



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

**Provincial Gazette • Provinsiale Koerant • Igazethi Yesifundazwe**

**GAZETTE EXTRAORDINARY—BUITENGEWONE KOERANT—IGAZETHI EYISIPESHELI**

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

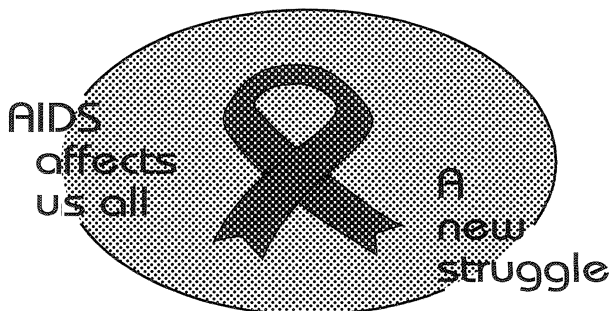
**Vol. 7**

**PIETERMARITZBURG,**

8 JULY 2013  
8 JULIE 2013  
8 kuNTULIKAZI 2013

**No. 981**

**We all have the power to prevent AIDS**



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DEPARTMENT OF HEALTH

**Prevention is the cure**

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**CONTENTS****INHOUD**

No.

Page

No.

Bladsy

**PROVINCIAL NOTICE****PROVINSIALE KENNISGEWING**

117 Less Formal Township Establishment Act, 1991: For proposed Portions 30-35 of the Farm Illovo No. 16409 to be redesignated Erven 3516-3521, Kingsburgh: Erf 3516, Kingsburgh (Phase 1) to be subdivided into Erven 3522-3812, Erf 3517 Kingsburgh (Phase 2) to be subdivided into Erven 3815-3942, Erf 3518, Kingsburg (Phase 3) to be subdivided into Erven 3946-4263, Erf 3519, Kingsburg (Phase 4) to be subdivided into Erven 4268-4567, Erf 3520 Kingsburg (Phase 5) to be subdivided into Erven 4571-4671 and Erf 352, Kingsburg (Phase 6) to be subdivided into Erven 4693-4817), eThekweni Municipality .....

3

117 Wet op Minder Formele Dorpstigting, 1991: Vir voorgestelde Gedeeltes 30-35 van die plaas Illovo No. 16409 om heraan gewys te word as Erwe 3516-3521, Kingsburgh: Erf 3516, Kingsburgh (Fase 1) om onderverdeel te word in Erwe 3522—3812, Erf 3517, Kingsburgh (Fase 2) om onderverdeel te word in Erwe 3815-3942, Erf 3518, Kingsburgh (Fase 3) om onderverdeel te word in Erwe 3946-4263, Erf 3519, Kingsburg (Fase 4) om onderverdeel te word in Erwe 4268-4567, Erf 3520, Kingsburg (Fase 5) om onderverdeel te word in Erwe 4571-4671 en Erf 3521, Kingsburg (Fase 6) om onderverdeel te word in Erwe 4693-4817), eThekweni Munisipaliteit .....

18

No.

Ikhasi

**ISAZISO SESIFUNDAZWE**

117 UMthetho wokuSungulwa kwamaLokishi angaHlelekile ngokuPhelele, 1991: Izingxenywe 30-35 ezihlongozwayo zepulazi i-Illovo No. 16409, ezizohlelwa kabusha zibe yiZiza 3516-3521 e-Kingsburgh: Isiza 3516 e-Kingsburgh (ku-Phase 1) esizohlukaniswa iziqephu sibe yiZiza 3522-3812, Isiza 3517 e-Kingsburgh (ku-Phase 2) esizohlukaniswa iziqephu sibe yiZiza 3815-3942, iSiza 3518 e-Kingsburgh (ku-Phase 3) esizohlukaniswa iziqephu sibe yiZiza 3946-4263, iSiza 3519 e-Kingsburg (ku-Phase 4) esizohlukaniswa iziqephu sibe yiZiza 4268-4567, iSiza 3529 e-Kingsburg (ku-Phase 5) esizohlukaniswa iziqephu sibe yiZiza 4571-4671 neSiza 3521 e-Kingsburg (ku-Phase 6) esizohlukaniswa iziqephu sibe yiZiza 4693-4817, kuMasipala waseThekweni .....

10

**PROVINCIAL NOTICE—PROVINSIALE KENNISGEWING—ISAZISO SESIFUNDAZWE****No. 117****8 July 2013****DEPARTMENT OF CO-OPERATIVE GOVERNANCE AND TRADITIONAL AFFAIRS****LESS FORMAL TOWNSHIP ESTABLISHMENT ACT, 1991: FOR PROPOSED PORTIONS 30 – 35 OF THE FARM ILLOVO NO. 16409 TO BE REDESIGNATED ERVEN 3516 – 3521 KINGSBURGH: (ERF 3516 KINGSBURGH (PHASE 1) TO BE SUBDIVIDED INTO ERVEN 3522 – 3812, ERF 3517 KINGSBURGH (PHASE 2) TO BE SUBDIVIDED INTO ERVEN 3815 – 3942, ERF 3518 KINGSBURGH (PHASE 3) TO BE SUBDIVIDED INTO ERVEN 3946 – 4263, ERF 3519 KINGSBURGH (PHASE 4) TO BE SUBDIVIDED INTO ERVEN 4268 – 4567, ERF 3520 KINGSBURGH (PHASE 5) TO BE SUBDIVIDED INTO ERVEN 4571 – 4671 AND ERF 3521 KINGSBURGH (PHASE 6) TO BE SUBDIVIDED INTO ERVEN 4693 – 4817), eTHEKWINI MUNICIPALITY**

In terms of sections 3(1)(a), 3(2), 3(6)(a) and 4(1) of the Less Formal Township Establishment Act, 1991 (Act No. 113 of 1991), I designate Erven 3516 – 3521 Kingsburgh: (Erf 3516 Kingsburgh (Phase 1), to be subdivided into Erven 3522 – 3812, Erf 3517 Kingsburgh (Phase 2) to be subdivided into Erven 3815 – 3942, Erf 3518 Kingsburgh (Phase 3) to be subdivided into Erven 3946 – 4263, Erf 3519 Kingsburgh (Phase 4) to be subdivided into Erven 4268 – 4567, Erf 3520 Kingsburgh (Phase 5) to be subdivided into Erven 4571 – 4671 and Erf 3521 Kingsburgh (Phase 6) to be subdivided into Erven 4693 – 4817), Kingsburgh Phases 1 – 6, Registration Division FT, eThekwini Municipality, as a less formal settlement subject to the following conditions of establishment relating to land use management and the application of laws –

- (a) the less formal settlement must be laid out and developed in accordance with Plan 2370/REV G, dated 26 September 2011;
- (b) the conditions contemplated in Schedule 1 shall apply to the land development area until a scheme is adopted for the less formal settlement in accordance with any law; and
- (c) the KwaZulu-Natal Planning and Development Act, 2008 (Act No. 6 of 2008), is applicable to the less formal settlement, except for the provisions of sections 23(1), 40(1), 75(1)(b) and (c) of the Act, which shall not apply to the establishment of the less formal settlement in accordance with the conditions of approval of application 2009/727, subject to sections 31(5) and 34(2) of the KwaZulu-Natal Planning and Development Act, 2008, being applicable to the designated land.

