



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

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PROVINCIAL NOTICES—PROVINSIALE KENNISGEWINGS—IZAZISO ZESIFUNDAZWE**No.164****14 October 2013****DEPARTMENT OF CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS****DEVELOPMENT FACILITATION ACT, 1995: REMAINDER OF LOT 197 EMPANGENI, PORTION 2 OF LOT 197 EMPANGENI AND PORTION 6 OF WILTON PARK FARM NO. 11848, WATERSTONE, uMHLATHUZE MUNICIPALITY**

In terms of section 33(4) of the Development Facilitation Act, 1995 (Act No. 67 of 1995), the Development Tribunal approved a development consisting of 134 Special Residential erven, 189 Special Residential 2 erven, 540 Special Residential 4 erven, 21 Intermediate Residential erven, 1 Equestrian Estate erf, 3 General Commercial 2 erven, 1 Limited Commercial erf, 25 Administration erven, 4 Education erven, 2 Agriculture erven, 11 Private Open Space erven, 16 Public Open Space erven, 17 Conservation Reserve erven and roads on Remainder of Lot 197 Empangeni, Portion 1 of Lot 197 Empangeni, Portion 2 of Lot 197 Empangeni and Portion 6 of Wilton Park Farm No. 11848, to be consolidated to create Erf 1 Waterstone to be subdivided further, Registration Division GU, Waterstone, uMhlathuze Municipality, subject to the following conditions of establishment relating to land use management, the suspension of restrictive conditions of title and the application of laws –

(a) the amendment of the Empangeni Town Planning Scheme –

(i) by the insertion after the item "Intermediate Residential" in Table C of the item in Schedule 1 to this notice;

(ii) by the insertion after paragraph 3 in the third column of the item Special Residential 4 (240 m²) of Table D of the following paragraph –

"4. In the Waterstone Residential Village the following shall apply:

- clause 3.2(iii): the side space may be 0 m on both sides to accommodate terrace houses;
- clause 5.4: the depth of a lot in proportion to the frontage shall not exceed the ratio of 5 in 1 to accommodate terrace houses; and
- the minimum size of dwelling units shall be 40 m²."; and

(iii) by the insertion after the item "Intermediate Residential" in Table D of the item in Schedule 2 to this notice;

(iv) by the insertion after paragraph 3 in the third column of the item "General Commercial 2" of Table D of the following paragraph –

"4. In the Waterstone development the FAR shall be restricted to 0.3 and the height limited to 3 storeys.";

(v) by the insertion after the item "Opportunity Zone" in Table D of the item in Schedule 3 to this notice; and

(vi) by the layout and zoning of the land development area in accordance with the layout drawing No. 2642/6, dated 21 February 2012; and

(b) the suspension of the conditions of title in Schedule 4 to this notice;

(c) sections 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 the conditions of township establishment for application 2008/1241; 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, are applicable to the land development area.

MA DE LANGE, Senior Manager: Land Administration

Date: 7 October 2013

File reference: 2008/1241

SCHEDULE 1

USE ZONE	COLOUR NOTATION ON SCHEME MAP	PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND LAND MAY BE USED	PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED ONLY WITH SPECIAL CONSENT	PURPOSES FOR WHICH BUILDINGS MAY NOT BE ERECTED AND USED AND LAND MAY NOT BE USED
Equestrian Residential		5. Agricultural Land 7. Commercial Workshop 11. Dwelling House 13. Extended Residential Building 21. Medium Density Housing 28. Private Recreation Area 30. Recreational Building 31. Residential Building	12. Educational Building 24. Opportunity Zone 26. Place of Public Amusement 27. Place of Public Assembly 32. Restaurant 36. Service Station	1. Additional Self-contained Dwelling Unit 2. Agricultural Building 3. Agricultural Industry 5. Caravan Park 6. Chalet Development 8. Crèche 9. Drive-in Cinema 10. Dry-cleaning Shop 14. Extractive Industry 15. Funeral Parlour 16. Garage 17. General Industrial Building 18. Institution 19. Laundrette 20. Light Industrial Building 22. Motor Dealership 23. Office Building 25. Parking Garage 29. Public Office 33. Restricted Building 34. Service Industrial Building 35. Service Station 37. Special Industrial Building 38. Warehouse

SCHEDULE 2

DENSITY ZONE	MAXIMUM PERMITTED F.A.R., COVERAGE AND HEIGHT	ADDITIONAL CONTROLS	COLOUR NOTATION ON SCHEME MAP
Equestrian Residential	0.35 : 30 : 2	<ol style="list-style-type: none"> 1. Minimum parent erf area 5 hectares. 2. Maximum residential density 10 units per hectare over entire site. 3. Overall Site Development Plan to be approved by the local authority prior to development. 4. Accommodation for motor vehicles to be provided at a ratio of 2 bays per residential unit and 20 bays for visitors and staff. 5. Provision of sewage disposal system to the satisfaction of the local authority. 6. Exercise area and stabling to be provided to accommodate horses at a ratio of 1 horse per 2 residential units. 7. Removal of horse-related waste to the satisfaction of the local authority. 8. Building lines shall be a minimum of 7.5 m. 9. Side and rear spaces shall be a minimum of 3 m. 	

