m) ENKEL LOSSTAANDE	1,0 (langs een grens)	1,0 (langs een grens)
KANTSPASIE (m) AANGEHEGTE OF MEERVOUDIGE EENHEDE	N.V.T.	N.V.T.
VLOEROPPERVLAKVERHOUDING	0,5	0,7
DEKKING (%)	50%	60%
MAKSIMUM HOOGTE (verdiepings) ENKELEENHEID LOSSTAANDE/AANGEHEGTE MULTI-EENHEDE	2	2
MINIMUM WYDTE VAN TOEGANGSWEG (m)	3,0	3,0

BYLAE 2

REGULASIE / STANDAARD	SONES
	GESONDHEID- EN GEMEENSKAPSDIENSTE
	SONE 4
MINIMUM PERSEELGEBIED (m ² /hektaar)	600
MINIMUM PERSEELGEBIED VIR LOSSTAANDE/ AANGEHEGTE MULTI-EENHEDE (m ² /hektaar)	N.V.T.
MAKSIMUM AANTAL EENHEDE/NETTO HEKTAAR	N.V.T.
MINIMUM PERSEELBREEDTE (m) Voorkant	15
DIEPTE TOT VOORKANTVERHOUDING	3:1
BOULYN (m) ENKEL LOSSTAANDE	3,0
BOULYN (m) AANGEHEGTE OF MEERVOUDIGE EENHEDE	N.V.T.
AGTERSPASIE (m) ENKEL LOSSTAANDE	2,0
AGTERSPASIE (m) AANGEHEGTE OF MEERVOUDIGE EENHEDE	N.V.T.
KANTSPASIE (m) ENKEL LOSSTAANDE	2,0
KANTSPASIE (m) AANGEHEGTE OF MEERVOUDIGE EENHEDE	N.V.T.
VLOEROPPERVLAKVERHOUDING	0,7
DEKKING (%)	70%
MAKSIMUM HOOGTE (verdiepings) ENKELEENHEID LOSSTAANDE / AANGEHEGTE MULTI- EENHEDE	2
MINIMUM WYDTE VAN TOEGANGSWEG (m)	N.V.T.

BYLAE 3

GROND-/ GEBOUGEBRUIKE P = TOEGELAAT X = VERBODE C = TOEGELAAT MET SPESIALE TOESTEMMING C1 = INDIEN BURE SE TOESTEMMING VERKRY IS, KAN SPESIALE TOESTEMMING KWYTGESKEL WORD C2 = SLEGS PERSONEEL-/OPSIGTERAKKOMODASIE P2 = BEPERK TOT SLEGS 100 m²	SONES	
	SLEGS RESIDENSIËLE (RES.) SONE	
	RES. 4	RES. 5
LANDBOUGEBOU	X	X
LANDBOONYWERHEID	X	X
LANDBOUGROND	X	X
BED-EN-ONTBYT	C1	P
WEDDERYDEPOT	X	X
LOSIESHUIS	X	X
GEBOU/ONGESPESIFISEERDE GEBRUIKE	X	X
KARAVANPARK	X	X
KOMMERSIËLE WERKSWINKEL	X	X
KLEUTERSKOOL	C	C
INRYTEATER	X	X
OPVOEDKUNDIGE GEBOU	C	C
EKSTRAKTIEWE BEDRYF	X	X
GARAGE	X	X
ALGEMENE NYWERHEIDSGEBOU	X	X
GASTEHUIS	X	X
VAKANSIEWONING OF CHALET	X	X
TUISAKTIWITEIT	C1	P
TUISNYWERHEID	C1	P
HUISPLANTEKWEKERY	C1	P
HOTEL	X	X
INSTELLING	C	C
DIEREHERBERGE	X	X

