

# **ETHEKWINI MUNICIPAL LAND USE** **SCHEME: OUTER WEST SUB-** **SCHEME**



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## SECTION 1: GENERAL

### 1.1 TITLE

1.1.1 The eThekweni Municipal Land Use Scheme is established in terms of the eThekweni Municipality Land Use Management By-Law 2016 framed against the Spatial Planning Land Use Management Act, 2013, (Act No. 16 of 2013). It comprises of six Sub-Schemes:

- (I) Central Sub-Scheme
- (II) Inner West Sub-Scheme
- (III) North Sub-Scheme
- (IV) Outer West Sub-Scheme
- (V) South Sub-Scheme

1.1.2 This Sub-Scheme is known as the Outer West Sub-Scheme which applies to all Erven within the boundary of Outer West Region over which a Scheme has been put in place.

### 1.2 RESPONSIBLE AUTHORITY

The Municipality shall be the only authority responsible for enforcing and carrying into effect the provisions of the Scheme.

### 1.3 REFERENCE TO A MAP

The Scheme Map comprises of a series of maps referenced 01/14/2012/OW reflecting all the Districts within the Outer West region including, overlay mapping.

### 1.4 PURPOSE OF THE SCHEME

1.4.1. The Outer West Sub Scheme Regulations and the respective district scheme maps form part of the Land Use Management System that applies to all erven within the municipal boundary of the Municipality (Outer West Area) over which a scheme has been put in place.

1.4.2. The purpose of the Scheme is to enable the comprehensive management of all erven (both private and public sector) within the Municipality over which a scheme has been put in place:

- (i) to promote and implement the applicable planning and development legislation and principles as adopted by the relevant National, Provincial and Municipal Spheres of Government from time to time; and
- (ii) to promote and implement the Vision and Strategies of the Integrated Development Plan in the realisation of quality environments.
- (iii) to manage land-use rights, to provide for facilitation over use rights, to manage urban growth and development, and to manage conservation of the natural environment, in order to:

- (a) Achieve co-ordinated and harmonious development in a way that will efficiently promote public safety, health, order, convenience and to protect the general welfare of the inhabitants of the Municipality;
- (b) Promote integrated and sustainable development through-out the area of jurisdiction;
- (c) Promote sustainable environmental management, conserve and protect environmentally sensitive areas;
- (d) Promote all forms of development and growth through sound Planning principles that would support a mix of land-uses managed in an appropriate manner.

1.4.3. Any application submitted prior to the adoption of this Scheme shall be assessed and finalised under the provisions of such former Scheme regulations, except if the applicant has in writing informed the Municipality that he / she withdraws such application.

1.4.4. Where the lawful utilization of land at the commencement of this Scheme does not comply with the zone provisions of this Scheme, including the approval of an application under 1.4.3 above, the utilization shall be deemed not to constitute an offence.

1.4.5 If any provision of this Scheme is deemed invalid by any court of law, such provision shall be severed from this Scheme, but not affect the validity of the remaining provisions.

## **1.5 AREA OF THE SCHEME**

The Outer West Sub Scheme applies to all erven within the jurisdiction of the Outer West Region of the Municipality as shown on the associated Scheme Maps ref. 01/14/2012/OW

## **1.6 EFFECTIVE DATE**

22 April 2013

## **1.7 AMENDMENT TO THE SCHEME**

The Municipality shall comply with the provisions as set out by the current applicable Planning legislation

## **1.8 INSPECTION OF THE SCHEME**

1.8.1. The Scheme (Regulations and Maps) are public documents and open for inspection by the general public at any reasonable time.

1.8.2. A register of all applications and decisions on the Scheme Regulations and Maps shall be kept and shall be available for inspection by any person or persons at any reasonable time.

## **1.9 STATUS OF SCHEME**

1.9.1. A scheme is binding on the Municipality, all other persons and organs of state, except in the event of a conflict with the provisions of an Integrated Development Plan that was adopted prior to the scheme or amendment to the scheme.

- 1.9.2. The provisions of the Integrated Development Plan will prevail over the provisions of a scheme in the event of a conflict with the provisions of an integrated plan that was adopted prior to the scheme or amendment to the scheme
- 1.9.3. The provisions of a scheme that were adopted prior to the adoption of an integrated development plan prevail in the event of a conflict with the provisions of the integrated development plan.
- 1.9.4. A Municipality or any other organ of state may not approve a proposal to subdivide or consolidate land that is in conflict with the provisions of a scheme.
- 1.9.5. An approval to subdivide or consolidate land that is in conflict with the provisions of a scheme is invalid.
- 1.9.6. Any part of a scheme that applied to land that has been incorporated into another Municipality in the Province as a result of the redetermination of a Municipality boundary by the demarcation board in terms of the local government; Municipal Demarcation Act, 1998 (Act No. 27 of 1998), or any subsequent replacement legislation, must be treated as a scheme of the receiving Municipality.
- 1.9.7. A scheme replaces all town planning schemes within the area to which it applies. The legal status of an existing building or structure that has been lawfully erected before the effective date of the adoption, replacement or amendment of a scheme in terms of current applicable Planning legislation is not affected by the adoption, replacement or amendment of the scheme.
- 1.9.8. Land that was being used lawfully before the effective date for the adoption, replacement or amendment of a scheme contemplated in terms of current applicable legislation, for a purpose that does not conform to this scheme, may continue to be used for that purpose.
- 1.9.9. Any extension to buildings or structures on land contemplated in this sub-section must comply with the scheme.
- 1.9.10 An owner who believes that the Scheme contains an error in respect of their property may apply to the Head: Development Planning, Environment and Management to correct the error.
- 1.9.11 An owner making an application contemplated in subsection (1.9.10) –
  - (i) must describe the nature of the error;
  - (ii) bears the onus of proving the error and must provide written proof of the lawful land development use rights; and
  - (ii) must indicate the correct zoning.
- 1.9.12 Status of zoning map and exemption of the Municipality from liability for any error:
  - (i) The zoning map is the Municipalities' record of the zoning of each erf;



- (ii) A zoning recorded in the zoning map is presumed to be the correct zoning unless proved otherwise;
- (iii) A zoning ceases to exist on the day it lapses in terms of this Scheme, through amendment or a previous zoning Scheme, even if the zoning map still records the use right as existing.

1.9.13 The Head: Development Planning, Environment and Management is exempt from liability for any damage which may be caused by –

- (i) an error in the zoning map; or
- (ii) an erroneous representation by the Head: Development Planning, Environment and Management about a use right or the zoning of an erf.

## 1.10 RESERVATION OF LAND

1.10.1 The areas of land shown on the Scheme Map and listed in Section 6: Reservation of Land is reserved for the purposes indicated. They shall not be used for any purpose which would conflict with the use for which they have been reserved, save that any such land may continue to be used for the purpose for which it was used on the date of adoption. Any land which is reserved in favor of the Municipality is subject to the requirements of the applicable legislation.

1.10.2 Where reservations for purposes such as public open space, road, Central, Provincial, National and Local Government, or essential services appear on an Erf, no person shall erect a building or execute any other work on the reserved land save with the Consent of the Municipality after approval by the organ of state concerned; provided that any existing land use or existing building may continue until such time as the Municipality has acquired and transferred ownership of the land in terms of the provisions of the Local Authorities Ordinance or any other similar law. In granting its Consent under this clause the Municipality shall specify the date on which consent shall expire.

## 1.11 USE OF LAND AND BUILDINGS

1.11.1 The types of buildings and land uses contemplated for this land use scheme are defined in Section 2 of these clauses.

1.11.2 The extent and location of the various zones shall be as set out on the adopted scheme maps. Within each zone the defined buildings and land use activities contemplated are separated into three categories:

- (i) **Primary:** land may be used or buildings may be erected and used with the written authority of the Municipality;
- (ii) **Special Consent:** land may be used or buildings may be erected and used only with the Special Consent of the Municipality.
- (iii) **Precluded:** Those buildings and land uses which are expressly prohibited.

1.11.3 In approving any application, the Municipality shall take into consideration the nature of

the proposed use in relation to the character of the area and impose whatever conditions it considers necessary to protect the amenities of the neighbourhood, subject to the right of appeal as is contemplated in terms current applicable Planning legislation. Any proposed use or development shall conform to the uses listed in these clauses for each zone. In this regard attention is drawn to the offenses and penalties sections contemplated in terms of current applicable Planning legislation

- 1.11.4 Any decision, order or authorization given by a Planning and Development Appeal Tribunal in terms of the current applicable Planning legislation or any alternative Planning and Development Appeal Tribunal set up in terms of an amendment or subsequent replacement legislation, shall be deemed to be a valid authority granted by the Municipality, and as such, shall be construed as being in accordance with the duly adopted provisions of the scheme.
- 1.11.5 No person shall bring onto any property in a residential zone, or cause to allow present thereon any heavy or extra heavy-duty vehicles except for bona fide purposes of delivering or supplying goods or services to such premises. The keeping of not more than two (2) public motor vehicles or trade vehicles, not exceeding a gross tare mass of three (3) tons, may be allowed by obtaining a permit for overnight parking. The applicant will be required to submit a letter of motivation, the vehicle registration details and the street address where such vehicle will be parked overnight, for such above-mentioned permit.

## **1.12. EXISTING USE RIGHTS**

Any existing building or existing use which is not in conformity with this scheme, but for which legal authority was obtained from the Municipality prior to the adoption of this Scheme or if such existing building or use of land enjoyed an existing use right status at the date of the adoption of the Town Planning Scheme applicable to it, and which continued to be used for the purpose for which it was designed and/or was completed legally and so used after the SAID adoption date may continue to be so used, subject to compliance with any conditions which may have been imposed by the Municipality, and provided that:

- 1.12.1 Any such non-conforming existing building or use of land may be increased on the erf by an amount not greater than 20 per cent of its total floor area or area as the case may be, at the SAID date of adoption, provided further, that the completed building or use is in conformity with the other provisions of the Scheme, relating to the zone in which such building or use is situated. Notwithstanding the provisions of this sub-clause, the above additional floor area or area allowance may be increased provided that the prior written consent of the affected property owners, and such other properties as the Municipality may direct, has first been obtained. Where such written consent is not forthcoming, the applicant shall, in seeking the relaxation, be required to apply for the Municipality's Special Consent. Thereafter, no further increases shall be permitted.
- 1.12.2 Any alteration or addition or change of use which in the opinion of the Municipality alters the character of an existing building or use of land, shall automatically remove such building or land from the category of building or existing use.
- 1.12.3 Where the non-conforming existing use of any building or land is discontinued for a continuous period of 18 months or longer, such an existing use shall be deemed to have lapsed and shall not be recommenced.

## 1.13. EXEMPTIONS

### 1.13.1 GENERAL:

Nothing in the Scheme shall prohibit or restrict:

- (i) The Winning of minerals, sand by underground or surface work without first obtaining Special Consent of the Municipality. (Sand-winning)
- (ii) The temporary use of any premises; provided that such use is restricted to not more than a total of 52 days in any one calendar year, which could be consecutive days, with the written authority of the Municipality been applied for and obtained. Such authority shall be granted by the Municipality, if it is satisfied that the amenities of the neighbourhood are not interfered with in any way and may impose such conditions as it deems fit; provided further that the period of temporary use may be extended upon application to the Head: Development Planning Environment and Management for such further period not exceeding 12 months, having considered the merits of extending such temporary use. A temporary use of premises does not include the use for temporary accommodation, resettlements, industrial or related other activities.
- (iii) The use of a dwelling house as a boarding house for not more than four persons.
- (iv) The temporary use of any premises for emergencies declared in terms of the Disaster Management Act No 57 of 2002, which provides for:
  - (a) an integrated and co-ordinated disaster management policy that focuses on preventing or reducing the risk of disasters, mitigating the severity of disasters, emergency preparedness, rapid and effective response to disasters and post-disaster recovery;
  - (b) the establishment of national, provincial and municipal disaster management centres; and
  - (c) disaster management volunteers and matters incidental thereto.
- (v) The installation of 5 limited payout machines which may be freely permitted on premises that are licensed to serve alcohol and where the playing of limited payout machines on the site will form a secondary activity to the main activity of the site. The installation of more than 5 machines (up to a maximum of 40 machines) will only be permitted where the zone permits a Place of Public Entertainment.
- (vi) A Short Term Accommodation Establishment, Home Business, Tuck Shop / Spaza Shop, Medical Office and aged Home Care facility may only be permitted from a Dwelling House.
- (vii) The use of a premises for the purposes of a Child Minder Service.
- (viii) The owner / occupier of a Dwelling House from operating a Tuck Shop / Spaza Shop for the sale of goods required for the essential day to day needs of the neighborhood who may-be assisted by not more than two people. The sale of goods is to take place through a window, doorway or hatchway only and shall not include a walk in Shop. The area to be utilized for the Tuck Shop / Spaza Shop

inclusive of storage areas shall not exceed 30 m<sup>2</sup> of the area of the Dwelling House and the Dwelling House must remain residential in appearance and character, and must at all times comply with the definition of “Dwelling House”. No external advertising shall be permitted on the site except for one non-illuminated sign on each road frontage, and each sign shall not exceed 0,20m<sup>2</sup> in area. Any signage larger than the 0.20 m<sup>2</sup> will require an application to be made to the Signage Department. The operation of a Tuck Shop / Spaza Shop use shall not detract from the residential character of the neighborhood.

### **1.13.2 ANCILLARY UNITS**

#### **i) Intention of Scheme**

Nothing in the scheme shall prohibit the construction of ancillary units provided; An Ancillary Unit shall have a gross permitted floor area not exceeding 80 m<sup>2</sup>; provided that verandahs and garages may be permitted over and above the permitted 80 m<sup>2</sup> subject to compliance with the provisions relating to coverage and floor area.

#### **ii) The following shall apply when considering the establishment of an ancillary unit:**

- a) There shall be no inter-leading doors between an ancillary unit and the main dwelling house, provided that the Municipality may relax this provision, if there is a need for an inter-leading door for health and safety reasons.
- b) In a multiple unit development, no Ancillary Unit/Units may be permitted. Where a site is developed for a second dwelling house an ancillary unit may be permitted for each dwelling house.
- c) The road or street access serving the Ancillary Unit shall be the same access which serves the main dwelling, provided that the Municipality may, by reason of the same access being impractical, or any other cogent reason, permit a road or street access separate from that which serves the main dwelling;
- d) An Ancillary Unit shall not be permitted to be separate in title from the main dwelling.

### **1.13.3 SHORT TERM ACCOMMODATION ESTABLISHMENT**

#### **(i) Intention of the Scheme**

The Intention of the Scheme is to allow the owner or occupier of a Dwelling House to let a maximum of ten bedrooms for accommodation purposes. The primary use of the Erf shall remain residential in nature and the Short Term Accommodation establishment shall, in the opinion of the Municipality, not negatively impact on the Neighborhood. Short Term Accommodation includes a Bed and Breakfast Establishment and online accommodation bookings but excludes Student Accommodation and a Hotel.

#### **(ii) Nothing in the Scheme shall prohibit or restrict the running of Short Term**

Accommodation establishment from a Dwelling House provided that:

- (a) Short Term Accommodation Establishment shall only be operated with the Consent of the Municipality. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.
  - (b) Uses incidental to the Short Term Accommodation establishment shall only be considered with the Special Consent of the Municipality, and shall be limited to the exclusive use of the patrons of the Short Term Accommodation establishment.
  - (c) There shall at all times be either the owner, manager or letting agent who shall be responsible for the management of the establishment.
  - (d) The building shall, in the opinion of the Municipality, conform to the appearance and definition of a Dwelling House; so that upon cessation of the use, the building shall be capable of reverting to the use as a Dwelling House.
  - (e) Parking for all guests shall be at one bay per room, and parking for the vehicles of the manager or owner shall be provided on-site to the satisfaction of the Head: Development Planning Management and Environment;
  - (f) No external advertising shall be permitted on the Erf other than a maximum of one non-illuminated sign on each road frontage and each sign shall not exceed 0.20 m<sup>2</sup> in area. Any signage larger than the 0.20 m<sup>2</sup> will require an application to be made to the Signage Department.
  - (g) If the use is discontinued for the period of greater than 18 months the Dwelling House, insofar as it may have been altered for that purpose, must be restored to its original state to the satisfaction of the Head: Development Planning Management and Environment.”
  - (h) After affording the applicant the opportunity of being heard, the Municipality may at any time impose any further conditions it deems reasonably necessary in order to preserve the residential amenity of the area, or it may withdraw the consent if, in its opinion, the amenities of the neighborhood are being adversely affected by the activities;
- (iii) In considering such an application for a Short Term Accommodation establishment, the Municipality shall take into consideration the following:-
- (a) the scale of the operation in relation to the character of the area;
  - (b) the suitability of the premises concerned for the proposed use;
  - (c) the availability of on-site parking for motor vehicles; and

- (d) any, other matters which would, in its opinion, interfere with the amenities of the neighbourhood.

#### **1.13.4 HOME BUSINESS**

##### **i) Intention of the Scheme**

The Intention of the Scheme is to allow the owner / occupier of Dwelling House to contribute to the Local Economy of the Municipality. Land Uses that may be considered shall not in the opinion of the Municipality negatively impact on the neighborhood. Industrial Uses such as Panel Beating/Spray Painting/ Motor related uses as well as Engineering land uses such as Burglar Guard Manufacture will not be allowed. A Home Business includes a Health and Beauty Clinic. A Shop is a prohibited land use. A Home Business means the operation of a single non-impacting use

- ii) Nothing in this scheme shall prohibit or restrict the running of a Home Business from a dwelling house provided that:
  - (a) The area to be utilized for the Home Business shall not exceed 30% or a maximum of 40m<sup>2</sup>, of the existing floor area of the Dwelling House on an Erf whichever is the lesser inclusive of storage areas. The predominant use shall remain residential; and only be operated by a person who is the bona fide resident of the Dwelling House, and such person may be assisted in the Home Business by not more than two people. In this instance no land development application is required subject to a building plan being submitted and approved.
  - (b) For Home Businesses larger than (a) above the area to be utilized for the Home Business shall not exceed 50% or a maximum of 80m<sup>2</sup>, of the existing floor area of the Dwelling House on an Erf whichever is the lesser inclusive of storage areas. The predominant use shall remain residential; and only be operated by a person who is the bona fide resident of the Dwelling House, and such person may be assisted in the Home Business by not more than four people. In this instance the Home Business activity shall only be operated with the Consent of the Municipality. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.
  - (c) The dwelling house in which the Home Business is carried on must remain residential in appearance and character, and must at all-time comply with the definition of dwelling house;
  - (d) On-site parking and loading facilities shall be provided to the satisfaction of the Head: Development Planning and Management;
  - (e) The hours of operation shall be to the satisfaction of the Head: Development Planning Management and Environment, and shall be specified in the Special

Consent granted;

- (f) No external advertising shall be permitted on the site except for one non-illuminated sign on each road frontage, and each sign shall not exceed 0,20m<sup>2</sup> in area. Any signage larger than 0,2 m<sup>2</sup> will require an application to be made to the signage department;
- (g) Storage of goods and equipment shall be within the area designated for that purpose on the plan which is to accompany the application, detailing the area to be used for the business as well as any portion of that area in which goods or equipment will be stored;
- (h) Only one light delivery vehicles may be used for the delivery to dispatch goods or supplies;
- (i) After affording the applicant the opportunity of being heard, the Municipality may at any time impose any further condition it deems reasonably necessary in order to preserve the residential amenity of the area, or it may withdraw the Consent if, in its opinion, the amenities of the neighborhood are being adversely affected by the activities of the business;
- (j) If the use is discontinued for the period of 18 months, the dwelling house, insofar as it may have been altered for that purpose, must be restored to its original state to the satisfaction of the Head: Development Planning, Environment and Management.

### **1.13.5 MEDICAL OFFICE**

#### **(i) Intention of the Scheme**

The Intention of the Scheme is to allow the occupier / owner of a Dwelling House to convert the whole or any portion of a Dwelling House to a Medical Office for conducting the profession or occupation of a medical practitioner, dentist, veterinarian, traditional healer and such other profession or occupation of a like or allied nature. A Medical Office may only be permitted subject to the following conditions: -

- (ii) Nothing in the Scheme shall prohibit or restrict the running of Medical Offices from a Dwelling House provided that:
  - (a) Medical Offices shall only be operated with the Consent of the Municipality. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.
  - (b) No medical offices or veterinary clinic may be permitted in a Special Residential zoned site that is used for Multiple Unit Development purposes.

- (c) The building shall be designed so as to harmonise with and in its external appearance, conform to the residential development existing.
- (d) The following provision shall be made for parking: (One) 1 parking space for every 20 m<sup>2</sup> of gross office floor area. In addition provision shall be made for loading and off-loading, access and egress to the satisfaction of the Head: Development Planning and Management. Provided further that the surface material used to cover the parking area shall be to the satisfaction of the Head: Development Planning and Management.
- (e) A minimum of 25 % of the site area, including the parking area, shall be landscaped and maintained to the satisfaction of the Head: Development Planning and Management.
- (f) Not more than six persons including practitioners and staff shall practice or be employed in that portion of the premises to which the Municipality's Special Consent relates.
- (g) No external advertising shall be permitted on the site other than a maximum of one non-illuminated sign on each road frontage and each sign shall not exceed 0,20m<sup>2</sup> in area. Any signage larger than 0,20m<sup>2</sup> will require an application to the signage department.
- (h) A veterinary clinic may include; the boarding of animals for short term care resulting from medical treatment only, a grooming parlour and a retail outlet restricted to the sale of veterinary and animal maintenance products considered ancillary to the veterinary practice.
- (i) Medical offices are for the provision of health services and may include laboratories associated therewith, but which do not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, chiropractors, homeopaths, traditional healers, or such similar practitioners.

### **1.13.6 AGED HOME CARE FACILITY**

(i) **Intention of the Scheme:**

The Intention of the Scheme is to allow the owner or occupier of a Dwelling House in any residential zone to let a maximum of ten bedrooms for the purposes of accommodation for the aged, and may include a dedicated registered health care professional. The primary use of the site shall remain residential in nature and the Aged Home Care Facility shall, in the opinion of the Municipality, not negatively impact on the neighborhood.

(ii) Nothing in the scheme shall prohibit or restrict the running of an Aged Home Care Facility from a Dwelling House provided that:

- (a) The Aged Home Care Facility shall only be operated with the Consent of the Municipality. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid



reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.

- (b) An Aged Home Care Facility shall not consist of more than ten bedrooms for the use by patrons of the Establishment;
  - (c) There shall at all times be either the owner or a manager who shall be responsible for the management of the establishment.
  - (d) The building shall, in the opinion of the Municipality, conform to the appearance and definition of a Dwelling House, so that upon the cessation of the use, the building shall be capable of reverting to the use as a Dwelling House without the need for alteration;
  - (e) Parking for all patrons shall be one bay per room, and parking for the vehicles of the owner/manager shall be provided on-site to the satisfaction of the Head: Development Planning Management and Environment;
  - (g) No external advertising shall be permitted on the site other than a maximum of one non-illuminated sign on each road frontage and each sign shall not exceed 0,20m<sup>2</sup> in area. Any signage larger than 0.2 m<sup>2</sup> will require an application to be made to the Signage Department;
  - (h) After affording the applicant the opportunity of being heard, the Municipality may at any time impose any further condition it deems reasonably necessary in order to preserve the residential amenity of the area, or it may withdraw the Consent if, in its opinion, the amenities of the neighborhood are being adversely affected by the activities;
  - (i) If the use is discontinued for the period of 18 months, the Dwelling House, insofar as it may have been altered for that purpose, must be restored to its original state to the satisfaction of the Head: Development Planning Management and Environment.”
- (iii) In considering such an application for a Aged Home Care Facility, the Municipality shall take into consideration the following:-
- (a) The scale of the operation in relation to the character of the area;
  - (b) The suitability of the premises concerned for the proposed use;
  - (c) The availability of on-site parking for motor vehicles; and
  - (d) any other matters which would, in its opinion, interfere with the amenities of the neighborhood.
- (iv) The granting of such an application shall be subject to such terms and conditions as the Municipality may deem proper, including the provision of adequate off-street parking for motor vehicles, the number of persons that may be accommodated on the premises and any other condition it considers necessary

or proper in order to ensure that the amenities of the area are not interfered with, provided that if it is subsequently found that there is in fact an interference with the amenities of the neighborhood, the Municipality may impose further conditions after affording the owner an opportunity of being heard or call on the owner to cease the usage.

### **1.13.7 TAVERNS**

#### **iii) Intention of the Scheme**

The Intention of the Scheme is to allow the owner/occupier of a Dwelling House to operate a Tavern, and contribute to the Local Economy of the Municipality, while adhering to the objectives of Chapter 1 (Section 2) the National Liquor Act, 2003, National Norms and Standards of the National Liquor act, 2003, and Chapter 1 (Section 2) of Kwazulu-Natal Liquor Licensing Act, 2010, and/or any other subsequent applicable legislation. Land Uses that may be considered shall not in the opinion of the Municipality negatively impact on the neighbourhood. A Tavern is restricted to a single non-impacting use.

#### **iv) Nothing in this scheme shall prohibit or restrict the running of a Tavern (hereinafter referred to as “operation”) from a Dwelling House premises provided that:**

- (a) The operation is in full compliance with all of the conditions and recommendations contained within, a Liquor license, issued in terms the Kwazulu-Natal Liquor Licensing Act, 2010, and / or any other subsequent applicable legislation.
- (b) A Tavern shall only be operated with the Consent of the Municipality. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.
- (c) The proposed operation shall not be located within a 500 metre radius of any religious or learning institutions. A site/area plan, indicating such institutions, must be submitted with the application.
- (d) The proposed operation shall not be located within a 500 metre radius of other licensed operations within a residential area. A site/area plan, indicating other operations, shall be submitted with the application.
- (e) With regards to items (c) and (d) above, a 250m radius may also be taken into consideration depending on density of population and residences.
- (f) Applications shall include a detailed security plan of the measures to be taken by the applicant in terms of providing security measures for both inside the proposed premises, as well as within the circumference of 5 metres outside the proposed premises, .

- (g) Unless otherwise stipulated by applicable legislation, the hours of operation shall be limited to the hours between 10:00 and 21:00 Monday to Saturday, and between 10:00 and 17:00 on a Sunday.
- (h) The operation, and all activities connected therewith, must be confined to the indicated operational (Tavern) area and to remain separate of any main dwelling on site, inclusive of storage areas.
- (i) Adequate facilities for refuse and waste disposal shall be provided, to the satisfaction of the eThekweni: Environmental Health Department
- (j) The operation is not to be used for the bottling of liquor, or for the sale of liquor for consumption off premises.
- (k) The operation may include the consumption of non-alcoholic beverages and the preparation and consumption of food, but shall not include the sale of the aforesaid items for consumption off premises.
- (l) On-site parking and loading facilities shall be provided, all to the satisfaction of the Head: Development Planning and Management and Head: eThekweni Traffic Authority.
- (m) No external advertising shall be permitted on the site other than a maximum of one non-illuminated sign on each road frontage and each sign shall not exceed 0.2 m<sup>2</sup> in area. Any signage larger than 0.2 m<sup>2</sup> will require an application to be made to the municipal signage department;
- (n) Storage of goods and equipment shall be within the area designated for that purpose on the plan which is to accompany the application for Consent, detailing the area to be used for the business as well as any portion of that area in which goods or equipment will be stored;
- (o) After affording the applicant the opportunity of being heard, the Municipality may at any time impose any further condition it deems reasonably necessary in order to preserve the residential amenity of the area, or it may withdraw the consent if, in its opinion, the amenities of the neighborhood are being adversely affected by the activities of the operation;
- (p) If the use is discontinued for the period of 18 months, the original premises, insofar as it may have been altered for that purpose, must be restored to its original state to the satisfaction of the Head: Development Planning Management and Environment.
- (q) This scheme provision does not exempt the applicant from compliance with any other applicable legislation.

### 1.13.8 EARLY CHILDHOOD DEVELOPMENT CENTRE

(i) Intention of the Scheme

The Intention of the Scheme is to allow the owner/occupier of any Premises to operate an Early Childhood Development Centre as supported by the Children's Act 38 of 2005 and supported the National Integrated Early Childhood Development Policy of 2015, and any subsequent amendments to such legislation. An Early Childhood Development Centre is restricted to a single non impacting use.

(ii) Nothing in this scheme shall prohibit or restrict the running of an Early Childhood Development Centre from any premises provided that:

- (a) Written proof of initial consultation and qualification as an Early Childhood Development service provider, or similar, from Department of Social Development is provided.
- (b) Full compliance with the municipalities Child Care Facilities By-Law of 2016 (or subsequent legislation) is adhered to.
- (c) A Health Compliance Certificate issued in terms of the municipalities Child Care Facilities By-Law of 2016 (or subsequent Legislation) is provided.
- (d) The Early Childhood Development Centre shall only be operated with the Consent of the Municipality. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.
- (f) On-site parking and loading facilities shall be provided to the satisfaction of the Head: Development Planning, Management and Environment;
- (g) No external advertising shall be permitted on the site other than a maximum of one non-illuminated sign on each road frontage and each sign shall not exceed 0.2 m<sup>2</sup> in area. Any signage larger than 0.2 m<sup>2</sup> will require an application to be made to the signage department;
- (h) Storage of goods and equipment shall be within the area designated for that purpose on the plan which is to accompany the application for Consent, detailing the area to be used for the Early Childhood Development Centre as well as any portion of that area in which goods or equipment will be stored;
- (i) After affording the applicant the opportunity of being heard, the Municipality may at any time impose any further condition it deems reasonably necessary in order to preserve the amenity of the area, or it may withdraw the consent if, in its opinion, the amenities of the

neighborhood are being adversely affected by the activities of the Early Childhood Development Centre;

- (j) The hours of operation shall be to the satisfaction of the Head: Development Planning Management and Environment, and shall be specified in the Consent granted;
- (k) If the use is discontinued for the period of 18 months, the premises, insofar as it may have been altered for that purpose, must be restored to its original state to the satisfaction of the Head: Development Planning Management and Environment.”

### **1.13.9 STUDENT ACCOMMODATION ESTABLISHMENT**

#### (i) Intention of the Scheme

The Intention of the Scheme is to allow a Student Accommodation Establishment from a Dwelling House or Multiple Unit Development. The erf shall remain residential in nature and the Student Accommodation Establishment shall, in the opinion of the Municipality, not negatively impact the Neighbourhood and shall conform to the following:

- (ii) Nothing in the Scheme shall prohibit or restrict the running of a Student Accommodation Establishment from a Dwelling House or within a Multiple Unit Development provided that:

The Student Accommodation Establishment shall only be operated with the Special Consent of the Municipality.

- (a) There shall at all times on the property be either the owner, or manager who shall be responsible for the management of the Establishment.
- (b) The operation of student accommodation establishment shall require a certificate issued in terms of the Section 5(1) Accommodation Establishments By-Law, 2018 and shall be compliant with the By-Law,
- (c) The establishment shall, to the extent applicable as determined by the Head Land Use Management, comply with the Nuisances and Behaviour in Public Places By-Law, 2015
- (d) There shall be a management plan in effect as per the recommendations of the Student Accommodation pilot study entitled “Student Accommodation For Two Precinct Areas” Adopted by the Municipality on 31 July 2019.
- (e) The building shall, in the opinion of the Municipality, conform to the appearance and definition of a Dwelling House or Dwelling Unit; so that upon cessation of the use, the building shall be capable of reverting to the use as a Dwelling House or Dwelling Unit.
- (f) The design of a student accommodating establishment shall be consistent with the minimum norms and standards and shall be in line with the gazetted Policy on the Minimum Standards and Norms for Student Housing at Public Universities

- (g) Parking shall be calculated at a minimum of one bay for a Dwelling House and one bay per Dwelling Unit used for the Student Accommodation Establishment and parking for the vehicle of the manager or owner shall be provided on-site to the satisfaction of the Head: Development Planning Management and Environment;
  - (h) The Special Consent granted to operate a Student Accommodation Establishment shall not be transferable to successors in title provided that with the further written agreement of the Head: Development Planning and Management, the transfer of the use as a Student Accommodation Establishment to another bona fide owner of the erf may be permitted.
  - (i) If the use is discontinued for the period of greater than 18 months the Dwelling House or Dwelling Unit, insofar as it may have been altered for Student Accommodation purposes, must be restored to its original state to the satisfaction of the Head: Development Planning Management and Environment.
  - (j) After affording the applicant the opportunity of being heard, the Municipality may at any time impose any further conditions it deems reasonably necessary in order to preserve the residential amenity of the area, or it may withdraw the Special Consent if, in its opinion, the amenities of the neighbourhood are being adversely affected by the activities
- (iii) In considering such an application for Student Accommodation Establishment the Municipality shall take into consideration the following:
- (a) the scale of the operation in relation to the character of the area;
  - (b) the suitability of the premises concerned for the proposed use;
  - (c) the availability of on-site parking for motor vehicles; and
  - (d) any, other matters which would, in its opinion, interfere with the amenities of the neighbourhood
  - (e) be located within close proximity of a public transport route.
  - (f) evidence that it is serving an educational facility.
  - (g) capacity of the existing services to accommodate the proposed use.
- (iv) Applications for Student Accommodation Establishments outside of the Student Accommodation layer shall only be permitted with the full Special Consent of the Municipality and the following shall be taken into consideration:
- (a) the scale of the operation in relation to the character of the area;
  - (b) the suitability of the premises concerned for the proposed use;
  - (c) the availability of on-site parking for motor vehicles; and
  - (d) any, other matters which would, in its opinion, interfere with the amenities of the neighbourhood
  - (e) be located within close proximity of a public transport route and socio-economic facilities.
  - (f) evidence that it is serving an educational facility.