SCHEDULE 3

DENSITY ZONE	MAXIMUM PERMITTED F.A.R., COVERAGE AND HEIGHT	ADDITIONAL CONTROLS	COLOUR NOTATION ON SCHEME MAP
Administration	0.5 : 50 : 2	<p>In the Waterstone Residential Village the following shall apply:</p> <ol style="list-style-type: none"> 1. The Municipality may, at its discretion, amend the FAR, Coverage or Height dependent on the land usage proposed. 2. The following controls shall apply to Hospitals and Care Centres for elderly or infirm persons: <ol style="list-style-type: none"> (a) FAR 0.5; (b) Coverage 50%. Parking bays protected by shade cloth shall not constitute coverage; (c) Height may be 4 storeys; (d) Parking shall be provided as follows: <ul style="list-style-type: none"> • 1 bay per bed for patients and visitors; • 1 bay per 5 employees; • 5 bays per private practitioner in consulting rooms; • 1 service/ loading bay per 60 beds; • 1 ambulance bay per 60 beds; (e) At least 25% of the site must be left open and landscaped to the Municipality's satisfaction. (f) The Municipality may, at its discretion, alter all or any of the above controls dependent on demand or special circumstances. 	

SCHEDULE 4

PROPERTY	TITLE DEED	CONDITION	SCOPE
Remainder of Lot 197 Empangeni	Deed of Transfer No. T33471/07	A(a), (b), (d), (e), (f), (g), (h), B, E(a), (b), (c) and (d), F, G, H, L and M	All roads, railways, telephone lines, thoroughfares, outspans and water courses remain in operation, the state can create roads, railways, telephone lines, water courses, etc. on the land, the state can collect timber and wood from the property, the state can collect water from the property, create power line servitudes, create a water pipe servitude, create a pump station servitude, create a road servitude, impose a building line and restrict the use of the property to a brick factory.
Portion 1 of Lot 197 Empangeni and Portion 2 of Lot 197 Empangeni	Deed of Transfer No. T044114/07	A(a), (b), (d), (e), (f), (g), (h), B, E, and F	All roads, railways, telephone lines, thoroughfares, outspans and water courses remain in operation, the state can create roads, railways, telephone lines, water courses, etc. on the land, the state can collect timber and wood from the property, the state can collect water from the property, create power line servitudes, create a water pipe servitude, create a pump station servitude, create a road servitude, and impose a building line.
Portion 6 of Wilton Park Farm No. 11848	T32675/2006	A2, B, C, D, E, F, G, H, I, J, K	Create power line servitudes, create pre-emptive rights and impose a building line.

No.165**14 October 2013****DEPARTMENT OF CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS****DEVELOPMENT FACILITATION ACT, 1995: ERF 1779 PORT SHEPSTONE, MARBURG INDUSTRIAL PARK, HIBISCUS COAST MUNICIPALITY**

In terms of section 33(4) of the Development Facilitation Act, (Act No. 67 of 1995), the Development Tribunal approved the development of an industrial park consisting of 10 Industrial Zone: Medium Impact (General Industry) erven, 14 Industrial Zone: Low Impact: Zone 1 erven and 3 public road erven on Erf 1779 Port Shepstone, Registration Division ET, Hibiscus Coast Municipality, subject to the following conditions of establishment relating to land use management and the application of laws –

- (a) the amendment of the Port Shepstone Town Planning Scheme by the layout and zoning of the land development area in accordance with the layout drawing No. 07E10p03, dated May 2008;
- (b) sections 23(1), 40(1), 75(1)(b) and 75(1)(c) of the KwaZulu-Natal Planning and Development Act (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 2008/1138; 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 are applicable to the land development area.

MA DE LANGE, Senior Manager: Land Administration

Date: 7 October 2013

File reference: 2008/1138

No.166**14 October 2013****DEPARTMENT OF CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS****DEVELOPMENT FACILITATION ACT, 1995: PORTION 1 OF ERF 1680 RICHARDS BAY, PORTION OF PORTION 2 OF ERF 1680 RICHARDS BAY AND A PORTION OF REMAINDER OF ERF 1725 RICHARDS BAY, ESSENWOOD SHOPPING CENTRE, uMHLATHUZE 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 Portion 1 of Erf 1680 Richards Bay, portion of Portion 2 of Erf 1680 Richards Bay (to be designated as Portion 3 (of 2) of Erf 1680 Richards Bay) and a portion of the Remainder of Erf 1725 Richard Bay (to be designated as Portion 2 of Erf 1725 Richard Bay), to be consolidated to form Erf 16691 Richard Bay, Registration Division GV, uMhlathuze Municipality, subject to the following conditions of establishment relating to the land use management and application of laws –

- (a) the amendment of the Richards Bay Town Planning Scheme by the layout and zoning of the land development area in accordance with the layouts RB96243/001Rev07 and RB96243/002Rev07, dated July 2007;
- (b) sections 23(1), 40(1), 75(1)(b) and 75(1)(c) of the KwaZulu-Natal Planning and Development Act (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 2008/1138;

(c) the suspension of condition B(1) from Deed of Transfer T29600/1997 insofar as it relates to the portion of the Remainder of Erf 1725 Richards Bay to be designated as Portion 2 of Erf 1725 Richards Bay, that restricts the use of the property to residential purposes;

(d) sections 11, 11*bis*, 12 - 29, 32, 33, 35 - 38 and section 47*bis* of the Town Planning Ordinance, 1949 (Ordinance No. 27 of 1949), shall not apply to the land development area for the purpose of the development thereof in accordance with the conditions of approval of application 2007/605;

(e) sections 211 and 212 of the Local Authorities Ordinance, 1974 (Ordinance No. 25 of 1974), shall not apply to the land development area for the purpose of the development thereof in accordance with the conditions of approval of application 2007/605; and

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

MA DE LANGE, Senior Manager: Land Administration

Date: 7 October 2013

File reference: 2007/605

No.164

14 kuMfumfu 2013

UMNYANGO WEZOKUBUSA NGOKUBAMBISANA NEZOMDABU

UMTHETHO WOKULUNGISELELA INTUTHUKO, 1995: INSALELA YESIZA 197 EMPANGENI, INGXYENYE 2 YESIZA 197 EMPANGENI NENGXYENYE 6 YEPULAZI I-WILTON PARK NO. 11848, E-WATERSTONE, KUMASIPALA WASEMHLATHUZE