**MA DE LANGE**, Deputy Manager: Development Administration

Date: 4 July 2013

File reference: 2009/727

## SCHEDULE 1

### GENERAL DEFINITIONS

#### 1. In this Schedule –

“**building**” means a structure with a roof that is permanently fixed to the land and includes a part of a building;

“**coverage**” means the area of a property covered by buildings measured over the external walls as seen vertically from above and expressed as a percentage of the area of the property;

“**gross floor area**” means the area contained within the external walls of a building measured at each storey between the centre line of party walls and outside of external walls, including the area of balconies which shall be calculated from the overall dimensions of the balcony, but excluding the following –

- (a) covered, open-sided pedestrian walkways located outside a building;
- (b) parking lots;
- (c) loading areas;
- (d) areas used for refuse storage;
- (e) basement diaphragm walls;
- (f) curtain wall or cladding systems;
- (g) ledges for air-conditioning units;
- (h) areas designed purely for the maintenance of equipment; and
- (i) voids;

“**property**” means any place or land registered in the deeds registry, including an erf, a sectional title unit, a lot, a plot, a stand, a farm and a portion of a piece of land registered in the deeds registry;

“**rear space**” means a line parallel to a boundary of an erf which does not meet a street boundary;

“**side space**” means a line parallel to a boundary of an erf which meets a street boundary;

“**storey**” means –

- (a) a room or rooms at ground level;
- (b) a room or rooms above another room or rooms;
- (c) a habitable room or rooms in a basement; and
- (d) every 3 metres of space between the finished floor and the ceiling of a room; and

“**street front space**” means a line parallel to any boundary of an erf which is contiguous with a street, public right of way or road reservation.

## LAND USE DEFINITIONS

### 1. In this Schedule –

“**agriculture**” means the use of land for the keeping of game, animal husbandry and the planting and harvesting of grain, vegetables, fruit, cotton and flowers;

“**ancillary residential unit**” means a second dwelling house –

(a) that is not larger than 80m<sup>2</sup>;

(b) that is architecturally compatible in both style and finishing with the main dwelling house; and

(c) that may be attached to the main dwelling house;

“**arts and crafts workshop**” means a building that is used primarily for the production and sale of arts and crafts, using processes for the production that do not cause nuisance to other properties or that are detrimental to the amenities of the surroundings;

“**attached housing**” means residences –

(a) occupied by multiple households;

(b) that share at least one common wall; and

(c) that have direct access from outside the building;

“**clinic**” means premises where persons receive an outpatient facility, providing medical or surgical services for sick or injured persons and may include emergency treatment, diagnostic services and primary health care, and may include a day ward.

“**commercial workshop**” means a building wherein the primary purpose is the selling of goods or services by retail and where the processes are operated specifically in conjunction with a shop or office to which the public, as customers, have access;

“**conservation**” means land set aside for the protection of areas of high biodiversity, cultural- or archaeological significance;

“**convention centre**” means a building used to conduct conferences, seminars, gatherings, indoor recreation, exhibitions and such other uses which are ancillary to, or reasonable necessary, for the use of a building as a convention centre;

“**crèche**” means a building used for the care of seven or more infants and young children during the daytime in the absence of their parents or guardians;

“**dwelling house**” means a free-standing building that is used by a single household as a residence, including outbuildings that are ordinarily associated with a dwelling house;

**“educational building”** means a building used as a school, college, university, technical institute, academy, research laboratory, lecture hall, convent, monastery, gymnasium, public library, art gallery or a museum;

**“home activity”** means –

- (a) the practicing of an occupational activity in conjunction with a residence; or
- (b) running a shop in conjunction with a residence;

**“laundrette”** means a building used for the purpose of washing and drying clothing and household fabrics, where the machines used are electrically operated and running quietly, and of the type which processes each customer’s articles individually and which may be operated by the customer;

**“market”** means a regular gathering of people for the purchase and sale of goods and offering of services;

**“museum”** means a building in which objects illustrating art, history, science and culture are displayed and may include a workshop for the repair and restoration of these objects;

**“nature reserve”** means land used for preservation of fauna and flora or scenic, scientific, cultural, historic or archeological heritage;

**“office”** means a building used for business, clerical, professional and government administration services;

**“place of public assembly”** means a building or land used for social meetings, gatherings, religious purposes or indoor recreation;

**“place of public worship”** means a building or land used as a church, chapel, oratory, synagogue, mosque, temple or other place of public devotion;

**“public transport terminal”** means a building or land used by three or more buses or taxis for the purpose of loading and unloading passengers;

**“residential building”** means a building, excluding an ancillary residential unit and dwelling house, designed for use as human habitation, together with such outbuildings as are ordinarily used therewith, and includes blocks of tenements, apartment houses, residential clubs and hostels;

**“restaurant”** means a building which is used for the preparation of food and liquid refreshments for consumption on the property;

**“road”** means land used by the public for the passage of vehicles and pedestrians;

“**shelter**” means premises used to provide accommodation for the homeless and may include a soup kitchen and ablution facilities.

“**shop**” means a building or land used for the sale of goods and provision of retail services like a hairdresser, internet café, laundrette, ticket agency, video-hire and workshop for the repair of household appliances, computers, cell phones and shoes;

“**small-scale agriculture**” means animal husbandry and planting and harvesting of grain, vegetables, fruit, cotton and flowers by a single household without farm labour employed from outside;

“**utilities facility**” means land or a building used for the supply of services like a water reservoir, water works, sewage treatment plant, electrical substation, recycling centre, landfill site, telephone exchange and the storage of earth moving equipment and building materials;

“**warehouse**” means a building used primarily for the storage of goods, except those of an offensive or dangerous nature and may include ancillary premises used for businesses of a wholesale or retail nature.

## LAND USE

2. The following land uses are permitted in each Land Use Zone –

| RESIDENTIAL  | LAND USE ZONE   | PERMITTED USES   |
|--|---|--|
|  | Special Residential 1<br>Special Residential 2<br>Special Residential 3 | Ancillary unit<br>Crèche<br>Dwelling house<br>Home activity  |
| COMMERCIAL, OFFICE,<br>INDUSTRY AND<br>WAREHOUSING     | LAND USE ZONE   | PERMITTED USES   |
|  | Commercial  | Commercial workshop<br>Laundrette<br>Office<br>Place of public entertainment<br>Public office<br>Residential building (except ground floor)<br>Restaurant<br>Shop<br>Warehouse |
| EDUCATION, SOCIAL<br>WELFARE AND<br>COMMUNITY FACILITY | LAND USE ZONE   | PERMITTED USES   |
|  | Community Facility  | Arts and Crafts workshop<br>Children's home  |

|  |                        |  |
|--|------------------------|--|
|  |                        | Clinic<br>Convention centre<br>Crèche<br>Educational building<br>Market<br>Museum<br>Office<br>Place of public assembly<br>Place of public worship<br>Private open space<br>Public transport terminal<br>Recreation area<br>Shelter<br>Small-scale agriculture<br>Utilities facility |
| <b>CONSERVATION AND RECREATION</b>         | <b>LAND USE ZONE</b>   | <b>PERMITTED USES</b>  |
|  | Open Space             | Agriculture<br>Conservation<br>Nature reserve<br>Office<br>Open space<br>Recreation ground   |
| <b>ENGINEERING SERVICES INFRASTRUCTURE</b> | <b>LAND USE ZONE</b>   | <b>PERMITTED USES</b>  |
|  | Municipal Reservations | Road   |

### SPACES AROUND BUILDINGS

3.(1) Properties in the Residential Land Use Zone are subject to a street front space of 5 metres, a side space of 2 metres and a rear space of 2 metres, except in the case of attached housing where no side space will apply to the boundary on which the common wall is built.