#### **1.14. DECLARING, CLOSING OR DIVERTING OF STREETS**

- 1.14.1. All streets and roads shown on the Scheme Map and the widening of existing streets and roads shown in red on the Scheme Map are to be new streets and roads, and shall

become effective at dates to be determined. All streets and roads shown in red hatch on the Scheme Map are to be closed at dates to be determined.

- 1.14.2. Where the Municipality adopts an amendment to the Scheme which has the effect of altering the use of a site or Erf in such a way that the development of the Erf concerned in terms of the amendment to the scheme will create the need for the widening of any road or the creation of a new road the Municipality may require as a condition of the development of the Erf that the owner thereof provide free of any cost and compensation a servitude over the Erf concerned for such road widening or new road in favour of the Municipality.
- 1.14.3. The width, extent and dimensions of the road widening or new road referred to shall be determined by the Municipality and subject to detail survey thereof.
- 1.14.4. Unless otherwise specified, wherever a road widening or proposed road is shown on the Scheme Map, the underlying zoning shall be the same as the Erf on which such road widening or proposed is located.

## **1.15 APPLICATIONS**

1.15.1. At any time after the effective date no person shall:

- (i) erect a new building, or alter or add to an existing building or carry out any other proposed work, or
- (ii) develop or use any land, or use any building or structure for any purpose different from the purpose for which it was being developed or used on such date, or
- (iii) use any building or structure erected after such date for a purpose or in a manner different from the purpose for which it was erected:-

Until the applicant has first applied in writing to the Municipality for authority to do so and the Municipality has granted its written authority thereto either with or without conditions:

- (a) Provided that any Approval granted by the Municipality shall remain valid for a period in accordance with the prevailing legislation granting such authority; and
- (b) where any building or work referred to in any such Approval has not been substantially commenced within the said period or where an appeal has been lodged, within a period as specified in accordance with the prevailing legislation from the date of notification of the outcome of such appeal, or where there has been an interruption in the development of the building or land for a continuous period in accordance with the prevailing legislation, the said Approval shall automatically be considered to have lapsed and building operations or use of land shall not be commenced or recommenced unless new Approval has first been applied for and obtained.
- (c) Applications in Traditional Authority Area require approval from the Traditional Authority before submission to the Municipality. Furthermore, should approval be granted from the Municipality, then approval is also required from the Ingonyama Trust Board prior to implementation.

## **1.16. ENTRY AND INSPECTION**

- 1.16.1. The Municipality shall be entitled, through its duly authorized officers, to enter into and upon any premises within its area of jurisdiction at any reasonable time for the purpose of carrying out any inspection necessary for the proper administration and enforcement of the provisions of the scheme.
- 1.16.2. No person shall in any way hinder, obstruct or interfere with any duly authorized officer of the Municipality their duties and functions in terms of this scheme, nor shall any person cause or allow any hindrance or obstruction to, or interference with, such officer.

## **1.17. SERVING OF NOTICES**

- 1.17.1 Any notice required or authorized to be served in terms of the Scheme, shall be served in terms of the current applicable Planning legislation

## **1.18. OFFENCES**

- 1.18.1 Any person who:

- (i) contravenes or fails to comply with any requirements set out in a notice issued and served in terms of this Scheme, or
- (ii) contravenes or fails to comply with any condition set out in terms of any provision of this Scheme, or
- (iii) Knowingly makes a false statement in connection with any provision of this Scheme, Shall be guilty of an offence.

## **1.19. SIGNAGE, HOARDING AND ADVERTISEMENTS**

- 1.19.1 No signage or advertisements shall be displayed or hoardings permitted without the approval of the Municipality. Any person proposing to erect any sign, advertisement or hoarding shall submit drawings of such sign or advertisement or hoarding for approval. No hoarding or advertisement shall be permitted which is likely to cause injury to the amenity of the neighborhood. Nameplates not exceeding 0.2 m<sup>2</sup> in extent are not considered to fall under this heading. This clause does not apply to casual advertisements for entertainments, property for sale, auctions to be held on the premises or meetings, provided they are not, in the opinion of the Municipality, unduly ostentatious, and do not interfere with pedestrian or vehicular access or visibility.
- 1.19.2 A plan indicating maximum, minimum and partial control areas for the entire jurisdiction of the Council is administered by the Council's Signage Department. All outdoor advertising shall be in broad accordance with the South African Manual for Outdoor Advertising Control, the Municipality's signage policy (which may be revised from time to time) and the associated plans.

## **1.20. DURBAN METROPOLITAN OPEN SPACE SYSTEM (D'MOSS CONTROLLED AREA)**

- 1.20. The Durban Metropolitan Open Space System (D'MOSS) is a layer of the Scheme and enforceable by the Municipality in consultation with the Deputy Head: Environmental



Planning and Climate Protection. The implementation of this layer shall be in terms of Sub-Section 9.5 of this Scheme.

#### **1.21. CONSOLIDATION OF LAND**

1.21. Consolidation of land is where two or more Erven are combined together to form one new Erf, with boundaries to be approved by the Surveyor-General and if necessary, the Traditional Authority and Ingonyama Trust Board through their internal processes, and the new Erven to be registered with the Registrar of Deeds. Any person or organization could initiate a process to consolidate land in terms of the current applicable Planning legislation.

#### **1.22. SUBDIVISION OF LAND**

1.22. The sub-division of land is when an Erf or portion is divided into more than one Erf or portion. It requires new cadastral boundaries which must be approved by the Surveyor-General, and if necessary, the Traditional Authority and Ingonyama Trust Board through their internal processes, as well as the registration of newly created Erven or portions with the Registrar of Deeds. Any person or organization could initiate a process to subdivide land in terms of the current applicable Planning legislation.

#### **1.23. REZONING OF LAND**

1.23. Means a process whereby the current zoning as indicated on the Scheme Map and the corresponding controls relating thereto in the Scheme are amended in terms of the applicable legislation. In cases of a Rezoning, where the Minimum Subdivision indicated in Section 4: Erf Control and or Section 7: Development Facilitation Table is greater than the actual site size, further motivation, addressing any issues related to this aspect, may be requested at the discretion of the Head: Development Planning and Management.

#### **1.24. SPECIAL CONSENT**

1.24.1. The Special Consent of the Municipality is required when:

- (i) the use that is proposed falls within the Special Consent column of the development facilitation table of this scheme;
- (ii) the use proposed is a Special Building;
- (iii) a use that is proposed is a precluded use in terms of the development facilitation table or any proposal that is in conflict with any provisions of the Scheme. It should be noted that the Municipality is bound to refuse such application.
- (iv) Whenever the Council grants its special consent for the use of land, the erection or use of a building for a particular purpose or purposes, such land or building shall not be used for any other purpose or be extended without the further special consent of the Council.

1.24.2. In considering any Special Consent application referred to in 1.24.1(i) above, the Municipality shall take into consideration the impact of the proposed use on the surrounding area and may impose any conditions it deems necessary to protect the amenities of the area. If the application falls within the Traditional Authority Area, approval from the Traditional Authority will be required before submission to the Municipality.

## **1.25. TITLE DEED CONDITIONS**

Any Title deed Conditions imposed upon any Erf shall prevail over the Scheme.

## **1.26. CONSENT**

Is an application for Consent from the provisions of the Scheme where the necessary notifications to the affected neighbours have been issued.

## **1.27. MANAGEMENT LAYER**

1.27.1 The Adoption of a new Management Layer shall require a formal Scheme amendment.

1.27.2 An amendment to an existing Management Layer shall be to the satisfaction of the Head: Development Planning, Environment and Planning.

	<b>SECTION 2: DEFINITIONS</b>	
	<b>2.1 GENERAL DEFINITIONS</b>	

**Activity Corridor:** means an area of generally higher intensity urban use or land suitable for intensification, parallel to and on both sides of an activity spine, and includes any associated higher order transportation routes such as railway lines and through roads.

**Activity Spine:** means a public street, incorporating an existing or planned public transport route, and adjacent land used or intended for mixed use development.

**Aged Home Care Facility:** means a dwelling house or ancillary unit that has been converted for the purpose of residential accommodation for the aged with a permanent manager on site and access to a dedicated registered health care professional. Registration with the Department of Social Welfare and other relevant departments is mandatory.

**Amenity:** means a natural or created feature or aspect that enhances a particular property, place or area from the perspective of its aesthetic or social quality, or visual appeal, which makes it more attractive or satisfying to the human being.

**Ancillary Unit:** means a self-contained inter leading group of rooms including not more than one kitchen designed for occupation by a single household or family with a total floor area not exceeding 80 square metres extent.

**Appeal Tribunal:** Means Planning and Development Appeals Tribunal as established in terms current applicable Planning legislation.

**Approval:** Means the written approval of the Municipality.

**Balcony:** means a floor projecting outside a building at a level higher than that of the ground floor, enclosed only by low walls or railings, or by main containing walls of rooms abutting such projecting floor, and includes a roof, if any, over such floor and pillars supporting such roof.

**Basement:** means the lowest part of any building which part is constructed with more than 50% of its volume below ground level. Ground level shall mean natural ground level, without any additional earthworks, as it existed prior to the conception of the building or development in question

**Short Term Accommodation Establishment:** means a Dwelling House wherein a maximum of ten bedrooms may be used for the purpose of temporary accommodation of guests without impairing the amenity of the adjoining properties. Short Term Accommodation includes a Bed and Breakfast Establishment including online accommodation bookings but excludes Student Accommodation and a Hotel.

**Boat Launching Site** means a place where boats or other water sport vessels are launched into water.

**Botanical Garden:** means a park intended for the display of rare indigenous or exotic plants or trees.

**Boundary:** A line which defines the extent of an Erf and is indicated on a diagram or general plan approved by the Surveyor General's office.

**Building:** Means any structure of a movable or an immovable nature for whatever purpose used, including any tank (excluding underground tanks and tanks for rain water harvesting not exceeding 5 000 litres in volume), swimming pool, staircase or radio mast, telecommunications mast, and any wall, or close boarded fence more than 3 metres in height at any point, but excluding any open fence, post, steps along ground level, pier, fountain, fish pond, pergola, or other garden ornamentation.

**Building Line:** A line parallel to a fixed distance from any street, a public right of way or road reserve on any Erf or proposed Erf boundary.

**Canteen:** means A building or part thereof used for the preparation and serving of food and allied products, to staff which is ancillary to a business or organization.

**Child minder Service:** means any undertaking involving the custody and care of a maximum of six children apart from their parents during the whole or part of the day on all or any days of the week.

**Classification of Roads and Intersections:** means the functional classification is defined not only by traffic volumes and operating characteristics, but also by location, access, and fronting land use.

- **Major Road:** Freeway Minor Collector, Major Arterial, Minor Arterial and Major Collector.

- **Minor Road:** Local Street and Cul-De-Sac and courts.

- **Freeway:** These are divided highways carrying high speed through- or bypass-traffic. They have fully controlled access, with no intersections at grade. Reserve requirements vary upwards from approximately 60 metres, depending upon design and terrain. Design speed may be as high as 130 km per hour.

- **Arterial Road (Major and Minor):** These form the primary internal network of the urban area. Their function is basically for long distance travel within the area, supplementing and feeding the freeway network. Characteristics are high volumes, restricted access, moderate speeds, dual carriageways, with shoulders on which parking is prohibited.

Minor arterials are used where less capacity is required, or as access routes, and may form the extension to a major collector outside, the township area. The desirable design speed is 80 km per hour, with a maximum of 100 km per hour, and a reserve width minimum 30 metres, but normally a 40 metre reserve or greater for major arterials.

- **Collector (Major and Minor):** The function of these is to carry traffic from local streets to the main roads. They are single carriageway roads which provide the principal entrances and circulation within a development, combining the function of individual Erf access with traffic

movement. The major collector has a reserve width of approximately 25 metres (except where designed with a central median for added capacity and safety), and a design speed of 70 km per hour.

The minor collector has a design speed of 60 km per hour, and reserve of 20 metres, and is used where less capacity and continuity is required, and to serve areas with even or higher density than single dwellings.

- **Local Street:** means these are primarily for access to abutting properties. Characteristics are single carriageways, low speed, and low volume. Where cross-fall and topography permit, provision is made for parking off the carriageway.

- **Cul-De-Sac:** means these are local street systems with only one access point. They provide for access to abutting properties and only carry low volume local traffic.

- **Intersection (Major and Minor):** means A “major intersection” occurs where one or more of the intersecting roads is classified as a major road.

A “minor intersection” occurs where all the intersecting roads are classified as minor roads.

**Common Property:** means that portion of the common land which is not covered by vehicular road reserves and parking areas, but may include walkways, whether grassed or hardened, and structures or buildings intended for recreational use of the occupants of the erf to the satisfaction of the Municipality.

**Convenience Shop:** means part of a building used in-conjunction with a Fuelling and Service Station used primarily for the sale of convenience goods and which is subservient to that of a Fuelling and Service Station. Motor spares and accessories as well as promotional goods by oil companies may also be sold. The maximum floor area shall not exceed 200 m<sup>2</sup> in extent, which shall include the Convenience Shop; storage areas associated therewith, refrigeration areas and food preparation areas.

**Conference Facility:** means a building or portion of a building ancillary to the primary use of the site used for conferences, seminars and meetings and may include offices for the administration of such facility.

**Conservation Reserve:** means An area of land within which the conservation of the scenic beauty, indigenous fauna and flora, water courses, and other topographical features, places of historic or scientific interest and the like are of primary importance.

**Coverage:** means the proportion of an Erf covered by buildings with an impermeable roof, as seen vertically from the air measured from outer face of exterior walls, expressed as a percentage. Thus 25 % Coverage means that only one quarter of the Erf may be covered.

**D'MOSS Controlled Area:** means any area demarcated upon the Map by the overprinting of a green hatched pattern (or by a green layer on the GIS), where, by reasons of natural biodiversity, the existence of flora and fauna, topography, or the environmental goods and services provided or other like reasons, development or building may be prohibited, restricted or permitted upon such conditions as may be specified having regard to the nature of the said area.

**Date of Adoption:** Means the date upon which any provision of this scheme (or portion thereof) is finally adopted by the Municipality.

**Developable Area:** means the area of an erf or portion which is deemed developable after deducting all areas steeper than 1:3, subject to flooding ever 100 years, inaccessible, geotechnically unstable, environmentally sensitive, subject to a major services transmission servitude or similarly unsuitable for development purposes as determined by the Municipality.

**Density:** means the number of dwelling units permitted on an Erf. Density is expressed in terms of dwelling units per hectare or unless where otherwise stated.

**Domestic Staff Accommodation:** means accommodation designed primarily for the housing of domestic staff, which may include not more than one kitchen, with a total floor area not exceeding 40 square meters in extent.

**Dwelling Unit:** means a self-contained inter leading group of rooms including not more than one kitchen designed for occupation by a single household or family and may include outbuildings and Domestic Staff Accommodation but excludes an ancillary unit/units. This definition shall include an Umuzi.

**Dwelling Unit Curtilage:** Means a single defined area of land forming part of a Multiple Unit Development comprising the land on which a dwelling unit is erected or is intended to be erected together with such private open areas and other areas as are reserved for the exclusive use of the occupants of the dwelling unit.

**Early Childhood Development Centre:** means premises used as a partial care facility that provides, an early childhood programme, with an early learning and development focus for children from birth until the year before they enter Grade R/ formal school. Early childhood development means the process of emotional, cognitive, sensory, spiritual, moral, physical, social and communication development of children. Early childhood development services means services:

- (i) Intended to promote early childhood development, and
- (ii) Provided by a person, other than a child's parent or caregiver, on a regular basis to children up to school-going age.

**Effective Date:** Means the date the Municipality adopts a resolution to prepare a Planning Scheme.

**Erf:** means any piece of land which has been allotted an individual description in the records of the Surveyor-General and includes a remainder and also any group of erven or portions tied by a Notarial Deed in Restraint of Free Alienation.

**Erf Area:** means is the area of an Erf less the area of any Public Right of Way, road servitude, new road reservation or road widening reservation to which the Erf may be subject, but shall include any registered servitude for overhead and/or underground services.

**Existing Use Rights:** means In relation to any building or land, a continuous use of that building or land after the date of adoption for the purpose for which it was designed and lawfully authorised by the Municipality at that date.

**Family:** means a single person maintaining an independent household; two or more persons related by blood or marriage, maintaining a common household or; two, three or four unrelated persons maintaining a common household and includes not more than four persons lodging or boarding with a family.

**Farm Stall:** Means a building not greater than 80 m<sup>2</sup> in extent from which building only fresh fruit, vegetables, dairy products, flora and processed livestock may be retailed to the public.

**Floor Area:** Means, except as provided in Section 5 the sum of a building at each floor level, and including wall thickness but excluding:

- i) any basement used exclusively for the parking of motor vehicles, service installations
- ii) private garages, carports and covered parking,
- iii) In the case of fuelling and service stations, the areas covered by canopies,
- iv) staircases, lift shafts /lift motor rooms other than on one floor,
- v) port cocheres,
- vi) balconies, verandahs, porches and similar type of structures that are roofed but open to the elements on at least one side,
- vii) corridors that are open to the elements on at least one side,

**Floor Area Ratio:** means the ratio of the permissible floor area of an Erf in relation to the surveyed area expressed as a decimal.

**Frontage:** means the length of the boundary of an Erf which fronts onto an existing or proposed road.

**Ground Floor:** Means the storey of a building or portion of a building on or nearest the mean finished ground level immediately surrounding the building, provided it is not a basement.

**Height:** except where otherwise stated means the number of storeys permitted in a building.

**Home Business:** means the operation of a single non-impacting occupational activity in or in conjunction with a dwelling house by a bona fide residential occupant of that property, providing that the dominant use of the property concerned shall remain for the living accommodation of the occupants, and the property complies with the requirements contained in the Scheme Clauses for a home business. Home business does not include a shop.

**Imizi (plural form of umuzi)** –a cluster of more than one umuzi; also referred to as a 'Traditional settlement'

**Isigodi (singular form)** – Traditional ward; in most cases there are more than one isigodi per municipal ward

**Izigodi** –a cluster of more than one isigodi

**Induna (singular) Izinduna (plural)**–the headman/men who, in terms of African Customary Law, oversees one isigodi or several izigodi

**Inkosi (singular) Amakhosi (plural)** –Traditional Leaders in charge of a particular Traditional Authority in terms of the Kwazulu Amakhosi and Iziphakanyiswa Act

**“Ingonyama Trust Board (ITB)”** is a schedule 3A Public Entity reporting to the National Minister for Rural Development and Land Reform “the Minister” as Executive Authority. The Board is the Accounting Authority and derives its mandate from the KwaZulu-Natal Ingonyama Trust Act (Act 3 of 1994) as amended by National Act 9 of 1997 read in conjunction with the Public Finance Management Act (Act 1 of 1999):

- The ITB is responsible for the following within land under its authority:
- The formulation and implementation of policy;
- The provision of effective land administration and real estate management systems;
- The creation of a climate to encourage development;
- The extension of security of tenure in accordance with both customary and statutory law always subject to the Constitution Act (Act 108 of 1996).

**Major Hazardous Installation:** means Any oil refinery, bulk depot, flammable liquids storage tank, flammable liquids and substances store, oil pipeline, gas pipeline, gas works or other installation where any substance is produced, processed, used, handled or stored in such a form and quantity that it has the potential to cause a major incident and further includes ISO (International Organization for Standardisation) containers on the premises but excludes ISO containers in transit on a public road.

**Management Layer:** A Management Layer is a layer that forms part of the Land Use Management System which may affect the development potential of any erf irrespective of the zoning. Such layer is shown geographically on the Geographic Information System and includes the Durban Metropolitan Open Space System Controlled Area (D'MOSS), Coastal Management Controlled Area and the Student Accommodation Management Layer.

**Mezzanine:** means any intermediate floor in a building, the area of which does not exceed 25% of that floor below it.

**Municipality:** means the eThekweni Municipality.

**Outbuilding:** means a building ordinarily used in conjunction with a dwelling house/dwelling unit /units, and for the garaging of private motor vehicles, a storeroom, private laundry, workroom and other such similar uses.

**Owner:** Means the person registered in a deeds registry as the owner of land or who is the beneficial owner in law

**Panhandle Site:** means a site with access being obtained via a handle-shaped access-way which shall not be less than 4 metres in width for the entire length.

**Parking Servitude:** means premises owned by private persons, but subject to a public servitude allowing members of the public to park thereon. Refers broadly to and may permit limited retail, kiosks to accommodate uses such as a flower and newspaper sellers office shall be ancillary to the Parkade only and caretaker accommodation and other uses generally related thereto.

**Photovoltaic Installations:** refers to installations that convert light energy, normally from the sun, into electricity. Solar PV panels produce direct current when exposed to the sun which is



later converted into alternating current (AC) using an inverter.

**Public Open Space:** An open space or reserve owned by the Municipality which the public has a right to use and enjoy, and may include buildings associated thereto. This also includes Works as described in the Local Authorities Ordinance No. 25 of 1974, Sections 208 and 264, Sections (14-20) and 27 are permitted and may include public parks and gardens, recreational grounds, zoological gardens and similar such uses.

**Private Open Area:** means a usable area, exclusive of utility areas, driveways, and parking areas, which is open to the sky, and which is adjacent to and has direct access from a dwelling unit on a multiple unit development site, such private open area being reserved for the exclusive use of the occupants of the associated dwelling unit.

**Property Owners Association:** An incorporated association which every property owner or occupier will automatically belong to and shall ascribe to and abide by the requirements and objectives of such association.

**Rear Space:** means an area between a line parallel to the rear boundary.

**Renewable Energy Installations:** refer to installations that produce electricity from renewable sources such as the sun and wind. For the purposes of these guidelines, this refers to Solar Water Heaters, Photovoltaic (PV) Installations and Wind Turbines.

**Sand-winning:** Means any operation or activity for the purpose of winning of sand on, in, or under the earth, water, or any residue deposit, whether by underground or open working or otherwise, and may include activities directly associated with the winning process.

**Scheme:** is a land use management tool used by a Municipality to manage the development which occurs within its area of jurisdiction. It comprises a set of maps and associated clauses which guide and manage land use practices.

**Side Space:** Means the area between a line parallel to the side boundary.

**Solar Water heater:** refers to installations that use solar energy to heat water.

**Storey(s):** means that part of a building which is situated between two floors, or if there is no floor above it, the underside of the ceiling. Such storey shall not exceed 4,5 metres for residential purposes and 5.5m for non-residential purposes in height save that:

- i) Spaces provided for lifts, elevators and similar rooms or architectural features and which are in proportion to the building shall not constitute a storey or floor;
- ii) in the event of a storey being higher than the height as indicated above, it shall be counted as two storeys;
- iii) the prescribed height per storey as indicated above may be relaxed, provided that the total combined Height and number of all storeys prescribed in the Development Facilitation Table, is NOT exceeded..
- iv) A mezzanine shall not count as a storey
- v) A basement shall not count as a storey;
- vi) A roof which may contain or support any room shall count as a storey.

**Student Accommodation:** means a premises designed and adapted to allow for the accommodation of students at all education levels within the eThekweni Municipality. The operation of Student Accommodation shall require a certificate issued in terms of the Section 5(1) Accommodation Establishments By-Law, 2018 and shall be compliant with the By-Law. The establishment shall, to the extent applicable as determined by the Head Land Use Management, comply with the Nuisances and Behaviour in Public Places By-Law, 2015. The design of student accommodation shall be consistent with the minimum norms and standards and shall be in line with the gazetted Policy on the Minimum Standards and Norms for Student Housing at Public Universities. In considering an application for a Student Residence, the Municipality shall take into consideration the following:

- (a) the scale of the operation in relation to the character of the area;
- (b) the suitability of the premises concerned for the proposed use;
- (c) the availability of on-site parking for motor vehicles;
- (d) be located within close proximity of a public transport route;
- (e) evidence that it is serving an educational facility;
- (f) the impact of the development on the traffic, infrastructure, and noise mitigation measures;
- (g) compliance of the design with the minimum norms and standards;
- (h) the contents of the management plan, safety and security measures and property maintenance;
- (i) any, other matters which would, in its opinion, interfere with the amenities of the neighbourhood.

**Student Accommodation Establishment:** means a premises used for the accommodation of students who are registered with an approved educational facility. The operation of a Student Accommodation Establishment shall be permitted from a Dwelling House or Multiple Unit Development. A Student Accommodation Establishment shall consist of not more than twelve (12) students in six (6) bedrooms in the case of a Dwelling House and eight (8) students in four (4) bedrooms in the case of a Dwelling Unit within a Multiple Unit Development. Should the number of bedrooms and or students accommodated on-site exceed that as prescribed above the establishment shall be classified as a Student Residence.

**Street Boundary:** means that boundary of a property which is contiguous to a public street or public right of way or road reserve, whether existing, or for new street purposes.

**Tavern:** means a premises adapted for the on-site consumption of liquor. It may include the consumption of non-alcoholic beverages and the preparation and consumption of food but shall not include the sale of the aforesaid items for consumption off the premises. Such use must have been legalised by means of a Liquor License, issued in terms of the KwaZulu-Natal Liquor Licensing Act, 2010, or any other subsequent applicable legislation. Note: A shebeen is an illegal tavern.

**Tuck Shop/Spaza Shop:** means a portion of a dwelling house used for the sale of day-to-day convenience goods where goods are sold through a window, door way or hatchway, but does not include a walk in shop.

**Traditional community:** means a traditional community recognised as such in terms of section 2 of the Traditional Leadership and Governance Framework Amendment Act, Act No. 41 of 2003;

**Traditional council:** means a council established in terms of section 3 of the Traditional Leadership and Governance Framework Amendment Act, Act No. 41 of 2003;

**Umuzi (singular form)** –a type of homestead; some umuzi have only one group of traditional dwellings while most have a mixture of traditional and urban type units; as the sizes of the homes vary it is difficult to specify their size; the primary use of an umuzi is residential but it also includes gardens, stock enclosures, burial grounds, household garbage pits

**Wind Farm:** refers to a land use whereby multiple wind turbines are installed for the purposes of farming energy for resale.

**Wind Turbine:** refers to an installation that uses the kinetic energy of the wind to generate electricity.

**Zone:** means a portion of the area shown on the map by distinctive colouring, hatching, or edging, or in some other distinctive manner for the purpose of indicating the restrictions imposed by this Scheme on the erection and use of buildings or structures, or the use of land.

	<b>2.2 LAND USE DEFINITIONS</b>	
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**Action Sports bar:** means a premises used for the sale of alcohol and/or food for consumption on the premises and may include live entertainment, or entertainment generated by television transmission, or by way of mechanical, electronic or electrical contrivance, instruments, apparatus or devices which are designed or used for the purpose of playing of any game or for the purpose of recreation or amusement, and the operation of which involves the payment of any valuable consideration, either by the insertion of a coin, token coin or disc therein or in an appliance attached thereto or in any other manner, or billiard saloon, or snooker room.

**Adult Premises:** means a building used for the sale, hiring, display, exhibition, or viewing of material of an adult nature.

**Adventure Tourism Activities:** These are activities which are undertaken as a recreational travel to a specific area to enjoy the areas physical challenges inclusive of its natural and environmental attributes. Adventure tourism activities may include zip lining; rap jumping; abseiling; rock-climbing; paragliding; hiking; mountain-biking; trail running; birding; orienteering; inflatable obstacle courses; inflatable sports park; canoeing, kayaking; fishing and wind surfing for example.

**Agricultural Activity:** means any agricultural activity that refers to either the intensive production in any form whatsoever, of poultry, game birds, livestock, aquatic animals, vegetables, timber production, fruit, or allied products, and includes any preparation or processing and/or sale of commodities related to agricultural activity and ancillary uses thereto and may include an abattoir.

**Agricultural Land:** means Arable, meadow, or pastureland, market gardens, poultry farm, garden nursery, and allied activity that may include amongst others, a greenhouse or

hydroponics, horticulture, permaculture, orchards, and land used for the purpose of breeding, keeping or sale of domestic animals, aves, poultry, bees or aquatic animals, ancillary residential buildings and any buildings connected therewith.

**Airport:** means any defined area of land or water intended to be used either wholly or in part for the arrival, departure or surface movement of aircraft and includes any buildings, structures and equipment in any such area used in connection with the airport or its administration and includes air rights.

**Animal Facility:** Means premises used for the breeding, rehabilitation, boarding, training or caring of animals for commercial purposes.

**Arts and Crafts Workshop:** Means premises wherein the primary purpose is the production of arts and crafts, and may include the selling of such goods. The process carried on and the machinery installed is such that they do not cause nuisance to other properties or are detrimental to the amenities of the surroundings.

**Base Telecommunications Transmission Station:** means Any structure designed and used for the accommodation of equipment used in the transmitting or receiving of electronic communications signals and includes a telecommunications mast, but excludes any television receiving equipment with a diameter of 1.5 metres or less.

**Betting Depot:** means a premises used for the purpose of a bookmakers or a totalisator agency.

**Boarding House:** means a building or part thereof in which long stay lodging is provided to five or more persons by the owner or operator who resides on the premises but excludes Student Accommodation.

**Builder's Yard:** means Premises which is used for the storage or sale of building material and equipment.

**Bus and Taxi Depot:** means a premises used for the transfer of persons from one vehicle to another for hire or reward, including management and the parking of such vehicles associated with this use and excludes a Transport Depot.

**Car Wash:** means Premises fitted with equipment for the purpose of washing motor vehicles for gain and may include a valet service.

**Cemetery/crematorium:** Premises designed for the inhumation of corpses and or where deceased are burned to ash and includes facilities for associated religious and administrative functions.

**Chalet Development:** means a grouping of a number of chalets on an Erf; a chalet means an attached or detached habitable building used for holiday accommodation).

**Conservation Area:** means an area of land and or water within which the conservation, due to the environmental sensitivity of the biodiversity present on, under and above the land surface or water body, of the scenic beauty, indigenous flora and fauna, other naturally occurring material, water courses, topographical features and places of interest, is of primary importance

**Container Depot:** means a place for the handling and storage of large cargo-carrying containers destined to be loaded on to a container ship, truck, or rail carriage.

**Convention Centre:** means Land or building or part thereof used or adapted to be used for the conducting of conferences, seminars, gatherings, recreation, public entertainment, exhibitions and such other uses which are ancillary to or reasonably necessary for the use of the building as a convention centre.

**Correctional Facility:** means Premises for the confinement of people accused or convicted of a crime.

**Crèche:** means any premises or portion thereof used for the care of seven or more infants or young children during the day time absence of their parents or guardians.

**Direct Access Service Centre:** means premises with direct access to a Provincial or National Road used or designed for a fuelling and service station and may include restaurants/fast food outlet and a truck stop with overnight facilities.