GROND-/ GEBOUGEBRUIKE: P = TOEGELAAT X = =VERBODE C = =TOEGELAAT MET SPESIALE TOESTEMMING C1 = INDIEN BURE SE TOESTEMMING VERKRY IS, KAN SPESIALE TOESTEMMING KWYTGESKEL WORD C2 = SLEGS PERSONEEL-/OPSIGTERAKKOMODASIE P2 = BEPERK TOT SLEGS 100 m²	SONES	
	SLEGS RESIDENSIËLE (RES.) SONE	
	RES. 4	RES. 5
KITSWASSERY	X	X
LIGTE NYWERHEIDSGEBOU	X	X
MOBIELE WONING	X	X
MULTI-FAMILIEWONING	X	X
KANTOORGEBOU	X	X
BUITEGEBOU: MENSLIKE BEWONING	P	P
BUITEGEBOU: NIE-MENSLIKE BEWONING	P	P
PARKEERGARAGE	X	X
PLEK VAN OPENBARE VERMAAKLIKHEID	X	X
PLEK VAN OPENBARE SAMEKOMS	X	X
PRIVAAT ONTSPANNINGSGBIED	C	C
OPENBARE KANTOOR	X	X
ONTSPANNINGSGEBOU	C	C
RESTOURANT	X	X
BEPERKTE GEBOU	X	X
SKROOTWERF	X	X
TWEEDE WOONEENHEID	X	X
DIENSBEDRYFSGEBOU	X	X
DIENSSTASIE	X	X
WINKEL	X	X
ENKEL-FAMILIE WONING	P	P
SPESIALE NYWERHEIDSGEBOU	X	X
LYKSBESORGER/BEGRAFNISONDERNEMING	X	X
PAKHUIS: GROOTHANDEL EN BERGING	X	X

BYLAE 4

GROND-/ GEBOUGEBRUIKE: P = TOEGELAAT X = VERBODE C = TOEGELAAT MET SPESIALE TOESTEMMING C1 = INDIEN BURE SE TOESTEMMING VERKRY IS, KAN SPESIALE TOESTEMMING KWYTGESKEL WORD C2 = SLEGS PERSONEEL-/OPSIGTERAKKOMODASIE P2 = BEPERK TOT SLEGS 100 m²	SONES
	GESONDHEID- EN GEMEENSKAPSDIENSTE
	SONE 4
LANDBOUGEBOU	C
LANDBOONYWERHEID	X
LANDBOUGROND	C
BED-EN-ONTBYT	C
WEDDERYDEPOT	X
LOSIESHUIS	X
GEBOU/GEBRUIKE NIE GESPEFISEER NIE	C
KARAVANPARK	X
KOMMERSIËLE WERKSWINKEL	X
KLEUTERSKOOL	C
INRYTEATER	X
OPVOEDKUNDIGE GEBOU	C
EKSTRAKTIEWE BEDRYF	X
GARAGE	X
ALGEMENE NYWERHEIDSGEBOU	X
GASTEHUIS	X
VAKANSIEWONING OF CHALET	X
TUISAKTIWITEIT	C1
TUISNYWERHEID	C1
HUISPLANTEKWEKERY	C1
HOTEL	X
INSTELLING	C
DIEREHERBERGE	X

GROND-/ GEBOUGEBRUIKE: P = TOEGELAAT X = VERBODE C = TOEGELAAT MET SPESIALE TOESTEMMING C1 = INDIEN BURE SE TOESTEMMING VERKRY IS, KAN SPESIALE TOESTEMMING KWYTGESKEL WORD C2 = SLEGS PERSONEEL-/OPSIGTERAKKOMODASIE P2 = BEPERK TOT SLEGS 100 m²	SONES
	GESONDHEID- EN GEMEENSKAPSDIENSTE
	SONE 4
KITSWASSERY	X
LIGTE NYWERHEIDSGEBOU	X
MOBIELE WONING	X
MULTI-FAMILIEWONING	X
KANTOORGEBOU	X
BUITEGEBOU: MENSLIKE BEWONING	P
BUITEGEBOU: NIE-MENSLIKE BEWONING	P
PARKEERGARAGE	X
PLEK VAN OPENBARE VERMAAKLIKHEID	X
PLEK VAN OPENBARE SAMEKOMS	P
PRIVAAT ONTSPANNINGSGEBIED	C
OPENBARE KANTOOR	C
ONTSPANNINGSGEBOU	C
RESTOURANT	X
BEPERKTE GEBOU	X
SKROOTWERF	X
TWEEDE WOONEENHEID	C1
DIENSBEDRYFSGEBOU	X
DIENSSTASIE	X
WINKEL	C2
ENKEL-FAMILIE WONING	P
SPESIALE NYWERHEIDSGEBOU	X
LYKSBESORGER/BEGRAFNISONDERNEMING	X
PAKHUIS: GROOTHANDEL EN BERGING	X