Ngokwesigaba 33 (4) soMthetho wokuLungiselela iNtuthuko, 1995, isiGungu seNtuthuko sigunyaze ukuthuthukiswa kweZiza eziKhethekile zokuHlala eziyi-134, Iziza eziKhethekile eziyi-189 kwiZiza ezi-2, Iziza eziKhethekile ezingama-540 kwiZiza ezi-4, iziza zeNdawo yokuHlala eziPhakathi neNdawo, iSiza esi-1 sendawo esetshenziselwa ukugcina amahhashi, amaBhizinisi ajwayelekile ama-3 kwiZiza ezi-2, iSiza esi-1 sokwakha iBhizinisi elinqunyiwe kuphela, iZiza ezingama-25 zezokuPhathwa, iZiza ezi-4 zeNdawo yezeMfundo, iZiza ezi-2 zeNdawo yezoLimo, iZiza eziyi-11 zeNdawo eVulekile eziMele, iZiza eziyi-16 zeNdawo eVulekile yoMphakathi, iZiza eziyi-17 zeNdawo yokoNgiwa kweMvelo kanye nemigwaqo kwiNsalela yeSiza 197 eMpangeni, iNgxenywe e-1 yeSiza 197 eMpangeni, iNgxenywe 2 yeSiza 197 eMpangeni neNgxenywe 6 yePulazi i-Wilton Park No. 11848, ezohlanganiswa ukwakha iSiza esi-1 e-Waterstone esizobe sesihlukaniswa iziqephu, isiGaba sokuBhaliswa ngu-GU, e-Waterstone, kuMasipala waseMhlathuze, kuncike kule mibandela elandelayo yokusungulwa okuphathelele nokuphathwa kokusetshenziswa, ukumiswa kwemibandela yezimiso zetayitela kanye nokusebenza kwemithetho –

(a) Ukuchitshiyelwa koHlelo lokuHlelwa kweDolobha laseMpangeni –

(i) ngokufakwa ngemva kwegama "Indawo yokuHlala ePhakathi neNdawo" kwiThebhula C loHlelo 1 kulesi saziso;

(ii) ngokufakwa ngemva kwendima 3 ohlwini lwesithathu lwegama leNdawo eKhethekile 4 (engama 240m²) kwiThebhula D lale ndima elandelayo –

"4. E-Waterstone Residential Village kumele kusetshenziswe lokhu okulandelayo –

- esigabeni somthetho 3.2(iii) umngcele osemaceleni ungaba ngama-0m kumacala womabili ukuze kungene izindlu ezixhumene.

- Esigabeni somthetho 5.4 ukujula kwesiza endaweni engaphambili emgwaqeni akumele kweqe Isilinganiso soku-5 koku-1 ukuze kungene izindlu ezixhumene.

- Isilinganiso esifanele sezindlu zokuhlala kumele kube ngu-40m².”
- (iii) ngokufaka ngemva kwegama “Indawo yokuHlala ePhakathi neNdawo” kwiThebhula D legama elisoHlelweni 2 kulesi sazi;
- (iv) ngokufaka ngemva kwendima 3 ohlwini lwesithathu lwegama lwegama leBhizinisi eleJwayelekile 2 kwiThebhula D lwale ndima elandelayo –
- “4. Kwintuthuko yase-Waterstone indawo yaphansi kufanele igcine ku 0.3 futhi ubude bugcine kwizitezi ezi-3.”
- (v) ngokufaka ngemva kwegama “indawo evulekile” kwiThebhula D lwegama olusoHlwini 3 lwalesi sazi;
- (vi) ngokuhlelwa kanye nokuklanywa kwendawo okuthuthukiswa kuyo umhlaba ngokuhambisana noMdwebo wePulani 2642/6, yamhla zingama-21 kuNhlangulana 2012;
- (b) ukumiswa kwemibandela yetayitela oHlelweni 4 kulesi sazi;
- (c) izigaba 23(1), 40(1), 75(1)(b) no 75(1)(c) zoMthetho wokuHlelwa kweNtuthuko waKwaZulu-Natali, 2008 (uMthetho No. 6 ka 2008), ngeke zisebenze endaweni okuthuthukiswa kuyo umhlaba ngenhloso yalokho kuthuthukisa ngokuhambisana nale mibandela yokusungulwa kwamalokishi yesicelo 2008/1241; kanye
- (d) nezinhlinzeko zoMthetho wamaZinga oKwakha neMithethonqubo yoKwakha kaZwelonke, 1977 (uMthetho No. 103 ka 1977), neminye imithetho elawula ukwakiwa kwezakhiwo endaweni okuthuthukiswa kuyo umhlaba ziyisetshenziswa endaweni okuthuthukiswa kuyo umhlaba.