(2) A building may not be erected within a street front space, side space or rear space.

(3) A building is not unlawful if it encroaches on a street front space, side space or a rear space if –

- the building is shown on Plan 2370/REV G, dated 26 September 2011; and
- the building encroaches on the street front space, side space or rear space because of the subsequent layout of the less formal settlement in accordance with Plan 2370/REV G, dated 26 September 2011.



**COVERAGE**

4. A maximum permitted coverage of 60% applies to all properties within the Residential Land Use Zone.

**BUILDING HEIGHT RESTRICTIONS**

5. A building in the Residential Land Use Zone may not exceed two storeys.

**MINIMUM ERF SIZE**

6.(1) A property within Special Residential 1 zone may not be less than 200m<sup>2</sup> in extent.

(2) A property within Special Residential 2 zone may not be less than 850m<sup>2</sup> in extent.

(3) A property within Special Residential 3 zone may not be less than 1000m<sup>2</sup> in extent.

**PARKING**

7.(1) Two parking bays must be provided per 100m<sup>2</sup> of gross floor area in the Commercial Land Use Zone, Office Land Use Zone and Community Facility Land Use Zone for all land uses, except for a place of public assembly, place of public worship or restaurant.

(2) One parking bay must be provided for each four seats of a place of public assembly, place of public worship or a restaurant.

(3) A parking bay must be a level area of 2,5m x 5m.

**HOME ACTIVITY**

8.(1) A home activity may not –

- (a) involve the parking of any vehicle with a tare mass exceeding 2 ton on the property or in the street;
- (b) exceed a floor area of 40m<sup>2</sup>;
- (c) produce a noise level exceeding 7 decibels above the ambient noise level, measured at any point on the property boundary; or
- (d) involve the sale of liquor or any alcoholic beverages.

(2) In the case of a motor vehicle repair shop, the maximum number of motor vehicles that are repaired at the same time on a property may not exceed two motor vehicles.

No. 117

8 kuNtulikazi 2013

**UMNYANGO WEZOKUBUSA NGOKUBAMBISANA NEZOMDABU**

**UMTHETHO WOKUSUNGULWA KWAMALOKISHI ANGAHLELEKILE NGOKUPHELELE, 1991: IZINGXENYE 30 – 35 EZIHLONGOZWAYO ZEPULAZI I-ILLOVO NO. 16409 EZIZOHLELWA KABUSHA ZIBE YIZIZA 3516 – 3521 E-KINGSBURGH: ISIZA 3516 E-KINGSBURGH (KU-PHASE 1) ESIZOHLUKANISWA IZIQEPHU SIBE IZIZA 3522 -3812, ISIZA 3517 E-KINGSBURGH (KU-PHASE 2) ESIZOHLUKANISWA IZIQEPHU SIBE YIZIZA 3815 – 3942, ISIZA 3518 E-KINGSBURGH (KU-PHASE 3) ESIZOHLUKANISWA IZIQEPHU SIBE YIZIZA 3946 – 4263, ISIZA 3519 E-KINGSBURGH 9KU-PHASE 4) ESIZOHLUKANISWA IZIQEPHU SIBE YIZIZA 4268 – 4567, ISIZA 3529 E-KINGSBURGH (KU-PHASE 5) ESIZOHLUKANISWA IZIQEPHU SIBE YIZIZA 4571 – 4671 NESIZA 3521 E-KINGSBURGH (KU-PHASE 6) ESIZOHLUKANISWA IZIQEPHU SIBE YIZIZA 4693 – 4817, KUMASIPALA WASETHEKWINI**

Ngokwezigaba 3(1)(a), 3(2), 3(6)(a) no 4(1) zoMthetho wokuSungulwa kwamaLokishi angaHlelekile ngokuPhethelele, 1991 (uMthetho No. 113 ka 1991) ngihlela kabusha iZiza 3516 – 3521 e-Kingsburgh: ISiza 3516 e-Kingsburg (ku-Phase 1) sizohlukaniswa iziqephu sibe yiZiza 3522 – 3812, iSiza 3517 e-Kingsburgh (ku-Phase 2) sizohlukaniswa iziqephu sibe yiZiza 3815 – 3942, iSiza 3518 e-Kingsburgh (ku-Phase 3) sizohlukaniswa iziqephu sibe yiZiza 3946 – 4263, iSiza 3519 e-Kingsburgh (ku-Phase 4) sizohlukaniswa iziqephu sibe yiZiza 4268 – 45 67, iSiza 3520 e-Kingsburg (ku-Phase 5) sizohlukaniswa iziqephu sibe yiziza 4571 – 4671, kanti iSiza 3521 e-Kingsburgh (ku-Phase 6) sizohlukaniswa iziqephu sibe yiZiza 4693 – 4817, e-Kingsburgh ku-phase 1 – 6, isiGaba sokuBhaliswa ngu-FT, kuMasipala waseThekwini, ezizokuba indawo yezakhiwo ezingahlelekile ngokuphelele kuncike kule mibandela elandelayo yokwakha ephathelene nokuphathwa kokusetshenziswa komhlaba nokusebenza kwemithetho —

- (a) izakhiwo ezingahlelekile ngokuphelele kumele zihlelwe futhi zakhiwe ngokuhambisana nepulani 2370/REV G yamhla zingama-26 kuMandulo 2011;
- (b) imibandela ehlongozwe oHlelweni 1 kumele isebenze endaweni ethuthukiswayo kuze kwemukelwe ngokusemthethweni uhlelo lwezakhiwo ezingahlelekile ngokuphelele ngokuhambisana nanoma imuphi umthetho; futhi
- (c) uMthetho wokuHlela neNtuthuko waKwaZulu-Natali, 2008 (uMthetho No. 6 ka 2008), uyasebenza ezakhiweni ezingahlelekile ngokuphelele, ngaphandle kwezinhlinzeko zezigaba 23(1), 40(1), 75(1)(b), kanye o (c) zoMthetho ezingeke zisebenze ekwakhiweni kwezakhiwo ezingahlelekile ngokuphelele ngokuhambisana nemibandela yokugunyazwa kwesicelo 2009/727, kuncike ezigabeni 31(5) no 34(2) ze-PDA ezisebenzayo kuleyo ndawo okukhulunywe ngayo.