BYLAE 5

SPESIALE SONE: 9 (NYWERHEID/ KOMMERSIEEL/ LANDBOU)	
9.1 Perseelnommer(s)	
9.2 Toegelate Gebruike	Landbougebou Landbounywerheid Landbougrond Kommersiële Werkswinkel Kleuterskool Ligte Nywerheidsgebou Gemengde Gebruik Ontwikkeling Kantoorgebou Buitegebou: Nie-menslike Bewoning Parkeergarage Openbare Kantoor Diensbedryfsgebou Winkel Pakhuis: Groothandel en Berging
9.3 Gebruike Toegelaat slegs met Spesiale Toestemming van Munisipaliteit	Wedderydepot Kleuterskool Inryteater Opvoedkundigegebou Ekstraktiewe bedryf Garage Kitswassery Buitegebou: Menslike Bewoning Privaat Ontspanningsgebied Ontspanningsgebou Restourant Diensstasie Lyksbesorger/Begrafnisonderneming Geboue/Gebruike nie gespesifiseer nie
9.4 Verbode Gebruike	Geboue en gebruike nie ingesluit in 9.2 en 9.3 nie
9.5 Maksimum Toegelate Vloeroppervlakverhouding, Dekking en Hoogte	0,5 : 50 : 2
9.6 Bykomende Beheer	Minimum perseelgrootte sal 7,1 ha wees Akkommodasie vir motorvoertuie sal voorsien word soos per Hoofstuk 11 Boulyne sal 4,5 m wees, kant-en agterspasie sal 2,0 m wees Behoudens die voorsiening van 'n rioolverwyderingstelsel tot die bevrediging van die munisipaliteit

No. 157

21 Desember 2016

DEPARTEMENT VAN KOÖPERATIEWE REGERING EN TRADISIONELE SAKE

KENNISGEWING INGEVOLGE ARTIKEL 33(4) VAN DIE WET OP ONTWIKKELINGSFASILITERING, 1995 (WET NO. 67 VAN 1995): ERF 18, 19, RESTANT VAN ERF 21 EN ERF 31 NEW ENGLAND, LINCOLN MEADE PLEK, MSUNDUZI MUNISIPALITEIT

Ingevolge artikel 33(1) van die Wet op Ontwikkelingsfasilitering, 1995, het die Ontwikkelingstribunaal 233 Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 1: Losstaande Enkelwoonhuiserwe, 25 Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 2: Hoë Digtheid Residensiële erwe, 1 Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 3: Opvoedkundesone erf, 2 Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 4: Instellingserf, 20 Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 4: Aktiewe Openbare Oopspasie erwe en 16 Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 5: Paderwe op Erf 18, 19, Restant van Erf 21 en Erf 31 New England, Registrasie-afdeling FT, Lincoln Meade Plek, Msunduzi Munisipaliteit goedgekeur, behoudens die volgende stigtingsvoorwaardes betreffende grondgebruiksbestuur en toepassing van wette –

- (a) die wysiging van die Pietermaritzburg Dorpsbeplanningskema deur –
 - (i) die invoeging na die Spesiale Gebiedsone 37 (Chota Motalaweg 528) van Spesiale Gebied 38 (Lincoln Meade Plek) soos bedoel in Bylae 1; en
 - (ii) die uitleg en sonering van die grondontwikkelingsgebied in ooreenstemming met Uitlegplan LMP/1/2010 Rev6, gedateer November 2010; en
- (b) die KwaZulu-Natal Wet op Beplanning en Ontwikkeling, 2008 (Wet No. 6 van 2008), is nie van toepassing op die grondontwikkelingsgebied vir die doel van ontwikkeling daarvan in ooreenstemming met die goedkeuringsvoorwaardes van aansoek 2009/332 nie; en
- (c) 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, bly van toepassing op die grondontwikkelingsgebied.

MA DE LANGE, Aangewese Beampte

Datum: 14 Desember 2012

Lêerverwysing: 2009/332

BYLAE 1

3.19.38 Spesiale Gebied 38 (Lincoln Meade Plek)

Bykomend tot die algemene bepalings van die Skema, sal die volgende bepalings uitsluitlik van toepassing wees op die Spesiale Gebied 38 sone –

3.19.38.1 Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 1: Losstaande Enkelwoonhuis