MA DE LANGE, uMphathi oPhezulu wezokuPhathwa koMhlaba

Usuku: _____

Inkomba yefayela: 2008/1241

UHLELO 1

UKUSETSHENZISWA KOMHLABA	UMBALA OFAKWE KWIBALAZWE	INHLOSO YOKWAKHIWA KWEZAKHIWO NEYOKUSETSHENZISWA KOMHLABA	INHLOSO YOKWAKHIWA KWEZAKHIWO NEYOKUSETSHENZISWA KOMHLABA NGEVUJUME EKHETHEKILE KUPHELA	INHLOSO YOKUNGAKHIWA KWEZAKHIWO NOKUNGASETSHENZISWA KOMHLABA
Indawo eHlala amaHhashi		5. uMhlabane weZolimo 7. Isakhiwo sezamaBhizinisi 11. Indlu yokuHlala 13. Isakhiwo sangaphandle sokuHlala 21. Indlu ehlanganiswa udonga olulodwa nenye indlu yokuhlala 28. Indawo eziMele yezokuGcebeleka 30. Isakhiwo sezokuNgebeleka 31. Isakhiwo sokuHlala	12. Isakhiwo sokuFunda 24. Indawo eVulekile 26. Indawo yokuzijabulisa yoMphakathi 27. Indawo yokuHlanganela yoMphakathi 32. Isitolo sokudlela 36. Igalaji	1. Isakhiwo esingaphandle esakhiwe eceleni kwendlu enkulu 2. Isakhiwo seZolimo 3. Imboni yezolimo 5. Indawo yokuPaka amaKharaveni 6. Ukuthuthukiswa kwezindlu zeziVakashi 8. Inkulisa 9. Indawo yebhayisikobho engena izimoto 10. Ilondolo 14. Imboni yokukhiqiza 15. Indawo yabaNgcwabi 16. Igalaji 17. Isakhiwo seMboni eJwayelekile 18. Isikhungo 19. Ilondolo 20. Isakhiwo seziMboni eziNcane 22. Igalaji lokudayisa iziMoto 23. amaHhovisi 25. Igalaji lokuPaka iziMoto 29. IHhovisi loMphakathi 33. Isakhiwo esinqumbe umsebenzi waso 34. Isakhiwo sokukhanda seziMboni 35. Igalaji lokuthela iziMoto 37. Isakhiwo esiKhethekile seziMboni 38. Indawo yokuGcina iMpahla

UHLELO 2

OKUZOKWAKHIWA	UBUBANZI BENDAWO EYIPHANSI, UBUKHULU NOKUPHAKAMA OBUVUMELEKILE	OKWENGEZIWE	INKOMBA YOMBALA OFAKWE KWIBALAZWE LOHLELO
Indawo eGcina amahashi	0.35 :30 :2	<ol style="list-style-type: none"> 1. Isilinganiso esincane sesiza sesionke ngamaHekta ayi-5. 2. Isilinganiso esikhulu sendlu ehlanganiswa udonga olulodwa nenye indlu yokuhlala ngamayunithi ayi-10 kwihektha ngayinye esizeni. 3. lonke uHlelo lokuThuthukiswa kweSiza luyogunyazwa umaziphathe wasendaweni ngaphambi kokuqaliswa kwentuthuko. 4. Indawo yokupaka izimoto izohlinzekwa kwiyunithi ngayinye yokuhlala ezindaweni ibe izindawo ezimbili ebese kuba nezindawo ezingama-20 eziqondene nezivakashi kanye nabasebenzi. 5. Kuyohlinzekwa ngamapayipi okuhambisa indle ngokugunyazwe umaziphathe wandawo. 6. Kuyohlinzekwa ngendawo yokulolonga amahashi kanye nesitebele esikwazi ukufaka ihashi eilodwa ekwiyunithi ngayinye yokuhlala. 7. Ukususwa kwendle yamahashi kuyokwenziwa ngokugunyazwa umaziphatha wendawo. 8. Isilinganiso semingcele yesakhiwo ngu-7.5m. 9. Isilinganiso sendawo eseceleni nangemuva kufanele kube ngu-3m. 	

UHLELO 3

OKUZOKWAKHIWA	UBUBANZI BENDAWO EYIPHANSI, UBUKHULU NOKUPHAKAMA OBUVUMELEKILE	OKWENGEZIWE	INKOMBA YOMBALA OFAKWE KWIBALAZWE LOHLELO
ezokuPhathwa	0.5 : 50 : 2	<p>Endaweni yokuHlala yase-Waterstone kuzosebenza lokhu okulandelayo –</p> <ol style="list-style-type: none"> 1. Umasipala ngokunquma kwawo, ungachibiyela ububanzi bendawo eyiphansi, ubukhulu nokuphakama kuye ngokuthi umhlaba kuhloswe ukuthi usetshenziselweni. 2. Lokhu okulandelayo okwengeziwe kufanele kusetshenziswe ezibhedlela naseMitholampilo kubantu abadala noma kubantu abantekenteke: <ol style="list-style-type: none"> (a) Ububanzi bendawo eyiphansi ngu- 0,5 (b) Ubukhulu ngama-50%. Izindawo zokupaka ezembozwe ngendwangu yokwenza umthunzi ovikela izimoto angeke zibe nobubanzi. c. Ubude bungaba izitezi ezi-4. d. Izindawo zokupaka ziyohlizekwa kanje: <ul style="list-style-type: none"> - indawo eyo-1 yombhede weziguli kanye nezivakashi. - indawo eyo-1 kumsebenzi ngamunye kwabayisi-5. - izindawo eziyi-5 zodokotela abazimele maqondana nezindawo zokubona iziguli - indawo eyo-1 yokusebenza/yokulayisha emumatha imibhede engama-60. - indawo ye-ambulensi e-1 emumatha imibhede engama-60 e. Okungenani ama-25% esiza kumele kungakhiwa lutho kuwo futhi ulungiswe ngendlela ezonqunywa umasipala. f. Umasipala ngokunquma kwawo, ungaguquka konke okwengeziwe nanoma ikuphu ngenxa yesizathu esithile noma ngokwezimo eziphuthumayo. 	