**MA DE LANGE**, Isekela loMphathi wezokuPhathwa kweNtuthuko

Usuku: 4 uNtulikazi 2013

Inkomba yefayela: 2009/727

**UHLELO 1****IZINCAZELO EZEJWAYELEKILE****1. Kulolu Hlelo –**

**"isakhiwo"** kushiwo isakhiwo esinophahla futhi esingenakususwa kulowo mhlaba esimi kuwo kubandakanya nezingxenye zaleso sakhiwo;

**"ububanzi"** kushiwo indawo edliwe yisakhiwo ikalwa ngengaphandle lezindonga uma zibhekwa ngaphezulu futhi bubalwa ngamaphesenti endawo yonke yesakhiwo;

**"indawo eyiphansi lesakhiwo"** kushiwo yonke indawo eyiphansi engaphakathi kwezindonga zesakhiwo ekalwa esitezi ngasinye kwingaphakathi nengaphandle lezindonga ezingaphandle, kubandakanya indawo enguvelandi eyobalwa ngokubheka indlela okume ngayo uvelandi, ngaphandle kwalokhu okulandelayo –

- (a) izindawo zabahamba ngezinyawo ezinompheme ezingaphandle kwesakhiwo;
- (b) izindawo zokupaka;
- (c) izindawo zokulayisha impahla;
- (d) izindawo zokucina okulahlwayo;
- (e) izindonga zesakhiwo esingaphansi komhlaba;
- (f) izindonga zokusitha noma okwakhelwe ukusitha;
- (g) imipheme yokuvikela imishini yokushayisa umoya;
- (h) izindawo ezakhelwe kuphela ukulungisa nokucina impahla isesimweni; kanye
- (i) nezindawo ezingasetshenziswa;

**"umhlaba"** kushiwo noma iyiphi indawo ebhaliswe kumbhalisi wamatayitela, kubandakanya isiza, indlu enetayitela, isiqephu sendawo, igceke, isitende, ipulazi nengxenye yesiqephu somhlaba esibhaliswe umbhalisi wamatayitela;

**"indawo engemuva"** kushiwo indawo egudle umngcele wesiza ongahlangani nomngcele ongasemgwaqeni;

**"indawo eseceleni"** kushiwo indawo egudle umngcele wesiza ohlangana nomngcele ongasemgwaqeni;

**"isitezi"** kushiwo –

- (a) igumbi noma amagumbi asesitezi sokuqala sesakhiwo;
- (b) igumbi noma amagumbi okwaxhiwe phezu kwelinye igumbi noma amagumbi esakhiwo;
- (c) igumbi noma amagumbi okuhlalekayo kuwona akhiwe ngaphansi kwesakhiwo; kanye
- (d) nayo yonke indawo engamamitha ama-3 ngaphezu kwesitezi ngasinye nangaphezu kophahla lwesakhiwo; futhi

"**indawo engaphambili emgwaqeni**" kushiwo indawo egudle umngcele wesiza ongasemgwaqeni, ongasendaweni yokuhamba umphakathi noma ongasendaweni ehamba umgwaqo.

## IZINCAZELO ZOKUSETSHENZISWA KOMHLABA

### 1. Kulo Hlelo –

"**ezolimo**" kushiwo ukusetshenziswa komhlaba ukufuya, ukugcina izilwane, nokutshala kanjalo nokuvuna okusanhlamvu, izaqathe, izithelo, ukotini nezimbali;

"**indlu yokuhlala encane**" kushiwo indlu yesibili yokuhlala –

- (a) engengaphezu kwama-80m<sup>2</sup>;
- (b) eyakhiwe ngendlela efanayo naleyo yendlu enkulu; futhi
- (c) engaxhumana nendlu enkulu;

"**isakhiwo sezobuciko nemisebenzi yezandla**" kushiwo isakhiwo lapho kwakhiwa khona ezobuciko nemisebenzi yezandla kusetshenziswa izindlela ezingaphazamisi ezinye izakhiwo noma ezingakhubaza ukusebenza ezindaweni ezingomakhelwane, futhi esingabandakanyi ukudayiswa kwaleyo mikhiqizo;

"**izindlu ezixhumene**" kushiwo izakhiwo –

- (a) ezihlala imindeni eminingi;
- (b) ezihlanganiswe okungenani udonga olulodwa; futhi
- (c) ezineminyango ephumela ngqo ngaphandle;

"**umtholampilo**" kushiwo isakhiwo lapho abantu bethola usizo lokunakekelwa kwezempilo noma lokwelashwa ngaphandle kokulaliswa kubandakanya abantu abalimele futhi kungabandakanya usizo lokwelashwa ezimweni eziphuthumayo nokunakekelwa ngosizo oluyisisekelo, futhi kungabandakanya igumbi labalaliswayo emini kuphela;

"**isakhiwo sokudayisela**" kushiwo isakhiwo esinhloso yaso ukudayisa impahla nokuhlinzeka usizo, futhi uma imisebenzi yakhona iqhutshwa ngokubambisana nesitolo noma neHhovisi, amakhasimende akwazi ukungena.

"**indawo yokongiwa kwemvelo**" kushiwo indawo eshiyelwe ukonga imvelo ehluahlukene, nezinto ezingamagugu zezamasiko nezomlando;

"**isikhungo sokuhlanganyela**" kushiwo isakhiwo esisetshenziselwa ukubamba izingqungquthela, imihlangano, ukuhlanganela, ezokungcebeleka, imibukiso nokusetshenziselwa okunye okuthi akube njalo noma okudingekayo ukuze isakhiwo sisetshenziswe njengesikhungo sokuhlanganela;

"**inkulisa**" kushiwo isakhiwo esisetshenziselwa ukunakekela izingane ezisancela nojahidada abayisikhombisa noma ngaphezulu ngesikhathi sasemini uma bengekho abazali noma ababheki bazo;

**"indlu yokuhlala"** kushiwo isakhiwo esizimele sodwa esisetshenziswa umndeni owodwa njengendawo yokuhlala, kubandakanya izakhiwo ezingaphandle ngokwemvamisa ezihambisana nendlu yokuhlala;

**"isakhiwo sezemfundo"** kushiwo isakhiwo esisetshenziswa njengesikole, ikolishi, inyuvesi, isikhungo sezobuchwepheshe, i-akhademi, ilabhorethri yocwaningo, indlu yokufundisa, ithempeli, isakhiwo sesonto, isakhiwo sokuzivocavoca, umtapo wolwazi womphakathi, indawo yezobuciko noma isigcinamagugu;

**"imisebenzi yasekhaya"** kushiwo –

- (a) imisebenzi eyenziwayo endaweni yokuhlala ehambisana nokuhlala kuleyo ndawo; noma
- (b) ukuqhuba isitolo endaweni yokuhlala;

**"ilondolo"** kushiwo isakhiwo esisetshenziselwa ukuhlanza nokomisa izingubo nempahla yendwangu yasendlini, lapho kusetshenziswa khona imishini kagesi engabangi umsindo, futhi yohlobo oluhlaza impahla yekhasimende ngalinye futhi engasetshenziswa yikhasimende ngokwalo;

**"imakethe"** kushiwo indawo okuhlanganelwa kuyona izikhathi ezingi ngenhloso yokuthenga nokudayisa izimpahla nokuhlinzeka eminye imisebenzi;

**"isigcinamagugu"** kushiwo isakhiwo lapho kukhangiswa khona izinto zobuciko, zomlando, zesayensi nezamasiko futhi kungabandakanya isakhiwo lapho kukhandwa noma kulungiswa khona lezo zinto;

**"indawo yokongiwa kwemvelo"** kushiwo umhlaba osetshenziselwa ukonga izitshalo nokugcina izilwane noma amagugu ayimibukiso, ezesayensi, ezamasiko nezomlando;