3.19.38.1.1 Gebruik van Grond en Geboue

3.19.38.1.1.1 Verwysing na Kaart – swart kruisgearseerd, synde Erf 878 New England: Lincoln Meade Plek.

3.19.38.1.1.2 Uitdruklike Toelaatbare Ontwikkeling of Grondgebruik of Gebruik van Geboue –

1.6.6 Woning;

1.6.14 Medium Digtheidsbehuising; en

1.6.18 Buitegebou.

3.19.38.1.1.3 Ontwikkeling of Grondgebruike of Gebruike van Geboue Toegelaat met
Spesiale Toestemming –

- 1.6.8 Tuisaktiwiteit;
- 1.6.9 Tuisnywerheid;
- 1.6.12 Instelling;
- 1.6.23 Plek van Onderrig;
- 1.6.25 Plek van Aanbidding;
- 1.6.30 Selfstandige Residensiële Eenheid; en
- 1.6.34 Sosiale Saal

3.19.38.1.2 Winkelgebruike slegs toegelaat op die grondvloer van 'n woonstelblok op hoekpersele.

3.19.38.1.3 Alle ontwikkeling of Grondgebruike of Gebruike van Geboue nie kragtens Klousule 3.19.38.1.1 en 3.19.38.1.2 nie is uitdruklik verbode ontwikkeling of Grondgebruike of Gebruike van Geboue:

3.19.38.2 Spesiale Gebied 38 (Lincoln Meade Plek) Subson 2: Hoëdigtheid Residensiël

3.19.38.2.1 Grondgebruike en Geboue

3.19.38.2.1.1 Kaartverwysing – LMP/3/2010-Rev4

3.19.38.2.1.2 Uitdruklik Toegelate Ontwikkeling of Grondgebruike of Gebruike van
Geboue –

- 1.6.6 Woning;
- 1.6.7 Woonstel;
- 1.6.14 Medium Digtheidsbehuising;
- 1.6.18 Buitegebou;
- 1.6.28 Residensiële Gebou; en
- 1.6.33 Winkel.

3.19.38.2.1.3 Ontwikkeling of Grondgebruike of Gebruike van Geboue toegelaat met
Spesiale Toestemming –

- 1.6.8 Tuisaktiwiteit;
- 1.6.9 Tuisnywerheid;
- 1.6.12 Instelling;
- 1.6.23 Plek van Onderrig;
- 1.6.25 Plek van Aanbidding;
- 1.6.30 Ten volle toegeruste Residensiële Eenheid;
- 1.6.34 Sosiale Saal; en
- 1.6.35 Spesiale Gebou.

3.19.38.2.2 Alle Ontwikkeling of Grondgebruike of Gebruike van Geboue nie kragtens Klousule 3.19.38.2.1 nie is uitdruklik verbode ontwikkeling of Grondgebruike of gebruike van Geboue.

3.19.38.3 Spesiale Gebied 38 (Lincoln Meade Plek) Subson 3: Opvoedkunde sone

Erwe gesoneer Spesiaal 38 (Lincoln Meade Plek) Subson 3: Opvoedkunde sone moet geag word as erwe gesoneer as Opvoedkundige sone bedoel in klousule 3.16.

3.19.38.4 Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 4: Instelling

Erwe gesoneer Spesiaal 38 (Lincoln Meade Plek) Subsonne 4: Instellingsone moet geag word as erwe gesoneer as Instellingsone bedoel in klousule 3.14.

3.19.38.5 Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 4: Aktiewe Openbare Oopspasie

Erwe gesoneer Spesiaal 38 (Lincoln Meade Plek) Subsonne 5: Aktiewe Spasie moet geag word as erwe gereserveer vir Aktiewe Openbare Oopspasie bedoel in klousule 4.1.

3.19.38.6 Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 5: Pad

Erwe gesoneer Spesiaal 38 (Lincoln Meade Plek) Subsonne 5: Pad moet geag word as erwe gereserveer vir Paaie soos bedoel in klousule Deel 4 van die Skema.

3.19.38.7 Digtheid en Hoogtebeheer

Die algehele ontwikkelingsdigtheid bereken volgens die totale omvang van die terrein sal nie 80 eenhede per hektaar oorskry nie. Die maksimum getal residensiële eenhede sal nie 1214 oorskry nie.