UHLELO 4

UMHLABA	ITAYITELA	UMBANDELA	UBUBANZI
Insalela yeSiza 197 eMpangeni	Incwadi yokuDluliswa kweTayitela No. T33471/07	A(a), (b), (d), (e), (f), (g), (h), B, E (a), (b), (c) no (d), F, G, H, L no M	Yonke imigwaqo, imizila yesitimela, izintambo zocingo, zonke izindlela, isikhumulo nemizila yamanzi eqhubeka nokusebenza, umbuso ungakha imigwaqo, imizila yesitimela, izintambo zocingo, imizila yamanzi njalo njalo kumhlaba, umbuso ungalanda izingodo nezinkuni kumhlaba, umbuso ungakha amanzi kumhlaba, ungenza ukuba izintambo zikagesi zihambe kumhlaba, amapayipi amanzi ahambe kumhlaba, ungafaka indawo yokuphehla amanzi, umgwaqo onqamula kumhlaba, ungakha imigcele yesakhiwo ebese ubeka imibandela yokusetshenziswa komhlaba kwifemu eyakha izitini.
Ingxenye 1 yeSiza 197 eMpangeni neNgxenye 2 yeSiza 197 eMpangeni	Incwadi yokuDluliswa kweTayitela No. T044114/07	A(a), (b), (d), (e), (f), (g), (h), B, E, no F	Yonke imigwaqo, imizila yesitimela, izintambo zocingo, zonke izindlela, isikhumulo nemizila yamanzi eqhubeka nokusebenza, umbuso ungakha imigwaqo, imizila yesitimela, izintambo zocingo, imizila yamanzi njalo njalo kumhlaba, umbuso ungalanda izingodo nezinkuni kumhlaba, umbuso ungakha amanzi kumhlaba, ungenza ukuba izintambo zikagesi zihambe kumhlaba, amapayipi amanzi ahambe kumhlaba, ungafaka indawo yokuphehla amanzi, umgwaqo onqamula kumhlaba, ungakha imigcele yesakhiwo
Ingxenye 6 yePulazi i-Wilton Park No.11848	Incwadi yokuDluliswa kweTayitela No T32675/2006	A2, B, C, D, E, F, G, H, I, J, K	ungenza ukuba izintambo zikagesi zihambe kumhlaba ube nelulngelo eligodliwe futhi ungakha imigcele yesakhiwo.

No.165**14 kuMfumu 2013****UMTHETHO WOKULUNGISELELA INTUTHUKO, 1995: ISIZA 1779 E-PORT SHEPSTONE, E-MARBURG INDUSTRIAL PARK, KUMASIPALA WASE-HIBISCUS COAST**

Ngokwesigaba 33 (4) soMthetho wokuLungiselela iNtuthuko, 1995, isiGungu seNtuthuko sigunyaze ukuthuthukiswa kwendawo yezimboni eneziNdawo zeziMboni eziyi-10: Iziza zeziMboni eziseziNgeni elikahle (Imboni eJwayelekile), Izindawo zeziMboni eziyi-14: Imboni eNcane: Isiza esi-1 eNdaweni eKlanyiwe neziza ezi-3 zomgwaqo womphakathi esizeni 1779 e-Port Shepstone, isiGaba sokuBhaliswa ngu-ET, kuMasipala wase-Hibiscus Coast, kuncike kule mibandela elandelayo yokusungulwa okuphathelene nokuphathwa kokusetshenziswa, kanye nokusebenza kwemithetho –

- (a) ukuchitshiyelwa koHlelo lokuHlelwa kweDolobha lase-Port Shepstone ngemidwebo yebalazwe nokuklanywa kwendawo ethuthukiswayo kumhlaba ngokuhambisana noMdwebo wePulani No. 07E10p03, yangenyanga kaNhlabha 2008;
- (b) izigaba 23(1), 40(1), 75(1)(b) no 75(1)(c), zoMthetho wokuHlelwa kweNtuthuko waKwaZulu-Natali, 2008 (uMthetho No. 6 ka 2008), ngeke zisebenze endaweni okuthuthukiswa kuyo ngokuhambisana nale mibandela yokugunyazwa kwesicelo 2008/1138; kanye
- (c) nezinhlinzeko zoMthetho wamaZinga oKwakha neMithethonqubo yoKwakha kaZwelonke, 1977 (uMthetho No. 103 ka 1977), neminye imithetho elawula ukwakhiwa kwezakhiwo endaweni okuthuthukiswa kuyo umhlaba ziyisetshenziswa endaweni okuthuthukiswa kuyo umhlaba.

MA DE LANGE, uMphathi oPhezulu wezokuPhathwa koMhlaba

Usuku: _____

Inkomba yefayela: 2008/1138

No.166**14 kuMfumu 2013****UMTHETHO WOKULUNGISELELA INTUTHUKO, 1995: INGXENYE 1 YESIZA 1680 E-RICHARDSBAY, INGXENYE YENGXENYE 2 YESIZA 1680 E-RICHARDSBAY KANYE NENGXENYE YENSALELA YESIZA 1725 E-RICHARDSBAY, E-ESSENWOOD SHOPPING CENTRE, KUMASIPALA WASEMHLATHUZE**

Ngokwesigaba 33 (4) soMthetho wokuLungiselela iNtuthuko, 1995, isiGungu seNtuthuko sigunyaze ukuthuthukiswa kweNgxenye 1 yeSiza 1680 e-Richardsbay, ingxenye yeNgxenye 2 yeSiza 1680 e-Richardsbay (ezokhethwa njengeNgxenye 3 (ka 2) yeSiza 1680 e-Richardsbay) kanye nengxenye yeNsalela yeSiza 1725 e-Richardsbay (ezokhethwa njengeNgxenye 2 yeSiza 1725 e-Richardsbay), ezohlangukiswa ibe iSiza 16691 e-Richardsbay, isiGaba sokuBhaliswa ngu-GV, kuMasipala waseMhlathuze, kuncike kule mibandela elandelayo yokusungulwa okuphathelene nokuphathwa kokusetshenziswa, kanye nokusebenza kwemithetho –