**"ihhovisi"** kushiwo isakhiwo esisetshenziselwa ibhizinisi, imisebenzi yezobubhalane, imisebenzi esemthethweni nemisebenzi yezokuphatha kahulumeni;

**"indawo yokuhlanganela umphakathi"** kushiwo isakhiwo noma umhlaba osetshenziselwa imihlangano yomphakathi, ukuhlanganyela, ezenkolo noma ezokungcebeleka;

**"indawo yokudumisa yomphakathi"** kushiwo isakhiwo noma umhlaba osetshenziswa njengesonto, indawo yokukhonza, indawo yokubamba izingxoxo, isinagoge, isonto lamasulumane, ithempeli noma enye indawo yokudumisa yomphakathi;

**"itheminali ezithuthi zomphakathi"** kushiwo isakhiwo noma umhlaba osetshenziswa amabhasi noma amatekisi amathathu kuya phezulu ngenhloso yokulayisha noma yokwehlisa abagibeli;

**"izakhiwo zokuhlala"** kushiwo isakhiwo, ngaphandle kwezindlu ezingaphandle kanye nezindlu zokuhlala, ezakhelwe ukusetshenziselwa ukuhlala, kubandakanya izakhiwo ezingaphandle ezisetshenziswa kanye naso, futhi kubandakanya izindlu ezakhiwe zahlanganiswa, izindlu ezingamafulethi, amahhotela, izindlu zokuhlala zamakilabhu namahositela;

**"isitolo sokudlela"** kushwo isakhiwo esisetshenziselwa ukulungisa ukudla neziphuzo okuzosetshenziswa ngaphakathi esakhiweni;

"**umgwaqo**" kushiwo umhlaba osetshenziswa umphakathi ukuhamba izimoto nabantu abahamba ngezinyawo;

"**umpheme**" kushiwo izakhiwo ezisetshenziselwa ukugcina abantu abangenamakhaya futhi kungabandakanya ikhishi lokuhlinzeka ukudla kwamahhala nezindlu zangasese;

"**isitolo**" kushiwo isakhiwo noma umhlaba osetshenziselwa ukudayisa impahla nokuhlinzeka usizo njengesitolo sokulungisa izinwele, isitolo samakhomyutha, ilondolo, isitolo sokudayisa amathikithi, isitolo sokuqasha amavidiyo nendawo yokukhanda izinto ezinhlobonhlobo zasendlini, amakhompyutha, amaselula nezicathulo;

"**ezolimo ngomthamo omncane**" kushiwo indawo yokugcina izilwane nokutshala nokuvuna okusanhlamvu, izaqathe, izithelo, ukotini nezimbali yomuzi owodwa ngaphandle kokuqasha abasebenzi bangaphandle;

"**indawo yokugcina impahla**" kushiwo umhlaba noma isakhiwo esisetshenziselwa ukugcina nokuphatha kahle imishini yokusebenza, impahla kanjalo nezinto zokulima, futhi iyobandakanya izakhiwo eziphathelene nokuhlinzekwa kwezidingo ezifana nethangi lamanzi, amapayipi amanzi, indawo yohlanza amanzi angcolile, isikhungo sikagesi, indawo yokuvuselela imfucuza, indawo yokulahla imfucuza, izigubhu sezingcingo, nezinye izinto ezingadingeka eziphathelene nezokuphepha, nezokuxhumana nezokuhlanzeka;

"**isakhiwo sokugcina impahla**" kushiwo isakhiwo esisetshenziselwa ukugcina impahla, ngaphandle kwalezo ezingaphephile noma iziyingozi, futhi kubandakanya ezinye izakhiwo ezingaphandle ezisetshenziselwa imisebenzi yesakhiwo sokugcina impahla noma ukuhweba.

## UKUSETSHENZISWA KOMHLABA

2. Lezi zinhlobo zokusetshenziswa komhlaba izona ezivunyelwe endaweni ngayinye –

| <b>IZINDAWO ZOKUHLALA</b>   | <b>INDAWO ESETSHENZISWAYO</b>  | <b>UKUSETSHENZISWA OKUGUNYAZIWE</b>  |
|---|--|--|
|   | Indawo yokuHlala eKhethekile 1<br>Indawo yokuHlala eKhethekile 2<br>Indawo yokuHlala eKhethekile 3 | Izakhiwo ezingaphandle<br>Inkulisa<br>Indlu yokuhlala<br>Imisebenzi yasekhaya        |
| <b>EZAMABHIZINISI, IHHOVISI, IMBONI NESAKHIWO SOKUGCINA IMPAHLA</b> | <b>INDAWO ESETSHENZISWAYO</b>  | <b>UKUSETSHENZISWA OKUGUNYAZIWE</b>  |
|   | Ezolimo  | Indawo yezamabhizinisi<br>Ilondolo<br>Ihhovisi<br>Indawo yokuzithokozisa yomphakathi |

|   |                                   |  |
|---|-----------------------------------|--|
|   |                                   | IHhovisi loMphakathi<br>Izakhiwo zomphakathi<br>(ngaphandle kwezitezi<br>esiphansi)<br>Isitolo sokudlela<br>isitolo<br>Indawo yokugcina<br>impahla   |
| <b>EZEMFUNDO,<br/>EZEHLALAKAHLE<br/>NENGQALASIZINDA<br/>YOMPHAKATHI</b> | <b>INDAWO<br/>ESETSHENZISWAYO</b> | <b>UKUSETSHENZISWA<br/>OKUGUNYAZIWE</b>  |
|   | Ingqalasizinda<br>yomphakathi     | Indawo yobuciko<br>nemisebenzi yezandla<br>Ikhaya lezingane<br>Umtholampilo<br>Isikhungo sokuHlanganela<br>Inkulisa<br>Isikole<br>Imakethe<br>Isigcinamagugu<br>Ihovisi<br>Indawo yokuhlanganela<br>yomphakathi<br>Indawo evulekile ezimele<br>Indawo yokungcebeleka<br>Umpheme<br>Ezolimo zomthamo<br>omncane<br>Itheminali yezithuthi<br>zomphakathi<br>Izakhiwo zokugcina<br>impahla<br>Indawo yokuhlanganela<br>umphakathi<br>Indawo yokudumisa<br>yomphakathi |
| <b>UKONGIWA<br/>KWEMVELO<br/>NEZOKUNGCEBELEKA</b>                       | <b>INDAWO<br/>ESETSHENZISWAYO</b> | <b>UKUSETSHENZISWA<br/>OKUGUNYAZIWE</b>  |
|   | Indawo evulekile                  | Ezolimo<br>Ukongiwa kwemvelo<br>Indawo yokonga imvelo<br>Ihovisi<br>Indawo evulekile<br>Inkundla   |

|   |                                   |   |
|---|-----------------------------------|---|
|   |                                   | yezokungebeleka                         |
| <b>IMISEBENZI<br/>YEZOBUNJINIYELA<br/>NENGQALASIZINDA</b> | <b>INDAWO<br/>ESETSHENZISWAYO</b> | <b>UKUSETSHENZISWA<br/>OKUGUNYAZIWE</b> |
|   | Indawo eshiyelwe<br>umasipala     | Umgwaqo                                 |

### **INDAWO EZUNGEZE IZAKHIWO**

3.(1) Isakhiwo esisendaweni eKlanyelwe uKwakha iziNdlu zokuHlala siyokuba nendawo engaphambili ngasemgwaqeni engamamitha ayi-5, indawo eseseceleni engamamitha ayi-2 nendawo engemuva engamamitha ayi-2, ngaphandle uma kuyizindlu ezixhumene angeke kube khona ndawo eshiyiwe emaceleni kuya emngceleni wesakhiwo esikhulu.