GEBIED (Uitlegplan LMP/1/2010-Rev6 gedateer Julie 2010)	TIPE GEBOU OF GRONDGEBRUIK	MAKSIMUM OMVANGSFAKTOR OF EENHEDE/ HEKTAAR	MAKSIMUM PERSEELDEKKING	MAKSIMUM HOOGTE
Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 1: Losstaande Enkelwoonhuis	Wonings Alle ander gebruike	20 eenhede/hektaar 1/2	1/3 1/2	2 verdiepings
Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 2: Hoëdigtheid Residensiël	Alle grondgebruike	1000 m ²	1/3	3 verdiepings Met dien verstande dat geen geboue op Gedeeltes C5, 8 and 10 aangrensend teen die noordelike grens van Mkamba Tuine hoër as 2 verdiepings sal wees nie.
Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 3: Opvoedkundesone	Alle Opvoedkundig-gesoneerde erwe sal beheer word ingevolge die Opvoedkundige sone van die Skema.			
Spesiale Gebied 38 (Lincoln Meade Plek) Subsonne 4: Instelling	Alle Instellingsone-erwe sal beheer word ingevolge die Instellingsone van die Skema			

3.19.38.8 Minimum Terreingebiede/ Voorkante

3.19.38.8.1 In die algemeen sal geen Woning op enige Perseel opgerig word wat 'n kleiner gebied, voorkant en gemiddelde breedte het as wat vereis word ingevolge Klousules 6.2.1 en 6.2.4 nie: Met dien verstande dat die Raad, in uitsonderlike omstandighede, die oprigting van 'n Woning toelaat op 'n bestaande Perseel wat nie aan daardie minimum vereistes voldoen nie, indien die applikant die Raad tevrede stel dat, die ligging van betrokke Terrein, die vorm, omvang en ander kenmerke en die bepalings van hierdie Skema in ag geneem, die oprigting van 'n Woning daarop nie onder die omstandighede enige aangrensende eiendomme nadelig of bevooroordeelend sal beïnvloed nie.

3.19.38.8.2 In die geval van 'n Bestaande Terrein met geen voorkant nie, anders as soos voorsien in Klousules 6.5 en 6.6, kan die Raad die oprigting van Woning daarop toelaat met dien verstande dat 'n reg van weg serwituut ten gunste van sodanige eiendom geregistreer is by die Aktekantoor. Sodanige serwituut sal nie gekanselleer of verander word op enige wyse sonder die toestemming van die Raad nie en 'n klousule tot daardie effek sal ingesluit word in die betrokke serwituutdokument. Die Raad sal nie instem tot sodanige kansellasië of verandering nie, tensy die Raad tevrede is dat alternatiewe wyses van toegang beskikbaar is.

3.19.38.8.3 Die minimum Terreingebiede vir terreine in Spesiale Gebied 38 (Lincoln Meade Plek) Subson 1: Losstaande Enkelwoonhuis.

3.19.38.8.4 Minimum Terreingebiede, Voorkante en gemiddelde breedte vir nie-residensiële gebruike sal in ooreenkoms wees met Klousule 6.3.

3.19.38.9 Boulyne, kant- en agterspasië

3.19.38.9.1 In die algemeen sal alle geboue en strukture (insluitend swembaddens) binne die enkel residensiële sone 'n boulyn van ten minste 4 m en ten minste 2 m binne Sone 2 (Multi-Eenheid Residensiële/Woonstalle) handhaaf.

3.19.38.9.2 Die Raad kan Spesiale Toestemming verleen vir die oprigting van 'n Gebou of struktuur (insluitend swembaddens) voor die boulyn. Enige persoon wat verlang om aansoek te doen om verslapping, sal voortgaan op die wyse soos voorsien in Aanhangel 9 tot die Skema.

3.19.38.9.3 Daar sal, ten opsigte van Sakepersele, Winkels, Gespesialiseerde Kantore en ander nie-residensiële gebruike, geen gespesifiseerde kant- of agterspasie wees wat ingevolge die Nasionale Bouregulasies bepaal sal word nie.

3.19.38.9.4 Alle nuwe Geboue, of gedeeltes van Geboue wat Wonings, Residensiële Geboue of Woonstalle insluit of bestaan uit, sal 'n Kant- en Agterspasie handhaaf soos voorsien word in ooreenstemming met die vereistes van daardie gebruike waar hulle elders in die Skema voorkom, ingesluit enige beperkings op die verslapping van daardie vereistes.

3.19.38.9.5 Nieteenstaande die bogenoemde, sal die agterspasie op Gedeeltes C5, 8 en 10 aangrensend teen die noordelike grens van Mkamba Tuine 'n minimum van 9 m wees.

3.19.38.9.6 Kant- en agterspasie vir enige gebruik nie hierin gespesifiseer nie, sal voorsien word in ooreenstemming met die vereistes van daardie gebruike waar hulle elders in die Skema voorkom.