- (a) ukuchitshiyelwa koHlelo lokuHlelwa kweDolobha lase-Richardsbay ngemidwebo yebalazwe nokuklanywa kwendawo ethuthukiswayo kumhlaba ngokuhambisana noMdwebo wePulani No RB96243/001Rev07 no RB96243/002Rev07, yangenyanga kaNtulikazi 2007;
- (b) izigaba 23(1), 40(1), 75(1)(b) no 75(1)(c), zoMthetho wokuHlelwa kweNtuthuko waKwaZulu-Natali, 2008 (uMthetho No. 6 ka 2008), ngeke zisebenze endaweni okuthuthukiswa kuyo ngokuhambisana nale mibandela yokugunyazwa kwesicelo 2008/1138;
- (c) ukumiswa kombandela B(1) eNcwadini yokuDluliswa kweTayitela T29600/1997 njengoba uphathelene nengxenye yeNsalela yeSiza 1725 e-Richardsbay ezokhethwa njengeNgxenye 2 yeSiza 1725 e-Richardsbay, ubeka imibandela yokusetshenziswa komhlaba ngezinhloso zokuhlala;

(d) izigaba 11, 11bis, 12 - 29, 32, 33, 35 - 38 nesigaba 47bis se-Odinensi yokuHlelwa kweDolobha, 1949 (i-Odinensi No. 27 ka 1949) ngeke zisebenze endaweni okuthuthukiswa kuyo umhlaba ngenhloso yalokho kuthuthukisa ngokuhambisana nesicelo 2007/605;

(e) izigaba 211 no 212 ze-Odinensi zoMaziphathe beNdawo, 1974 (i-Odinensi No. 25 ka 1974) ngeke zisebenze endaweni okuthuthukiswa kuyo umhlaba ngenhloso yalokho kuthuthukisa ngokuhambisana nesicelo 2007/605; kanye

(f) nezinhlizeko zoMthetho wamaZinga oKwakha neMithethonqubo yoKwakha kaZwelonke, 1977 (uMthetho No. 103 ka 1977), neminye imithetho elawula ukwakhiwa kwezakhiwo endaweni okuthuthukiswa kuyo umhlaba ziyosetshenziswa endaweni okuthuthukiswa kuyo umhlaba;

MA DE LANGE, uMphathi oPhezulu wezokuPhathwa koMhlaba

Usuku: _____

Inkomba yefayela: 2007/605

No.164

14 Oktober 2013

DEPARTEMENT VAN SAMEWERKENDE REGERING EN TRADISIONELE SAKE

WET OP ONTWIKKELINGSFASILITERING, 1995: RESTANT VAN PERSEEL 197 EMPANGENI, GEDEELTE 2 VAN PERSEEL 197 EMPANGENI EN GEDEELTE 6 VAN WILTON PARK PLAAS NO. 11848, WATERSTONE, uMHLATHUZE MUNISIPALITEIT

Ingevolge artikel 33(4) van die Wet op Ontwikkelingsfasilitering, 1995 (Wet No. 67 van 1995), het die Ontwikkelingstribunaal 'n ontwikkeling bestaande uit 134 Spesiale Residensiële erwe, 189 Spesiale Residensiële 2 erwe, 540 Spesiale Residensiële 4 erwe, 21 Intermediêre Residensiële erwe, 1 Perderuiterlandgoederf, 3 Algemene Kommersiële 2 erwe, 1 Beperkte Kommersiële erf, 25 Administratiewe erwe, 4 Opvoedkundige erwe, 2 Landbou-erwe, 11 Privaat Oopspasie-erwe, 16 Openbare Oopspasie-erwe, 17 Bewaringsreservaaterwe en -paaie op Restant van Perseel 197 Empangeni, Gedeelte 1 van Perseel 197 Empangeni, Gedeelte 2 van Perseel 197 Empangeni en Gedeelte 6 van Wilton Park Plaas No. 11848, om gekonsolideer te word om Erf 1 Waterstone te skep om verder onderverdeel te word, Registrasie-afdeling GU, Waterstone, uMhlathuze Munisipaliteit goedgekeur, behoudens die volgende stigtingsvoorwaardes met betrekking tot grondgebruiksbestuur, die opheffing van beperkende titelvoorwaardes en die toepassing van wette –

(a) die wysiging van die Empangeni Dorpsbeplanningskema –

(i) deur die invoeging na die item "Intermediêre Residensiël" in Tabel C van die item in Bylae 1 tot hierdie kennisgewing;

(ii) deur die invoeging na paragraaf 3 in die derde kolom van die item Spesiale Residensiël 4 (240 m²) van Tabel D van die volgende paragraaf –

"4. In die Waterstone Residensiële Dorp sal die volgende van toepassing wees:

- klousule 3.2(iii): die kantspasie kan 0 m aan beide kante wees ten einde terrashuise te akkommodeer;
- klousule 5.4: die diepte van 'n perseel in verhouding tot die voorkant sal nie die ratio van 5 tot 1, ten einde terrashuise te akkommodeer, oorskry nie; en
- die grootte van wooneenhede sal minstens 40 m² wees."; en

(iii) deur die invoeging na die item "Intermediêre Residensiël" in Tabel D van die item in Bylae 2 tot hierdie kennisgewing;

(iv) deur die invoeging na paragraaf 3 in die derde kolom van die item "Algemeen Kommersiël 2" van Tabel D van die volgende paragraaf –

“4. In die Waterstone ontwikkeling sal die Vloeroppervlakverhouding (VOV) beperk wees tot 0.3 en die hoogte tot 3 verdiepings beperk wees.”;

(v) deur die invoeging na die item “Geleentheidsone” in Tabel D van die item in Bylae 3 tot hierdie kennisgewing; en

(vi) deur die uitleg en sonering van die grondontwikkelingsgebied in ooreenstemming met uitlegtekening No. 2642/6, gedateer 21 Februarie 2012; en

(b) die opheffing van die titelvoorwaardes in Bylae 4 tot hierdie kennisgewing;

(c) artikels 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 die ontwikkeling daarvan in ooreenstemming met die dorpstigtingsvoorwaardes vir aansoek 2008/1241 nie; en