**Display Area:** means Land set aside for the display and sale of machinery, articles and products that could not normally be displayed within a building.

**Dwelling House:** Means a building, with inter-leading rooms, constructed on an Erf, and used or adapted to be used as a residence for the accommodation of one household or family and may only include one kitchen, but may include outbuildings, Domestic Staff Accommodation and an Ancillary Unit. This definition shall include an Umuzi.

**Educational Establishment:** means Premises used as a place of instruction and may include uses ancillary thereto, inclusive of Student Accommodation.

**Escort Agency:** means Premises to be used for the making of the services of an escort, whether male or female, available to any other person.

**Flat:** means a building or buildings with two or more storeys comprising of self-contained dwelling units, each having a separate entrance onto a corridor or walkway and forming part of one or more storeys.

**Flea Market:** means an occasional or periodic market where groups of individual sellers offer goods and services for sale to the public.

**Fuelling And Service Station:** Premises used or designed for the sale of petroleum, oil, and other fuels and lubricants and accessories used in connection with motor vehicles, and includes an office and storeroom for use in connection therewith, together with facilities for the servicing and maintenance of motor vehicles, and may also include a Convenience Shop not exceeding 200m<sup>2</sup> and a caretakers accommodation.

**Funeral Parlour:** means any premises used for or intended to be used for the preparation and temporary storage of corpses, for the burial or cremation and may include uses ancillary thereto, but excludes a mortuary.

**Garden Nursery:** means premises used for the purpose of growing, displaying and selling of plants and items incidental thereto, and includes the erection of buildings and structures

ordinarily used therewith.

**Government/Municipal:** premises used by or on behalf of the Government or Municipality for the purpose of carrying out of government or municipal functions.

**Health and Beauty Clinic:** premises used for cosmetic and holistic treatment for men and women.

**Health Studio:** premises used for the physical development and fitness of individuals for reward or pleasure.

**Hotel:** means a facility offering transient lodging accommodation to the general public, and providing additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.

**Industry – Extractive:** means An industry which involves the extraction, quarrying, or removal of sand, gravel, clay, hard rock, stone or similar material from the land, and includes the treatment and storage of those materials, or the manufacture of products from those materials on, or adjacent to, the land from which the materials are extracted.

**Industry – General:** Premises used for the accommodation of all forms of industry except noxious industry.

**Industry – Light:** means an industry which can be carried out without causing nuisance to other properties or to the public.

**Industry – Noxious:** means Any industry or trade that by reason of fumes, gases, vapours, dust, smell, noise, vibration, or other causes, is deemed by the Municipality to be likely to become dangerous or harmful to the health, welfare, and amenity of the public.

**Institution:** Premises used as a public or private institute including the administration thereof and other land uses considered by the Municipality to be ordinarily ancillary thereto and includes a building designed for use as a hospital, home for the aged or for mentally or physically disabled people, nursing home, clinic, orphanage, crisis center and other land uses considered to be ordinarily ancillary thereto.

**Landfill:** means a disposal site where solid waste, such as paper, glass and metal, are buried between layers of soil/dirt and other materials in such a way so as to reduce contamination of the surrounding land.

**Laundry:** means a laundry service or self-service which may include the ironing, drying or pressing of clothing and textiles.

**Marina:** means a facility for the storing, servicing, fuelling, berthing, and securing of boats that may include residential and retail facilities.

**Mobile Home Park And Camping Ground:** Means land provided with adequate ablution and sanitary facilities with or without a communal kitchen, constructed with permanent materials arranged for the accommodation of a mobile home and, at the discretion of the Municipality, which are used primarily for temporary holiday dwelling units and tents, and provided also with permanent water points, approved refuse receptacles, and containing within the curtilage a sufficient open space for recreational purposes, and may include

accommodation for a caretaker or manager.

**Mortuary:** means a building or part thereof where corpses are stored exposed for identification and autopsies are performed but exclude a Funeral Parlour.

**Motor Garage:** means premises used for the major servicing and repair of vehicles such as:

- the overhauling and testing of engines;
- the rebuilding and testing of engines;
- panel beating and spray painting.
- The following ancillary uses may also be included:
  - display and sale of vehicles;
  - washing, and cleaning of vehicles; and,
  - the sale of motor spares and accessories.

**Motor Display Area:** means a premises used for the display, sale and/or hire of vehicles and may include the sale and replacement of motor vehicle components and servicing of motor vehicles but excludes a Motor Garage.

**Motor Vehicle Test Centre:** means Premises used for the testing of vehicles for compliance with the Certificate of Roadworthiness.

**Motor Workshop:** means premises used for the general repair and servicing of light motor vehicles, including auto-electrical repairs, the fitting and sale of fitted motor spares and accessories, auto valet services, storage, and may also include an office, storeroom and display and sale of vehicles, or of towing broken down motor vehicles and excludes a Motor Garage.

**Multiple Unit Development:** Means a group of two (2) or more attached or detached dwelling units (excluding a second dwelling), together with such outbuildings as are ordinarily associated thereto, each dwelling unit having direct access to a private open area and to common land, the whole development having been designed as a harmonious entity. No ancillary unit shall be permitted in a multiple unit development This definition shall include Imizi.

**Museum:** premises 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-based Recreation and Tourism** means recreation and tourism which is based on the natural attractions of the area, e.g. bird-watching, hiking, trail running, and photography, which does not conflict with the primary land use, namely nature conservation. This activity may contribute to the conservation of the environment and improve the well-being of the local community.

**Nature Reserve:** means Premises declared to supplement the system of national parks in South Africa; protect areas with significant natural features, species, habits or biotic communities; protect a particular site of scientific, cultural, historic, or archeological interest; provide for its long-term protection and the maintenance of its biodiversity; provide for a sustainable flow of natural products and services to meet community needs; enable a variety of traditional consumptive uses; or, provide for nature-based recreation and tourism opportunities

**Night Club:** means premises wherein music is played and dancing occurs, and may include eventing, fashion shows and the selling of beverages and food for consumption within the premises.

**Office:** means premises or part thereof used for the administration of any business, whether public or private.

**Office – Medical:** means an establishment primarily engaged in the provision of health services, and may include laboratories associated therewith, but which does not provide overnight care or serve as a base for an ambulance service.

**Parkade:** Premises used for the parking of motor vehicles for reward..

**Pet Grooming Parlour:** means Premises used for the grooming and overnight boarding of household pets for commercial gain.

**Place of Public Entertainment:** means a premises used for public entertainment and includes a theatre, cinema, music hall, concert hall, amusement arcade, skating rink, race track, sports arena, commercial exhibition, hall, billiard room, casino, gaming and fun fair but does not include a Night Club.

**Place of Public Worship:** Means Premises used for public devotion and may include uses ancillary thereto.

**Private Open Space:** means premises used a sports ground, playing field, or other open space of a school, club, firm, or private person.

**Recycling Centre:** Premises, with or without buildings, which the Municipality may at its discretion require to be screened, upon which used materials are separated and processed for shipment and for eventual re-use in new products.

**Reform School:** means a school for the reception, care education and training of children sent thereto under the Criminal Procedure Act or transferred thereto under the Child Care Act.

**Refuse Disposal:** Premises used for the disposal of garden or domestic refuse.

**Restaurant / Fast Food Outlet:** means any business premises used for the selling or supplying of meals or refreshments for consumption on or off the premises.

**Retirement Centre:** means a residential development intended for the accommodation or settlement substantially of persons upon their retirement, and which may include frail care centre and place of communal activity. The centre may include office buildings, medical consulting rooms, launderette, shops and restaurants, which in each case shall be restricted as required by the Municipality, and be for the sole use of occupants and guests.

**Riding Stables:** means a place or undertaking for the leasing of horses and/or riding instruction against payment, and includes the care and stabling of such horses.

**Scrap Yard:** means Premises used for the dismantling, stacking, sorting, storing, preparation of, and resale of scrap materials.



**Self Storage:** means a building for the use of self-contained units various sizes that are leased or rented for the storage of personal, business and/or household goods but not for vehicles, boats, trailers, or caravans. Access to such units shall be from the inside of the building only, with no direct vehicular access to the storage units. No manufacture, production, extraction, adaption, alteration, renovation, repair, processing or servicing of any article or material will be permitted. Storage of flammable liquids and substances, or other installation where any substance is produced, processed, used, handled or stored in such a form and quantity that it has the potential to cause a major incident and or further included ISO (International Organization for Standardisation) containers on the premises is strictly prohibited.

**Shop:** Means Premises used for retail or wholesale trade or business wherein the primary purpose is the selling of goods and services.

**Special Building:** means any other type of building or use not specifically defined in this set of definitions.

**Student Residence:** means a certified premises used for the accommodation of students at high densities. This can vary from large blocks of rooms similar to residence halls, or residential blocks or flats that house only students. This includes a housing facility leased directly with a landlord or indirectly through an accredited leasing agent.

**Telecommunication Infrastructure:** Means any structure designed and used for the accommodation of equipment used in the transmitting or receiving of electronic communications signals and includes a telecommunications mast but excludes any Television/Radio receiving equipment with a diameter of 1,5 metres or less.

**Transport Use:** means a premises for the operation of a public service for the transportation of goods (including liquids and gases) or passengers, as the case maybe, by rails, air, road, sea or pipeline, including the use of such premises as a harbor communication network, warehouse, container park, workshop, office or for the purposes of security services connected with the foregoing.

**Transport Depot:** means a premises used by freight vehicles as a holding / truck staging area and or for the transfer of goods from one vehicle to another, including management, the parking of such vehicles and the storage of goods associated with this use and excludes a Bus and Taxi Depot.

**Truck Stop:** means premises used as stopover facility for commercial vehicles. A truck stop may include facilities for the parking, maintenance, or repair and cleaning of commercial vehicles, the dispensing of fuel or other petroleum products, and sale of accessories or equipment for trucks and similar commercial vehicles. A truck stop may also include overnight accommodation and restaurant facilities for the use of truck crews.

**Utilities Facility:** means premises used for the accommodation and maintenance of plant, equipment, materials, and horticultural requisites; and shall include buildings related to the supply of utility services such as a water reservoir, waterworks, sewage treatment plant, electrical substation, telephone exchange, and such other utilities as may be necessary for health, communication and sanitation.

**Veterinary Clinic:** means premises where animals are provided with medical care, and or the boarding of animals is limited to short-term care resulting from medical treatment, and may include an ancillary grooming parlour and a retail outlet restricted to the sale of veterinary and animal maintenance products.

**Warehouse:** Premises used primarily for the storage of goods

**Zoological Garden:** Premises where fauna and flora are exhibited for public education and enjoyment and may include other ancillary facilities.

## SECTION 3: SPACE ABOUT BUILDINGS

### 3.1 BUILDING LINES:

All erven or except where otherwise stated shall be subject to a 7, 5 metre building line.

- 3.1.1 On corner sites in Special Residential zones, a building line of 4,5 metres may at the discretion of the Municipality apply on the side road provided that the side road is a cul-de-sac or a local street.
- 3.1.2 Within a **Multiple Unit Development** Site, a building line does not apply to the dwelling unit curtilages, except along external street frontages of the Multiple Unit development site, where the building line shall be 7, 5 m.
- 3.1.3 Within an **Industrial Park** Site, a building line does not apply to the individual curtilages, except along external street frontages of the Industrial Park site.
- 3.1.4 Within a **Mobile Home Park** Site the building line shall be 3 m from the boundary common to the stand and any internal road and 7, 5 m from the boundary of any public road.
- 3.1.5 In the **General Commercial** zone the building line shall be the street line; and in the **Limited Commercial** zone all Erven shall be subject to a 9 metre building line; provided that the Municipality may relax the building line restriction subject to the continuity of the shopping frontage not being disrupted or for a practical or architectural effects.
- 3.1.6 In a **Special Residential 350 m<sup>2</sup>** and 300 m<sup>2</sup> zone the erven will be subject to a 4.5 metre building line. In a **Special Residential 200 m<sup>2</sup>** zone or less, the erven will be subject to a 2 metre building line.
- 3.1.7 Where in the commercial zones new mid-block roads, rear access roads and parking courts are required, the building line along boundaries of affected Erven shall be the

boundary of such roads and parking courts provided that on all such affected Erven there shall be provided a service yard to the satisfaction of the Municipality.

- 3.1.8 All Erven in the **General Residential** zones shall be subject to a 9 metre building line.
- 3.1.9 Where a building line is laid down no building other than boundary/retaining walls, fences (excluding wire mesh), pergolas or architectural and garden features not exceeding 3.0m in height shall be erected between the building line and the street line. The construction of boundary/retaining walls, fences (excluding wire mesh) in excess of three metres as seen from the affected neighbors' property shall be permitted subject to clause 3.1.12 below.
- 3.1.10 The Municipality may permit in any zone any building to be erected closer to any boundary than the distance specified in this clause if on account of the siting of existing buildings, the shape, size, levels, topography, environmentally sensitive areas, servitudes, the enforcement of this clause will, in the opinion of the Municipality, render the development of the Erf unreasonably difficult, subject to clause 3.1.12 below. In considering such applications the Municipality shall have due regard to any possible detrimental effects on adjoining properties and may impose conditions when considering the application. In the case of boundary/retaining walls, the municipality may consider safety and security reasons and the need to retain embankments for walls exceeding 3.0 metres in height.
- 3.1.11 The Municipality, upon application to it, may grant its approval for the relaxation of any building line if it is satisfied that such relaxation will ultimately enhance the appearance of the street and contribute to the public amenity.
- 3.1.12 The Municipality may approve a relaxation if it is satisfied that no interference with the amenities of the neighborhood, existing, or as contemplated by this Scheme, will result; provided that the applicant has provided proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent.
- 3.1.13 In cases where the location of service installations or structures for the accumulation of refuse beyond the building line, is a requirement of the municipality, no relaxation application is required.
- 3.1.14 Cognisance shall be taken in all cases of the building line restriction imposed in terms of the National and or Provincial authority and in such circumstances the building line restriction may not be relaxed by the Municipality without the consent of the National and or Provincial Roads Authority.

- 3.1.15 Where a road widening is proposed, the building line restrictions is to take into account any such road widening proposed, meaning the building line restriction shall be measured from the inner edge of the proposed road widening.
- 3.1.16 Notwithstanding the provisions of the above clauses in case of swimming pools, the building line shall be 1 metre; provided that where a pool is to be constructed so that any portion of it is within the building line, such pool shall be screened to the satisfaction of the Municipality.
- 3.1.17 The building line shall be measured from the outside edge of the building's external walls or roof support beams, provided that the roof overhang is equal to or less than 1, 0 metre. Where the roof overhang exceeds 1.0 metre in length and extends over the sides or rear space an application for relaxation will be required.
- 3.1.18 In cases where rainwater harvesting tanks (not exceeding 5 000 liters in volume) is located beyond the building line, no relaxation application is required.
- 3.1.19 In cases where a guard house not exceeding nine square meters in extent is located beyond the building line, no relaxation application is required.
- 3.1.20 No building shall be erected nearer than 8.0m to a Transport Zone, without the prior authorisation of the relevant National or Provincial controlling authority.

## **3.2 SIDE AND REAR SPACE**

- 3.2.1 Except where otherwise stated no building shall be erected nearer than 3 metres to any side or rear boundary on the Erf on which it is situated provided that no building or portion of a building intended to be used for the purpose of a Hotel or Flat shall be erected nearer than 4.5 metres to any such boundary, and provided the minimum side or rear space, as the case may be, shall be increased by 1,5 metres for the full height of the building for every storey above 3 storeys of the building.
- 3.2.2 In a **Special Residential 350 m<sup>2</sup>** or less zone, no building shall be erected nearer than 2 metres to any side or rear boundary of the erf on which it is situated. Provided that in a 350 m<sup>2</sup> or 300 m<sup>2</sup> zone the one side space and the rear space shall be 3 metres.
- 3.2.3 Within a **Multi-Unit Development Site**, side and rear space requirements do not apply to dwelling unit curtilages, except along the side and rear boundaries of the Multiple Unit Development site, where the minimum side and rear space shall be 3 metres.
- 3.2.4 Within an **Industrial Park Site**, side and rear space requirements do not apply to the individual curtilages, except along the side and rear boundaries of the Industrial Park site.
- 3.2.5 Within a **Mobile Home Park site** and within individual stands the minimum side and rear space requirement shall be 3 m.
- 3.2.6 Within the **office zone** the minimum side and rear space requirement shall be 4, 5 m.
- 3.2.7 Notwithstanding (3.2.1) above, in the case of **commercial or industrial zones** the side space requirement may be relaxed, after having sought the comments of the adjacent

and/or opposite owners, by the Municipality except where it is necessary to provide access to the rear of the building for the purpose contemplated in Section 8.

- 3.2.8 The Municipality may authorise the erection of single storey outbuildings on the side and rear boundaries of Erven in **Special and General Residential** zones provided the owners of properties contiguous to the affected boundaries have indicated in writing that they would have no objection to such authorisation.
- 3.2.9 Where access to parking courts is required, the side space of affected erven shall be calculated from the boundaries of such access road.
- 3.2.10 Where any servitude, i.e. a right-of-way, sewer and drain, etc. runs parallel and on any boundary, then the building line shall be measured from such boundary, provided that where a road servitude or road widening is proposed, then the side or rear space shall be measured from same.
- 3.2.11 The side or rear space, as the case may be, shall be measured from the outside edge of the building's external walls or the roof support beams, provided that the roof overhang is equal to or less than 1,0 metre. Where the roof overhang exceeds 1.0 metre in length and extends over the sides or rear space an application for relaxation will be required.
- 3.2.12 Where a side or rear space is laid down no building other than boundary/retaining walls, fences (this excludes wire mesh fences) pergolas or architectural and garden features shall be erected between the side or rear space and the boundary not exceeding 3.0m in height. The construction of boundary/retaining walls and fences in excess of three metres as seen from the affected neighbors' property may be permitted subject to clause 3.2.14 below
- 3.2.13 The Municipality may permit in any zone any building to be erected closer to any boundary than the distance specified if on account of the siting of existing buildings, shape, size, levels, topography, environmentally sensitive areas, servitudes, the enforcement of this clause will, in the opinion of the Municipality, render the development of the Erf unreasonably difficult, subject to 3.2.14 below. In considering such application the Municipality shall have due regard to any possible detrimental effects on adjoining properties and may impose conditions when considering the application. In the case of boundary/retaining walls exceeding 3.0 metres in height, the municipality may consider safety and security reasons and the need to retain embankments.
- 3.2.14 The Municipality may approve a relaxation, if it is satisfied that no interference with the amenities of the neighbourhood, existing, or as contemplated by this scheme, will result; provided that the applicant has provided proof of notification or written consent of the registered owner of the affected property, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be deemed as consent..
- 3.2.15 In cases where the location of service installations beyond the side or rear space, is a requirement of the municipality, no relaxation application is required
- 3.2.16 Where two or more adjacent properties are joined by means of a notarial deed in restraint of free alienation, the side and rear space requirements applicable to the

common boundaries between such properties as set out above shall automatically lapse. This does not absolve any developer from taking into account particular conditions of title applicable to the relevant boundaries.

- 3.2.17 No building shall be erected nearer than 8.0m to a Transport Zone, without the prior authorisation of the relevant National or Provincial controlling authority.
- 3.2.18 In cases where rain water harvesting tanks (not exceeding 5 000 liters in volume) is located beyond the side and rear space, no relaxation application is required.
- 3.2.19 Where a Township is to be established for residential purposes either wholly or partly financed by the State or where the development is initiated by the Municipality an aggregate of 1.5 meters may apply to the side and rear spaces.

## SECTION 4: ERF CONTROL

### MINIMUM SUBDIVISION SIZES

Unless where otherwise stated, no **new** subdivision in the zones referred to in the left hand column of Table 1 below shall have an area less than that specified in the right hand column of the said table.

TABLE 1

ZONE	MINIMUM LOT SIZE
SPECIAL RESIDENTIAL 180	180 m <sup>2</sup>
SPECIAL RESIDENTIAL 200	200 m <sup>2</sup>
SPECIAL RESIDENTIAL 300	300 m <sup>2</sup>
SPECIAL RESIDENTIAL 350	350 m <sup>2</sup>
SPECIAL RESIDENTIAL 750	750 m <sup>2</sup>
SPECIAL RESIDENTIAL 900	900 m <sup>2</sup>
SPECIAL RESIDENTIAL 1400	1400 m <sup>2</sup>
SPECIAL RESIDENTIAL 1800	1800 m <sup>2</sup>
SPECIAL RESIDENTIAL 3600	3600 m <sup>2</sup>
SPECIAL RESIDENTIAL 8000	8000 m <sup>2</sup>
GENERAL RESIDENTIAL 1	1800 m <sup>2</sup>
GENERAL RESIDENTIAL 2	1800 m <sup>2</sup>
GENERAL RESIDENTIAL 3	1800 m <sup>2</sup>
GENERAL RESIDENTIAL (HOTEL)	1800 m <sup>2</sup>
INTERMEDIATE RESIDENTIAL 1	1800 m <sup>2</sup>

ZONE	MINIMUM LOT SIZE
INTERMEDIATE RESIDENTIAL 2	1800 m <sup>2</sup>
INTERMEDIATE RESIDENTIAL 3	1800 m <sup>2</sup>
LIMITED COMMERCIAL 1	Exclusively commercial-450 m <sup>2</sup> / Commercial and Residential-1800 m <sup>2</sup>
LIMITED COMMERCIAL 2	Exclusively commercial-450 m <sup>2</sup> / Commercial and Residential-1800 m <sup>2</sup>
GENERAL COMMERCIAL 1	Exclusively commercial-450 m <sup>2</sup> / Commercial and Residential-1800 m <sup>2</sup>
GENERAL COMMERCIAL 2	Exclusively commercial-450 m <sup>2</sup> / Commercial and Residential-1800 m <sup>2</sup>
GENERAL COMMERCIAL 3	Exclusively commercial-450 m <sup>2</sup> / Commercial and Residential-1800 m <sup>2</sup>
SERVICE INDUSTRY 1	900 m <sup>2</sup>
SERVICE INDUSTRY 2	900 m <sup>2</sup>
LIGHT INDUSTRY 1	900 m <sup>2</sup>
LIGHT INDUSTRY 2	900 m <sup>2</sup>
LIGHT INDUSTRY 3	900 m <sup>2</sup>
LIGHT INDUSTRY 4	900 m <sup>2</sup>
LOGISTICS 1	1800 m <sup>2</sup>
LOGISTICS 2	900 m <sup>2</sup>
GENERAL INDUSTRY 2	1800 m <sup>2</sup>
OFFICE PARK 1	1800 m <sup>2</sup>
OFFICE PARK 2	1800 m <sup>2</sup>
ACTIVITY NODE	900 m <sup>2</sup>
ACTIVITY SPINE	1800 m <sup>2</sup>
EDUCATIONAL	1800 m <sup>2</sup>
INSTITUTION 1	1800 m <sup>2</sup>



ZONE	MINIMUM LOT SIZE
INSTITUTION 2	1800 m <sup>2</sup>
INSTITUTION 3	1800 m <sup>2</sup>
WORSHIP	1800 m <sup>2</sup>
VETERINARY HOSPITAL	3600 m <sup>2</sup>
RESIDENTIAL SMALLHOLDING 1	2 Ha
RESIDENTIAL SMALLHOLDING 2	1.5 Ha
RESIDENTIAL SMALLHOLDING 3	1.5 Ha
RURAL RESIDENTIAL 1	4000 m <sup>2</sup>
CONSERVANCY	15 Ha
EQUESTRIAN RESIDENTIAL	10 Ha
CARAVAN PARK	1 Ha
MOBILE HOME PARK	4000 m <sup>2</sup>
RETIREMENT VILLAGE	3600 m <sup>2</sup>
GARAGE	1800 m <sup>2</sup>
FUELING AND SERVICE STATION	1800 m <sup>2</sup>
CEMETERY/CREMATORIUM	NA
PRIVATE OPEN SPACE	NA
PRIVATE CONSERVATION	NA
SPECIAL ZONE 1 (BUS DEPOT)	NA
SPECIAL ZONE 2 ( CROCODILE FARM)	10 Ha
SPECIAL ZONE 3 ( ASSAGAY HOTEL)	NA
SPECIAL ZONE 4 (AUGUSTA)	1000 m <sup>2</sup>

ZONE	MINIMUM LOT SIZE
SPECIAL ZONE 5 (CAMELOT)	Table D
SPECIAL ZONE 5 (WELLNESS CENTRE)	8.81 Ha
SPECIAL ZONE 6 (COMMERCIAL)	1800 M <sup>2</sup>
SPECIAL ZONE 6 (GENERAL RESIDENTIAL)	1000 m <sup>2</sup>
SPECIAL ZONE 7	750 m <sup>2</sup>
SPECIAL ZONE 7	600 m <sup>2</sup>
SPECIAL ZONE 7	500 m <sup>2</sup>
SPECIAL ZONE 7	400 m <sup>2</sup>
SPECIAL ZONE 8 ( 17 & 18 MAID)	NA
SPECIAL ZONE 9 (CRAFT AND SERVANT CENTRE)	1800 m <sup>2</sup>
MIXED USE 1	200 m <sup>2</sup>
MIXED USE 2	200 m <sup>2</sup>
MIXED USE 3	1800 m <sup>2</sup>
TOURIST	1800 m <sup>2</sup>
TRANSITION ZONE 1	1800 m <sup>2</sup>
CONSERVATION ZONE	N/A
AMENITY ZONE	N/A
SPECIAL ZONE 12: MPUMALANGA SHOPPING CENTRE	1800 m <sup>2</sup>
PLANNED UNIT DEVELOPMENT 2 (HALKIRK FARM)	N/A
UNDETERMINED	N/A

1 In Special Residential zones the maximum number of dwelling units which may be obtained for the purpose of a Multiple Unit Development shall be calculated by

dividing the registered surveyed developable area of the property concerned by the minimum Erf area as specified in the table above and Development and Facilitation Table. If the resulting fraction is 0.5 or greater, then the number of units may be rounded off to the next whole number.

- 2 In any other zone where Multiple Unit Development is permitted and where the resulting fraction is 0.5 or greater, then the number of Dwelling Units may be rounded up to the next whole number.
- 3 The development of land in the Special, General, and Intermediate Residential zones, either by subdivision or for Multi-Unit Development purposes, as the case may be, shall be considered in the light of the following provisions:
  - a. No sub-division of land should be permitted:
    - where 65% or more of the area of the proposed sub-division is steeper than 1:3; and
    - where the land is in the opinion of the Municipality otherwise affected by virtue of soil instability, liability to flooding (1in 100 years), inaccessibility or topography;
  - b. Unless the Municipality is of the opinion that sufficient remaining area exists for development in terms of the zoning of the land, including the provision of adequate vehicular access on the proposed subdivision.
- 4 The calculation of number of Multi Unit Development units which may be erected on a Multiple Unit Development site, as well as the coverage calculation shall be based on the net developable area of the site, which shall be determined by deducting from the surveyed Erf area:
  - a) all areas of the site which, in the opinion of the Head: Development Planning, Environment and Management are otherwise undevelopable by virtue of any physical or topographical constraint such as soil instability, liability to flooding, inaccessibility, topography, areas steeper than 1 in 3, major power or pipeline servitudes or similar or the presence of environmentally sensitive areas.
  - b) Provided further that some or all of the portions of the erf subject to 4 (a) above may be partially or wholly included in the developable area if, in the opinion of the Head: Development Planning, Environment and Management, these areas are likely to significantly reduce the development potential of the site, and that it is practical to do so given site specific conditions.
- 5 The provisions of this Section shall not preclude the establishment of dwelling unit curtilages in a Multiple Unit Development from being created and registered as subdivisions provided that:
  - a. The maximum number of residential subdivisions shall be in accordance with the density provisions for applicable zone and as provided for above.
  - b. The owners of the subdivisions shall become members of a duly constituted Home Owners Association, registered as a company with the Companies and Intellectual Property Commission (CIPC) and subscribe to its Memorandum of Incorporation and Rules.

- c. The common land in a Multiple Unit Development, reserved for roads, open space and or community facilities and the like, including for the housing of infrastructure, shall be owned and managed by the Home Owners Association.
- 6 The Municipality may increase the minimum subdivision sizes specified in this Clause where, in the opinion of the Municipality, the method used for disposal of sewerage warrants such an increase or if such Erf is considered physically difficult to develop.
- 7 No erf within Industrial zones shall be less in extent than provided for in their relevant Development Facilitation tables, except where any such erf was in existence prior to the date of adoption.
- Provided that this requirement will not preclude the creation of mini-subs or curtilages of lesser size within a comprehensive industrial park using building modules as the basis of the curtilages and; provided that a Site Owners Association be formed, membership of which shall be mandatory to all site curtilage owners within a particular development.
- 8 Where an existing erf is severed by a road, road servitude or similar to effectively form more than one erf and where it is practically feasible to develop on such severed portion, and provided further that arrangements for the disposal of sewage may be made to the satisfaction of the Municipality, then such portion may be subdivided off.
- 9 Where a township is established for the erection of dwellings wholly or partly financed by the State, the Municipality may authorise a reduction in the prescribed minimum subdivision size for any Erven so used, provided that all such erven are served by a waterborne sewage disposal system or acceptable alternative system to the satisfaction of the Municipality.
- 10 No erf used for a Chalet Development purposes shall be less than 1 ha in extent.
- 11 The Erf Area in any zone is exclusive of access ways in hatchet-shaped erven. Provided that a single erf in a Special Residential township may, with the written consent of the Municipality, be exempted from this requirement. The initial full subdivisional potential will be considered in making this concession.
- 12 Where on the date of adoption two dwelling houses were existing lawfully on a single erf which is less in extent than the areas prescribed in these clauses, the Municipality may, in its discretion, grant authority for the subdivision of the erf into two separate erven, provided also that the area of either of the subdivided erven is not less in extent than 700 m<sup>2</sup> and each subdivision conforms to the other provisions of the Scheme. In giving any such authority the Municipality shall take into account the amenity of the locality and of the adjoining properties.
- 13 Where an existing erf in a Residential zone has been reduced in area by the expropriation or alienation of land for road widening or construction purposes and/or for open space purposes the Municipality may allow the erection of a dwelling house or flat, as the case may be, on the erf provided that the erf has not been reduced in area to less than 75 per cent of the minimum and provided further that arrangements for the disposal of sewage have been made to the satisfaction of the Municipality.

- 14 Notwithstanding the above minimum requirements, a 10 per cent reduction of the minimum subdivision size may be permitted, once only, for a single erf in any township. Provided that where an erf exclusive of an access way is less than the minimum area, as allowed in terms of Clause 11 above, this reduction shall not be permitted in addition. Provided further that this reduction, and Clause 11 above, shall not apply to applications in terms of Clause 5 of this Section.
- 15 Where an existing erf in a Residential zone has been reduced in area by the expropriation or alienation of land for road widening or construction purposes and/or for open space purposes the Municipality may allow an additional 5 per cent reduction of the minimum subdivision size provided further that arrangements for the disposal of sewage have been made to the satisfaction of the Municipality and that the resultant erf is still feasible for the erection of a structure comparable with those erected in the area and bearing in mind the other requirements of the scheme.
- 16 Except as provided for in multi-unit development, not more than one dwelling house shall be erected on any erf, provided that where the erf in extent is double the minimum subdivision size, one additional dwelling house may be erected on the erf. Where a site is developed for a Second Dwelling House an Ancillary Unit maybe permitted for each Dwelling House. The Municipality may permit a Second Dwelling where the Erf is less than the minimum prescribed area provided that any such tolerance shall not exceed 10 % of the minimum erf size for a single erf.
- 17 The depth of an Erf in relation to the frontage shall not exceed a ratio of 3:1 in proportion, unless otherwise approved by Municipality. An Erf of irregular shape shall in normal circumstances be capable of containing within its boundaries a rectangle not exceeding the said ratio of 3:1 in proportion having an area of a percentage of the minimum prescribed erf area, as indicated below:

ERF SIZE	PERCENTAGE OF PRESCRIBED ERF AREA
180 - 200 m <sup>2</sup>	100%
300 - 350 m <sup>2</sup>	75%
750 - 1 400 m <sup>2</sup>	60%
1 800 - 8 000 m <sup>2</sup>	50%

Provided that splayed corners not exceeding 3 metres by 3 metres may, at the discretion of the Municipality, be excluded for the purposes of determining the rectangle.