(2) Angeke kwakhiwe sakhiwo endaweni eshiywe ngaphambili nasemaceleni nangemuva.

(3) Sisemthethweni isakhiwo ngisho ngabe sidle indawo eshiyiwe ngaphambili noma emaceleni noma ngemuva inqobo nje uma –

- (a) kuyisakhiwo esikhonjiswe kwipulani 2370/Rev G yamhla zingama 26 kuMandulo 2011; futhi
- (b) isakhiwo sithatha indawo engaphambili, eseceleni noma engemuva ngenxa yokuma kwendawo okwakhiwa kuyo izakhiwo ezingahlelekile ngokuphelele ngokuhambisana nePulani 2370/Rev G yamhla zingama 26 kuMandulo 2011.

### **UBUBANZI**

4. Kuvumeleke ububanzi obungeqi kuma 60% kuzona zonke izakhiwo endaweni okwakhiwa kuyo izindawo zokuhlala.

### **UKUPHAKAMA KWEZAKHIWO**

5. Izakhiwo endaweni owakhiwa kuyo izindawo zokuhlala angeke zeqe kwezitezi ezimbili.

### **UBUNCANE BESIZA**

6.(1) Isakhiwo esisendaweni okwakhiwa kuyona iziNdawo zokuHlala eziKhethekile 1 angeke zibe ngaphansi kwama-200m<sup>2</sup> ububanzi.

(2) Isakhiwo esisendaweni okwakhiwa kuyona iziNdawo zokuHlala eziKhethekile 2 angeke zibe ngaphansi kwama-850m<sup>2</sup> ububanzi.

(3) Isakhiwo esisendaweni okwakhiwa kuyona iziNdawo zokuHlala eziKhethekile 3 angeke zibe ngaphansi kwama-1000m<sup>2</sup> ububanzi.



**IZINDAWO ZOKUPAKA**

7.(1) Kumele kuhlinzekwe izindawo ezimbili zokupaka endaweni engama-100m<sup>2</sup> yayo yonke indawo eyiphansi eNdaweni eSetshenziselwa iZakhiwo zamaBhizinisi, iZakhiwo zamaBhizinisi nezoMphakathi kuzona zonke izindawo, ngaphandle kwendawo yokuhlanganela umphakathi, kwendawo yokudumisa nendawo yesitolo sokudlela.

(2) Kumele kuhlinzekwe indawo eyodwa yokupaka yezihlalo ezine endaweni yokuhlanganela yomphakathi, endaweni yokudumisa nasendaweni eyisitolo sokudlela.

(3) Indawo yokupaka kumele ibe yindawo eyiphansi engama 2,5m x 5m.

**IMISEBENZI YASEKHAYA**

8.(1) Imisebenzi yasekhaya angeke –

- (a) ibandakanye ukupakwa kwanoma iyiphi imoto enesisindo somthwalo esingaphezu kwamathani ama-2 kulowo mhlaba noma emgwaqeni;
- (b) ibe ngaphezu kwendawo eyiphansi engama-40m<sup>2</sup>;
- (c) idale umsindo ongaphezu kwama-7db ngaphezu komsindo ovumelekile, kukalwa kusukwa kunoma iyiphi indawo yomngcele; noma
- (d) kubandakanye ukudayiswa kotshwala noma uphuzo oludakayo.

(2) Uma kuyindawo yokukhanda izimoto, isibalo sezimoto ezikhandwayo ngesikhathi esisodwa kuleso sakhwiwo angeke seqe ezimotweni ezimbili.

No. 117

8 Julie 2013

**DEPARTEMENT VAN KOÖPERATIEWE REGERING EN TRADISIONELE SAKE**

**WET OP MINDER FORMELE DORPSTIGTING, 1991: VIR VOORGESTELDE GEDEELTES 30 – 35 VAN DIE PLAAS ILLOVO NO. 16409 OM HERAANGEWYS TE WORD AS ERWE 3516 – 3521 KINGSBURGH: (ERF 3516 KINGSBURGH (FASE 1) OM ONDERVERDEEL TE WORD IN ERWE 3522 – 3812, ERF 3517 KINGSBURGH (FASE 2) OM ONDERVERDEEL TE WORD IN ERWE 3815 – 3942, ERF 3518 KINGSBURGH (FASE 3) OM ONDERVERDEEL TE WORD IN ERWE 3946 – 4263, ERF 3519 KINGSBURGH (FASE 4) OM ONDERVERDEEL TE WORD IN ERWE 4268 – 4567, ERF 3520 KINGSBURGH (FASE 5) OM ONDERVERDEEL TE WORD IN ERWE 4571 – 4671 EN ERF 3521 KINGSBURGH (FASE 6) OM ONDERVERDEEL TE WORD IN ERWE 4693 – 4817), eTHEKWINI MUNISIPALITEIT**

Ingevolge artikels 3(1)(a), 3(2), 3(6)(a) en 4(1) van die Wet op Minder Formele Dorpstigting, 1991 (Wet No. 113 van 1991), wys ek Erwe 3516 – 3521 Kingsburgh: (Erf 3516 Kingsburgh (Fase 1) om onderverdeel te word in Erwe 3522 – 3812, Erf 3517 Kingsburgh (Fase 2) om onderverdeel te word in Erwe 3815 – 3942, Erf 3518 Kingsburgh (Fase 3) om onderverdeel te word in Erwe 3946 – 4263, Erf 3519 Kingsburgh (Fase 4) om onderverdeel te word in Erwe 4268 – 4567, Erf 3520 Kingsburgh (Fase 5) om onderverdeel te word in Erwe 4571 – 4671 en Erf 3521 Kingsburgh (Fase 6) om onderverdeel te word in Erwe 4693 – 4817), Kingsburgh Fases 1 – 6, Registrasie-afdeling FT, eThekwini Munisipaliteit, aan as 'n minder formele nedersetting behoudens die volgende stigtingsvoorwaardes betreffende grondgebruiksbestuur en die toepassing van wette –

- (a) die minder formele nedersetting moet uitgelê en ontwikkel word ooreenkomstig Plan 2370/REV G, gedateer 26 September 2011;
- (b) die voorwaardes bedoel in Bylae 1 is van toepassing op die grondontwikkelingsgebied totdat 'n skema vir die minder formele nedersetting aanvaar word ooreenkomstig enige wet; en
- (c) die KwaZulu-Natal Wet op Beplanning en Ontwikkeling, 2008 (Wet No. 6 van 2008), is van toepassing op die minder formele nedersetting, met uitsondering van die bepalings van artikels 23(1), 40(1), 75(1)(b) en (c) van die Wet, wat nie van toepassing sal wees op die stigting van die minder formele nedersetting nie, ooreenkomstig die goedkeuringsvoorwaardes van aansoek 2009/727, behoudens artikels 31(5) en 34(2) van die KwaZulu-Natal Wet op Beplanning en Ontwikkeling, 2008, wat van toepassing is op die aangewese grond.