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

MA DE LANGE, Senior Bestuurder: Grondadministrasie

Datum:

Lêerverwysing: 2008/1241

BYLAE 1

GEBRUIKSONE	KLEURNOTASIE OP SKEMAKAART	DOELEINDES WAARVOOR GEBOUE OPGERIG EN GROND GEBRUIK KAN WORD	DOELEINDES WAARVOOR GEBOUE OPGERIG EN GEBRUIK KAN WORD SLEGS MET SPESIALE TOESTEMMING	DOELEINDES WAARVOOR GEBOUE NIE OPGERIG EN GEBRUIK KAN WORD EN GROND NIE GEBRUIK KAN WORD NIE
Perdruiter Residensieel		5. Landbougrond 7. Kommersiële Werswinkel 11. Woonhuis 13. Uitgebreide Residensiele Gebou 21. Medium Digtheidsbehuising 28. Privaat Ontspanningsgebied 30. Ontspanningsgebou 31. Residensiele Gebou	12. Opvoedkundige Gebou 24. Geleentheidsone 26. Plek van Openbare Vermaaklikheid 27. Plek van Openbare Byeenkoms 32. Restaurant 36. Dienstasie	1. Bykomende ten volle toegeruste wooneenheid 2. Landbougebou 3. Landbouwywerheid 5. Karavaanpark 6. Chaletontwikkeling 8. Bewaarskool 9. Inryteater 10. Droogskoonmakerswinkel 14. Ekstraktiewe bedryf 15. Begrafnisonderneming 16. Motorhawe 17. Algemene Nywerheidsgebou 18. Instelling 19. Kitswassery 20. Ligte Nywerheidsgebou 22. Motorhandelaar 23. Kantoorgebou 25. Parkeergarage 29. Openbare Kantoer 33. Beperkte Gebou 34. Diensbedryfsgebou 35. Dienstasie 37. Spesiale Nywerheidsgebou 38. Pakhuis

BYLAE 2

DIGTHEIDSONE	MAKSIMUM TOEGELATE VOV, DEKKING EN HOOGTE	BYKOMENDE BEHEER	KLEURNOTASIE OP SKEMAKAART
Perderuiter Residenssteel	0.35 : 30 : 2	<ol style="list-style-type: none"> 1. Moedererfgebied van minstens 5 hektaar. 2. Residensiële digtheid van hoogstens 10 eenhede per hektaar oor hele perseel. 3. Algehele Perseelontwikkelingsplan wat goedgekeur moet word deur die plaaslike owerheid voor ontwikkeling. 4. Akkomodasie vir motorvoertuie moet voorsien word met 'n verhouding van 2 parkeerruimtes per residensiële eenheid en 20 parkeerruimtes vir besoekers en personeel. 5. Voorsiening van 'n rioolverwyderingstelsel tot die bevrediging van die plaaslike owerheid. 6. Oefeningsgebied en stalruimte moet voorsien word vir die akkomodasie van perde met 'n verhouding van 1 perd per 2 residensiële eenhede. 7. Verwydering van perd-verwante afvalprodukte tot die bevrediging van die plaaslike owerheid. 8. Boulyne sal minstens 7.5 m wees. 9. Kant- en agterspasia's sal minstens 3 m wees. 	

BYLAE 3

DIGTHEIDSONE	MAKSIMUM TOEGELATE VOV, DEKKING EN HOOGTE	BYKOMENDE BEHEERMAATREËLS	KLEURNOTASIE OP SKEMAKAART
Administrasie	0.5 : 50 : 2	<p>In die Waterstone Residensiële Dorp sal die volgende van toepassing wees:</p> <ol style="list-style-type: none"> 1. Die Munisipaliteit kan, na sy goeddunke, die VOV, Dekking en Hoogte wysig, afhangende van die voorgestelde grondgebruik. 2. Die volgende beheermaatreëls sal van toepassing wees op Hospitale en Sorgsentrums vir bejaardes of verswakte persone: <ol style="list-style-type: none"> (a) VOV 0,5; (b) Dekking van 50%. Parkeerruimtes wat deur skadunet beskerm word sal nie as dekking beskou word nie. (c) Hoogte kan 4 verdiepings wees. (d) Parkering sal voorsien word soos volg: <ul style="list-style-type: none"> • 1 ruimte per bed vir pasiënte en besoekers. • 1 ruimte per 5 werknemers. • 5 ruimtes per praktisyn met spreekkamers. • 1 diens- /laairuimte per 60 beddens. • 1 ambulansruimte per 60 beddens. (e) Minstens 25% van die perseel moet oopgelos en tuine aangelê word tot bevrediging van die Munisipaliteit. (f) Die Munisipaliteit kan, na sy goeddunke, alle of enige van die bogenoemde beheermaatreëls wysig, afhangende van aanvraag of spesiale omstandighede. 	

BYLAE 4

EIENDOM	TITELBEWYS	VOORWAARDE	OMVANG
Restant van Perseel 197 Empangeni	Transportakte No. T33471/07	A(a), (b), (d), (e), (f), (g), (h), B, E(a), (b), (c) en (d), F, G, H, L en M	Alle paaie, spoorweë, telefoonlyne, deurgange, uitspanplekke en waterweë bly in werking, die staat kan paaie, spoorweë, telefoonlyne, waterweë, ens. op die grond skep, die staat kan timmerhout en hout vanaf die eiendom kollekteer, die staat kan water vanaf die eiendom kollekteer, kraglynserwiture skep, 'n waterpypserwituut skep, 'n pompstasieserwituut skep, 'n padserwituut skep, 'n boulyn oplê en die gebruik van die gebou beperk tot 'n baksteenfabriek.
Gedeelte 1 van Perseel 197 Empangeni en Gedeelte 2 van Perseel 197 Empangeni	Transportakte No. T044114/07	A(a), (b), (d), (e), (f), (g), (h), B, E, en F	Alle paaie, spoorweë, telefoonlyne, deurgange, uitspanplekke en waterweë bly in werking, die staat kan paaie, spoorweë, telefoonlyne, waterweë, ens. skep op die grond, die staat kan timmerhout en hout vanaf die eiendom kollekteer, die staat kan water vanaf die eiendom kollekteer, kraglynserwiture skep, 'n waterpypserwituut skep, 'n pompstasieserwituut skep, 'n padserwituut skep en 'n boulyn oplê.
Gedeelte 6 van Wilton Park Plaas No.11848	T32675/2006	A2, B, C, D, E, F, G, H, I, J, K	Kraglynserwiture skep, voorkomende regte skep en 'n boulyn oplê.