- 18 Where the area of an Erf situated at the corner of two streets is reduced by the splaying of the street corner where such splay is required as a condition of approval of a subdivision of such Erf, the area of the Erf for the purpose of Erf control and potential development shall exclude the area of the splay.
- 19 Within any residential or residential smallholding zone flanking an Environmental Conservation Reserve or a Conservation Zone or similar such Reservation or zone where there are environmentally sensitive areas, a registered 25 metre non-building buffer servitude shall be set aside along the length of the common zone boundary. Within such non-building buffer servitude no building or septic tank or soakpit will be permitted provided that this will not preclude the non-building buffer servitude from being used for evapotranspiration or landscape, lawn or gardening purposes of an indigenous nature. Provided further that at the sole discretion of the Head: Development Planning

Environment and Management, the requirement for a non-building buffer servitude may be relaxed or dispensed with provided that it may be demonstrated that no deleterious effects will occur to any downstream environmentally sensitive areas.

- 20 Provided that within a Special Residential 3600 zone flanking an Environmental Conservation Reserve or Conservation Zone or similar reservation or zone where there are environmentally sensitive areas, an erf with a minimum subdivision size of 1800 square metres may be permitted by Special Consent. This provision to subdivide down to a minimum subdivision size of 1800 square metres, or any further relaxation, shall not apply to the Special Residential 3600 zoned erven in the Abrey Road and Kloof Country Club areas of Kloof where the general zoning for the area is for Special Residential 3600. Irrespective of whether or not such erven flank environmentally sensitive areas.
- 21 Where an erf is split zoned both Special Residential 3600 zone and Conservation Zone and where there are otherwise developable areas within the Conservation Zone portion as determined in terms of Clause 1 above, other than with respect to environmentally sensitive areas and the zoning, any relaxed 1800 square metre minimum subdivision size on the Special Residential zone portion may by Special Consent be proportionally further relaxed up to a maximum of 75 per cent of this reduced minimum erf area i.e. 1350 square metre, subject to the resultant erf area still containing adequate area for a demonstrable three bedroom residential unit and to provide sewage disposal to the satisfaction of the Waste Water Department.
- 22 Notwithstanding a requirement for a 25 metre buffer in Clause 20, where there are existing buildings within such buffer, these will not be affected provided further at the sole discretion of the Head: Development Planning Environment and Management, additions to such structure e.g. a bedroom, a bathroom, a sundeck, swimming pool, etc. may be permitted in addition, provided that it may be demonstrated that no further deleterious effects will occur to any downstream environmentally sensitive areas.
- 23 The requirement for Special Consent in Clause 21 and 22 above may at the sole discretion of the Head: Development Planning Environment and Management, be waived, in which case written consent shall be required, which may, or may not, involve notifying adjacent and opposite owners of and seeking their respective comments.
- 24 Where an erf is split zoned, the position of the demarcation line between the conservation zone and the remainder of the property is not recorded on the scheme map in terms of full land survey but according to GIS information. It is therefore subject to minor adjustment upon request and inspection of the site, and following inspection, shall be fixed by decision of the Council or it's duly delegated representative body or official after consultation with the owner of the property owner.

#### **MINIMUM FRONTAGE AND HATCHET ACCESS REQUIREMENTS**

Unless where otherwise stated no new subdivision of land in the Zones referred to in the left hand column of the Table below shall have a frontage of less than that specified in the right hand column of the said table.

ZONE	FRONTAGE
Industrial Zones	21 m

Industrial and Commercial Park	15 m
Commercial Zones	15 m (composite building 21 m)
Special Residential 180	8 m
Special Residential 200	8 m
Special Residential 300	8 m
Special Residential 350	8 m
Special Residential 750	15 m
Special Residential 900	18 m
Special Residential 1400	18 m
General Residential Zones	21 m
Intermediate Residential	21 m

- 1) Except in special circumstances the minimum frontage for all erven shall be 18 metres or the rounded square root of one third of the minimum erf area, whichever is the lesser. The width of the access way for a "hatchet-shaped" erf shall be a minimum of 4 metres throughout its length, provided that in special circumstances a lesser width may be considered for practical reasons. Where minimum subdivision sizes are greater than 2 000 m<sup>2</sup>, except in special circumstances, the length of the hatchet access, shall not exceed 75 metres - in such cases provision for a passing facility may be required. Where an erf is of an irregular shape or occurs in a cul-de-sac or change of road direction, the frontage on the street may, with the authority of the Municipality, be less than 18 metres provided the proportion of the erf is in conformity with the ratio provision set out above and provided also that the frontage on the street is not less than 4 metres.
- 2) The access width for a pan handle shaped Erf in a General Residential Zone or Industrial Zone shall be 9 metres minimum throughout the length of the access strip, which shall not exceed 75 metres.
- 3) Where a township is established for the erection of dwelling units wholly or partly financed by the State, the Municipality may authorise a reduction in the minimum prescribed frontages.

## SECTION 5: FLOOR AREA, COVERAGE AND HEIGHT

### 5.1. FLOOR AREA

5.1.1 in calculating floor area of any development, the following shall be excluded :

- i) any basement used exclusively for the parking of motor vehicles and service installations;
- ii) private garages, carports and covered parking
- iii) in the case of fuelling and service stations, the areas covered by canopies;
- iv) staircases, lift shafts/lift motor rooms and service installations, other than on one floor;
- v) corridors that are open to the elements on at least one side;
- vi) Porte cocheres;
- vii) Balconies, verandahs, porches and similar type of structures that are roofed but open to the elements on at least one side.

### 5.2 COVERAGE

5.2.1 In calculating the coverage of any development, the following shall be excluded from the calculation of coverage:

- i) Permeable carports,
- ii) Pergolas,
- iii) slatted timber decks
- iv) swimming pools and
- v) tennis courts
- vi) roof overhangs of equal to or less than 1,0 metres extending beyond the outside edge of the external walls or support beams shall not be included in the coverage (should overhangs exceed 1,0 metre, then the full extent of the roof overhang shall be included in the coverage)

5.2.2 Notwithstanding the requirements in respect of Floor Area and Coverage, the Municipality may in special circumstances authorise by Consent the erection of a building of a greater Floor Area and or Coverage.

5.2.3 Such increase is limited to a maximum of ten percent (10 %) over that which is the permissible in the Development Facilitation Table of the zone in question, provided it is satisfied that such increase will not result in any significant detriment to the amenities of the area.

5.2.4 Furthermore, that the general intent of the Floor Area and Coverage restrictions imposed within the particular zone is not being deliberately circumvented by such application.

5.2.3 Where, in the commercial zones, land has been donated for a Central Parking Court the floor area ratio shall be calculated on the gross erf area and the coverage on the net erf area.



### **5.3 HEIGHT**

- 5.3.1 Notwithstanding the requirements in respect of Height, the Municipality may authorise by Consent the erection of a building of a greater Height by one (1) storey only, if it is satisfied that such greater Height will not result in any significant detriment to the amenities of the area,
- 5.3.2 Provided that such greater Height is reasonable having regard to the topography and or the uniqueness of the site.
- 5.3.3 Furthermore that the general intent of the Height restriction imposed within the particular zone is not being deliberately circumvented by such application.

The floor area, coverage and height controls shall apply to the overall parent erf and not to the individual curtilages within a multi-unit development unless specifically stated to the contrary. Unless otherwise agreed, the individual curtilages shall have a maximum floor area and coverage based on the mean per curtilage of that allowed for the overall development.

**SECTION 6: RESERVATION OF LAND**

<b>RESERVATION OF LAND</b>		
<b>USE FOR WHICH LAND IS RESERVED</b>	<b>COLOUR NOTATION</b>	<b>REMARKS</b>
Administration	Burnt Sienna border	(1) Reserved for the use or erection of buildings or facilities of the various tiers of government. (2) Appropriate provision shall be made for parking depending on the type of facility.
Public Open Space	Green	(1) This land is reserved as open space for the use and the enjoyment of the Public, once such area is in municipality ownership. (2) Works as described in the Local Authorities Ordinance No. 25 of 1974, Section (14-20) and 27 are permitted and may include public parks and gardens, recreational grounds, zoological gardens and similar such uses
New Roads and Widening of Existing Roads	Red	Proposed Reservations for New Roads and widening of existing roads as shown on the scheme map(s) shall become effective at dates to be determined.
Approximate Position of New Roads	Broken Red Lines	Final alignment to be determined when development takes place.
Water Works	Burnt Sienna border with letters W.W.	Reserved for Water Supply Authority
Sewage Disposal Works	Burnt Sienna border with letters S.D.	Buildings and other works incidental thereto permitted.
Refuse Site	Burnt Sienna border with letters R.S.	Buildings and other works incidental thereto permitted.
Airfield	Grey with Blue border	Works ancillary to the functions of an airfield are permitted.
Public Car Park	Grey with Yellow border.	Acquisition or development to be negotiated with the erf owners.
Taxi Rank	Grey with Orange border	Acquisition or development to be negotiated with the erf owners.
Cemetery	Green cross-hatch.	Reserved for burial purposes and buildings, including crematoriums.
River Reserve	Light Green with blue line along water course.	(1) Reserve to protect the amenity of the water course and to minimise pollution and erosion. (2) Removal of soil and stones and indigenous vegetation not permitted without the authority of the Municipality.

		(3) Municipality shall be permitted to install underground services.
Amenity Reserve	Light Green	<p>(1) This land is reserved to protect the quality of the natural environment but may be used by the Public for passive recreation.</p> <p>(2) Subject to Clause 3 below a shop (restricted to a maximum area of 150 m<sup>2</sup> and the sale of non-alcoholic beverages, food, confectionery, tobacco and similar commodities) car parking and public conveniences are permitted and a Place of Public Entertainment may be permitted by Special Consent.</p> <p>(3) The design and siting of any building, structure or land use shall take into account any existing indigenous vegetation and no such vegetation shall be removed without the authority of the Municipality.</p> <p>(4) All other uses are prohibited.</p>
Conservation Reserve	Dark Green	<p>(1) This is a natural area of land and or water within which the conservation of the scenic beauty, indigenous flora and fauna water courses and other topographical features, places of historic or scientific interest and the like is of primary importance. The extent of the reservation shall take into consideration 1:50 year flood levels, the DMOSS policy of the Durban Metro Council and the clearance of physical features. No indigenous flora, fauna or any naturally occurring material shall be disturbed or removed.</p> <p>(2) Except where picnic areas and the footpaths through the vegetation have been specially demarcated, the public shall not be admitted.</p> <p>(3) Any work of any kind which is undertaken shall be done in accordance with a layout plan which shall be a duly adopted provision of the scheme.</p> <p>(4) A retreat centre is permitted on Portion 549 (of 82) of the farm Waterfall No 980 in accordance with layout plan Revision ' F' by B Von Dongen dated 5 January 2004.</p>
Nature Reserve	Green with Dark Green border	<p>(1) This is a natural area of land and or water within which the conservation of the scenic beauty, indigenous flora and fauna, water courses and other topographical features, places of historic or scientific interest and the like is of primary importance and is administered by Nature Conservation Services, the Wildlife Society, the Municipality or similar including a company with this aim as its primary function.</p> <p>(2) The design and siting of any building, structure or land use related to such use shall take into account any existing indigenous vegetation or feature and no such vegetation shall be removed without the authority of the relevant authority.</p>
Opportunity Space	Blue and Purple cross-hatch	<p>(1) Reserve within which any small-scale economic activity is permitted, provided that each operator occupies a space of no more than 30 m<sup>2</sup> in extent.</p> <p>(2) Notwithstanding any of the provisions of these clauses, no specific town planning controls, except those deemed necessary by the Municipality, shall be applicable.</p>
Environmental Conservation Reserve	Dark Green with White Hatch	<p>Scheme Intention: Publicly owned land dedicated to the conservation and management of natural areas of land and/or water for the ecosystem services that the areas provide and the biodiversity which they support.</p> <p>1. Within an Environmental Conservation Reservation, unless with the prior written authorization from the Municipality in</p>

		<p>consultation with the Deputy Head: Environmental Planning and Climate Protection and within the principles encompassed within the Scheme intention of this Reservation :-</p> <ol style="list-style-type: none"> <li>1.1 No earthworks, sand winning, mining, development or the erection of any structure, including but not restricted to buildings, fencing, swimming pools, wastewater and storm water infrastructure (including evapo-transpiration areas for on-site sanitation), roads, tracks, driveways, walking or cycling trails, or dams, shall be permitted;</li> <li>1.2 No landscaping or planting of any vegetation, unless it is a requirement for the rehabilitation of the environment in terms of a management plan agreed to with the Municipality, shall be permitted;</li> <li>1.3 No harvesting, collecting, cutting, hunting or otherwise damaging of indigenous flora or fauna and soil and water resources, shall be permitted;</li> <li>1.4 No vehicles, motorized or non-motorized, other than on established roads, driveways or tracks, shall be permitted;</li> <li>1.5 No pets or other domestic animals shall be permitted;</li> <li>1.6 No use of the land, which may be detrimental to the intention of the Reservation, shall be permitted.</li> </ol>
Public Housing	Orange and Yellow cross hatch	<ol style="list-style-type: none"> <li>1. The purpose of this reservation is solely to allow all spheres of Government to deliver housing, within the Municipality's jurisdiction.</li> <li>2. The maximum density permitted is 250du/ha.</li> <li>3. The Dwelling House/Dwelling Unit shall not be less than 40m<sup>2</sup> in extent.</li> <li>4. Every Dwelling House/Dwelling Unit shall enjoy the right to contribute to the local economy without impacting on the next. In this regard opportunities for Home Business, Tuck Shop/Spaza Shop, taverns and Bed and Breakfast Establishments shall apply. All such ventures may be permitted by consent of the Municipality.</li> <li>5. Social facilities shall be provided in accordance with the National Housing Code 2009 together with the Municipality's own Space Planner. Additional facilities may be called for where required.</li> <li>6. The development is subject to all other relevant/remaining legislation.</li> <li>7. Special attention must be given to environmental issues of recycling, planting, use of solar panels, orientation of buildings etc.</li> </ol> <p><b>PROCEDURE</b></p> <ol style="list-style-type: none"> <li>1. All successful applicants will prepare a layout for the Municipality's consideration.</li> <li>2. The application will be circulated to all service providers within and external to the Municipality for comment.</li> <li>3. This will shape a final layout. At this stage the internal task team will recommend to the Joint Advisory Committee (or any other subsequent committee) for a decision regarding the layout.</li> <li>4. Building plans may then be submitted for the Municipality's consideration.</li> <li>5. An internal task team will monitor the performance of the</li> </ol>

		reservation and the delivery of housing and may revise this reservation at any point through a statutory process.
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**SECTION 7: DEVELOPMENT FACILITATION  
TABLES**

**ZONE: ACTIVITY**

**SCHEME INTENTION:** This Zoning shall have a development focus in suburban and peripheral locations in close proximity to medium to high density residential developments, as a mixed-use core or as independent zones, located with direct frontage to major transport routes.

The purpose of this zone will be to accommodate appropriate business activities and community facilities, primarily serving the needs of the local communities, and providing a range of recreation and tourism activities, facilities and opportunities consistent with the overall function and character of the local area.

**MAP COLOUR REFERENCE:** Cross-hatch red

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Arts and Crafts Workshop</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Government/Municipal</li> <li>• Hotel</li> <li>• Institution</li> <li>• Laundry</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Betting Depot</li> <li>• telecommunications infrastructure</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Industry – Light</li> <li>• Motor Garage</li> <li>• Night Club</li> <li>• Parkade</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Airport</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> </ul>	<ul style="list-style-type: none"> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Pet Grooming Parlour</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality
3. FAR & Coverage may be increased by Special Consent to 0.75 and 75% respectively.
4. Residential developments, other than licensed hotels, to be in compliance with the controls of the Intermediate Residential 1 zone.
5. The zone shall perform a key role in the functioning of Bothas Hill as abovementioned, and shall accordingly perform the following primary functions in an interactive and appropriately, balanced manner, with conflicts between land uses being minimised and appropriately managed where such conflicts are necessarily unavoidable:
  - a. Transport, including local and through traffic, and both private and public sector;
  - b. Community facilities.
  - c. Business activities: and Residential development.
  - d. The development of the spine shall conform to the following objectives, in line with Bothas Hill's overall function and character:
    - § Retain the peri-urban residential amenity and character of Bothas Hill;
    - § Protect and enhance the natural and aesthetic environment.
    - § Promote and encourage appropriate tourism and recreation related development
    - § Provide economic opportunities for residents of Bothas Hill and environs.
    - § Maximize convenience of access and visibility to passing trade;
    - § Facilitate the upgrading and or redevelopment of problem areas;
    - § Facilitate the optimal development of specific opportunity areas;
    - § Reinforce and support existing business and tourism/recreation activities;
    - § Encourage an appropriate variety of land uses and facilities;
    - § Ensure adequate linkages to the spine from adjoining areas.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	900 m <sup>2</sup>	3	50%	0.50

**ZONE: RESIDENTIAL  
SMALLHOLDING 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Agricultural productivity, residential small holding and uses ancillary to agricultural activity are permitted at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Olive Green

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Garden Nursery</li> <li>• Riding Stables</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Arts and Crafts Workshop</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Flea Market</li> <li>• Hotel</li> <li>• Nature Reserve</li> <li>• Pet Grooming Parlour</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Shop*</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> </ul>	<ul style="list-style-type: none"> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Restricted to ancillary use with an Arts and Crafts Workshop/Farm Stall/Garden Nursery limited to 80 m<sup>2</sup>
2. All landscaping shall be to the discretion of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	2 hectares	2	10 %	0.10

**ZONE: RESIDENTIAL  
SMALLHOLDING 2**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Agricultural productivity, residential small holding and uses ancillary to agricultural activity are permitted at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Olive green with dark green border

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Garden Nursery</li> <li>• Riding Stables</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Arts and Crafts Workshop</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Flea Market</li> <li>• Hotel</li> <li>• Nature Reserve</li> <li>• Pet Grooming Parlour</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Shop*</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Restricted to ancillary use with a Garden Nursery/ Farm Stall limited to 80 m<sup>2</sup>
2. All landscaping shall be to the discretion of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	1.5 hectares	2	15 %	0.15



**ZONE: RESIDENTIAL  
SMALLHOLDING 3**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Agricultural productivity, Industrial development and uses ancillary to agricultural activity and industrial accommodation are permitted at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Olive green and mauve bands

PRIMARY	SPECIAL CONSENT		PRECLUDED
<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Agricultural Activity</li> <li>• Animal facility</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Garden Nursery</li> <li>• Multiple Unit Development</li> <li>• Riding Stables</li> </ul>	<ul style="list-style-type: none"> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Chalet Development</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Flea Market</li> <li>• Funeral Parlour</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Private Open Space</li> <li>• Special Building</li> <li>• Mobile Home Park and Camping Ground</li> </ul>	<ul style="list-style-type: none"> <li>• Motor Garage</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Nature Reserve</li> <li>• Office</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Airport</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Escort Agency</li> <li>• Fuelling and Service Station</li> <li>• Government/Municipal</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Retirement Centre</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Minimum erf area 1.5 hectares provided when non-agricultural uses are envisaged the appropriate minimum shall be applied as provided in Section 4
3. Accommodation for motor vehicles to be provided on the erf as per Section 8
4. Industry may be allowed, subject to approval of a Development Plan by Special Consent and the provision of a sewage disposal and other infrastructure systems to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINES: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	1.5 hectares	2	25 %	0.35

## ZONE: AMENITY

**SCHEME INTENTION:** A zone where the protection of the natural environment is of primary importance and land ownership is to remain with the private sector, albeit with limited rights subject to approval by the Municipality. Not suitable for Council or public body owned land. The zone normally imposed on site that carries a primary zone, i.e. split zoning. The final 'set-back line' to be determined on the ground prior to development.

**MAP COLOUR REFERENCE:** Light green

PRIMARY	SPECIAL CONSENT	PRECLUDED			
<ul style="list-style-type: none"> <li>• Conservation area *</li> </ul>	<ul style="list-style-type: none"> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> </ul>	<ul style="list-style-type: none"> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Private Open Space</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard Centre</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

### ADDITIONAL CONTROLS

1. \*Ancillary land uses complimentary to the aim of the conservation of the natural environment
2. Privately owned land dedicated primarily to the conservation and management of natural areas of land and/or water for the ecosystem goods and services that the areas provide and the biodiversity which they support and/or areas with scenic beauty, indigenous flora & fauna, water courses, topographical features and places of historic or scientific interest, while allowing for public access under controlled conditions. While specific bulk factors are not set, only nominal development shall be permitted so as not to negatively impinge on the amenity or natural ambience of the particular area. The final extent of the Amenity zone shall take into consideration the 1:50 year flood levels, the D'MOSS policy of the eThekweni Municipality as amended from time to time and the clearance of physical features.
3. Within an Amenity zone without the prior written authorisation from the Municipality's Environmental Management Department:
  - (i) No earthworks, development or the erection of any structure, including but not restricted to buildings, public conveniences, fencing, swimming pools, wastewater and stormwater infrastructure (including evapotranspiration areas for on-site sanitation), roads, tracks, driveways, walking or cycling trails or dams shall be permitted.
  - (ii) No landscaping or planting of any vegetation, unless it is a requirement for the rehabilitation of the environment in terms of a management plan agreed with the Municipality, shall be permitted.
  - (iii) No harvesting, collecting, cutting, hunting or otherwise damaging of flora or fauna and soil and water resources, shall be permitted.
  - (iv) No pets or other domestic animals shall be permitted.
4. Vehicles shall only be permitted on a regulated basis to prior approved parking areas and shall be confined en route to the designated roadways
5. Prior to rezoning to another zone, environmental authorisation is required from the provincial environmental authority in terms of the Geographic Area Regulations (or bylaws) prepared in terms of Section 24 of National Environmental Management Act.
6. Accommodation for motor vehicles to be provided on the erf as per Section 8
7. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality and Metro Waste Water Management.

### DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	N/A	N/A	N/A	N/A

**ZONE: BUSINESS PARK**

**SCHEME INTENTION:** A zone which provides for commercial, industrial and office development as the development focus in peripheral locations adjacent to shopping centre's or a mixed use core or as independent zones

**MAP COLOUR REFERENCE:**

PRIMARY	SPECIAL CONSENT		PRECLUDED	
<ul style="list-style-type: none"> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Industry – Light</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Place of Public Entertainment</li> <li>• Private Open Space</li> <li>• Shop</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Action Sports bar</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• telecommunications infrastructure</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> </ul>	<ul style="list-style-type: none"> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Institution</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Motor Garage</li> <li>• Motor Workshop</li> <li>• Night Club</li> <li>• Parkade</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Special Building</li> <li>• Motor Display Area</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Dwelling House</li> <li>• Escort Agency</li> <li>• Industry – Noxious</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Mortuary</li> <li>• Motor Vehicle Test Centre</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Pet Grooming Parlour</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m/4.5 m for offices purposes	N/A	1800 m <sup>2</sup>	4	50%	0.50

**ZONE: BUS AND TAXI DEPOT**

**SCHEME INTENTION:** means a premises used for the transfer persons from one vehicle to another vehicle for hire or reward, including management and the parking of such vehicles associated with this use and excludes a Transport Depot.

**MAP REFERENCE:**

**COLOUR NOTATION:** Grey with black hatch

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Bus and Taxi Depot</li> </ul>	<ul style="list-style-type: none"> <li>• Special Building</li> <li>• Telecommunication Infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal Facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Cemetery / Crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Creche</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government / Municipal</li> <li>• Health and Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> </ul>	<ul style="list-style-type: none"> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Nature Reserve</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Transport Use</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the municipality	3	50 %	0.5

**ZONE: CARAVAN PARK**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for accommodation on campsites located in support of tourism facilities of the area with design and layout in accordance with the standards laid down in the Code of Practice for s published by the South African Bureau of Standards

**MAP COLOUR REFERENCE:** Light brown with red border

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Private Open Space</li> <li>• Shop*</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Chalet Development</li> <li>• Nature Reserve</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> </ul>	<ul style="list-style-type: none"> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office</li> </ul>	<ul style="list-style-type: none"> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Shop and restaurant area, except by special consent, not to exceed 150 m<sup>2</sup>.
3. \*Restricted to sale of day to day commodities
4. Accommodation for motor vehicles to be provided on the erf as per Section 8
5. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINES: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	1 Ha	2	25 %	0.20

**ZONE:CEMETERY/CREMATORIUM**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for designed for the inhumation of corpses and or where deceased are burned to ash, and includes facilities for associated religious and administrative functions.

**MAP COLOUR REFERENCE:** Green cross hatch with red border

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Cemetery/crematorium</li> <li>• Funeral Parlour</li> <li>• Mortuary</li> <li>• Place of Public Worship</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Institution</li> <li>• Office</li> <li>• Private Open Space</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Motor Display Area</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> </ul>	<ul style="list-style-type: none"> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Flat</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Shop</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. The Municipality may require that an Environmental Management Plan be prepared and submitted for the approval of the authority requiring the preparation of such plan.
2. The management plan shall set out the works to be undertaken to promote the objectives of the zone and ameliorate any negative effects on nearby zones.
3. All landscaping shall be to the discretion of the Municipality.
4. Accommodation for motor vehicles to be provided on the erf as per Section 8
5. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINES: SIDE AND REAR					
7.5 m	3.0 m	N/A	N/A	2	N/A	N/A

**ZONE: CONSERVANCY**

**SCHEME INTENTION:** To provide, preserve, use land or buildings identified by a cross-section of the community on which low density housing may or may not be established and has as its aim increasing and maintaining indigenous flora, removing exotic invader plants and trees and interlinking biological areas. Providing for activities that are in keeping with the rural character of the area.

**MAP COLOUR REFERENCE:** Olive green with light green border

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Nature Reserve</li> <li>• Riding Stables</li> <li>• Zoological Garden</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• telecommunications infrastructure</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Institution</li> <li>• Multiple Unit Development*</li> <li>• Private Open Space</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Chalet Development</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Display Area</li> </ul>	<ul style="list-style-type: none"> <li>• Government/Municipal</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> </ul>	<ul style="list-style-type: none"> <li>• Recycling Centre</li> <li>• Car Wash</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Motor Garage</li> <li>• Motor Garage</li> <li>• Night Club</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality
4. \*The minimum erf area shall be 15 hectares in the Conservancy Zone in Alverstone. Notwithstanding the provisions of the scheme a density factor of 1 dwelling unit per 2 hectares shall apply when calculating the potential residential yield for grouped or clustered developments.
5. Motor vehicles caravans, trailers, tractors, mowers and/or associated mechanical attachments are to be parked and housed permanently out of view of public access routes and suitably screened by natural flora so as to create a minimum impact on the visual environment.
6. \*When the erf is developed for cluster housing, the number of units which may be developed shall be limited to 1 unit per 2 hectares.
7. Slopes in excess of 1:3 and valuable natural areas shall not be included in the area calculations when determining the number of units which may be permitted on a property.
8. For all developments, provision is to be made for landscaping and maintaining the grounds to the satisfaction of the Municipality and the Alverstone Conservancy Association and not less than 30 per cent of the site shall be set aside and maintained as a conservation area and must be kept free of parking spaces and driveways.
9. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality. An evapo-transpiration report shall be prepared by a certified engineer.
10. In addition to the general requirements of the scheme, special attention is drawn to the Environmental Management Plan for Alverstone dated June 1995.
11. Detailed plans of any new residential development proposals shall include a landscape plan. All new proposed developments shall include any fencing proposals which shall be submitted to the Municipality and the Alverstone Conservancy Association for its approval. The landscape plan shall include inter alia a depiction of the phasing, stormwater run-off; control and use, erosion control, screening measures to be implemented, the siting, height,

floor areas and coverage of all buildings and structures, the elevation treatment of all buildings and structures and building materials to be used as well as the general aesthetics of the development The Municipality may relax the requirement at its discretion.

12. Development in Alverstone is to be set back a minimum of 15 metres from the DR435, the D138, property boundaries and 50 metres from the edge of the escarpment. Relaxation by special consent of the Municipality.
13. In order to maximise aesthetic appearances, the architectural guidelines will apply to all properties in this zone.
14. An initial environmental impact assessment or environmental management plan shall be undertaken before proposals are submitted.
15. Conservancy Zone means an area of land identified by a cross-section of the community on which low density housing may or may not be established and has as its aim increasing and maintaining indigenous flora. Removing exotic invader plants and trees and interlinking biological areas.
16. No solid walls, split poles or woven permanent structural barriers may be permitted along any road boundary or otherwise so as to impede the natural vistas of the environment or obstruct any natural visual horizons.
17. All alien weed including bug weed, lantana, cromelena, etc., all exotic trees, including gum, wattle, etc are to be eradicated within the first year of growth and all properties to be kept free of all invaders on an ongoing basis.
18. Except the removal of alien plant, all indigenous bush areas within the conservation area shall be deemed inviolable.
19. When the Conservancy Zone fall within a Conservancy area other than that of the Alverstone Conservancy Association, the local Conservancy Association and/or its Environmental Management Plan shall apply *mutatis mutandis* as indicated in (9, 11, 12 and 13)

#### DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINES: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	15 Ha	2	10 %	0.10



## ZONE: CONSERVATION

**SCHEME INTENTION:** A Conservation Zone is land (other than publicly owned land) dedicated to the conservation and management of natural areas of land and/or water for the ecosystem services that the areas provide, biodiversity that they support, and/or their landscape, historic or scientific interest values.

**MAP COLOUR REFERENCE:** Pale Green (R 144, G 238, B 144)

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> </ul>	<ul style="list-style-type: none"> <li>• Nature-Based Recreation and Tourism</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> </ul>	<ul style="list-style-type: none"> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Private Open Space</li> <li>• Place of Public Worship</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Shop</li> <li>• Special Building</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

### ADDITIONAL CONTROLS

1. Within a Conservation Zone, unless with the prior written approval from the Municipality after consultation with the Deputy Head: Environmental Planning and Climate Protection and within the principles encompassed within the Scheme Intention for this Zone: -
  - 1.1 No earthworks, development, sand winning, mining or the erection of any structure, including but not restricted to buildings, fencing, swimming pools, wastewater and storm water infrastructure (including evapo-transpiration areas for on-site sanitation), roads, tracks, driveways, walking or cycling trails or dams shall be permitted.
  - 1.2 No landscaping or planting of any vegetation shall be permitted, unless it is a requirement for the rehabilitation of the environment in terms of a management plan agreed with the Municipality.
  - 1.3 No harvesting, collecting, cutting, hunting or otherwise damaging of indigenous flora or fauna and soil and water resources, shall be permitted, unless it is a requirement for the rehabilitation of the environment in terms of a management plan agreed with the Municipality.
  - 1.4 No vehicles, motorised or non-motorised, other than on established roads, driveways or tracks, shall be permitted.
  - 1.5 No domesticated animals shall be permitted where these are judged by the Deputy Head: Environmental Planning and Climate Protection to be having a significant environmental impact, e.g., but not limited to, they are causing harm to ecosystems through hunting, selective grazing or overgrazing or by causing soil erosion.
  - 1.6 No use of the land which may, by virtue of the activities of that use, be detrimental to the intentions of this Zone, shall be permitted.
2. Within a zone which flanks a Conservation Zone that forms part of the same parent erf, the area of the Conservation Zone portion may, by Special Consent, be taken into account in calculating the total potential permitted in terms of floor area, coverage, height, and density, on that portion zoned for developmental use and not for conservation purposes, provided that: -
  - 2.1 this does not, in the opinion of the Municipality, impact significantly on the environmental attributes the Conservation Zone aims to protect, compromise the overall development or interfere with the amenities of the area, existing or as contemplated by the Scheme; and
  - 2.2 a 25-metre non-building buffer to the Conservation Zone portion shall be observed where such clustering occurs, provided further that the requirements of exclusions from developable area, such as land which is: -
    - (i) overstep;
    - (ii) geo-technically unstable;
    - (iii) subject to flooding;
    - (iv) inaccessible;
    - (v) affected by servitudes;
 or any other exclusions as determined by the Municipality, shall, other than with respect to environmentally sensitive areas, apply in determining the theoretical potential over the entire site.
3. The Municipality may, at its sole discretion and in consultation with the Deputy Head: Environmental Planning and Climate Protection, exempt an applicant from applying for the Special Consent where: -
  - 3.1 a 25-metre non-building buffer requirement is sought to be relaxed or dispensed with; or
  - 3.2 the transference of floor area, coverage and height, and where the unit potential where the flanking zone is residential in nature, from a conservation zoned portion to the other zoned portion of an erf, is sought or

3.3 a smaller erf size other than the designated zone minimum subdivision size is sought in the non-conservation portion and may be permitted under certain circumstances pertaining to that zone,

Provided that the prior written consent of the registered owners of each adjoining and opposite properties to the site and such other properties as the Municipality, in consultation with the Deputy Head: Environmental Planning and Climate Protection, may direct, has first been obtained.