**MA DE LANGE**, Onderbestuurder: Ontwikkelingsadministrasie

Datum: 4 Julie 2013

Lêerverwysing: 2009/727

**BYLAE 1****ALGEMENE OMSKRYWINGS****1. In hierdie Bylae beteken –**

**“agterspasie”** ’n lyn parallel met ’n grens van ’n erf wat nie ’n straatgrens raak nie;

**“algehele vloeroppervlak”** die gebied wat binne die eksterne mure van ’n gebou geleë is, gemeet by elke verdieping tussen die middellyn van die skeidingsmure en die buitemure, ingesluit die balkongebied wat vanaf die algehele dimensie van die balkon bereken sal word, maar uitgesluit die volgende –

- (a) bedekte, oopkant voetganger-wandelpad wat buite die gebou geleë is;
- (b) parkeerterreine;
- (c) laaisones;
- (d) gebiede gebruik vir die stoor van vullis;
- (e) diafragmaatiese kelder verdieping-mure;
- (f) skerm of bedekkingstelsels;
- (g) rotslys vir lugverkoeler-eenhede;
- (h) gebiede uitsluitend ontwerp vir die instandhouding van toerusting; en
- (i) oop ruimtes;

**“dekking”** die gebied van ’n eiendom gedek deur geboue gemeet oor die eksterne mure soos vertikaal van bo af gesien en uitgedruk as ’n persentasie van die eiendomsgebied;

**“eiendom”** enige plek of grond wat in die aktekantoor geregistreer is, ingesluit ’n erf, ’n deeltiteleenheid, ’n perseel, ’n stuk grond, ’n standplaas, ’n plaas en ’n gedeelte van ’n stuk grond wat in die aktekantoor geregistreer is;

**“gebou”** ’n struktuur van onbeweeglike aard met ’n dak, ingesluit ’n gedeelte van ’n gebou;

**“kantspasie”** ’n lyn parallel met ’n grens van ’n erf wat ’n straatgrens raak;

**“straat-voorspasie”** ’n lyn parallel met enige grenslyn van ’n erf aangrensend tot ’n straat, openbare reg van weg of padreserwe; en

**“verdieping”** –

- (a) ’n kamer of kamers op grondvlak;
- (b) ’n kamer of kamers bo ’n ander kamer of kamers;
- (c) ’n bewoonbare kamer of kamers in ’n kelder; en
- (d) elke 3 meter van spasie tussen die voltooide vloer en die plafon van ’n kamer.

## GRONDGEBRUIKSOMSKRYWINGS

### 1. In hierdie Bylae beteken –

**“aangehegte behuising”** wonings –

- (a) wat bewoon word deur veelvoudige huishoudings;
- (b) wat minstens een gemeenskaplike muur deel; en
- (c) met direkte toegang vanaf die buitekant van die gehou;

**“bewaarskool”** ’n gebou gebruik vir die versorging van sewe of meer babas en jong kinders gedurende die dag in die afwesigheid van hul ouers of voogde;

**“bewing”** grond opsygesit om gebiede van hoë biodiversiteit, kulturele- of argeologiese betekenis te beskerm;

**“bykomstige residensiële eenheid”** ’n tweede woonhuis –

- (a) wat nie groter as 80m<sup>2</sup> is nie;
- (b) wat argitektonies verenigbaar is met die hoofwoonhuis in beide styl en afwerking; en
- (c) wat aan die hoofwoonhuis geheg kan word;

**“kantoor”** ’n gebou gebruik vir besigheid, klerklike, professionele en staatsadministratiewe dienste;

**“kitswassery”** ’n gebou wat aangewend word vir die was en uitdroog van klerasie en huishoudelike tekstiele deur die gebruik van geruislose, elektriese masjinerie wat elke klant se artikels individueel prosesseer en wat, vir gebruik deur die klant, self-help van aard is;

**“kleinskaalse landbou”** veeteelt, plant en oes van graan, groente, vrugte, katoen en blomme deur ’n enkel- huishouding sonder plaasarbeid wat van buite af in diens geneem word;

**“kliniek”** ’n perseel waar persone ’n buitepasiëntfasiliteit ontvang wat mediese of sjiurgiese dienste aan siek of beseerde persone verskaf en kan noodbehandeling, diagnostiese dienste en primêre gesondheidsorg insluit, en kan ’n dagsaal insluit;

**“kommersiële werkwinkel”** ’n gebou waarvan die primêre doel die verkoop van goedere of dienste deur kleinhandel is en waar die prosesse spesifiek bedryf word in samewerking met ’n winkel of kantoor waartoe die publiek, as klante, toegang het;

**“konvensiesentrum”** ’n gebou wat gebruik word vir die hou van konferensies, seminare, byeenkomste, binnehuise ontspanning, uitstallings en sodanige ander gebruike wat bykomend is tot, of redelikerwys nodig is, vir die gebruik van die gebou as konvensiesentrum;

**“kunsvlytwerkwinkel”** ’n gebou wat hoofsaaklik gebruik word vir die produksie en verkope van kunsvlyt. Die prosesse wat gebruik word vir die produksie mag nie hinderlik wees vir ander eiendomme of skadelik inwerk op die omgewingsgeriewe nie;

“**landbou**” grond gebruik vir die aanhou van wild, veeteelt, plant en oes van graan, groente, vrugte, katoen en blomme;

“**mark**” ’n gereelde byeenkoms van mense vir die koop en verkoop van goedere en aanbieding van dienste;

“**museum**” ’n gebou waarin voorwerpe wat kuns, geskiedenis, wetenskap en kultuur illustreer, tentoongestel word en kan ’n werkwinkel vir die herstel en restourasie van hierdie voorwerpe insluit;

“**natuurreservaat**” grond gebruik vir die bewaring van fauna en flora, of landskaps-, wetenskaplike, kulturele, historiese of argeologiese erfenis;

“**nutsfasiliteit**” grond of gebou gebruik vir die voorsiening van dienste soos ’n water-reservoir, waterwerke, rioolaanleg, elektrisiteitsubstasie, herwinningssentrum, grondopvullingsterrein, telefoonsentrale en die berging van grondverskuiwingstoerusting en boumateriale;

“**openbare vervoerterminaal**” ’n gebou of grond gebruik deur drie of meer busse of taxi’s vir die doel om passasiers op- en af te laai;

“**opvoedkundige gebou**” ’n gebou gebruik as ’n skool, kollege, universiteit, tegniese instituut, akademie, navorsingslaboratorium, lesingsaal, klooster, monnikenklooster, gimnasium, openbare biblioteek, kunsgallery of ’n museum;

“**pad**” grond deur die publiek gebruik vir die deurgang van motorvoertuie en voetgangers;

“**pakhuis**” ’n gebou hoofsaaklik gebruik vir die berg van goedere, uitgesluit dié wat onaangenaam of gevaarlik van aard is, en kan bykomende persele gebruik vir groot- of kleinhandelondernemings insluit;

“**plek van openbare aanbidding**” ’n gebou of grond gebruik as ’n kerk, kapel, gebedskamer, sinagoge, moskee, tempel of enige ander plek van openbare toewyding;