3.19.38.10 Minimum Terreingebiede/ Voorkante

3.19.38.10.1 Die minimum Terreingebied vir terreine in Spesiale Gebied 38 (Lincoln Meade Plek) Subzone 1: Losstaande Enkelwoonhuis sal 300 m² wees.

3.19.38.10.2 Die minimum Terreingebied vir terreine in Spesiale Gebied 38 (Lincoln Meade Plek) Subzone 2: Hoëdigtheid Residensiële sal 1000 m² wees.

3.19.38.10.3 Voorkante en Gemiddelde breedte vir nie-residensiële gebruike sal in ooreenstemming met Klousule 6.3 wees.

3.19.38.10.4 Die minimum Perseelgebiede, Voorkante en Gemiddelde Breedte vir residensiële gebruike sal in ooreenstemming met Klousules 6.2.2; 6.2.3 en 6.2.4 wees, soos die geval mag wees.

3.19.38.11 Voorsiening van Parkering op die terrein, Laaiery en Verwante Aangeleenthede

3.19.38.11.1 Terreinparkerings en laaivereistes:

GEBRUIK VAN GROND OF GEBOUE	MINIMUM GETAL PARKEERSPASIES WAT VOORSIEN MOET WORD
Woning	2 motorvoertuigparkeerspasies per Woning (een onderdak)/ 2 parkeerspasies vir besoekers vir elke 3 wonings
Woonstelle	1 per woonstel plus 1 parkeerspasie vir besoekers vir elke drie woonstelle
Residensiële Gebou	1 per slaapkamer, plus 10 per 100 m ² van 'n openbare toeganklike gebied (restourante, kroëë, konferensiekamers, ens.) 1 parkeerplek vir elke 2 bewoonbare kamers (klousule 3.19.8.7.1)
Winkels	1 parkeerplek vir 25 m ² van die totale verhuurbare oppervlakte (5 parkeerruimtes per 100 m ² van die totale vloeroppervlakte)

3.19.38.11.2 Die Raad kan, by ontvangs van 'n ten volle gemotiveerde aansoek, en indien die Raad van mening is dat daar spesiale en versagende omstandighede is, sy toestemming verleen vir gespesifiseerde verslapping van die vereistes soos hierbo uiteengesit.

3.19.38.11.3 Die tegniese vereistes vir terreinparkerings sal in ooreenstemming met Aanhangel 2 tot die Skema wees.

3.19.38.12 Terreinontwikkelingsplan

'n Aansoek om bouplangoedkeuring vir Woonstelle en Medium Digtheidsbehuising ingevolge die Wet op Nasionale Bouregulasies en Boustandaarde, 1977 (Wet No. 103 van 1977), moet 'n Terreinontwikkelingsplan insluit.

No. 158**21 Desember 2016****DEPARTEMENT VAN KOÖPERATIEWE REGERING EN TRADISIONELE SAKE****ORDONNANSIE OP DORPSBEPLANNING, 1949: PRIVAATDORP; ERWE 5213-5230 KLOOF, ETHEKWINI MUNISIPALITEIT**

Ingevolge artikel 23 van die Ordonnansie op Dorpsbeplanning, 1949 (Ordonnansie No. 27 van 1949), verklaar ek Erwe 5213-5230 Kloof (Gedeelte 5 (van 4) van Erf 503 Kloof), Registrasie-afdeling FT, 'n goedgekeurde privaatdorp.

MA DE LANGE, Bestuurder: Grondgebruiksbestuur

Datum: 24 Oktober 2012

Lêerverwysing: 2003/335

No. 159**21 December 2016****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 20 residential units 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/ver3 dated 29 May 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*, 12-29, 32 and 35-38 of the 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.

This notice replaces Provincial Notice No. 107, which was published in *Provincial Gazette* No. 817, dated 14 September 2012.