4 The uses related to Nature-Based Recreation and Tourism shall be at the discretion of the Municipality in consultation with the Deputy Head: Environmental Planning and Climate Protection provided that such uses shall honour the intent of this Zone; provided further that they may include hides, viewing platforms and media centres used to enlighten the public of the attributes and benefits of the Conservation Zone.

5. Parking to be provided on the adjacent Zone in terms of Section 8

DEVELOPMENT PARAMETERS						
SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
Discretion of Municipality	Discretion of Municipality	N/A	N/A	1 storey except in the case of hides and viewing platforms.	12,5% for sites less than 1600m <sup>2</sup> in extent and 200 m <sup>2</sup> for sites 1600 m <sup>2</sup> or greater in extent	N/A

**ZONE: EDUCATIONAL**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a full range of educational facilities either public or private. Institutional facilities that to the discretion of eThekweni municipality does not affect the amenity of the area, recreational facilities ancillary to the educational establishment and accommodation of students, educators and other staff of the educational establishment.

**MAP COLOUR REFERENCE:** Pink

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Crèche</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Flat</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Multiple Unit Development</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Student Residence*</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Convention Centre</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Institution</li> <li>• Laundry</li> <li>• Museum</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Reform School</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Riding Stables</li> <li>• Special Building</li> <li>• Zoological Garden</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station'</li> <li>• Funeral Parlour</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality
3. \*Student Residence is permitted when ancillary to an Educational Establishment

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	4	60%	0.60

**ZONE: EQUESTRIAN  
RESIDENTIAL**

**SCHEME INTENTION:** To provide, preserve, use land or buildings identified by a cross-section of the community on which low density housing may or may not be established and has as its aim increasing and maintaining the equestrian nature and character of the area. Providing for activities that are in keeping with the equestrian character of the area.

**MAP COLOUR REFERENCE:** Olive green and orange bands

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Multiple Unit Development*</li> <li>• Riding Stables</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Arts and Crafts Workshop</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Institution</li> <li>• Nature Reserve</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Special Building</li> <li>• Zoological Garden</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Maximum residential density 2 units per hectare
2. Maximum total curtilage area not to exceed 20 % of total site area
3. Exercise area and stabling to be provided to accommodate horses from each curtilage.
4. Removal of horse related waste products to the satisfaction of the Municipality
5. Individual curtilages not subject to individual bulk controls other than for height.
6. Within the Stoneford Estate approved under DFA Ref No. 2006/209 depicted on plan no. 2480/5 all single dwelling houses shall be limited to a maximum of 600 m<sup>2</sup> of floor area. A maximum total curtilage is not to exceed 30% of the total site area provided the residential component of each curtilage does not exceed 20% of the total site area.
7. All landscaping shall be to the discretion of the Municipality.
8. Accommodation for motor vehicles to be provided on the erf as per Section 8
9. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINES: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	10 Ha	2	5 %	0.06

**ZONE: EXTRACTIVE  
INDUSTRY**

**SCHEME INTENTION:** The purpose of the Zone will be to accommodate a range of industrial processes such as mining, winning or quarrying of raw materials from the ground, including gravel, sand and stone and includes buildings connected with such operations and crushing plant.

**MAP COLOUR REFERENCE:** Cross-hatch red

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House*</li> <li>• Government/Municipal</li> <li>• Industry – Extractive**</li> <li>• Builder's Yard</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Direct Access Service Centre</li> <li>• Garden Nursery</li> <li>• Industry – General*</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Scrap Yard</li> <li>• Special Building</li> <li>• Truck Stop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> </ul>	<ul style="list-style-type: none"> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>•</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Notwithstanding the provisions of the above table the, these land uses are restricted to the extraction of raw materials and dwellings to accommodate a manager or caretaker's flat
2. \*\* See Section 1.13.1 (i)
3. Accommodation for motor vehicles to be provided on the erf as per Section 8
4. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	2	10%	0.10

**ZONE: FUELLING AND SERVICE STATION**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a Fuelling and Service Station which shall be sited and designed so as to satisfy the eThekweni Municipality that traffic entering and leaving the Erf will not adversely affect movement of pedestrians or vehicles on any public road or place.

**MAP COLOUR REFERENCE:** Light blue with purple hatch

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• Bus and Taxi Depot</li> <li>• Car Wash</li> <li>• Direct Access Service Centre</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Workshop</li> <li>• Office</li> <li>• Parkade</li> <li>• Restaurant/Fast Food Outlet*</li> <li>• Shop*</li> <li>• Special Building</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• telecommunications infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> </ul>	<ul style="list-style-type: none"> <li>• Flea Market</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Vehicle Test Centre</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Office – Medical</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Restaurant/Fast Food Outlet and Shop is permitted when ancillary to a Fuelling and Service Station, but not to exceed a combined Floor Area of 400 m<sup>2</sup> in extent.
2. In addition to the general requirements of the scheme, special attention is drawn to Clause 9.2
3. All landscaping shall be to the discretion of the Municipality.
4. Accommodation for motor vehicles to be provided on the erf as per Section 8
5. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINES: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	1800 m <sup>2</sup>	2	40 %	0.20

**ZONE: GARAGE**

**SCHEME INTENTION:** To provide, preserve and use land or buildings for garage, motor vehicle servicing and repair and fuelling purposes with ancillary facilities.

**MAP COLOUR REFERENCE:** Light blue with purple cross-hatch

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Car Wash</li> <li>• Conservation area</li> <li>• Fuelling and Service Station</li> <li>• Office</li> <li>• Motor Garage</li> </ul>	<ul style="list-style-type: none"> <li>• Bus and Taxi Depot</li> <li>• Motor Display Area</li> <li>• Motor Workshop</li> <li>• Parkade</li> <li>• Restaurant/Fast Food Outlet*</li> <li>• Shop*</li> <li>• Special Building</li> <li>• Transport Depot</li> <li>• telecommunications infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Flat</li> <li>• Flea Market</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Vehicle Test Centre</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Office – Medical</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Private Open Space</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Restaurant/Fast Food Outlet and Shop is permitted when ancillary to a Fuelling and Service Station, but not to exceed a combined Floor Area of 400 m<sup>2</sup> in extent.
2. In addition to the general requirements of the scheme, special attention is drawn to Clause 8.2
3. All landscaping shall be to the discretion of the Municipality.
4. Accommodation for motor vehicles to be provided on the erf as per Section 8
5. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINES: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	1800 m <sup>2</sup>	2	60 %	0.40

**ZONE: GENERAL COMMERCIAL 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for medium impact commercial purposes. Accommodation of commercial or business activities within a residential area where the commercial activity provides a service to the residential community and is not detrimental to the residential amenity of the area. **MAP COLOUR REFERENCE:** Blue

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Conservation area</li> <li>• Flat*</li> <li>• Flea Market</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Laundry</li> <li>• Multiple Unit Development</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Motor Display Area</li> <li>• Motor Workshop</li> <li>• Night Club</li> <li>• Parkade</li> <li>• Place of Public Worship</li> <li>• Retirement Centre</li> <li>• Recycling Centre</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Cemetery/crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Dwelling House</li> <li>• Escort Agency</li> <li>• Fuelling and Service Station</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Mortuary</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Excluding Hotel
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.
4. Other than for a manager's or caretaker's flat, where residential use is included in a composite building the residential portion shall not exceed a FAR of 0.35 and coverage of 50%.
5. In a Commercial zone residential use may be permitted at ground floor level where the design of a building is such that the residential use is not contiguous with the street.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
0 m / For Multi Unit Development site : 7.5m	3	N/A	Exclusively commercial-450 m <sup>2</sup> /Commercial and Residential-1800 m <sup>2</sup>	3	80%/ Residential 50%	1.00/ Residential 0.35



**ZONE: GENERAL COMMERCIAL 2**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for medium/high impact commercial purposes. Accommodation of commercial or business activities within a residential area where the commercial activity provides a service to the residential community and is not detrimental to the residential amenity of the area.

**MAP COLOUR REFERENCE:** Blue hatched black

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Arts and Crafts Workshop</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Conservation area</li> <li>• Entertainment</li> <li>• Flat*</li> <li>• Flea Market</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Laundry</li> <li>• Office</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Betting Depot</li> <li>• telecommunications infrastructure</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Motor Display Area</li> <li>• Motor Workshop</li> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Boarding House</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Dwelling House</li> <li>• Escort Agency</li> <li>• Fuelling and Service Station</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Private Open Space</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Excluding Hotel
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.
4. Other than for a manager's or caretaker's flat, where residential use is included in a composite building the residential portion shall not exceed a FAR of 0.35 and coverage of 50%.
5. In a Commercial zone residential use may be permitted at ground floor level where the design of a building is such that the residential use is not contiguous with the street.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
0 m	3 m	N/A	Exclusively commercial-450 m <sup>2</sup> /Commercial and Residential-1800 m <sup>2</sup>	6	80%/ Residential 50%	1.50/ Residential 0.35

**ZONE: GENERAL COMMERCIAL 3**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for medium/high impact commercial purposes. Accommodation of commercial or business activities within a residential area where the commercial activity provides a service to the residential community and is not detrimental to the residential amenity of the area.

**MAP COLOUR REFERENCE:** Blue crossed hatched black

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>Arts and Crafts Workshop</li> <li>Builder's Yard</li> <li>Car Wash</li> <li>Conservation area</li> <li>Flat*</li> <li>Flea Market</li> <li>Government/Municipal</li> <li>Health &amp; Beauty Clinic</li> <li>Laundry</li> <li>Office</li> <li>Pet Grooming Parlour</li> <li>Place of Public Entertainment</li> <li>Restaurant / Fast Food Outlet</li> <li>Shop</li> </ul>	<ul style="list-style-type: none"> <li>Action Sports bar</li> <li>Adult Premises</li> <li>Agricultural Land</li> <li>Animal facility</li> <li>Betting Depot</li> <li>telecommunications infrastructure</li> <li>Convention Centre</li> <li>Crèche</li> <li>Display Area</li> <li>Educational Establishment</li> <li>Funeral Parlour</li> <li>Garden Nursery</li> <li>Health Studio</li> <li>Hotel</li> <li>Motor Display Area</li> <li>Motor Workshop</li> <li>Night Club</li> <li>Office – Medical</li> <li>Parkade</li> <li>Place of Public Worship</li> <li>Recycling Centre</li> <li>Special Building</li> <li>Student Residence</li> <li>Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>Agricultural Activity</li> <li>Airport</li> <li>Chalet Development</li> <li>Container Depot</li> <li>Correctional Facility</li> <li>Cemetery/crematorium</li> <li>Direct Access Service Centre</li> <li>Dwelling House</li> <li>Escort Agency</li> <li>Fuelling and Service Station</li> <li>Industry – Extractive</li> </ul>	<ul style="list-style-type: none"> <li>Industry – General</li> <li>Industry – Light</li> <li>Industry – Noxious</li> <li>Institution</li> <li>Landfill</li> <li>Mobile Home Park and Camping Ground</li> <li>Mortuary</li> <li>Motor Garage</li> <li>Motor Vehicle Test Centre</li> <li>Multiple Unit Development</li> <li>Museum</li> <li>Nature Reserve</li> <li>Private Open Space</li> <li>Reform School</li> </ul>	<ul style="list-style-type: none"> <li>Refuse Disposal</li> <li>Retirement Centre</li> <li>Riding Stables</li> <li>Scrap Yard</li> <li>Transport Depot</li> <li>Truck Stop</li> <li>Utilities Facility</li> <li>Veterinary Clinic</li> <li>Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

- \*Excluding Hotel
- Accommodation for motor vehicles to be provided on the erf as per Section 8
- Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.
- Other than for a manager's or caretaker's flat, where residential use is included in a composite building the residential portion shall not exceed a FAR of 0.35 and coverage of 50%.
- In a Commercial zone residential use may be permitted at ground floor level where the design of a building is such that the residential use is not contiguous with the street.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
0 m	3 m	N/A	Exclusively commercial-450 m <sup>2</sup> /Commercial and Residential-1800 m <sup>2</sup>	2	50%/ Residential 50%	2.00/ Residential 0.35

**ZONE: GENERAL INDUSTRY 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for full range of industrial uses where the emphasis is on bulk and heavy industry and where due cognisance must be taken of environmental impacts. Ensuring sustainable locations which accommodate the requirements for industrial activities and minimize their impact on surrounding uses

**MAP COLOUR REFERENCE:**

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Conservation area</li> <li>• Display Area</li> <li>• Dwelling House*</li> <li>• Fuelling and Service Station</li> <li>• Government/Municipal</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Flat*</li> <li>• Scrap Yard</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Action Sports bar</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Container Depot</li> <li>• Direct Access Service Centre</li> <li>• Escort Agency</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Motor Garage</li> <li>• Night Club</li> <li>• Office</li> <li>• Parkade</li> <li>• Recycling Centre</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Truck Stop</li> </ul>	<ul style="list-style-type: none"> <li>• Airport</li> <li>• Betting Depot</li> <li>• Chalet Development</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Educational Establishment</li> <li>• Flea Market</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Office – Medical</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Transport Depot</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Notwithstanding the provisions of the above table one dwelling unit may be permitted on each site to accommodate a manager or caretaker's flat.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality
4. A General Industrial Building or Use may not be permitted if it is considered by the Municipality that such use will become injurious or a significant source of danger, nuisance, discomfort or annoyance to the neighbourhood or adjoining neighbours (as amended by PPDC on appeal)
5. The Municipality may at its discretion call for a special consent application or a suitable environmental impact report prior to granting a General Industrial Building or Use, as well as insisting on on-going confirmatory monitoring verifying that predicted impacts are within acceptable norms. Should such on-going monitoring reveal negative impacts higher than those predicted in the environmental impact report, the Municipality will have the right to order the offending activity to cease without any financial hardship being claimed from the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	2	50%	0.50

**ZONE: GENERAL INDUSTRY 2**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for full range of industrial uses where the emphasis is on bulk and heavy industry and where due cognisance must be taken of environmental impacts. Ensuring sustainable locations which accommodate the requirements for industrial activities and minimize their impact on surrounding uses  
**MAP COLOUR REFERENCE:** Purple

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Conservation area</li> <li>• Dwelling House*</li> <li>• Display Area</li> <li>• Fuelling and Service Station</li> <li>• Government/Municipal</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Flat*</li> <li>• Scrap Yard</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Action Sports bar</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Container Depot</li> <li>• Direct Access Service Centre</li> <li>• Escort Agency</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Motor Garage</li> <li>• Night Club</li> <li>• Office</li> <li>• Parkade</li> <li>• Recycling Centre</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Truck Stop</li> </ul>	<ul style="list-style-type: none"> <li>• Airport</li> <li>• Betting Depot</li> <li>• Chalet Development</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Educational Establishment</li> <li>• Flea Market</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Office – Medical</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment**</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Transport Depot</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Notwithstanding the provisions of the above table one dwelling unit may be permitted on each site to accommodate a manager or caretaker's flat.
2. \*\* A Place of Public Entertainment Land Use shall be permitted by Special Consent, only on Portion 365 of the Farm Riet Vallei no. 851 (being a consolidation of proposed Portion 359 (of 235) and Remainder of Portion 169 (of 117), both of the farm Riet Vallei No. 851) .
3. Accommodation for motor vehicles to be provided on the erf as per Section 8
4. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	4	70%	1.50

**ZONE: GENERAL RESIDENTIAL 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for higher density on all types of residential accommodation. A wide range of ancillary uses which service the day to day needs of a residential community.  
**MAP COLOUR REFERENCE:** Light brown

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Hotel</li> <li>• Laundry</li> <li>• Multiple Unit Development</li> <li>• Flat</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Institution</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Shop</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> </ul>	<ul style="list-style-type: none"> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve Night Club</li> <li>• Night Club</li> <li>• Parkade</li> </ul>	<ul style="list-style-type: none"> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. For all flats, provision is to be made for the landscaping and maintaining of the grounds to the satisfaction of the Municipality, and not less than 25% of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking space and driveways.
2. The maximum Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.
3. Accommodation for motor vehicles to be provided on the erf as per Section 8
4. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
9 m / Multi-Unit Development site : 7.5m	3 m	N/A	1800 m <sup>2</sup>	3	20 %	0.40

**ZONE: GENERAL RESIDENTIAL 2**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for higher density on all types of residential accommodation. A wide range of ancillary uses which service the day to day needs of a residential community.

**MAP COLOUR REFERENCE:** Brown

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Laundry</li> <li>• Multiple Unit Development</li> <li>• Flat*</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Institution</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Retirement Centr</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Parkade</li> <li>• Place of Public Worship</li> </ul>	<ul style="list-style-type: none"> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Excluding Hotel
2. For all residential buildings, provision is to be made for the landscaping and maintaining of the grounds to the satisfaction of the Municipality, and not less than 25% of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking space and driveways.
3. The maximum Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.
4. Accommodation for motor vehicles to be provided on the erf as per Section 8
5. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
9 m / Multi-Unit Development site : 7.5m	3 m	N/A	1800 m <sup>2</sup>	3	35 %	0.50

**ZONE: GENERAL RESIDENTIAL 3**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for higher density on all types of residential accommodation. A wide range of ancillary uses which service the day to day needs of a residential community.  
**MAP COLOUR REFERENCE:** Brown with black bands

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Laundry</li> <li>• Multiple Unit Development</li> <li>• Flat*</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Institution</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Retirement Centre</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Cemetery/crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Hotel</li> </ul>	<ul style="list-style-type: none"> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve Night Club</li> <li>• Parkade</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> </ul>	<ul style="list-style-type: none"> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Excluding Hotel
2. For all residential buildings, provision is to be made for the landscaping and maintaining of the grounds to the satisfaction of the Municipality, and not less than 25% of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking space and driveways.
3. The maximum Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.
4. Accommodation for motor vehicles to be provided on the erf as per Section 8
5. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
9 m / Multi-Unit Development site : 7.5m	3 m	N/A	1800 m <sup>2</sup>	3	35 %	0.70

**ZONE: GENERAL RESIDENTIAL 4**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for all types of residential accommodation at the higher density housing market with a range of ancillary uses which service the day to day needs of a residential community.  
**MAP COLOUR REFERENCE:** TBC

PRIMARY	CONSENT	PRECLUDED
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Laundry</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Cemetery/crematorium</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Institution</li> <li>• Office</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Retirement Centre</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• All other uses</li> </ul>

**ADDITIONAL CONTROLS**

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**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE SPACE	REAR SPACE					
7.5	3	3	N/A	1800 m <sup>2</sup>	4	40%	1.00



**ZONE: GENERAL RESIDENTIAL  
(HOTEL)**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for higher density on all types of residential accommodation, including Hotels. A wide range of ancillary uses which service the day to day needs of a residential community or Hotel.

**MAP COLOUR REFERENCE:** Brown with black border

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Hotel</li> <li>• Laundry</li> <li>• Multiple Unit Development</li> <li>• Flat</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Car Wash</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Institution</li> <li>• Office</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> </ul>	<ul style="list-style-type: none"> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> </ul>	<ul style="list-style-type: none"> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Shop and restaurant areas are to be primarily for the use of guests, are to be of an ancillary nature and not obvious from the exterior of the building.
2. Where the site is used exclusively for Multi-Unit Development the density shall be limited to 25 units per hectare. The coverage requirement shall apply only to the Multi-Unit Development site and not the individual dwelling unit curtilages.
3. For all residential buildings, provision is to be made for the landscaping and maintaining of the grounds to the satisfaction of the Municipality, and not less than 25% of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking space and driveways.
4. The maximum Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.
5. Accommodation for motor vehicles to be provided on the erf as per Section 8
6. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
9 m / Multi-Unit Development site : 7.5m	3 m	N/A	1800 m <sup>2</sup>	3	40 %	0.70

**ZONE: INSTITUTION 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Institutions such as hospitals, nursing homes, sanatorium, clinic, convalescent home, orphanage, retirement centre, or other buildings used as a public or private institution.

**MAP COLOUR REFERENCE:** Burnt sienna hatch

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Crèche</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Institution</li> <li>• Office – Medical</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Cemetery/crematorium</li> <li>• Flat</li> <li>• Garden Nursery</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Mortuary</li> <li>• Museum</li> <li>• Office</li> <li>• Place of Public Worship</li> <li>• Reform School</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Laundry</li> </ul>	<ul style="list-style-type: none"> <li>• Mobile Home Park and Camping Ground</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	2	10%	0.10

**ZONE: INSTITUTION 2**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Institutions such as hospitals, nursing homes, sanatorium, clinic, convalescent home, orphanage, retirement centre, or other buildings used as a public or private institution. **MAP COLOUR REFERENCE:** Burnt sienna cross-hatch

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Crèche</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Institution</li> <li>• Office – Medical</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Cemetery/crematorium</li> <li>• Flat</li> <li>• Garden Nursery</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Mortuary</li> <li>• Museum</li> <li>• Office</li> <li>• Place of Public Worship</li> <li>• Reform School</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Laundry</li> </ul>	<ul style="list-style-type: none"> <li>• Mobile Home Park and Camping Ground</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	2	25%	0.35

**ZONE: INSTITUTION 3**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Institutions such as hospitals, nursing homes, sanatorium, clinic, convalescent home, orphanage, retirement centre, or other buildings used as a public or private institution.  
**MAP COLOUR REFERENCE:** Burnt sienna cross-hatch tartan

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Crèche</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Institution</li> <li>• Office – Medical</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Cemetery/crematorium</li> <li>• Flat</li> <li>• Garden Nursery</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Mortuary</li> <li>• Museum</li> <li>• Office</li> <li>• Place of Public Worship</li> <li>• Reform School</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Laundry</li> </ul>	<ul style="list-style-type: none"> <li>• Mobile Home Park and Camping Ground</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	3	75%	2.00

**ZONE:INTERMEDIATE  
RESIDENTIAL 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential use and Multiple Unit Developments in the form of dwelling houses and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment.  
**MAP COLOUR REFERENCE:** Orange

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Museum</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Fla</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> </ul>	<ul style="list-style-type: none"> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	1 per 1800 m <sup>2</sup> / Multi-unit development: 10 units per hectare	1800 m <sup>2</sup>	2	20 %	0.20

**ZONE:INTERMEDIATE  
RESIDENTIAL 2**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential use and Multiple Unit Developments in the form of dwelling houses and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment.  
**MAP COLOUR REFERENCE:** Orange with brown hatching

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Museum</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> </ul>	<ul style="list-style-type: none"> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3	1 per 1800 m <sup>2</sup> / Multi-unit development: 15 units per hectare	1800 m <sup>2</sup>	2	25 %	0.25

**ZONE:INTERMEDIATE  
RESIDENTIAL 3**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential use and Multiple Unit Developments in the form of dwelling houses and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment.

**MAP COLOUR REFERENCE:** Orange with brown cross hatching

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Museum</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> </ul>	<ul style="list-style-type: none"> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	1 per 1800 m <sup>2</sup> / Multi-unit development: 20 units per hectare	1800 m <sup>2</sup>	2	35 %	0.35

**ZONE: INTERMEDIATE RESIDENTIAL 4**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a range of residential uses and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment.

**MAP REFERENCE:**

**COLOUR NOTATION:** Orange with yellow vertical lines

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Institution</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Student Residence</li> <li>• Special Building</li> <li>• Telecommunication Infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal Facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Bus and Taxi Depot</li> <li>• Car Wash</li> <li>• Cemetery / Crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Creche</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government / Municipal</li> <li>• Health and Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> </ul>	<ul style="list-style-type: none"> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Transport Use</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
FRONT	SIDE AND REAR					
7.5m	3m	40	1 800 m <sup>2</sup>	2	40 %	0.8



**ZONE: INTERMEDIATE  
RESIDENTIAL 5**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a range of residential uses and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment.

**MAP REFERENCE:**

**COLOUR NOTATION:** Orange with yellow horizontal lines

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Institution</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Student Residence</li> <li>• Special Building</li> <li>• Telecommunication Infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal Facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Bus and Taxi Depot</li> <li>• Car Wash</li> <li>• Cemetery / Crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Creche</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government / Municipal</li> <li>• Health and Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> </ul>	<ul style="list-style-type: none"> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Transport Use</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
FRONT	SIDE AND REAR					
7.5m	3m	80	1 800 m <sup>2</sup>	3	40 %	1.2

**ZONE: IPTN RESIDENTIAL**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for:

- Higher density on all types of residential accommodation within the IPTN Corridor
- A wide range of ancillary uses which service the day to day needs of a residential community.

**MAP REFERENCE:**

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Dwelling House</li> <li>• Conservation Area</li> <li>• Flat</li> <li>• Hotel</li> <li>• Multiple Unit Development</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Base Telecommunications Transmission station</li> <li>• Boarding House</li> <li>• Chalet Development</li> <li>• Crèche</li> <li>• Health Studio</li> <li>• Health &amp; Beauty Clinic</li> <li>• Laundry</li> <li>• Institution</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Restaurant/ Fast Food Outlet*</li> <li>• Shop*</li> <li>• Student Residence</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Cemetery/ Crematorium</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Forensic Science Laboratory</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Industry: Extractive</li> <li>• Industry: General</li> <li>• Industry: Light</li> <li>• Industry: Noxious</li> </ul>	<ul style="list-style-type: none"> <li>• Landfill</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Applicable to properties within of the IPTN Corridor as per plan LU\_STRAT\_NOV\_2018.
2. \*Shop restricted to ground floor only.
3. \*Restaurant/Fast-food Outlet restricted to ground floor only.

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE	REAR					
nil	nil	5m	n/a	To the Satisfaction of the Municipality	4	60%	2

**ZONE: LAND USE  
MANAGEMENT HOLDING  
AREA**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for areas previously not subject to a land use management scheme, including, at the discretion of the eThekweni Municipality, Ancillary uses may include the use of such premises for offices, shops and recreational, business and residential purposes.

**P COLOUR REFERENCE:** Olive green and mauve bands

PRIMARY	SPECIAL CONSENT		PRECLUDED
<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Government/Municipal</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Cemetery/crematorium*</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Institution</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal**</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Restricted Building</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Special Building</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Existing Permissions to Occupy, Leases or similar legal agreements shall not be affected by this land use template.
3. Rezoning and land use shall be guided, where applicable, as contemplated by the approved Municipal IDP, Municipal SDF and approved guiding plans derived from them.
4. \* The requirement for Special Consent may be waived for a private cemetery, for the burial of deceased family members, but shall be subject to full compliance with the eThekweni Municipality: Cemeteries and Crematoria By-law 2015 (or any subsequent replacement bylaw).
5. \*\* The requirement for Special Consent may be waived for domestic waste disposal, on premises used for residential purposes, but shall be subject to full compliance with the eThekweni Municipality: Waste Removal By-law, 2016 (or any subsequent replacement bylaw).
6. For safety reasons all buildings should be set back from roads:
  - Un-surveyed Main Roads: 30m measured from the centre line of the road.
  - Un-surveyed District Roads: 25m measured from the centre line of the road.
  - Un-surveyed Municipal Roads: 15m measured from the centre line of the road.
7. Accommodation for parking and loading to be provided on the erf as per Section 8

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINES: SIDE AND REAR					
See additional controls otherwise, to be determined on site	See additional controls otherwise, to be determined on site	To be determined on application	N/A	To be no higher than the highest flanking sites without seeking special consent, otherwise, to be determined on site	To be no higher than the flanking sites without seeking special consent otherwise, to be determined on site	To be no higher than the flanking sites without seeking special consent otherwise, to be determined on site

**ZONE: LIGHT INDUSTRY 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for low impact mix of industrial activities and services and maybe be an interface to high impact industrial areas or as independent entities. Commercial activities such as wholesale and shops are permitted at the discretion of the Municipality. Extractive and noxious industrial activities are prohibited on this zone.

**MAP COLOUR REFERENCE:** Mauve with black hatch

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Conservation area</li> <li>• Dwelling House*</li> <li>• Fuelling and Service Station</li> <li>• Government/Municipal</li> <li>• Industry – Light</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Container Depot</li> <li>• Direct Access Service Centre</li> <li>• Escort Agency</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Motor Garage</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Special Building</li> <li>• Truck Stop</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Airport</li> <li>• Chalet Development</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Notwithstanding the provisions of the above table one dwelling unit may be permitted on each site to accommodate a manager or caretaker's flat.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	900 m <sup>2</sup>	2	50%	1.00

**ZONE: LIGHT INDUSTRY 2**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for low impact mix of industrial activities and services and maybe be an interface to high impact industrial areas or as independent entities. Commercial activities such as wholesale and shops are permitted at the discretion of the Municipality. Extractive and noxious industrial activities are prohibited on this zone.  
**MAP COLOUR REFERENCE:** Mauve with black cross-hatch

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Arts and Crafts Workshop</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Conservation area</li> <li>• Dwelling House*</li> <li>• Fuelling and Service Station</li> <li>• Government/Municipal</li> <li>• Industry – Light</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Container Depot</li> <li>• Direct Access Service Centre</li> <li>• Escort Agency</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Motor Garage</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Recycling Centre</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Special Building</li> <li>• Truck Stop</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Airport</li> <li>•</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> </ul>	<ul style="list-style-type: none"> <li>• Mortuary</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Notwithstanding the provisions of the above table one dwelling unit may be permitted on each site to accommodate a manager or caretaker's flat.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	900 m <sup>2</sup>	2	70%	1.20

**ZONE: LIGHT INDUSTRY 3**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for low impact mix of industrial activities and services and maybe be an interface to high impact industrial areas or as independent entities. Commercial activities such as wholesale and shops are permitted at the discretion of the Municipality. Extractive and noxious industrial activities are prohibited on this zone.  
**MAP COLOUR REFERENCE:** Mauve with black cross-hatch and border

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Conservation area</li> <li>• Dwelling House*</li> <li>• Fuelling and Service Station</li> <li>• Government/Municipal</li> <li>• Industry – Light</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Container Depot</li> <li>• Direct Access Service Centre</li> <li>• Escort Agency</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Motor Garage</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Recycling Centre</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Special Building</li> <li>• Truck Stop</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Airport</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Notwithstanding the provisions of the above table one dwelling unit may be permitted on each site to accommodate a manager or caretaker's flat.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	900 m <sup>2</sup>	6	70%	1.40

**ZONE: LIGHT INDUSTRY 4**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for low impact mix of industrial activities and services and maybe be an interface to high impact industrial areas or as independent entities. Commercial activities such as wholesale and shops are permitted at the discretion of the Municipality. Extractive and noxious industrial activities are prohibited on this zone.  
**MAP COLOUR REFERENCE:** Mauve with yellow border

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Conservation area</li> <li>• Dwelling House*</li> <li>• Fuelling and Service Station</li> <li>• Government/Municipal</li> <li>• Industry – Light</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Container Depot</li> <li>• Direct Access Service Centre</li> <li>• Escort Agency</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Motor Garage</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Special Building</li> <li>• Truck Stop</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> </ul>	<ul style="list-style-type: none"> <li>• Mortuary</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Notwithstanding the provisions of the above table one dwelling unit may be permitted on each site to accommodate a manager or caretaker's flat.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality
4. In the case of Erf 783 of the Farm Upper End Langefontein No. 980 the permissible floor area ratio shall be 0.66.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	900 m <sup>2</sup>	2	50%	0.50

**ZONE: LIMITED COMMERCIAL 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for low impact commercial purposes. Accommodation of commercial or business activities within a residential area where the commercial activity provides a service to the residential community and is not detrimental to the residential amenity of the area.