“**plek van openbare samekoms**” ’n gebou of grond gebruik vir sosiale vergaderings, byeenkomste, godsdienstige doeleindes of binnehuisse ontspanning;

“**residensiële gebou**” ’n gebou, uitgesluit ’n bykomstige residensiële eenheid en woonhuis ontwerp vir gebruik as menslike bewoning, tesame met sodanige buitegeboue wat gewoonlik daarmee saamgebruik word en sluit huurkamerblokke, woonstelgeboue, residensiële klubs en koshuise in;

“**restourant**” ’n gebou gebruik vir die voorbereiding van kos en drinkgoed vir verbruik op die perseel;

“**skuiling**” ’n perseel gebruik vir die verskaffing van akkommodasie aan haweloses en kan ’n sokombuis en ablusiegeriewe insluit;

“**tuisaktiwiteit**” –

- (a) die beoefening van ’n werksplek-aktiwiteit tesame met ’n woning; of
- (b) die bedryf van ’n winkel tesame met ’n woning;

“**winkel**” ’n gebou of grond gebruik vir die verkoop van goedere en verskaffing van kleinhandeldienste soos ’n haarsalon, internetkafee, kitswassery, kaartjie-agentskap, videohuur en werkswinkel vir die herstel van huishoudelike toestelle, rekenaars, selfone en skoene; en

“**woonhuis**” ’n enkelgebou wat deur ’n enkel huishouding as woning gebruik word, ingesluit buitegeboue wat normaalweg met ’n woonhuis vereenselwig word.

## GRONDGEBRUIK

2. Die volgende grondgebruike word toegelaat in elke grondgebruiksone –

| <b>RESIDENSIEEL</b>   | <b>GRONDGEBRUIKSONE</b>   | <b>TOEGELATE GEBRUIK</b>  |
|---|---|---|
|   | Spesiaal Residensieel 1<br>Spesiaal Residensieel 2<br>Spesiaal Residensieel 3 | Bewaarskool<br>Bykomstige eenheid<br>Tuisaktiwiteit<br>Woonhuis   |
| <b>KOMMERSIEEL,<br/>KANTOOR, NYWERHEID<br/>EN BERGING</b>                 | <b>GRONDGEBRUIKSONE</b>   | <b>TOEGELATE GEBRUIK</b>  |
|   | Kommersieel   | Kantoor<br>Kitswassery<br>Kommersiële werkswinkel<br>Openbare kantoor<br>Pakhuis<br>Plek van openbare<br>vermaak<br>Residensiële gebou<br>(grondvloer uitgesluit)<br>Restourant<br>Winkel |
| <b>ONDERWYS,<br/>MAATSKAPLIKE WELSYN<br/>EN<br/>GEMEENSKAPSFASILITEIT</b> | <b>GRONDGEBRUIKSONE</b>   | <b>TOEGELATE GEBRUIK</b>  |
|   | Gemeenskapsfasiliteit   | Bewaarskool<br>Kantoor<br>Kinderhuis<br>Kleinskaalse landbou<br>Kliniek<br>Konvensiesentrum<br>Kunsvlytwerkswinkel<br>Mark  |

|  |           |   |  |
|--|-----------|---|--|
|  |           | Museum<br>Nutsfasiliteit<br>Ontspanningsgebied<br>Openbare<br>vervoerterminaal<br>Opvoedkundige gebou<br>Plek van openbare<br>aanbidding<br>Plek van openbare<br>samekoms<br>Privaat oop spasie<br>Skuiling |  |
| <b>BEWARING<br/>ONTSPANNING</b>              | <b>EN</b> | <b>GRONDGEBRUIKSONE</b>   | <b>TOEGELATE GEBRUIK</b>   |
|  |           | Oop spasie  | Bewaring<br>Kantoor<br>Landbou<br>Natuurreservaat<br>Ontspanningsgrond<br>Oop spasie |
| <b>INGENIEURSDIENSTE-<br/>INFRASTRUKTUUR</b> |           | <b>GRONDGEBRUIKSONE</b>   | <b>TOEGELATE GEBRUIK</b>   |
|  |           | Munisipale Reserwes   | Pad  |

### SPASIES RONDONOM GEBOUE

3.(1) Eiendomme in die Residensiële Grondgebruiksone is onderhewig aan 'n straat-voorspasie van 5 meter, 'n kantspasie van 2 meter en 'n agterspasie van 2 meter, behalwe in die geval van aangehegte behuising waar geen kantspasie van toepassing sal wees op die grens waarop die gemeenskaplike muur gebou is nie.

(2) 'n Gebou kan nie binne 'n straat-voorspasie, kantspasie of agterspasie opgerig word nie.

(3) 'n Gebou is nie onregmatig indien dit inbreuk maak op 'n straat-voorspasie, kantspasie of agterspasie nie, indien –

- (a) die gebou aangedui word op Plan 2370/REV G, gedateer 26 September 2011; en
- (b) die gebou inbreuk maak op die straat-voorspasie, kantspasie of agterspasie as gevolg van die daaropvolgende uitleg van die minder formele nedersetting in ooreenstemming met Plan 2370/REV G gedateer 26 September 2011.

### DEKKING

4. Maksimum toegelate dekking van 60% is van toepassing op alle eiendomme binne die Residensiële Grondgebruiksone.

**HOOGTEBEPERKINGS VAN GEBOU**

5. 'n Gebou in die Residensiële Grondgebruiksone mag nie twee verdiepings oorskry nie.

**MINIMUM ERFGROOTTE**

6.(1) 'n Eiendom binne die Spesiaal Residensiële 1 sone mag nie minder as 200m<sup>2</sup> in omvang wees nie.

(2) 'n Eiendom binne die Spesiaal Residensiële 2 sone mag nie minder as 850m<sup>2</sup> in omvang wees nie.

(3) 'n Eiendom binne die Spesiaal Residensiële 3 sone mag nie minder as 1 000m<sup>2</sup> in omvang wees nie.

**PARKERING**

7.(1) Twee parkeerruimtes moet voorsien word per 100m<sup>2</sup> van die totale vloerspasie in die Kommersiële Grondgebruiksone, Kantoor Grondgebruiksone en Gemeenskapsfasiliteit Grondgebruiksone vir alle grondgebruike, behalwe 'n plek van openbare samekoms, plek van openbare aanbidding of restourant.

(2) Een parkeerruimte moet voorsien word vir elke vier sitplekke van 'n plek van openbare samekoms, plek van openbare aanbidding of 'n restourant.

(3) 'n Parkeerruimte moet 'n gelyke oppervlak van 2,5m x 5m beslaan.

**TUISAKTIWITEIT**

8.(1) 'n Tuisaktiwiteit mag nie –

(a) die parkering van enige voertuig met 'n tarragewig wat twee ton oorskry op die eiendom of in die straat behels nie;

(b) 'n vloeroppervlak van 40m<sup>2</sup> oorskry nie;

(c) 'n geraasvlak produseer wat 7 desibel bo die omringende geraasvlak oorskry nie, gemeet by enige punt op die eiendomsgrens; of

(d) die verkoop van alkohol of alkoholiese drankie behels nie.

(2) In die geval van 'n motorvoertuig-herstelwinkel, kan die maksimum getal motorvoertuie wat op dieselfde tyd herstel word nie twee motorvoertuie oorskry nie.