No.165

14 Oktober 2013

DEPARTEMENT VAN SAMEWERKENDE REGERING EN TRADISIONELE SAKE

WET OP ONTWIKKELINGSFASILITERING, 1995: ERF 1779 PORT SHEPSTONE, MARBURG NYWERHEIDSPARK HIBISKUSKUS MUNISIPALITEIT

Ingevolge artikel 33(4) van die Wet op Ontwikkelingsfasilitering, 1995 (Wet No. 67 van 1995), het die Ontwikkelingstribunaal die ontwikkeling van 'n nywerheidspark bestaande uit 10 Nywerheidsone: Medium Impak-erwe (Algemene Nywerheid), 14 Nywerheidsone: Lae Impak: Sone 1 erwe en 3 openbare paderwe op Erf 1779 Port Shepstone, Registrasie-afdeling ET, Hibiskuskus Munisipaliteit goedgekeur, behoudens die volgende stigtingsvoorwaardes betreffende grondgebruiksbestuur en die toepassing van wette –

- (a) die wysiging van die Port Shepstone Dorpsbeplanningskema deur die uitleg en sonering van die grondontwikkelingsgebied in ooreenstemming met uitlegtekening No. 07E10p03, gedateer Mei 2008;
- (b) artikels 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 die ontwikkeling daarvan in ooreenstemming met die goedkeuringsvoorwaardes van aansoek 2008/1138 nie; en
- (c) die bepalings van die Wet op Nasionale Bouregulasies en Boustandaarde, 1977 (Wet No. 103 van 1997), en enige ander wet wat die oprigting van geboue binne die grondontwikkelingsgebied beheer is van toepassing op die grondontwikkelingsgebied.

MA DE LANGE, Senior Bestuurder: Grondadministrasie

Datum:

Lêerverwysing: 2008/1138

No.166

14 Oktober 2013

DEPARTEMENT VAN SAMEWERKENDE REGERING EN TRADISIONELE SAKE

WET OP ONTWIKKELINGSFASILITERING, 1995: GEDEELTE 1 VAN ERF 1680 RICHARDSBAAI, GEDEELTE VAN GEDEELTE 2 VAN ERF 1680 RICHARDSBAAI EN 'N GEDEELTE VAN RESTANT VAN ERF 1725 RICHARDSBAAI, ESSENWOOD WINKELSENTRUM, uMHLATHUZE MUNISIPALITEIT

Ingevolge artikel 33(4) van die Wet op Ontwikkelingsfasilitering, 1995 (Wet No. 67 van 1995), het die Ontwikkelingstribunaal die ontwikkeling van Gedeelte 1 van Erf 1680 Richardsbaai, gedeelte van Gedeelte 2 van Erf 1680 Richardsbaai (om aangewys te word as Gedeelte 3 (van 2) van Erf 1680 Richardsbaai) en 'n gedeelte van die Restant van Erf 1725 Richardsbaai (om aangewys te word as Gedeelte 2 van Erf 1725 Richardsbaai), om gekonsolideer te word om Erf 16691 Richardsbaai, Registrasie-afdeling GV, uMhlathuze Munisipaliteit te vorm, goedgekeur, behoudens die volgende stigtingsvoorwaardes betreffende grondgebruiksbestuur en toepassing van wette –

- (a) die wysiging van die Richardsbaai Dorpsbeplanningskema deur die uitleg en sonering van die grondontwikkelingsgebied in ooreenstemming met uitleggings RB96243/001Rev07 en RB96243/002Rev07, gedateer Julie 2007;
- (b) artikels 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 die ontwikkeling daarvan in ooreenstemming met die goedkeuringsvoorwaardes van aansoek 2008/1138 nie;
- (c) die opheffing van voorwaarde B(1) van Transportakte T29600/1997 in soverre dit van betrekking is op die gedeelte van Restant van Erf 1725 Richardsbaai om aangewys te word as Gedeelte 2 van Erf 1725 Richardsbaai, wat die gebruik van die eiendom beperk tot residensiële doeleindes;
- (d) artikels 11, 11*bis*, 12 – 29, 32, 33, 35 – 38 en artikel 47*bis* 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 goedkeuringsvoorwaardes van aansoek 2007/605 nie;
- (e) artikels 211 en 212 van die Plaaslike Owerhede Ordonnansie, 1974 (Ordonnansie No. 25 van 1974), sal nie van toepassing wees op die grondontwikkelingsgebied vir die ontwikkeling daarvan in ooreenstemming met die goedkeuringsvoorwaardes van aansoek 2007/605 nie; en
- (f) die bepalinge van die Wet op Nasionale Bouregulasies en Boustandaarde, 1977 (Wet No. 103 van 1997), en enige ander wet wat die oprigting van geboue beheer binne die grondontwikkelingsgebied, is van toepassing op die grondontwikkelingsgebied.

MA DE LANGE, Senior Bestuurder: Grondadministrasie

Datum:

Lêerverwysing: 2007/605