**MAP COLOUR REFERENCE:** Light blue

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>Arts and Crafts Workshop</li> <li>Car Wash</li> <li>Conservation area</li> <li>Display Area</li> <li>Flat*</li> <li>Flea Market</li> <li>Fuelling and Service Station</li> <li>Government/Municipal</li> <li>Health &amp; Beauty Clinic</li> <li>Laundry</li> <li>Motor Display Area</li> <li>Museum</li> <li>Office**</li> <li>Parkade</li> <li>Private Open Space</li> <li>Pet Grooming Parlour</li> <li>Restaurant / Fast Food Outlet</li> <li>Shop</li> </ul>	<ul style="list-style-type: none"> <li>Action Sports bar</li> <li>Adult Premises</li> <li>Agricultural Land</li> <li>Animal facility</li> <li>Betting Depot</li> <li>telecommunications infrastructure</li> <li>Convention Centre</li> <li>Crèche</li> <li>Educational Establishment</li> <li>Funeral Parlour</li> <li>Garden Nursery</li> <li>Health Studio</li> <li>Hotel</li> <li>Motor Workshop</li> <li>Night Club</li> <li>Office – Medical</li> <li>Place of Public Entertainment</li> <li>Place of Public Worship</li> <li>Retirement Centre</li> <li>Special Building</li> <li>Student Residence</li> <li>Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>Agricultural Activity</li> <li>Airport</li> <li>Boarding House</li> <li>Builder's Yard</li> <li>Chalet Development</li> <li>Container Depot</li> <li>Correctional Facility</li> <li>Cemetery/crematorium</li> <li>Direct Access Service Centre</li> <li>Dwelling House</li> <li>Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>Industry – Extractive</li> <li>Industry – General</li> <li>Industry – Light</li> <li>Industry – Noxious</li> <li>Institution</li> <li>Mobile Home Park and Camping Ground</li> <li>Mortuary</li> <li>Motor Garage</li> <li>Motor Vehicle Test Centre</li> <li>Multiple Unit Development</li> <li>Nature Reserve</li> <li>Recycling Centre</li> <li>Reform School</li> </ul>	<ul style="list-style-type: none"> <li>Refuse Disposal</li> <li>Riding Stables</li> <li>Scrap Yard</li> <li>Transport Depot</li> <li>Truck Stop</li> <li>Utilities Facility</li> <li>Veterinary Clinic</li> <li>Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

- \*Excluding Hotel
- \*\*A Floor Area Ratio of 0,35 is permitted exclusively in respect of an office development and shall not be applicable or transferable in any manner whatsoever to any mixed development or other free entry use permitted for the Limited Commercial 1 zone (Condition as recorded in Appeal No. 3227)
- In a Commercial zone residential use may be permitted at ground floor level where the design of a building is such that the residential use is not contiguous with the street.
- Accommodation for motor vehicles to be provided on the erf as per Section 8
- Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
9 m	3 m	N/A	Exclusively commercial-450 m <sup>2</sup> /Commercial and Residential-1800 m <sup>2</sup>	2	25 %	0.25



**ZONE: LIMITED COMMERCIAL 2**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for medium impact commercial purposes. Accommodation of commercial or business activities within a residential area where the commercial activity provides a service to the residential community and is not detrimental to the residential amenity of the area.

**MAP COLOUR REFERENCE:** Light blue with hatched black

PRIMARY		SPECIAL CONSENT	PRECLUDED			
<ul style="list-style-type: none"> <li>Arts and Crafts Workshop</li> <li>Car Wash</li> <li>Conservation area</li> <li>Display Area</li> <li>Flat*</li> <li>Flea Market</li> <li>Fuelling and Service Station</li> <li>Government/Municipal</li> <li>Health &amp; Beauty Clinic</li> <li>Laundry</li> <li>Motor Display Area</li> <li>Museum</li> <li>Office</li> <li>Parkade</li> <li>Pet Grooming Parlour</li> <li>Private Open Space</li> <li>Restaurant / Fast Food Outlet</li> <li>Shop</li> </ul>		<ul style="list-style-type: none"> <li>Action Sports bar</li> <li>Adult Premises</li> <li>Agricultural Land</li> <li>Animal facility</li> <li>Betting Depot</li> <li>telecommunications infrastructure</li> <li>Builder's Yard</li> <li>Convention Centre</li> <li>Crèche</li> <li>Educational Establishment</li> <li>Funeral Parlour</li> <li>Garden Nursery</li> <li>Health Studio</li> <li>Motor Workshop</li> <li>Night Club</li> <li>Office – Medical</li> <li>Place of Public Entertainment</li> <li>Place of Public Worship</li> <li>Retirement Centre</li> <li>Student Residence</li> <li>Special Building</li> <li>Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>Agricultural Activity</li> <li>Airport</li> <li>Boarding House</li> <li>Chalet Development</li> <li>Container Depot</li> <li>Correctional Facility</li> <li>Cemetery/crematorium</li> <li>Direct Access Service Centre</li> <li>Dwelling House</li> <li>Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>Hotel</li> <li>Industry – Extractive</li> <li>Industry – General</li> <li>Industry – Light</li> <li>Industry – Noxious</li> <li>Institution</li> <li>Landfill</li> <li>Mobile Home Park and Camping Ground</li> <li>Mortuary</li> <li>Motor Garage</li> <li>Motor Vehicle Test Centre</li> <li>Multiple Unit Development</li> <li>Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>Recycling Centre</li> <li>Reform School</li> <li>Refuse Disposal</li> <li>Riding Stables</li> <li>Scrap Yard</li> <li>Transport Depot</li> <li>Truck Stop</li> <li>Utilities Facility</li> <li>Veterinary Clinic</li> <li>Zoological Garden</li> </ul>	
ADDITIONAL CONTROLS						
<ol style="list-style-type: none"> <li>*Excluding Hotel</li> <li>A builders yard may be permitted by Special Consent of the Municipality</li> <li>Accommodation for motor vehicles to be provided on the erf as per Section 8</li> <li>Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.</li> <li>In a Commercial zone residential use may be permitted at ground floor level where the design of a building is such that the residential use is not contiguous with the street.</li> </ol>						
DEVELOPMENT PARAMETERS						
SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
9 m	3 m	N/A	Exclusively commercial-450 m <sup>2</sup> /Commercial and Residential-1800 m <sup>2</sup>	3	50 %	0.50

**ZONE: LIMITED COMMERCIAL 3**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for low impact commercial purposes. Accommodation of commercial or business activities within a residential area where the commercial activity provides a service to the residential community and is not detrimental to the residential amenity of the area.

**MAP COLOUR REFERENCE:** Light blue cross hatched black

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Display Area</li> <li>• Flat*</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Laundry</li> <li>• Motor Display Area</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Light</li> <li>• Institution</li> <li>• Motor Workshop</li> <li>• Night Club</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Student Residence</li> <li>• Special Building</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Builder's Yard</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Dwelling House</li> <li>• Escort Agency</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Garage</li> </ul>	<ul style="list-style-type: none"> <li>• Motor Vehicle Test Centre</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Excluding Hotel
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.
4. Sensitive Open space portions of the site shall be protected and developed to the satisfaction of the Environmental Management Branch
5. In a Commercial zone residential use may be permitted at ground floor level where the design of a building is such that the residential use is not contiguous with the street.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
9 m	3 m	N/A	Exclusively commercial-450 m <sup>2</sup> /Commercial and Residential-1800 m <sup>2</sup>	2	25 %	0.35

## ZONE: LOGISTICS 1

**SCHEME INTENTION:** The purpose of this zone is to promote all activities related to the logistics sector and that includes opportunities for warehousing, the 'de-stuffing' and 'breaking of bulk' and related low key industrial uses, all associated within the movement of goods and service in response to 'just-in-time' systems or processes meant to compliment and support the local economy of Durban as well as the Provincial and National Economies of scale.

Logistics is an economic sector promoted within the National Infrastructure Plan's Strategic Integrated Project 2 (SIP2) corridor within eThekweni. Logistics is the process of planning, implementing and controlling the effective and efficient flow of goods and services from the point of origin to the point of consumption.

**MAP COLOUR REFERENCE: to be assigned**

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Container Depot</li> <li>• Direct Access Service Centre</li> <li>• Fuelling and Service Station</li> <li>• Office</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Car Wash</li> <li>• Convention Centre</li> <li>• Display Area</li> <li>• Government/Municipal</li> <li>• Industry – Light</li> <li>• Laundry</li> <li>• Motor Garage</li> <li>• Motor Workshop</li> <li>• Office – Medical</li> <li>• Recycling Centre</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> </ul>	<ul style="list-style-type: none"> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Night Club</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Flat*</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

### ADDITIONAL CONTROLS

1. Road widths of not less than 18 metres wide to accommodate the movement of transport associated with this land use are required.
2. Landscaping, lighting and responses to Stormwater runoff will be managed by each applicant. Innovation regarding green buildings is a statutory requirement in this zone.
3. A place of worship may be permitted only as an ancillary land use. No stand-alone facilities may be provided.
4. All landscaping (including screening where required) is to be to the satisfaction of the Head: Development Planning Environment & Management.
5. Notwithstanding the provisions of the above table, one dwelling unit may be permitted on each site to accommodate a manager, foreman, caretaker or security personnel.
6. Development to be subject to the provision of a sewerage disposal system to the satisfaction of the Municipality.

### DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	6	70 %	2

## ZONE: LOGISTICS 2

**SCHEME INTENTION:** To use land or buildings for low impact mix of logistics, warehousing as well as light and service industrial activities primarily associated with the movement of goods, to compliment and support the local economy, particularly the logistics sector, as promoted in the National Infrastructure Plan's Strategic Integrated Project 2 (SIP2) corridor within eThekweni. Logistics is the process of planning, implementing and controlling the effective and efficient flow of goods and services from the point of origin to the point of consumption.

Extractive and noxious industrial activities are prohibited on this zone.

**MAP COLOUR REFERENCE:** to be assigned

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Bus and Taxi Depot</li> <li>• Conservation area</li> <li>• Dwelling House*</li> <li>• Government/Municipal</li> <li>• Industry – Light</li> <li>• Motor Display Area ***</li> <li>• Office</li> <li>• Flat</li> <li>• Transport Depot</li> <li>• Warehouse ****</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• telecommunications infrastructure</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Fuelling and Service Station</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Laundry</li> <li>• Motor Garage</li> <li>• Motor Workshop</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Special Building</li> <li>• Truck Stop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Cemetery/crematorium</li> <li>• Chalet Development</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Funeral Parlour</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> </ul>	<ul style="list-style-type: none"> <li>• Motor Vehicle Test Centre</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Night Club</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Sand-winning</li> <li>• Scrap Yard</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

### ADDITIONAL CONTROLS

1. \*Notwithstanding the provisions of the above table one dwelling unit may be permitted on each site to accommodate a manager or caretaker's flat (limited to 100 m<sup>2</sup>).
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
- 3 Road reserve widths of not less than 18 metres wide to accommodate the movement of transport associated with this land use are required.
4. \*\*\*\*The use of land or buildings for warehouse purposes shall include logistics related operations such as
  1. bonded storage,
  2. The stuffing and de – stuffing of containers and related container storage
  3. and the storage of new vehicles for onward distribution.
5. The use of land or buildings for Light Industrial purposes shall include logistics related activities such as the storage, assembly, finishing, packaging, repairing and related distribution activities.
6. \*\*\*A Motor Display Area is restricted to the display of commercial / heavy vehicles only.
7. \*\*\*\*\*The permissible height is 6 storeys or 27m floor to underside of eaves and excludes roof space required to accommodate the pitch of roofs and design features including high level fenestration, to the satisfaction of Council.

### DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	900 m <sup>2</sup>	6*****	70 %	1.40

**ZONE: MEDIUM IMPACT  
MIXED USE ZONE**

**SCHEME INTENTION:** To provide for development of a number of formal and informal business opportunities and allow for the development of a range of complimentary land uses of a commercial, office, administrative informal trade and residential nature for the development of mixed use nodes & corridors, but excluding industries of a non-agricultural nature.

**MAP COLOUR REFERENCE:** Mauve and orange bands

PRIMARY	CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Agricultural activity</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Conservation Area</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Motor Display Area</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Nature Reserve</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Retirement Centre</li> <li>• Shop</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Base Telecommunications Transmission Station</li> <li>• Betting Depot</li> <li>• Bus and Taxi Depot</li> <li>• Car Wash</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Flea Market</li> <li>• Government / Municipal</li> <li>• Health and Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Home Business</li> <li>• Institution</li> <li>• Laundry</li> <li>• Museum</li> <li>• Parkade</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Airport</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Cemetery/crematorium</li> <li>• Chalet Development</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Mortuary</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Sand-wining</li> <li>• Scrap Yard</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Other than for residential use, subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
4.5 m	2 m	N/A	1500 m <sup>2</sup>	15m (from Ground Floor)	50%	0.5

**ZONE: MIXED USE 1**

**SCHEME INTENTION:** The purpose of this zone will be to accommodate smaller sites in townships with a wide range of recreational, entertainment, tourist, residential, shopping and business or commercially related activities, in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced Zone of the highest aesthetic, landscaping and urban design quality.

**MAP COLOUR REFERENCE:** Mauve and yellow bands

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Arts and Crafts Workshop</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Multiple Unit Development</li> <li>• Office</li> <li>• Pet Grooming Parlour</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Betting Depot</li> <li>• telecommunications infrastructure</li> <li>• Car Wash</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Light</li> <li>• Institution</li> <li>• Laundry</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Parkade</li> </ul>	<ul style="list-style-type: none"> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Other than for residential use, subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	200 m <sup>2</sup>	3	60%	N/A

**ZONE: MIXED USE 2**

**SCHEME INTENTION:** The purpose of this zone will be to accommodate smaller sites in townships with a wide range of recreational, entertainment, tourist, residential, shopping and business or commercially related activities, in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced Zone of the highest aesthetic, landscaping and urban design quality.

**MAP COLOUR REFERENCE:** Mauve and orange bands

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Arts and Crafts Workshop</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Multiple Unit Development</li> <li>• Office</li> <li>• Pet Grooming Parlour</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Betting Depot</li> <li>• telecommunications infrastructure</li> <li>• Car Wash</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Light</li> <li>• Institution</li> <li>• Laundry</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Parkade</li> </ul>	<ul style="list-style-type: none"> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Other than for residential use, subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	200 m <sup>2</sup>	3	80%	N/A

**ZONE: MIXED USE 3**

**SCHEME INTENTION:** The purpose of this zone will be to accommodate a wide range of recreational, entertainment, tourist, residential, shopping and business or commercially related activities, in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced Zone of the highest aesthetic, landscaping and urban design quality.

**MAP COLOUR REFERENCE:** Mauve and orange bands

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Arts and Crafts Workshop</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Multiple Unit Development</li> <li>• Office</li> <li>• Pet Grooming Parlour</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Betting Depot</li> <li>• telecommunications infrastructure</li> <li>• Car Wash</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Garden Nursery</li> <li>• Government/Municipal Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Light</li> <li>• Institution</li> <li>• Laundry</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>• Parkade</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Other than for residential use, subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	2	50%	N/A



**ZONE: MULTI-LEVEL SELF-STORAGE**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for:-

- Predominantly Multi-level self-storage ancillary and subservient uses.
- A multi-level storage facility means a multi-storey building consisting of self-contained units that are leased or rented on an individual basis for the storage of personal, business and/or household goods but not for vehicles, boats, trailers or caravans. Access to all storage units shall be from the inside of the building only. Storage containers are not considered self-storage facilities.
- Ancillary and subservient uses means an area used for the day to day operations and functions of a self-storage facility specific to the needs of the self-storage customer.

**MAP COLOUR REFERENCE:** Yellow with Purple cross-hatch

PRIMARY	CONSENT	PRECLUDED
<ul style="list-style-type: none"> <li>• Multi-level self-storage facility and ancillary and subservient uses</li> <li>• Conservation Area</li> <li>• Dwelling Unit*</li> </ul>	<ul style="list-style-type: none"> <li>• Medium Density Residential</li> <li>• General Residential</li> <li>• Residential Buildings</li> <li>• Institution</li> <li>• Place of Worship</li> <li>• Shop</li> <li>• Restaurant</li> <li>• Offices</li> <li>• Warehouse</li> <li>• telecommunications infrastructure</li> </ul>	Other uses not listed under the Primary and Special Consent Use Columns

**ADDITIONAL CONTROLS**

- A site development plan and a landscaping plan, unless otherwise determined by the municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.
- An approved site development plan shall only be amended with the consent of the Municipality and no building plan which does not comply with the proposals and conditions as set out in the approved site development plan will be approved by the Municipality.
- \*Notwithstanding the provisions of the above table, if the site is utilised for the purposes of Multi-level self-storage, only one dwelling unit may be permitted on each site to accommodate a manager, foreman, caretaker or security personnel.
- Notwithstanding anything to the contrary in the Municipality Parking Policy, parking for the Multi-level self-storage usage shall be provided at a ratio of 0.5 bays/200m<sup>2</sup> of FAR. Should any other use in terms of this zone be applied to the site then normal parking ratios shall apply as per the Municipality Parking Policy.
- In addition to the above, any development is further subject to the general provisions of the Consolidate Outer West Town Planning Scheme of the eThekweni Municipality.
- Any development within this zone is not exempt from the requirements of any other legislation.
- 

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE SPACE	REAR SPACE					
7.5	3M	3M	N/A	1800M <sup>2</sup>	13.5M (3 storeys maximum inclusive of roof apex)	50%	1.50

**ZONE: MOBILE HOME PARK**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for temporary and mobile accommodation on campsites located in support of tourism facilities of the area.

**MAP COLOUR REFERENCE:** Light brown with yellow border

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Mobile Home Park and Camping Ground</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Laundry</li> <li>• Nature Reserve</li> <li>• Shop*</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> </ul>	<ul style="list-style-type: none"> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant/Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. The requirements of Clause 8.3 shall apply and a density of 16 units per hectare shall apply.
2. Subject to the provisions of a sewage disposal, stormwater, water supply, refuse disposal system and of other essential services systems to the satisfaction of the Municipality
3. All landscaping shall be to the discretion of the Municipality.
4. \*Shop and restaurant area, except by special consent, not to exceed 150 m<sup>2</sup> and to be for the exclusive use of the residents and their guests.
5. Accommodation for motor vehicles to be provided on the erf as per Section 8
- 6.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINES: SIDE AND REAR					
3.0 m Fronting internal road/ 7.5 m fronting public road	3.0 m	Not Applicable	4000 m <sup>2</sup>	2	30 %	0.30

**ZONE: NATURE AND  
CULTURE BASED  
TOURISM**

**SCHEME INTENTION:** This zone is intended to manage the development of land and buildings for eco-tourism and nature-based tourism developments. The focus will include accommodation in the form of lodges, conference facilities, caravan and tented accommodation. In addition, this zone caters for eco-educational facilities; outdoor recreation and participatory travel experiences to both natural as well as to cultural environments that contribute to the sustainable use of these areas, respect the integrity of the host communities which produce economic opportunities that contribute to the long term conservation of the resource base and reinforce the concept that conservation can bring meaningful benefits.

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> <li>• *Adventure Tourism Activities</li> <li>• Agricultural Land</li> <li>• Animal Facility</li> <li>• Arts and Crafts Workshop</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Flea Market</li> <li>• Private Recreation Area</li> <li>• Garden Nursery</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Place of Public Entertainment</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• telecommunications infrastructure</li> <li>• Caravan Park</li> <li>• Chalet Development</li> <li>• Convention Centre</li> <li>• Extended Residential Building</li> <li>• Flat</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Institution</li> <li>• Place of Public Assembly</li> <li>• Place of Public of Worship</li> <li>• Residential Building</li> <li>• Restaurant/Fast Food Outlet</li> <li>• Shop</li> <li>• Special Building</li> <li>• Tavern</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Airport</li> <li>• Bar</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Cemetery</li> <li>• Container Depot</li> <li>• Crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Drive-in cinema</li> <li>• Escort Agency</li> <li>• Fueling and Service Station</li> <li>• Funeral Parlor</li> <li>• Industry - Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Museum</li> <li>• Mortuary</li> </ul>

**ADDITIONAL CONTROLS**

1. Any use proposed in terms of this zone shall be aligned with the principles and intent of the environmental management plan, existing or contemplated for this area in order to minimize the impacts on the purposes and integrity of the area under the D'Moss layer. All proposed land uses must be accompanied by specialist reports as may be required by the Head: Development Planning, Environment and Management in consultation with the Environmental Planning and Climate Protection Department of the Municipality.
2. Development subject to all related environmental and infrastructural authorisations.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		UNITS PER HECTARE	MINIMUM ERF SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	N/A	5000 m <sup>2</sup>	2	20%	N/A

**ZONE: NATURE RESERVE**

**INTENTION:**

1. To protect and, conserve land, dedicated to the conservation and management of natural areas of land and/or water for the ecosystem goods and services that the areas provide and the biodiversity which they support, where the land is proclaimed, or where there is an intention to proclaim, as a Nature Reserve in terms of the relevant national environmental legislation. To consider the inclusion of land uses which are beneficial to the Nature Reserve and are in compliance with the approved Management Plan for each Nature Reserve.
  
2. The provisions of this land use zone do not detract from the provisions and requirements of any Management Plan associated to land zoned as a Nature Reserve. Reason: to ensure recognition of the restrictions and obligations of any Management Authority to fulfil its obligations in terms of environmental legislation.

<b>1. PRIMARY</b>	<b>2. SPECIAL CONSENT</b>	<b>3. PROHIBITED</b>
Land uses which are directly aligned with the Management Plan specifically related to the Nature Reserve.*	Unless provided for in the Management Plan, land uses which complement the purpose of the Nature Reserve which may include residential, commercial, and educational.**	Uses not under Columns 1 and 2.

**ADDITIONAL CONTROLS**

**Primary Land Uses:** These are land uses included in the Management Plan which are deemed compatible with the intention of the Nature Reserve. They will enhance the environmental, economic and social purpose of the Nature Reserve. All Primary Land Uses are subject to alignment with the Zonation of the Management Plan and to the approval of the Municipality.

For the purposes of this Land Use Zone:

**‘Zonation’** means a map and associated controls forming part of a Management Plan, indicating areas within a protected area, the use to which the land may be put, whether by indicating the natural occurrence of vegetation or areas of human disturbance accommodating appropriate and uses.’

**“Management Plan”** means a document required in terms of the National Environmental Management: Protected Areas Act of 2003 which describes the methods of environmental management of a protected area.

For the purposes of this Land Use Zone, residential, commercial and educational are defined as follows:

- **“Residential”** means a residential use conforming to the land use scheme definition of chalet development, dwelling house, multiple unit development and mobile home park and camping ground (excluding a mobile home park), which is specifically for ecotourism purposes; provided that in the case of a dwelling house, such use may be for the purposes of housing a Reserve Manager or caretaker on-site.
- **“Commercial”** means a shop and a restaurant which is specifically for ecotourism purposes and enhances the economic viability of the Nature Reserve as may be determined by the Management Plan zonation provisions.
- **“Educational”** means premises used as a place of instruction for the education of the public on matters relating to the environment or the Nature Reserve as may be determined by the Management Plan zonation provisions.

For the purposes of this Land Use Zone, Space About Buildings means that space free of all buildings or structures between the outer wall of such buildings or structures, and an area designated on the zonation map as being a natural zone. The positioning of all buildings and structures within the Nature Reserve shall be to the satisfaction of the Head: Development Planning, Environment and Management in consultation with the Deputy Head: Environmental Planning and Climate Protection and the Deputy Head: Parks, Recreation and Culture.

1. Within a Nature Reserve Zone, activities, structures or trails may be permitted where these are provided for in the zonation and/or the operational management forming part of the Management Plan, and provided further, where the prior written authorization from the Municipality in consultation with the Deputy Head: Environmental Planning and Climate Protection, has been obtained.
  
2. In the case of a Nature Reserve in the ownership of the eThekweni Municipality, a ~~A~~-Memorandum of Understanding, outlining the management of the Nature Reserve and the method of exchange of scientific information necessary for the preparation of the annual State of Biodiversity Report, shall be entered into between the Deputy Head: Environmental Planning and Climate Protection and the Deputy Head: Parks, Recreation and Culture.
  
3. For the purposes of this Use Zone, and in particular to align with the interpretation of terms contained within the Management Plans for Nature Reserves, the following definitions shall apply:

**“Ecotourism”** means an interactive, participatory and enlightening travel and visitation experience to environments, both natural and cultural, that ensures the sustainable use, at an appropriate level, of environmental resources and, while producing

viable economic opportunities for the tourism industry and host/local communities, makes the use of these resources through sound environmental management beneficial to all tourism role players.

**“Nature-based Recreation and Tourism”** means recreation and tourism that is based on the natural attractions of the area, e.g. bird watching, hiking, trail running, and photography, which does not conflict with the primary land use viz. nature conservation. This activity may contribute to the conservation of the environment and improve the well-being of the local community.

**“Nature Reserve”** means premises declared to supplement the system of national parks in South Africa; protect areas with significant natural features, species, habits or biotic communities; protect a particular site of scientific, cultural, historic, or archaeological interest; provide for its long-term protection and the maintenance of its biodiversity; provide for a sustainable flow of natural products and services to meet community needs; enable a variety of traditional consumptive uses; or, provide for nature-based recreation and tourism opportunities.

SPACE ABOUT BUILDING			BUILD-TO / SETBACK LINE	MINERF SIZE	DWELLING UNITS / HA	HEIGHT	COVERAGE	FLOOR AREA
B.L	S.S	R.S.						
Refer to Additional Controls.***			N/A	N/A	To be determined in consultation with the Deputy Head: Environmental Planning and Climate Protection.****			

**ZONE: OFFICE PARK 1**

**SCHEME INTENTION:** A zone which provides for office development as the primary development focus in peripheral locations adjacent to shopping centre's or a mixed use core or as independent zones  
**MAP COLOUR REFERENCE:** Light blue with black border

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• *Dwelling House</li> <li>• Office</li> <li>• Office – Medical</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Conservation area</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Parkade</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour Government/Municipal</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> </ul>	<ul style="list-style-type: none"> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality
3. Landscaping of any site zoned for office purposes shall be to the satisfaction of the Municipality, taking into account the location of the office zone.
4. \*Notwithstanding the provisions of permitted land uses one dwelling unit may be permitted on each site to accommodate a manager or caretaker's flat

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	4.5 m	N/A	1800 m <sup>2</sup>	2	30%	0.50

**ZONE: OFFICE PARK 2**

**SCHEME INTENTION:** A zone which provides for office development as the primary development focus in peripheral locations adjacent to shopping centre's or a mixed use core or as independent zones  
**MAP COLOUR REFERENCE:** Light blue with black border and hatching

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• *Dwelling House</li> <li>• Office</li> <li>• Office – Medical</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Conservation area</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Parkade</li> <li>• Display Area</li> <li>• Shop</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Hotel Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>• Night Club</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality
3. Landscaping of any site zoned for office purposes shall be to the satisfaction of the Municipality, taking into account the location of the office zone.
4. \*Notwithstanding the provisions of permitted land uses one dwelling unit may be permitted on each site to accommodate a manager or caretaker's flat

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	4.5 m	N/A	1800 m <sup>2</sup>	4	50%	1.00

**ZONE: PASSIVE OPEN SPACE**

SCHEME INTENSION: To provide, preserve, use land or buildings for the conservation of natural open space, river reserves and the opportunity for the creation of parks, gardens and landscaped areas.

MAP REFERENCE:

PRIMARY	SPECIAL CONSENT	PRECLUDED	
Conservation Area Nature Reserve Private Open Space Zoological Garden	Base Telecommunications Transmission station Garden Nursery Riding Stables Special Building	Action Sports Bar Adult Premises Agricultural Activity Agricultural Land Arts and Crafts Workshop Betting Depot Boarding House Builder's Yard Car Wash Cemetery/ Crematorium Chalet Development Container Depot Convention Centre Correctional Facility Crèche Direct Access Service Centre Display Area Dwelling House Educational Establishment Escort Agency Flat Flea Market Forensic Science Laboratory Fuelling and Service Station Funeral Parlour Government/Municipal Health & Beauty Clinic Health Studio Hotel Industry - Extractive Industry – General Industry – Light Industry – Noxious	Institution Landfill Laundry Mobile Home Park & Camping Ground Mortuary Motor Display Area Motor Garage Motor Vehicle Test Centre Motor Workshop Multiple Unit Development Museum Night Club Office Office – Medical Parkade Pet Grooming Parlour Place of Public Entertainment Place of Public Worship Recycling Centre Reform School Refuse Disposal Restaurant / Fast Food Outlet Restricted Building Retirement Centre Scrap Yard Student Residence Shop Transport Depot Truck Stop Veterinary Clinic Warehouse

**ADDITIONAL CONTROLS**

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**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDES	REAR					
7.5m	4m	4m	n/a	To the satisfaction of the Municipality	2	To the satisfaction of the Municipality	To the satisfaction of the Municipality



**ZONE: PLANNED UNIT DEVELOPMENT 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Planned Unit Developments in the form of dwelling houses, flats, community facility and ancillary uses. Protection of the residential quality and character of developments and the well-being of its residents accommodating multiple uses of buildings to maximize on the neighbourhood environment.

**MAP COLOUR REFERENCE:** Orange with brown cross-hatching with PUD superimposed

PRIMARY	CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Multiple Unit Development*</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Office</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> </ul>	<ul style="list-style-type: none"> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Sand-winning</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*All landscaping shall be to the discretion of the Municipality.
2. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.
3. There is no minimum curtilage or erf size, or other subdivisional control.
4. Internal public and private roads, public open space and private open space within a development will not be deducted from the area of the Planned Unit Development (PUD) to determine potential. Educational requirements will however be deducted from the gross area.
5. Community facilities specifically designed to serve a PUD such as squash courts, crèches, community halls, minor commercial outlets (each less than 100 m<sup>2</sup> in area) etc. may be provided in a PUD without the loss of any potential unit yield.
6. \*A development plan shall be submitted for consideration by the applicant. Such development plan shall take into account and address the reasonable concerns of the Municipality in relation to impact on the surrounding areas and may include factors such as the environment, geotechnical aspects, sewage disposal, typical unit types, etc.
7. Any lot created in terms of an approved development plan may be developed on the submission of building plans without any further development plan approval, provided that no substantial variation is proposed from the approved development plan.
8. Accommodation for motor vehicles to be provided as per Section 8 Provided that where housing is intended for persons who are likely to have a low car ownership, this clause may be relaxed on obtaining the special consent of the Municipality.
9. For all flats, provision is to be made for landscaping and maintaining the grounds to the satisfaction of the Municipality, and not less than 25 per cent of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking spaces and driveways. As part of the above, an area of 100 m<sup>2</sup> of usable land per residential unit shall be set aside on either flat or moderately sloping land in an easily accessible and, as far as possible, centrally located position for the recreational use of the residents to the satisfaction of the Municipality. Provided that the Municipality may, in special circumstances, relax this requirement in regard to location and extent.

**NOTE:** Maximum number of units permitted per gross hectare is as set out in relevant Development Facilitation Table: Density for the relevant Planned Unit Development zone

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m (Not on individual subdivisional boundaries in a particular development)	3 m (Not on individual subdivisional boundaries in a particular development)	20 units per hectare	N/A	3	N/A	N/A

**ZONE: PLANNED UNIT DEVELOPMENT 2**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Planned Unit Developments in the form of dwelling houses, flats, community facility and ancillary uses. Protection of the residential quality and character of developments and the well-being of its residents accommodating multiple uses of buildings to maximize on the neighbourhood environment.