MA DE LANGE, Senior Manager: Land Administration

Date:

File reference: 2008/1138

SCHEDULE

CONDITIONS OF LAND USE FOR EMANZINI

LAND USE	CONTROLS
Emanzini Bush Lodges	<p>(a) Restricted to 20 residential units (1 existing unit, 1 existing agricultural shed, four units with a ground floor area of 350 m² in extent each including outbuildings, six units with a ground floor area of 300 m² in extent each including outbuildings, and eight units with a ground floor area of 200 m² each including outbuildings): Provided that the mezzanine floor located within the roof area of the units may be used for accommodation purposes.</p> <p>(b) The common property is to be private conservation.</p> <p>(c) No development to be permitted on the common property with the exception of a 20 m² gatehouse, three staff cottages with a floor area of 30 m² each, 1 existing agricultural shed 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 Bush Lodges	1 (Maximum of 9,5 m)	4 units @ 350 m ² 6 units @ 300 m ² 8 units @ 200 m ² 1 existing unit 1 existing agricultural shed 3 staff cottages @ 30 m ²	5 m 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. 159**21 kuZibandlela 2016****UMNYANGO WEZOKUBUSA NGOKUBAMBISANA NEZOMDABU****UMTHETHO WOKULUNGISELELA INTUTHUKO, 1995: UNSALELA YENGXENYE 4 YEPULAZI I-OTTO'S BLUFF NO. 13013, EMANZINI, KUMASIPALA WASEMNGENI**

Ngokwesigaba 33(4) soMthetho wokuLungiselela iNtuthuko, 1995 (uMthetho No. 67 ka 1995), isiGungu seNtuthuko sesigunyaze ukwakhiwa kwezindlu zokuhlala ezingama-20 kwiNsalela yeNgxenye 4 yePulazi i-Otto's Bluff No. 13013, isiGaba zokubhaliswa ngu-FT, eManzini, kuMasipala waseMngeni, kuncike kule mibandela elandelayo yokwakha ephathelene nokulawulwa kokusetshenziswa komhlaba nokusebenza kwemithetho –

- (a) ukuhlelwa kwendawo okuthuthukiswa kuyo umhlaba kuyohambisana nePulani No. Lay/ver3 yamhla zingama-29 kuNhlaba 2009;
- (b) imibandela yokusetshenziswa komhlaba ehlongozwe oHlelweni 1 iyosebenza endaweni okuthuthukiswa kuyo umhlaba kuze kusungulwe uhlelo lwendawo okuthuthukiswa kuyo umhlaba ngokwanoma imuphi umthetho;
- (c) izigaba 11, 11bis, 12-29, 32 no 35-38 ze-Odinensi yokuHlelwa kwamaDolobha, 1949 (i-Odinensi No. 27 ka 1949), azisebenzi endaweni okuthuthukiswa kuyo umhlaba ngenhloso yalokho kuthuthukiswa ngokuhambisana nemibandela yokugunyazwa kwesicelo 2008/1138;
- (d) izinhlinzeko zoMthetho wokuHlukaniswa iziQephu koMhlaba, 1970 (uMthetho No. 70 ka 1970), azisebenzi endaweni okuthuthukiswa kuyo umhlaba; futhi
- (e) izinhlinzeko zoMthetho wamaZinga oKwakha neMithethonqubo yoKwakha kaZwelonke, 177 (uMthetho No. 103 ka 1977), nanoma imuphi omunye umthetho olawula ukwakhiwa kwezakhiwo endaweni okuthuthukiswa kuyo umhlaba ziyasebenza endaweni okuthuthukiswa kuyo umhlaba.

Lesi saziso sithatha indawo yeSaziso sesiFundazwe No. 107 esashicilelwa kwiGazethi yesiFundazwe No. 817, mhla ziyi-14 kuMandulo 2012.

MA DE LANGE, uMphathi oMkhulu wezokuPhathwa koMhlaba

Usuku: 14 uZibandlela 2012

Inkomba yefayela: 2008/1138

UHLELO

IMIBANDELA YOKUSETSHENZISWA KOMHLABA EMANZINI

UKUSETSHENZISWA KOMHLABA	IMIBANDELA
Emanzini Bush Lodges	<p>(a) Ukwakha izindlu zokuhlala ezingama-20 kuphela (indlu e-1 ekhona, inqolobane e-1 ekhona, izindlu ezine ezindawo eyiphansi engama-350 m² ububanzi ezibandakanya nezindlu ezingaphandle, izindlu eziyisithupha ezinendawo eyiphansi engama-300 m² ububanzi ezibandakanya nezindlu ezingaphandle, izindlu eziyisishiyagalolunye ezinendawo eyiphansi engama-200 m² ububanzi ezibandakanya nezindlu ezingaphandle): Kuncike ekutheni izindawo eziyisitezi ezisophahleni lwezindlu zingasetshenziswa njengendawo yokuhlala.</p> <p>(b) Izakhiwo zihlolelwe ukuba yindawo yokongiwa kwemvelo ezimele.</p> <p>(c) Ngeke kuvunyelwe ukwakha kulezi zakhiwo ngaphandle kwesango lokungena elingama-20 m², amakotishi amathathu abasebenzi anobubanzi bendawo eyiphansi obungama-30 m² lilinye, inqolobane evele ikhona kanye nenye ingqalasizinda ehlinzeka usizo ezodingeka uma kwakhiwa.</p>