**MAP COLOUR REFERENCE:** Orange with brown hatching with PUD superimposed

PRIMARY	CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Multiple Unit Development*</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Office</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Shop</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Parkade</li> </ul>	<ul style="list-style-type: none"> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Sand-winning</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

- \*All landscaping shall be to the discretion of the Municipality.
- Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.
- There is no minimum curtilage or erf size, or other subdivisional control.
- Internal public and private roads, public open space and private open space within a development will not be deducted from the area of the Planned Unit Development (PUD) to determine potential. Educational requirements will however be deducted from the gross area.
- Community facilities specifically designed to serve a PUD such as squash courts, crèches, community halls, minor commercial outlets (each less than 100 m<sup>2</sup> in area) etc. may be provided in a PUD without the loss of any potential unit yield.
- \*A development plan shall be submitted for consideration by the applicant. Such development plan shall take into account and address the reasonable concerns of the Municipality in relation to impact on the surrounding areas and may include factors such as the environment, geotechnical aspects, sewage disposal, typical unit types, etc.
- Any lot created in terms of an approved development plan may be developed on the submission of building plans without any further development plan approval, provided that no substantial variation is proposed from the approved development plan.
- Accommodation for motor vehicles to be provided as per Section 8 Provided that where housing is intended for persons who are likely to have a low car ownership, this clause may be relaxed on obtaining the special consent of the Municipality.
- For all residential buildings, provision is to be made for landscaping and maintaining the grounds to the satisfaction of the Municipality, and not less than 25 per cent of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking spaces and driveways. As part of the above, an area of 100 m<sup>2</sup> of usable land per residential unit shall be set aside on either flat or moderately sloping land in an easily accessible and, as far as possible, centrally located position for the recreational use of the residents to the satisfaction of the Municipality. Provided that the Municipality may, in special circumstances, relax this requirement in regard to location and extent.

NOTE: Maximum number of units permitted per gross hectare is as set out in relevant Development Facilitation Table: Density for the relevant Planned Unit Development zone

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m (Not on individual subdivisional boundaries in a particular development)	3 m (Not on individual subdivisional boundaries in a particular development)	15 units per hectare	N/A	3	N/A	N/A

**ZONE: PLANNED UNIT  
DEVELOPMENT 2 (HALKIRK  
FARM)**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Planned Unit Developments in the form of dwelling houses, flats, community facility and ancillary uses the protection of the substantial environmental significance of the site  
**MAP COLOUR REFERENCE:** Orange with brown hatching with PUD (Halkirk Farm) superimposed

PRIMARY	CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Multiple Unit Development*</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Office</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Shop</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Sand-winning</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*All landscaping shall be to the discretion of the Municipality.
2. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.
3. There is no minimum curtilage or erf size, or other subdivisional control.
4. Internal public and private roads, public open space and private open space within a development will not be deducted from the area of the Planned Unit Development (PUD) to determine potential. Educational requirements will however be deducted from the gross area.
5. Community facilities specifically designed to serve a PUD such as squash courts, crèches, community halls, minor commercial outlets (each less than 100 m<sup>2</sup> in area) etc. may be provided in a PUD without the loss of any potential unit yield.
6. \*A development plan shall be submitted for consideration by the applicant. Such development plan shall take into account and address the reasonable concerns of the Municipality in relation to impact on the surrounding areas and may include factors such as the environment, geotechnical aspects, sewage disposal, typical unit types, etc.
7. Any lot created in terms of an approved development plan may be developed on the submission of building plans without any further development plan approval, provided that no substantial variation is proposed from the approved development plan.
8. Accommodation for motor vehicles to be provided as per Section 8 Provided that where housing is intended for persons who are likely to have a low car ownership, this clause may be relaxed on obtaining the special consent of the Municipality.
9. For all residential buildings, provision is to be made for landscaping and maintaining the grounds to the satisfaction of the Municipality, and not less than 25 per cent of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking spaces and driveways. As part of the above, an area of 100 m<sup>2</sup> of usable land per residential unit shall be set aside on either flat or moderately sloping land in an easily accessible and, as far as possible, centrally located position for the recreational use of the residents to the satisfaction of the Municipality. Provided that the Municipality may, in special circumstances, relax this requirement in regard to location and extent.
10. \*In respect of the application of the above Clauses of the Outer West Scheme (the scheme) to Lots 485 and 486 (of 337) of the farm Albinia No. 957, and notwithstanding the applicable density factor the development plan referred to in Item 9 above to the scheme shall include the submission of a substantively detailed environmental impact assessment report to, and for consideration by, eThekweni Municipality. The aforesaid report must address, among other issues, environmental and servicing aspects relating to the proposed development. The report must also recommend developable areas on the property and the number of units to be developed is to be computed in terms of the PUD 2 zoning, based in the developable area only. In considering the development plan, eThekweni Municipality must comply with the provisions of section 2 of the National Environmental Management Act 107 of 1998.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m (Not on individual subdivisional boundaries in a particular development)	3 m (Not on individual subdivisional boundaries in a particular development)	15 units per hectare	N/A	3	N/A	N/A

**ZONE: PLANNED UNIT DEVELOPMENT 3**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Planned Unit Developments in the form of dwelling houses, flats, community facility and ancillary uses. Protection of the residential quality and character of developments and the well-being of its residents accommodating multiple uses of buildings to maximize on the neighbourhood environment.  
**MAP COLOUR REFERENCE:** Orange with PUD superimposed

PRIMARY	CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Multiple Unit Development*</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic**</li> <li>• Health Studio**</li> <li>• Laundry</li> <li>• Office**</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet**</li> <li>• Retirement Centre</li> <li>• Shop</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> </ul>	<ul style="list-style-type: none"> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Office – Medical**</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Sand-winning</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*All landscaping shall be to the discretion of the Municipality.
2. There is no minimum curtilage or erf size, or other subdivisional control.
3. Internal public and private roads, public open space and private open space within a development will not be deducted from the area of the Planned Unit Development (PUD) to determine potential. Educational requirements will however be deducted from the gross area.
4. Community facilities specifically designed to serve a PUD such as squash courts, crèches, community halls, minor commercial outlets (each less than 100 m<sup>2</sup> in area) etc. may be provided in a PUD without the loss of any potential unit yield.
5. \*A development plan shall be submitted for consideration by the applicant. Such development plan shall take into account and address the reasonable concerns of the Municipality in relation to impact on the surrounding areas and may include factors such as the environment, geotechnical aspects, sewage disposal, typical unit types, etc.
6. Any lot created in terms of an approved development plan may be developed on the submission of building plans without any further development plan approval, provided that no substantial variation is proposed from the approved development plan.
7. Accommodation for motor vehicles to be provided as per Section 8 Provided that where housing is intended for persons who are likely to have a low car ownership, this clause may be relaxed on obtaining the special consent of the Municipality.
8. For all residential buildings, provision is to be made for landscaping and maintaining the grounds to the satisfaction of the Municipality, and not less than 25 per cent of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking spaces and driveways. As part of the above, an area of 100 m<sup>2</sup> of usable land per residential unit shall be set aside on either flat or moderately sloping land in an easily accessible and, as far as possible, centrally located position for the recreational use of the residents to the satisfaction of the Municipality. Provided that the Municipality may, in special circumstances, relax this requirement in regard to location and extent.
9. \*\*Uses permitted as Primary uses on Erf 728 Hillcrest (Clifton Hills Estate); provided that the net floor area of the Health and Beauty Clinic, Office, and Office-Medical uses shall not exceed 200m<sup>2</sup>.
10. The use of the building on Erf 728 Hillcrest (Clifton Hills Estate), for special interest activities and/or functions, with the written consent of the Property Owners Association, for the benefit of the members from time to time.
11. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality

NOTE: Maximum number of units permitted per gross hectare is as set out in relevant Development Facilitation Table: Density for the relevant Planned Unit Development zone

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m (Not on individual subdivisional boundaries in a particular development)	3 m (Not on individual subdivisional boundaries in a particular development)	10 units per hectare	N/A	2	N/A	N/A

**ZONE: PLANNED UNIT  
DEVELOPMENT 4**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Planned Unit Developments in the form of dwelling houses, flats, community facility and ancillary uses. Protection of the residential quality and character of developments and the well-being of its residents accommodating multiple uses of buildings to maximize on the neighbourhood environment.

\*Planned Unit Development 4 (PUD 4) will allow for a density of 25 units per hectare and when applied in appropriate developments, will encourage densification which will better utilise the available infrastructure, while at the same time promoting the development vision of compact cities.

**MAP COLOUR REFERENCE:** Orange with solid black border and PUD number

PRIMARY	CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>Conservation area</li> <li>Dwelling House</li> <li>Flat</li> <li>Multiple Unit Development*</li> </ul>	<ul style="list-style-type: none"> <li>Agricultural Land</li> <li>Animal facility</li> <li>Arts and Crafts Workshop</li> <li>telecommunications infrastructure</li> <li>Crèche</li> <li>Educational Establishment</li> <li>Garden Nursery</li> <li>Government/Municipal</li> <li>Health &amp; Beauty Clinic</li> <li>Health Studio</li> <li>Laundry</li> <li>Office</li> <li>Private Open Space</li> <li>Restaurant / Fast Food Outlet</li> <li>Retirement Centre</li> <li>Shop</li> <li>Special Building</li> <li>Student Residence</li> <li>Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>Action Sports Bar</li> <li>Adult Premises</li> <li>Agricultural Activity</li> <li>Airport</li> <li>Betting Depot</li> <li>Boarding House</li> <li>Builder's Yard</li> <li>Car Wash</li> <li>Chalet Development</li> <li>Container Depot</li> <li>Convention Centre</li> <li>Correctional Facility</li> <li>Cemetery/crematorium</li> <li>Direct Access Service Centre</li> <li>Display Area</li> <li>Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>Flea Market</li> <li>Fuelling and Service Station</li> <li>Funeral Parlour</li> <li>Hotel</li> <li>Industry – Extractive</li> <li>Industry – General</li> <li>Industry – Light</li> <li>Industry – Noxious</li> <li>Institution</li> <li>Landfill</li> <li>Mobile Home Park and Camping Ground</li> <li>Mortuary</li> <li>Motor Display Area</li> <li>Motor Garage</li> <li>Motor Vehicle Test Centre</li> <li>Motor Workshop</li> <li>Museum</li> <li>Nature Reserve</li> <li>Night Club</li> </ul>	<ul style="list-style-type: none"> <li>Office – Medical</li> <li>Parkade</li> <li>Pet Grooming Parlour</li> <li>Place of Public Entertainment</li> <li>Place of Public Worship</li> <li>Recycling Centre</li> <li>Reform School</li> <li>Refuse Disposal</li> <li>Riding Stables</li> <li>Sand-winning</li> <li>Scrap Yard</li> <li>Transport Depot</li> <li>Truck Stop</li> <li>Utilities Facility</li> <li>Warehouse</li> <li>Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

- \*All landscaping shall be to the discretion of the Municipality.
- Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.
- There is no minimum curtilage or erf size, or other subdivisional control.
- Internal public and private roads, public open space and private open space within a development will not be deducted from the area of the Planned Unit Development (PUD) to determine potential. Educational requirements will however be deducted from the gross area.
- Community facilities specifically designed to serve a PUD such as squash courts, crèches, community halls, minor commercial outlets (each less than 100 m<sup>2</sup> in area) etc. may be provided in a PUD without the loss of any potential unit yield.
- \*A development plan shall be submitted for consideration by the applicant. Such development plan shall take into account and address the reasonable concerns of the Municipality in relation to impact on the surrounding areas and may include factors such as the environment, geotechnical aspects, sewage disposal, typical unit types, etc.
- Any lot created in terms of an approved development plan may be developed on the submission of building plans without any further development plan approval, provided that no substantial variation is proposed from the approved development plan.
- Accommodation for motor vehicles to be provided as per Section 8 Provided that where housing is intended for persons who are likely to have a low car ownership, this clause may be relaxed on obtaining the special consent of the Municipality.
- For all residential buildings, provision is to be made for landscaping and maintaining the grounds to the satisfaction of the Municipality, and not less than 25 per cent of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking spaces and driveways. As part of the above, an area of 100 m<sup>2</sup> of usable land per residential unit shall be set aside on either flat or moderately sloping land in an easily accessible and, as far as possible, centrally located position for the recreational use of the residents to the satisfaction of the Municipality. Provided that the Municipality may, in special circumstances, relax this requirement in regard to location and extent.
- The retail component on Portion 791 (of 788) of the Farm Upper end Langefontein No. 980 is restricted to a gross leasable area (GLA) of 6500m<sup>2</sup>.
- \*The residential densities of Portions 789 (of 788) and 793 (of 788) of the Farm Upper End Langefontein No.980 are restricted to 5 dwelling units per hectare, equating to 43 dwelling units over the two portions, as per Environmental Authorisation DM/0035/2012 dated 04/04/2014.

NOTE: Maximum number of units permitted per gross hectare is as set out in relevant Development Facilitation Table: Density for the relevant Planned Unit Development zone.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS						
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR	DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
7.5 m (Not on individual subdivisional boundaries in a particular development)	3 m (Not on individual subdivisional boundaries in a particular development)	25 units per hectare	N/A	3	N/A	N/A

**ZONE: PLANNED UNIT DEVELOPMENT 5**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Planned Unit Developments in the form of dwelling houses, flats, community facility and ancillary uses. Protection of the residential quality and character of developments and the well-being of its residents accommodating multiple uses of buildings to maximize on the neighbourhood environment.

**MAP COLOUR REFERENCE:** Orange with solid black border and PUD number

PRIMARY	CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Multiple Unit Development*</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Office</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet • Shop</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort</li> </ul>	<ul style="list-style-type: none"> <li>• Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Sand-winning</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*All landscaping shall be to the discretion of the Municipality.
2. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.
3. There is no minimum curtilage or erf size, or other subdivisional control.
4. Internal public and private roads, public open space and private open space within a development will not be deducted from the area of the Planned Unit Development (PUD) to determine potential. Educational requirements will however be deducted from the gross area.
5. Community facilities specifically designed to serve a PUD such as squash courts, crèches, community halls, minor commercial outlets (each less than 100 m<sup>2</sup> in area) etc. may be provided in a PUD without the loss of any potential unit yield.
6. \*A development plan shall be submitted for consideration by the applicant. Such development plan shall take into account and address the reasonable concerns of the Municipality in relation to impact on the surrounding areas and may include factors such as the environment, geotechnical aspects, sewage disposal, typical unit types, etc.
7. Any lot created in terms of an approved development plan may be developed on the submission of building plans without any further development plan approval, provided that no substantial variation is proposed from the approved development plan.
8. Accommodation for motor vehicles to be provided as per Section 8 Provided that where housing is intended for persons who are likely to have a low car ownership, this clause may be relaxed on obtaining the special consent of the Municipality.
9. For all residential buildings, provision is to be made for landscaping and maintaining the grounds to the satisfaction of the Municipality, and not less than 25 per cent of the site shall be set aside and maintained as a garden and play area, which must be kept free of parking spaces and driveways. As part of the above, an area of 100 m<sup>2</sup> of usable land per residential unit shall be set aside on either flat or moderately sloping land in an easily accessible and, as far as possible, centrally located position for the recreational use of the residents to the satisfaction of the Municipality. Provided that the Municipality may, in special circumstances, relax this requirement in regard to location and extent.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m (Not on individual subdivisional boundaries in a particular development)	3 m (Not on individual subdivisional boundaries in a particular development)	50 units per hectare	N/A	3	N/A	N/A



## ZONE: PRIVATE CONSERVATION

**SCHEME INTENTION:** The primary purpose of this zone is to protect and conserve environmentally important land and/or water bodies for research and to improve the quality of the natural environment. It includes areas of land within which the conservation of the scenic beauty, bio-diversity, indigenous flora and fauna, water courses, topographical features, places of historic or scientific interest and the like is of primary importance.

**MAP COLOUR REFERENCE:** Dark green

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>• Telecommunications infrastructure</li> <li>• Educational Establishment *</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Special Building</li> <li>• Zoological Garden</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>

### ADDITIONAL CONTROLS

1. No material or element shall be disturbed, removed or altered in any way unless approval is obtained from the Municipality. In granting such approval the Municipality may impose whatever controls it deems necessary to achieve the object of the zone,
2. The Municipality may require that an Environmental Management Plan be prepared and submitted for the approval of the authority requiring the preparation of such plan. The management plan shall set out the works to be undertaken to promote the objectives of the zone.
3. \*Restricted to a conservation education centre
4. Accommodation for motor vehicles to be provided on the erf as per Section 8
5. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

### DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	N/A	1	10%	0.10

**ZONE: PRIVATE OPEN SPACE**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for provision of active and passive recreational areas on privately owned land. Generally to promote private recreation space, enhance aesthetical appearance and promote the maintenance of functional open space systems.  
**MAP COLOUR REFERENCE:** Green with blue border

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Health Studio</li> <li>• Nature Reserve</li> <li>• Private Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Telecommunications infrastructure</li> <li>• Crèche</li> <li>• Dwelling House*</li> <li>• Educational Establishment</li> <li>• Flea Market</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Place of Public Entertainment</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Riding Stables</li> <li>• Shop</li> <li>• Special Building</li> <li>• Zoological Garden</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> </ul>	<ul style="list-style-type: none"> <li>• Escort Agency</li> <li>• Flat</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Museum</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Restricted to caretaker's residence
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	N/A	2	N/A	0.15



**ZONE: PUBLIC HOUSING 1**

SCHEME INTENTION: To provide, preserve, use land or buildings for development of human settlements initiated by the Municipality, Provincial and National Government. The zone aims to create sustainable human settlements and promote resilient and liveable communities. Promote socio-economic development opportunities and ensure the protection of the natural environment. This Zone shall only apply to State Housing developments.

MAP REFERENCE: 01/14/2012/OW

COLOUR NOTATION: Yellow background (solar yellow) and black pattern (cherty limestone)

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> <li>• Flat</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Institution</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public of Worship</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Special Building</li> <li>• Telecommunication Infrastructure</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Cemetery / Crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government / Municipal</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry - Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> </ul>	<ul style="list-style-type: none"> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Mortuary</li> <li>• Motor Garage</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Transport Use</li> <li>• Truck Stop</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. The maximum Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE SPACE	REAR SPACE					
1.0 m	Not Applicable	1.0m	Not Applicable	To the satisfaction of the municipality	2	75 %	1.5

**ZONE: PUBLIC HOUSING 2**

SCHEME INTENTION: To provide, preserve, use land or buildings for developments initiated by the Municipality or by Provincial and National Government. The zone aims to encourage higher densities, thereby creating sustainable human settlements and promote resilient and liveable communities. Promote socio-economic development opportunities and ensure the protection of the natural environment. This Zone shall only apply to Public Sector Housing developments.

MAP REFERENCE: 01/14/2012/OW

COLOUR NOTATION: Brown background (light sienna) and black pattern (cherty limestone)

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Dwelling House</li> <li>• Flat</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Health Studio</li> <li>• Institution</li> <li>• Laundry</li> <li>• Private Open Space</li> <li>• <b>Restaurant / Fast Food Outlet*</b></li> <li>• <b>Shop*</b></li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Telecommunication Infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Cemetery / Crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government / Municipal</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry - Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> </ul>	<ul style="list-style-type: none"> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Mortuary</li> <li>• Motor Garage</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Transport Use</li> <li>• Truck Stop</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping to the satisfaction of the Municipality.
2. **Restaurant / Fast Food Outlet permitted on the ground floor in a Flat only by Special Consent.**
3. **Shop permitted on the ground floor in a Flat only by Special Consent.**
4. The maximum Coverage maybe increased by not more than 10% solely for the purpose of providing covered parking.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE SPACE	REAR SPACE					
5.0 m	3.0m	3.0 m	Not Applicable	To the satisfaction of the Municipality	6 Storeys	60 %	Not Applicable

**ZONE: RETIREMENT VILLAGE**

**SCHEME INTENTION:** To provide, preserve and use land or buildings for appropriate accommodation for retirees and those residents still economically active and to provide such facilities which are ordinarily or incidentally related to retirement villages.

**MAP COLOUR REFERENCE:** Light brown with green border

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Health &amp; Beauty Clinic</li> <li>• Institution</li> <li>• Laundry</li> <li>• **Multiple Unit Development</li> <li>• Office – Medical</li> <li>• Office*</li> <li>• Retirement Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Telecommunications infrastructure</li> <li>• Garden Nursery</li> <li>• Health Studio</li> <li>• Nature Reserve</li> <li>• Place of Public Worship</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Cemetery/Crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> </ul>	<ul style="list-style-type: none"> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Sand-winning</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Restricted to administration and doctors rooms.
2. Shop and restaurant area, except by special consent, not to exceed 150 m<sup>2</sup> and to be for the exclusive use of the residents and their guests.
3. \*\*The density shall be limited to 20 units per hectare where unit size is > 75 m<sup>2</sup> or 30 units per hectare where unit size is < 75 m<sup>2</sup>
4. Where there is a mixture of units both less and larger than 75 m<sup>2</sup> the municipality shall make the final determination of the numbers permitted
5. All landscaping shall be to the discretion of the Municipality.
6. In the case of Erf 989 Bothas hill, the Rob Roy Lifestyle Village, the permissible floor area ratio shall be 0.4, a minimum of 2660 m<sup>2</sup> floor area must be provided for communal facilities and communal spaces and future additions to the main building exceeding two storeys may be considered by special consent in terms of clause 5.3.1 based on the uniqueness of the site.
7. Accommodation for motor vehicles to be provided on the erf as per Section 8
8. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality
9. Erf 1958 Kloof shall have a permissible Floor Area of 0,5

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINES: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	3600 m <sup>2</sup>	2	35 %	0.35

**ZONE: RURAL RESIDENTIAL 1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for residential areas with a predominantly rural character and generally but not limited to being outside the urban edge. Providing for activities that are in keeping with the rural character of the area.

**MAP COLOUR REFERENCE:** Olive green and yellow bands

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Riding Stables</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Arts and Crafts Workshop</li> <li>• telecommunications infrastructure</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Flea Market</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Institution</li> <li>• Nature Reserve</li> <li>• Pet Grooming Parlour</li> <li>• Private Open Space</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Special Building</li> <li>• Zoological Garden</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Laundry</li> </ul>	<ul style="list-style-type: none"> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Workshop</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Place of Public Worship</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality
- 4.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINES: SIDE AND REAR					
7.5 m	3.0 m	Not Applicable	4000 m <sup>2</sup>	2	20 %	0.20

**ZONE: SERVICE INDUSTRY  
1**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a low impact mix of industrial activities and services and could be an interface to high impact industrial areas or as independent entities. Commercial activities such as, wholesale and shops are permitted at the discretion of the Municipality. Extractive and noxious industrial activities are prohibited in this zone.  
**MAP COLOUR REFERENCE:** Mauve

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Conservation area</li> <li>• Dwelling House*</li> <li>• Fuelling and Service Station</li> <li>• Government/Municipal</li> <li>• Industry – Light</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• telecommunications infrastructure</li> <li>• Container Depot</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Mortuary</li> <li>• Motor Garage</li> <li>• Office</li> <li>• Parkade</li> <li>• Place of Public Worship</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Boarding House</li> <li>• Chalet Development</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> </ul>	<ul style="list-style-type: none"> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Motor Display Area</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Notwithstanding the provisions of the above table one dwelling unit may be permitted on each site to accommodate a manager or caretaker's flat
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	900 m <sup>2</sup>	2	50%	0.50

**ZONE: SERVICE INDUSTRY 2**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a low impact mix of industrial activities and services and could be an interface to high impact industrial areas or as independent entities. Commercial activities such as, wholesale and shops are permitted at the discretion of the Municipality. Extractive and noxious industrial activities are prohibited in this zone.  
**MAP COLOUR REFERENCE:** Mauve with black border

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Car Wash</li> <li>• Builder's Yard</li> <li>• Conservation area</li> <li>• Dwelling House*</li> <li>• Fuelling and Service Station</li> <li>• Government/Municipal</li> <li>• Industry – Light</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• telecommunications infrastructure</li> <li>• Container Depot</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Mortuary</li> <li>• Motor Garage</li> <li>• Office</li> <li>• Parkade</li> <li>• Place of Public Worship</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Scrap Yard</li> <li>• Shop**</li> <li>• Special Building</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Boarding House</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> </ul>	<ul style="list-style-type: none"> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Motor Display Area</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Notwithstanding the provisions of the above table one dwelling unit may be permitted on each site to accommodate a manager or caretaker's flat .
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	900 m <sup>2</sup>	3	70%	1.00

**ZONE: SPECIAL RESIDENTIAL 180**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment. Businesses that comply with residential amenity such as a Bed and Breakfast Establishment and Home Business at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Yellow with black cross hatching and border

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Flat *</li> <li>• Multiple Unit Development*</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House*</li> <li>• Crèche</li> <li>• Health &amp; Beauty Clinic</li> <li>• Private Open Space</li> <li>• Special Building</li> <li>• telecommunications infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> </ul>	<ul style="list-style-type: none"> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Boarding House: The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.
2. Flat and Multiple Unit Development: the number of Dwelling Units to be calculated as per clause 4.1

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
1.0 m	1.0 m	1 per 180 m <sup>2</sup>	180 m <sup>2</sup>	2	75 %	N/A

**ZONE: SPECIAL RESIDENTIAL 200**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as a Bed and Breakfast Establishment, and Home Business at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Yellow with black cross hatching

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Dwelling House</li> <li>• Conservation area</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House*</li> <li>• Crèche</li> <li>• Flat</li> <li>• Health &amp; Beauty Clinic*</li> <li>• Private Open Space</li> <li>• Special Building</li> <li>• telecommunications infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> </ul>	<ul style="list-style-type: none"> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality
2. \*The proposed building must be in keeping with the quality and character of the surrounding buildings;
3. \*A minimum of 25% of the site area, including the parking area, shall be landscaped and maintained to the satisfaction of the Head: Development Planning and Management;
4. \*Boarding House: The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.
5. \*No external advertising other than the name of the building and the practitioners name plates shall be permitted

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
2.0 m/ Multi unit Development : 7.5m	2.0 m	1 per 200 m <sup>2</sup>	200 m <sup>2</sup>	3	60 %	1.0



**ZONE: SPECIAL RESIDENTIAL 300**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as a Bed and Breakfast Establishment, and Home Business at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Yellow with brown cross hatching and border

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Dwelling House</li> <li>• Conservation area</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Crèche</li> <li>• Flat</li> <li>• Health &amp; Beauty Clinic*</li> <li>• Private Open Space</li> <li>• Special Building</li> <li>• telecommunications infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. \*The proposed building must be in keeping with the quality and character of the surrounding buildings;
3. \*A minimum of 25% of the site area, including the parking area, shall be landscaped and maintained to the satisfaction of the Head: Development Planning and Management;
4. \*No external advertising other than the name of the building and the practitioners name plates shall be permitted
5. \*Boarding House: The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
2.0 m/ Multi unit Development : 7.5m	2 m on one side/ 3 m on the other / 3 m rear	1 per 300 m <sup>2</sup>	300 m <sup>2</sup>	2	45 %	0.45

**ZONE: SPECIAL RESIDENTIAL 350**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as a Bed and Breakfast Establishment, and Home Business at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Yellow with brown cross hatching

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Dwelling House</li> <li>• Conservation area</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Crèche</li> <li>• Boarding House</li> <li>• Flat</li> <li>• Health &amp; Beauty Clinic*</li> <li>• Private Open Space</li> <li>• Special Building</li> <li>• telecommunications infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> </ul>	<ul style="list-style-type: none"> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. \*The proposed building must be in keeping with the quality and character of the surrounding buildings;
3. \*A minimum of 25% of the site area, including the parking area, shall be landscaped and maintained to the satisfaction of the Head: Development Planning and Management.
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5. \*Boarding House: The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
2.0 m/ Multi unit Development : 7.5m	2 m on one side/ 3 m on the other / 3 m rear	1 per 350 m <sup>2</sup>	350 m <sup>2</sup>	3	60 %	0.45

**ZONE: SPECIAL RESIDENTIAL 750**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as a Bed and Breakfast Establishment, and Home Business at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Yellow with brown hatching

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Crèche</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic*</li> <li>• Private Open Space</li> <li>• Special Building</li> <li>• telecommunications infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> </ul>	<ul style="list-style-type: none"> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

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**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	1 per 750 m <sup>2</sup>	750 m <sup>2</sup>	2	35 %	0.35

**ZONE: SPECIAL RESIDENTIAL 900**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as a Bed and Breakfast Establishment, and Home Business at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Yellow with orange cross hatching

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Crèche</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic*</li> <li>• Private Open Space</li> <li>• Special Building</li> <li>• telecommunication infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> </ul>	<ul style="list-style-type: none"> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> </ul>	<ul style="list-style-type: none"> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
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**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	1 per 900 m <sup>2</sup>	900 m <sup>2</sup>	2	30 %	0.4

**ZONE: SPECIAL RESIDENTIAL 1400**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as a Bed and Breakfast Establishment, and Home Business at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Yellow with orange hatching

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic*</li> <li>• Museum</li> <li>• Office – Medical</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Special Building</li> <li>• telecommunications infrastructure</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> </ul>	<ul style="list-style-type: none"> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Night Club</li> </ul>	<ul style="list-style-type: none"> <li>• Office</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. \*The proposed building must be in keeping with the quality and character of the surrounding buildings;
3. \*A minimum of 25% of the site area, including the parking area, shall be landscaped and maintained to the satisfaction of the Head: Development Planning and Management;
4. \*No external advertising other than the name of the building and the practitioners name plates shall be permitted
5. \*Boarding House: The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	1 per 1400 m <sup>2</sup>	1400 m <sup>2</sup>	2	30 %	0.35

**ZONE: SPECIAL RESIDENTIAL 1800**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as a Bed and Breakfast Establishment, and Home Business at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Yellow with orange border

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic*</li> <li>• Museum</li> <li>• Office – Medical</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Special Building</li> <li>• telecommunications infrastructure</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flat</li> </ul>	<ul style="list-style-type: none"> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>• Night Club</li> <li>• Office</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.
3. \*The proposed building must be in keeping with the quality and character of the surrounding buildings;
4. \*A minimum of 25% of the site area, including the parking area, shall be landscaped and maintained to the satisfaction of the Head: Development Planning and Management;
5. \*No external advertising other than the name of the building and the practitioners name plates shall be permitted
6. The self-storage facility on Remainder of Portion 98 (of 21) of the Farm Upper End Langefontein No. 980, as indicated on layout plan no. 14-61-P01 dated 24/05/2018 is hereby permitted. The facility is limited to the storage of household goods inclusive of vehicles, boats, trailers or caravans, but no storage of hazardous chemicals or substances shall be permitted. Storage containers are not considered self-storage facilities. Any further expansion or deviation that constitutes a material change to the operation shall void this provision, and shall further require appropriate rezoning of the property.
7. \*Boarding House: The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	1 per 1800 m <sup>2</sup>	1800 m <sup>2</sup>	2	30 %	0.35

**ZONE: SPECIAL RESIDENTIAL 3600**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as a Bed and Breakfast Establishment, and Home Business at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Yellow

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic*</li> <li>• Museum</li> <li>• Office – Medical</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Special Building</li> <li>• telecommunications infrastructure</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> </ul>	<ul style="list-style-type: none"> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> </ul>	<ul style="list-style-type: none"> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. \*The proposed building must be in keeping with the quality and character of the surrounding buildings;
3. \*A minimum of 25% of the site area, including the parking area, shall be landscaped and maintained to the satisfaction of the Head: Development Planning and Management;
4. \*No eternal advertising other than the name of the building and the practitioners name plates shall be permitted
5. \*Boarding House: The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	1 per 3600 m <sup>2</sup>	3600 m <sup>2</sup>	2	30 %	0.35

**ZONE: SPECIAL RESIDENTIAL 8000**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for single residential and multiple unit development use in a form of dwelling house/units and ancillary uses. Protection of the quality and character of residential neighbourhood and the well-being of its residents limiting multiple uses of buildings to minimize adverse impact on the residential environment. Business that comply with residential amenity such as a Bed and Breakfast Establishment, and Home Business at the discretion of the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Yellow and white bands

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Boarding House</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic*</li> <li>• Museum</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> <li>• Special Building</li> <li>• telecommunications infrastructure</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> </ul>	<ul style="list-style-type: none"> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality
4. \*The proposed building must be in keeping with the quality and character of the surrounding buildings;
5. \*A minimum of 25% of the site area, including the parking area, shall be landscaped and maintained to the satisfaction of the Head: Development Planning and Management;
6. \*No external advertising other than the name of the building and the practitioners name plates shall be permitted
7. \*Boarding House: The building shall conform to the appearance and definition of a Dwelling House and is limited to a maximum of 10 boarders.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	1 per 8000 m <sup>2</sup>	8000 m <sup>2</sup> / may be reduced to 6000 m <sup>2</sup> by consent and compliance with the Everton Environmental Management Plan	2	20 %	0.20



**ZONE: SPECIAL INDUSTRY**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a full range of heavy and high impact industrial activities that produce fumes, gases, vapors, dust, smell, noise, vibration or other causes excluding extractive industry that are deemed dangerous to the general public by the eThekweni Municipality.