	UKUPHAKAMA (Izitezi)	UBUBANZI	UMNGCELE WOKHWAKHA (m)	INDAWO ESEMACELENI (m)	INDAWO ENGEMUVA (m)
Emanzini Bush Lodges	1 (Kungeqi kuma-9,5 m)	4 wezindlu ezingama- 350 m ² 6 wezindlu ezingama- 300 m ² 8 wezindlu ezingama- 200 m ² Indlu eyodwa ekhona Inqolobane eyodwa ekhona 3 wamakotishi abasebenzi ongama- 30 m ²			Ama-5 m emngceleni ongaphandle kwesakhiwo futhi kuncike ezidingweni zoMthetho wemiLilo yeQubula neyamaHlathi kaZwelonke, 1998 (uMthetho No. 101 ka 1998).

No. 159**21 Desember 2016****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 1998), het die Ontwikkelingstribunaal die ontwikkeling van 20 residensiële eenhede op Restant van Gedeelte 4 van die Plaas Otto's Bluff No. 13013, Registrasie-afdeling FT, Emanzini, uMngeni Munisipaliteit goedgekeur, behoudens die volgende stigtingsvoorwaardes betreffende grondgebruiksbestuur en die toepassing van wette –

- (a) die uitleg van die grondontwikkelingsgebied sal in ooreenstemming wees met Plan No. Lay/ver3 gedateer 29 Mei 2009;
- (b) die grondgebruiksvoorwaardes bedoel in Bylae 1 sal van toepassing wees op die grondontwikkelingsgebied totdat 'n skema aanvaar is vir die grondontwikkelingsgebied ingevolge enige wet;
- (c) artikels 11, 11*bis*, 12-29, 32 en 35-38 van die Ordonnansie op Dorpsbeplanning, 1949 (Ordonnansie No. 27 van 1949), is nie van toepassing op die grondontwikkelingsgebied vir die doel van die ontwikkeling daarvan in ooreenstemming met die goedkeuringsvoorwaardes van aansoek 2008/1138 nie;
- (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 Boustandaarde en Bouregulasies, 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.

Hierdie kennisgewing vervang Provinsiale Kennisgewing No. 107 wat gepubliseer is in *Provinsiale Koerant* No. 817, gedateer 14 September 2012.

MA DE LANGE, Senior Bestuurder: Grondadministrasie

Datum: 14 Desember 2012

Lêerverwysing: 2008/1138

BYLAE

EMANZINI GRONDGEBRUIKSVORWAARDES

GRONDGEBRUIK	KONTROLES
Emanzini Boskampe	<p>(a) Beperk tot 20 residensiële eenhede (1 bestaande eenheid, 1 bestaande landbouskuur, vier eenhede met 'n grondvloeroppervlakte van 350 m² in omvang elk insluitend buitegeboue, ses eenhede met 'n grondvloeroppervlakte van 300 m² in omvang elk insluitend buitegeboue, en agt eenhede met 'n grondvloeroppervlakte van 200 m² elk insluitend buitegeboue): Met dien verstande dat die tussenverdieping geleë binne die dakgebied van die eenhede vir akkomodasiedoeleindes gebruik kan word.</p> <p>(b) Die gemeenskaplike eiendom sal privaatbewaring wees.</p> <p>(c) Geen ontwikkeling sal toegelaat word op die gemeenskaplike eiendom nie, met die uitsondering van 'n 20 m² hekhuisie, drie personeelkothuise met 'n vloeroppervlakte van 30 m² elk, 1 bestaande landbouskuur en diensleweringinfrastruktuur bykomend tot die doeltreffende bedryf van die ontwikkeling.</p>

	HOOGTE (Verdieping)	DEKKING	BOULYN (m)	KANTSPASIE (m)	AGTERSPASIE (m)
Emanzini Boskampe	1 (Maksimum van 9,5m)	4 eenhede @ 350 m ² 6 eenhede @ 300 m ² 8 eenhede @ 200 m ² 1 bestaande eenheid 1 bestaande landbouskuur 3 personeelkothuise @ 30 m ²	5 m 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).		