**MAP COLOUR REFERENCE:** Purple with red cross-hatch

PRIMARY	SPECIAL CONSENT		PRECLUDED	
<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Builder's Yard</li> <li>• Bus and Taxi Depot</li> <li>• Car Wash</li> <li>• Conservation area</li> <li>• Dwelling House*</li> <li>• Fuelling and Service Station</li> <li>• Government/Municipal</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• telecommunications infrastructure</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Escort Agency</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> </ul>	<ul style="list-style-type: none"> <li>• Landfill</li> <li>• Laundry</li> <li>• Mortuary</li> <li>• Motor Garage</li> <li>• Motor Workshop</li> <li>• Night Club</li> <li>• Office</li> <li>• Parkade</li> <li>• Recycling Centre</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Scrap Yard</li> <li>• Shop **</li> <li>• Special Building</li> <li>• Utilities Facility</li> </ul>	<ul style="list-style-type: none"> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Institution</li> <li>• Student Residence</li> </ul>	<ul style="list-style-type: none"> <li>• Mobile Home Park and Camping Ground</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Office – Medical</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Reform School</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Notwithstanding the provisions of the above table one dwelling unit may be permitted on each site to accommodate a manager or caretaker's flat.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	N/A	70%	1.50

**ZONE: TOURIST**

**SCHEME INTENTION:** The purpose of this zone will be to accommodate a wide range of recreational, entertainment, residential and commercially related activities, in such a way that the uses contribute towards the creation of a dynamic, harmonious and well balanced tourism related zone of the highest aesthetic, landscaping and urban design quality.

**MAP COLOUR REFERENCE:** Olive green and light blue bands

PRIMARY	SPECIAL CONSENT		PRECLUDED	
<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Museum</li> <li>• Multiple Unit Development</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Place of Public Entertainment</li> <li>• Riding Stables</li> <li>• Zoological Garden</li> <li>• Boat Launching Site</li> <li>• Marina</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Action Sports bar</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Chalet Development</li> <li>• Convention Centre</li> <li>• Crèche</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Institution</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Office</li> <li>• Office – Medical</li> </ul>	<ul style="list-style-type: none"> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Airport</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality
3. In the case of Portion 139 and Portion 140 of the Farm Clifton No. 939, the following provisions shall apply:-
  - 3.1 All structures which are located within the 1:100 year flood line must be removed and relocated to an appropriate area with Special Zone Clifton Canyon Business Park within six (6) months of the effective date of the zoning of this site to Tourist Zone;
  - 3.2 Setback line of thirty (30) metres from the edge of the 1:100 year flood line subject to no relaxation being considered prior to the approval of the Environmental Planning and Climate Protection Department.
  - 3.3 Should the applicant fail to comply with condition number 3.1 above, the Environmental Planning and Climate Protection Department reserves the right to pursue whatever means necessary to ensure the removal of any unauthorised structures from the Special Zone.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	2	20%	N/A

**ZONE: TRADITIONAL  
AUTHORITY AREA**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Traditional Authority Areas, including, at the discretion of the eThekweni Municipality, uses ancillary to the traditional uses of such premises that is directly related to or incidental to the service of the interests of the Ingonyama Trust and public. Ancillary uses may include the use of such premises for offices, shops and recreational, business and residential purposes.

**MAP COLOUR REFERENCE:** Olive green and mauve bands

PRIMARY	SPECIAL CONSENT		PRECLUDED
<ul style="list-style-type: none"> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Dwelling House</li> <li>• Government/Municipal</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Cemetery/crematorium*</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Institution</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal**</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Restricted Building</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Existing Permissions to Occupy, Leases or similar legal agreements shall not be affected by this land use template.
3. Rezoning and land use shall be guided, where applicable, as contemplated by the approved Municipal IDP, Municipal SDF and approved guiding plans derived from them.
4. \* The requirement for Special Consent may be waived for a private cemetery, for the burial of deceased family members, but shall be subject to full compliance with the eThekweni Municipality: Cemeteries and Crematoria By-law 2015 (or any subsequent replacement bylaw).
5. \*\* The requirement for Special Consent may be waived for domestic waste disposal, on premises used for residential purposes, but shall be subject to full compliance with the eThekweni Municipality: Waste Removal By-law, 2016 (or any subsequent replacement bylaw).
6. For safety reasons all buildings should be set back from roads:
  - Un-surveyed Main Roads: 30m measured from the centre line of the road.
  - Un-surveyed District Roads: 25m measured from the centre line of the road.
  - Un-surveyed Municipal Roads: 15m measured from the centre line of the road.
7. Accommodation for parking and loading to be provided on the erf as per Section 8

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINES: SIDE AND REAR					
See additional controls otherwise, to be determined on site	See additional controls otherwise, to be determined on site	To be determined on application	N/A	To be no higher than the highest flanking sites without seeking special, consent otherwise, to be determined on site	To be no higher than the flanking sites without seeking special consent, otherwise, to be determined on site	To be no higher than the flanking sites without seeking special consent, otherwise, to be determined on site

**ZONE: TRANSPORT DEPOT**

**SCHEME INTENTION:** means a premises used by freight vehicles as a holding / truck staging area and or for the transfer of goods from one vehicle to another, including management, the parking of such vehicles and the storage of goods associated with this use and excludes a Bus and Taxi Depot.

**MAP REFERENCE:**

**COLOUR NOTATION:** Grey with black crosshatch

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Transport Depot</li> </ul>	<ul style="list-style-type: none"> <li>• Special Building</li> <li>• Telecommunication Infrastructure</li> <li>• Truck Stop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal Facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Bus and Taxi Depot</li> <li>• Car Wash</li> <li>• Cemetery / Crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Creche</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government / Municipal</li> <li>• Health and Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> </ul>	<ul style="list-style-type: none"> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Nature Reserve</li> <li>• Museum</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Use</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. All landscaping to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE & REAR SPACE					
7.5 m	3.0 m	Not Applicable	To the satisfaction of the municipality	3	50 %	0.5

**ZONE: TRANSPORT**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Transport Uses, including, at the discretion of the eThekweni Municipality, uses ancillary to the transport uses of such premises that is directly related to or incidental to the service of the interests of the commuting public. Ancillary uses may include the use of such premises for offices, shops and recreational, business and residential purposes.  
**MAP COLOUR REFERENCE:** Olive green and mauve bands

PRIMARY	CONSENT		PRECLUDED
<ul style="list-style-type: none"> <li>• Government/Municipal</li> <li>• Transport Use</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Cemetery/crematorium</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Institution</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Restricted Building</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Tavern</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>	<p><b>N/A</b></p>

**ADDITIONAL CONTROLS**

1. All landscaping shall be to the discretion of the Municipality.
2. Notwithstanding the requirements of this Development Facilitation table, in cases where a Transport Orientated Development (TOD) initiative/guideline/layer has been adopted, the Special Consent procedure may be waived for complying land uses.
3. All sites shall be rezoned where, in the opinion of the Municipality, the proposed land uses are:
  - for non-transport and related ancillary uses and/or;
  - a significant departure (more than 20%) from the current approved use and/or;
  - to be established for a period exceeding ten (10) years.
4. Accommodation for parking and loading to be provided on the erf as per Section 8

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE SPACE REAR SPACE					
7.5 m	3.0 m	N/A	N/A	To be no higher than the highest flanking zone without seeking special consent	To be no higher than the highest flanking zone without seeking special consent	To be no higher than the highest flanking zone without seeking special consent

**ZONE: TRANSITION ZONE 1**

**SCHEME INTENTION:** A zone which provides for office development as the primary development focus in suburban and peripheral locations adjacent to shopping centers' or a mixed use core or as independent zones  
**MAP COLOUR REFERENCE:** Yellow and light blue bands

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Dwelling House</li> <li>• Convention Centre</li> <li>• Crèche *</li> <li>• Health &amp; Beauty Clinic</li> <li>• Multiple Unit Development</li> <li>• Office</li> <li>• Office – Medical *</li> <li>• Private Open Space</li> <li>• Retirement Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Health Studio</li> <li>• Parkade</li> <li>• Place of Public Worship</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Special Building</li> <li>• telecommunications infrastructure</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> </ul>	<ul style="list-style-type: none"> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>•</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. \*Office-Medical and Crèche by Special Consent only in respect of Erf 472, Portion 1 of Erf 476, Remainder of Erf 476, Portion 1 of Erf 477, Remainder of Erf 477, Erf 479 and Erf 459, all of Gillitts.
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality
4. Landscaping of any site zoned for office purposes shall be to the satisfaction of the Municipality, taking into account the Location of the office zone.
5. The building shall, in the opinion of the Council always conform in its external appearance to the definition of a dwelling house as contained in the scheme.
6. Any alterations or additions affecting the exterior of the existing building or demolition of the existing building shall be by Special Consent, provided that the Council may waive compliance with the Special Consent procedure with the written consent of the registered owners of each adjoining property first being obtained.
7. A Motor Display area is permitted by Special Consent on Portion 1232 (of 370) of the farm Albinia no 957. A Special Consent for the Motor Display area is not transferable to a new owner of the property. This additional control shall lapse should the Motor Display Area land use be discontinued.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	2	30%	0.35

**ZONE: UNDETERMINED**

**SCHEME INTENTION:**  
**MAP COLOUR REFERENCE:** Black cross hatch

PRIMARY	SPECIAL CONSENT	PRECLUDED			
•	•	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Conservation area *</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Laundry</li> </ul>	<ul style="list-style-type: none"> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Private Open Space</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> </ul>	<ul style="list-style-type: none"> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. No land use shall be permitted in this zone other than agricultural land use which existed on 10th August 2004

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	N/A	0	0%	0

**ZONE: VETERINARY HOSPITAL**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for Veterinary institutions and services related such as hospitals, clinics, or other buildings used for veterinary purposes.

**MAP COLOUR REFERENCE:** Light blue cross-hatch

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Animal facility</li> <li>• Dwelling House</li> <li>• Government/Municipal</li> <li>• Institution</li> <li>• Riding Stables</li> <li>• Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Cemetery/crematorium</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Pet Grooming Parlour</li> <li>• Shop*</li> <li>• Special Building</li> <li>• Zoological Garden</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> </ul>	<ul style="list-style-type: none"> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Parkade</li> <li>• Private Open Space</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Warehouse</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Restricted to 120 m<sup>2</sup>
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality
4. The maximum permitted Coverage and FAR in respect of Erf 1039 Waterfall shall be as follows: Coverage:30% and FAR: 0.5.”

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	3600 m <sup>2</sup>	2	25%	0.20



**ZONE: WORSHIP**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a church, mosque, temple, chapel or other place for practicing a faith or religion and ancillary uses ordinarily associated thereto.  
**MAP COLOUR REFERENCE:** Red cross hatch

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Place of Public Worship</li> <li>• Restaurant / Fast Food Outlet*</li> <li>• Shop*</li> </ul>	<ul style="list-style-type: none"> <li>• Boarding House</li> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Convention Centre</li> <li>• Educational Establishment</li> <li>• Garden Nursery</li> <li>• Institution</li> <li>• Museum</li> <li>• Special Building</li> <li>• Reform School</li> <li>• Private Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flat</li> </ul>	<ul style="list-style-type: none"> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Government/Municipal Hotel</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple Unit Development</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Recycling Centre</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \*Restricted to religious book store and a tea garden
2. \*Permitted at the discretion of the Municipality when ancillary to a Place of Worship.
3. Accommodation for motor vehicles to be provided on the erf as per Section 8
4. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	N/A	50%	0.50

**ZONE: SPECIAL ZONE 1 (BUS DEPOT)**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.  
**MAP COLOUR REFERENCE:** Black cross hatch with special zone number

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Parkade</li> </ul>	<ul style="list-style-type: none"> <li>• Bus and Taxi Depot</li> <li>• Fuelling and Service Station *</li> <li>• Government/Municipal</li> <li>• Special Building</li> <li>• Transport Depot</li> <li>• telecommunications infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Flat</li> <li>• Flea Market</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Screening and maintenance along the road frontage to the satisfaction of the Municipality.
2. No derelict vehicles to be accommodated.
3. \*Restricted to operating as ancillary use directly related to the operation of a bus depot including fuel storage and maintenance.
4. Accommodation for motor vehicles to be provided on the erf as per Section 8
5. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	To the satisfaction of the Municipality	1	6%	0.06

**ZONE: SPECIAL ZONE 2  
(CROCODILE FARM) ERF 5  
ASSAGAY**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.  
**MAP COLOUR REFERENCE:** Black cross hatch with special zone number

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Conservation area</li> <li>• Dwelling House *</li> <li>• Educational Establishment</li> <li>• Office *</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop *</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Special Building</li> <li>• Zoological Garden</li> <li>• Private Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>

**ADDITIONAL CONTROLS**

1. \* Limited to Managerial use. Office and Shop limited to administration & curios associated with reptiles
2. Water supply shall be to the satisfaction of the Municipality
3. The number of reptiles on the site shall not exceed stocking rate as indicated by the KwaZulu-Natal Nature Conservation Services from which body the requisite permit approvals for all aspects of the operation shall be obtained prior to commencement of work on the site.
4. Details plans of the proposals including a management control and landscaping plan shall be submitted to the Municipality for its approval. The landscape plan shall include inter alia, a depiction of the phasing, stormwater run-off control, the detailed route and nature of the fencing, the enclosure designs for the various species, the screening measures to be implemented as well as the general aesthetics of the development.
5. Access to the property off the Old main Road is to be authorised by the Department of Transport.
6. The driveway is to be widened and kept to a width of 12 metres.
7. No culling or processing of crocodiles, reptiles etc shall be undertaken on site.
8. All pens/cages to be maintained in a hygienic condition to the satisfaction of the Municipality.
9. All perishable food provided for the feeding of the reptiles shall be prepared on premises situated elsewhere, suitably transported to the site and thereafter stored under refrigeration so as to avoid a nuisance arising there-from.
10. Suitable rodent cages/structures shall be provided for the housing of live rodents.
11. The pond water in which the crocodiles are kept, must be disposed of in such a manner that no health nuisance or pollution of any stream/watercourse/river can occur.
12. The fly control on offal disposal units must be carefully monitored on a daily basis.
13. All uneaten food in the crocodile enclosures must be removed and suitably and daily
14. The maintenance of hygiene in and around the crocodile ponds must be maintained to a high standard so as to obviate a health nuisance.
15. The Municipality reserves at any time in the future to call for any additional facilities/conditions as it may deem necessary.
16. The Municipality also reserves the right that should any facilities/conditions not be complied with, as the case may be, the crocodile park shall cease to operate until such facility/condition has been provided/complied with.
17. Development of Erf 5 is to be substantially in accordance with the development proposals shown on Drawing No 7124 and Sheets 1, 2 and 3.
18. Accommodation for motor vehicles and bus parking to be provided on the erf as per Section 8 / to the satisfaction of the Municipality
19. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	10 Ha	2	5%	N/A

**ZONE: SPECIAL ZONE 3: ERF  
329 ASSAGAY**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.  
**MAP COLOUR REFERENCE:** Black cross hatch with special zone number

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Educational Establishment</li> <li>• Flat</li> <li>• Fuelling and Service Station</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Restaurant / Fast Food Outlet</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• telecommunications infrastructure</li> <li>• Car Wash</li> <li>• Direct Access Service Centre</li> <li>• Laundry</li> <li>• Office</li> <li>• Place of Public Entertainment</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Airport</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Creche</li> <li>• Cemetery/crematorium</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Private Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Flea Market</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> </ul>	<ul style="list-style-type: none"> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office-Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Portion 1 of Erf 329 shall be used for Petrol Filling Station purposes only.
2. Remainder of Portion 2 of Erf 329, Remainder of Portion 3 of Erf 329 and Portions 4 and 6 of Erf 329 shall contain no more than 125 units in total
3. Portion 5 of Erf 329 shall be used for Road purposes only.
4. Portion 10 of Erf 329 shall contain no more than 87 units in total and a FAR of 0.56 and coverage of 45% shall apply
5. Any "mini-sub" created shall not be less than 200 m<sup>2</sup> in extent.
6. A sewage package plant and all other infrastructural services shall be installed to the satisfaction of Council.
7. Development of Portion 10 of Erf 329 shall be in accordance with the Layout Plan No. KAS-11-21
8. Accommodation for motor vehicles and bus parking to be provided on the erf as per Section 8 / to the satisfaction of the Municipality

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	2	25%	0.35

**ZONE: SPECIAL ZONE 4  
(AUGUSTA)**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.  
**MAP COLOUR REFERENCE:** Black cross hatch with special zone number

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Conservation area</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Laundry</li> <li>• Place of Public Entertainment</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Worship</li> <li>• Private Open Space</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. The development shall be substantially in accordance with Plan No 3819 Lay 3/2000 and shall contain no more than 300 housing units and a shop.
2. Usable Common open space shall be 650 m<sup>2</sup> less the net dwelling unit area and equivalent private open space.
3. Dwelling Unit curtilage shall be 250 m<sup>2</sup>.
4. Subject to the provision of a sewage disposal system to the satisfaction of the Municipality.
5. No erf shall be less than 1000 m<sup>2</sup> in extent.
6. The minimum frontage of erven shall be 18 metres except at the end of a road where it may be reduced to 14 metres.
7. Public access to the Ingweni Trail shall be entrenched by the creation of a servitude as depicted on Plan no 3819 Lay 3/2000.
8. No indigenous vegetation shall be removed without the Special Consent of the Municipality and all efforts to re-introduce indigenous species into the development where appropriate.
9. Ashley Drive shall be constructed as a public road to the satisfaction of the Municipality linking Dovehouse to the Old Main Road.
10. The Gillitts stone wall shall be preserved.
11. A landscape plan shall be submitted to the Municipality for approval prior to any development of Portion 1, as shown on Plan No 3819 lay 3/2000. Such approved plan shall thereafter be implemented and the site maintained to the satisfaction of the Municipality.
12. The Municipality shall take cognisance of the aesthetic impact of the development within Portion 1, as shown on Plan No 3819 Lay 3/2000, when considering the building plans.
13. Accommodation for motor vehicles to be provided on the erf as per Section 8
14. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1000 M <sup>2</sup>	2	25%	0.25

**ZONE: SPECIAL ZONE 5  
(CAMELOT AND CASTLE  
CAMELOT)**

SCHEME INTENTION: To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.  
MAP COLOUR REFERENCE: Black cross hatch with special zone number

PRIMARY	SPECIAL CONSENT	PRECLUDED			
<ul style="list-style-type: none"> <li>• Dwelling House</li> <li>• Multiple Unit Development</li> <li>• Private Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Flat*</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> </ul>	<ul style="list-style-type: none"> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade'</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> </ul>	<ul style="list-style-type: none"> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

- Residential Subdivision:
  - Not more than 7 main subdivisions limited to a maximum area of:
    - Port. 151 (of 150) - 4.72 ha
    - Port. 152 (of 150) - 2.53 ha
    - Port. 154 (of 150) - 2.76 ha
    - Port. 155 (of 150) - 2.14 ha
    - Port. 156 (of 150) - 2.12 ha
    - Port. 157 (of 150) - 3.50 ha
    - Port. 4 of the Farm Albany No 13970 - 7.20 ha.
- Maximum number of curtilages in any one main portion listed in (a) above not to exceed 36.
- The total number of dwelling units in the main subdivisions taken as a whole not to exceed 195.
- Access from Portion 151 (of 150) to be from Fischer Road (MR 259).
- All dwelling units and associated buildings to simulate 'Old English' or Tudor Style' appearance.
- Private Recreation Area (Private Open Space)
  - Subdivision to be a minimum of 27.23 ha
  - Area to be developed as parkland or open space.
  - Only buildings/structures required for maintenance of the complex are permitted to be erected in the area.
  - Area to be maintained to the satisfaction of the Municipality.
- General:
  - Special Zone 5 to be fenced to the satisfaction of the Municipality.
  - All buildings to be approved by the elevation control committee.
- \* Castle Camelot:
  - Total area of port. not to exceed 8.06 ha
  - Flats restricted to 60 apartments with maximum floor area of 8500 m<sup>2</sup>.
  - Recreation and commercial area including restaurants, pub, conference and banqueting facilities, change rooms, chapel, administrative office and ancillary buildings restricted to a maximum floor area of 3000 m<sup>2</sup>.
  - Parking accommodation of vehicles plus loading offloading to be to the satisfaction of the Municipality.
  - Height limited to 5 floors except the turrets, towers or other structures required to create a castle affect may be permitted at the discretion of the Municipality.
  - All buildings to simulate 'Old English' or 'Tudor Style' appearance.
- Accommodation for motor vehicles to be provided on the erf as per Section 8
- Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	To the satisfaction of the Municipality. Wellness centre 8.81ha	Residential: 2 Castle Camelot: 5	Residential: N/A Castle Camelot: 10%	Residential: N/A Castle Camelot: 0.14

**ZONE: SPECIAL ZONE 6  
(KLOOF) ERVEN 62, 64, 67-  
69, 498 FOREST HILLS**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.  
**MAP COLOUR REFERENCE:** Black cross hatch with special zone number

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Dwelling House</li> <li>• Government/Municipal</li> <li>• Flat</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• telecommunications infrastructure</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Flea Market</li> <li>• Funeral Parlour</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Industry – Light *</li> <li>• Institution</li> <li>• Multiple Unit Development</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Retirement Centre</li> <li>• Special Building</li> <li>• Student Residence</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Fuelling and Service Station</li> <li>• Garden Nursery</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> </ul>	<ul style="list-style-type: none"> <li>• Night Club</li> <li>• Private Open Space</li> <li>• Pet Grooming Parlour</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \* Limited to a service workshop
2. Land to be used for commercial purposes re: shop, public office (government/municipal) or office building of service workshop. (see nested table below for relevant controls)
3. Land to be used for a single dwelling or General Residential building : (see nested table below for relevant controls)
  - (a) Must have a minimum erf area of 1000 m<sup>2</sup>
  - (b) Not more than one unit permitted per 900 m<sup>2</sup> of erf area.
4. Land to be used for shops and general commercial buildings combined only on the following ratio: (see nested table below for relevant controls)
  - (a) One shop plus one flat per erf up to 1800 m<sup>2</sup>
  - (b) a maximum of two shops or its equivalent in floor area plus two flats or its equivalent in floor area per erf from 1801 to 2400 m<sup>2</sup> erf size.
  - (c) a maximum of three shops or its equivalent in floor area plus three flats or its equivalent in floor area per erf from 2401 to 3000 m<sup>2</sup> erf size.
  - (d) a maximum of four shops or its equivalent in floor area plus four flats or its equivalent in floor area per erf exceeding 3000 m<sup>2</sup> erf size.
5. Parking and loading accommodation in terms of Section 8 as provided for the respective uses.
6. Arrangements for disposal of sewage and waste water to the satisfaction of the Municipality.
7. A layout plan with elevations of the proposed approval is required prior to the submission of formal building plans.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS			DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
	BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
RESIDENTIAL	9 m	3 m		AS ABOVE	2	30%	0.35
COMMERCIAL	9 m	3 m		AS ABOVE	2	50%	0.5

**ZONE: SPECIAL ZONE 7  
(KLOOF)  
ERVEN 11 & 224 KLOOF & REM  
OF ERF 20 MOTALABAD**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.  
**MAP COLOUR REFERENCE:** Black cross hatch with special zone number

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Dwelling House</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Conservation area</li> <li>• Crèche</li> <li>• Educational Establishment</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Institution</li> <li>• Special Building</li> <li>• Multiple Unit Development</li> <li>• Private Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Cemetery/crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Transport Depot</li> </ul>	<ul style="list-style-type: none"> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> </ul>	<ul style="list-style-type: none"> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Accommodation for motor vehicles to be provided on the erf as per Section 8
2. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	750 m <sup>2</sup>	2	35%	0.35
7.5 m	3 m	N/A	600 m <sup>2</sup>	2	35%	0.35
7.5 m	3 m	N/A	500 m <sup>2</sup>	2	40%	0.4
7.5 m	3 m	N/A	400 m <sup>2</sup>	2	45%	0.45



**ZONE: SPECIAL ZONE 8  
(ERVEN 17 AND 18 OF THE  
FARM MAID NO 14027)**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.  
**MAP COLOUR REFERENCE:** Black cross hatch with special zone number

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Dwelling House</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Multiple Unit Development *</li> <li>• Special Building</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> </ul>	<ul style="list-style-type: none"> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> </ul>	<ul style="list-style-type: none"> <li>• Office – Medical</li> <li>• Private Open Space</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Development substantially as per plan.
2. \* The development to be limited to 11 units (10 new)
3. Development to be set back 10 metres from the cliff edge.
4. An Environmental Management Plan shall be prepared to the satisfaction of KwaZulu-Natal Nature Conservation Services
5. Accommodation for motor vehicles to be provided on the erf as per Section 8
6. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality and Metro Waste Water Management.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	To the satisfaction of the Municipality	2	N/A	N/A

**ZONE: SPECIAL ZONE 9  
(CRAFT AND SERVICE  
CENTRE)**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.  
**MAP COLOUR REFERENCE:** Black cross hatch with special zone number

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Government/Municipal</li> <li>• Motor Garage</li> <li>• Office</li> <li>• Place of Public Entertainment</li> <li>• Dwelling House *</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop **</li> </ul>	<ul style="list-style-type: none"> <li>• telecommunications infrastructure</li> <li>• Special Building</li> <li>• Private Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. \* Restricted to a caretaker's flat
2. \*\* The permitted sub-uses within the definition of a shop include a vending machine, an automatic teller and an electronic game machine.
3. Accommodation for motor vehicles to be provided on the erf as per Section 8 for a shop, a light industrial building and a garage as applicable.
4. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m <sup>2</sup>	2	35%	0.5

**ZONE: SPECIAL ZONE 10  
(PHEZULU GAME ESTATE)**

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.  
**MAP COLOUR REFERENCE:** Black cross hatch with special zone number

PRIMARY	SPECIAL CONSENT	PRECLUDED			
<ul style="list-style-type: none"> <li>• Dwelling House</li> </ul>	<ul style="list-style-type: none"> <li>• Special Building</li> <li>• telecommunications infrastructure</li> <li>• Multiple Unit Development</li> <li>• Private Open Space</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> </ul>	<ul style="list-style-type: none"> <li>• Direct Access Service Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> </ul>	<ul style="list-style-type: none"> <li>• Institution</li> <li>• Landfill</li> <li>• Laundry</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade'</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> </ul>	<ul style="list-style-type: none"> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. Building lines, side and rear spaces are not required for internal subdivisional boundaries
2. There is no minimum curtilage or erf size or other subdivisional control. Subdivisions shall be in accordance with Plan No 2270/FP/5. The Municipality shall at its discretion approve the further subdivision of multiple unit development sites into mini-subs. No further subdivision of the freehold sites shall be permitted.
3. All single dwelling houses and game lodge sites shall be limited to one dwelling house per erf and shall be limited to 600 m<sup>2</sup>. Any increase above 600 m<sup>2</sup> shall only be permitted at the discretion of the Home Owners Association and the Municipality.
4. Development shall be subject to the provisions of sewage disposal, stormwater, water supply, refuse disposal system and of other essential services to the satisfaction of the Municipality.
5. The number of units permitted shall be as depicted on layout plan 2270/FP/5.
6. Development shall be in accordance with the proposal depicted on layout plan 2270/FP/5; minor amendment to this plan may be permitted at the discretion of the Municipality.
7. A common architectural theme shall apply to all new buildings
8. A home owners association (HOA) shall be formed and each land owner shall belong to the HOA and abide by its rules.
9. Every erf shall have a site development plan, landscaping plan and building plan prepared for it by the owner and approved by the Municipality prior to any construction or development on the erf provided that such plan have been recommended in writing for approval by the HOA prior to submission to the Municipality.
10. The entire site shall be controlled and managed in terms of the landscaping, conservation and game management protocol which shall be the satisfaction of Ezemvelo KZN Wildlife.
11. Tented camps, game drives and the establishment of a game reserve are permitted uses in the Conservation Area.
12. A tented camp means a grouping of a number of tents of semi-permanent nature for temporary holiday purposes provided with permanent water, approved refuse receptacles, and a sanitation disposal system acceptable to the Municipality together with approved ancillary buildings and activities to be used in conjunction with the tented camp. The design, location and use of such camps shall be acceptable to Ezemvelo KZN Wildlife and the Municipality.
13. All conditions of approval DFA Ref No 2003/980 shall apply in addition to these controls.
14. A third storey stepping down slope or an increase in height may be permitted at the discretion of the HOA and the Municipality.
15. Shopping floor area in excess of 500 m<sup>2</sup> (Gross Leasable Area) GLA shall only be permitted at the discretion of the HOA and the Municipality.
16. Floor space in the Wellness Centre in excess of 3500 m<sup>2</sup> GLA shall only be permitted at the discretion of the HOA and the Municipality.
17. Floor space in each of the Tourist nodes in excess of 2000 m<sup>2</sup> GLA shall only be permitted at the discretion of the HOA and the Municipality.
18. Accommodation for motor vehicles to be provided on the erf as per Section 8
19. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality and Metro Waste Water Management.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	To the satisfaction of the Municipality	2 But no higher than 10.6 m above natural ground along one point.	50%	N/A

**ZONE: SPECIAL ZONE 11  
(MAKARANGA)**  
(ERVEN 1467, 1970, 2705, 2151,  
3018 AND 3288, PORT 2 & 3 OF  
1478 & REM OF 1828 KLOOF)

**SCHEME INTENTION:** To provide, preserve, use land or buildings for a limited mix of land-uses, as listed below.  
**MAP COLOUR REFERENCE:** Black cross hatch with special zone number

PRIMARY	SPECIAL CONSENT	PRECLUDED			
<ul style="list-style-type: none"> <li>• Convention Centre**</li> <li>• Dwelling House***</li> <li>• Hotel *</li> <li>• Restaurant / Fast Food Outlet</li> </ul>	<ul style="list-style-type: none"> <li>• Special Building</li> <li>• telecommunications infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Car Wash</li> <li>• Chalet Development</li> <li>• Conservation area</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Crèche</li> <li>• Cemetery/crematorium</li> <li>• Direct Access Service Centre</li> </ul>	<ul style="list-style-type: none"> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Escort Agency</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Garden Nursery</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Light</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> </ul>	<ul style="list-style-type: none"> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Display Area</li> <li>• Motor Garage</li> <li>• Motor Vehicle Test Centre</li> <li>• Motor Workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Pet Grooming Parlour</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> </ul>	<ul style="list-style-type: none"> <li>• Private Open Space</li> <li>• Laundry</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Shop</li> <li>• Student Residence</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. The development of the zone shall be substantially in accordance with Plan No 0442/001, unless with the prior written approval of the Council.
2. \* The hotel shall be limited to a total of 20 double rooms, unless otherwise permitted with prior Special Consent of Council.
3. \*\* The convention centre and associated facilities shall be limited to a total of 40 delegates, unless otherwise permitted with prior Special Consent of Council
4. A total of 72 on-site parking bays shall be provided on the erf as per Section 8 and to the satisfaction of Council, as depicted on Plan No. 0442/001, provided that Council may require the provision of additional parking as specific conditions of approval as contemplated in 3 and 4 above.
5. \*\*\* Dwelling House restricted to staff accommodation, associated facilities and therapy centre. Additional restrictions as per 3, 4, and 5 above apply.
6. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality and Metro Waste Water Management.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISI ON SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	To the satisfaction of the Municipality	2	5%	0.05

**ZONE: SPECIAL ZONE 12  
(MPUMALANGA TOWN  
CENTRE)**

**SCHEME INTENTION:** A community focused shopping centre development established in terms of the Development Facilitation Act no. 67 of 1995, Chapter v Section 31 (2) on Portion of the Remainder of Portion 7 and Portion of Portion 18 (of 16) of the Farm Hammarsdale No. 6981 situated in the eThekweni municipality, commonly known as Mpumalanga Town Centre.

**MAP COLOUR REFERENCE:** Black cross hatch with special zone number

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Arts and Crafts Workshop</li> <li>• Conservation area</li> <li>• Flat</li> <li>• Fuelling and Service Station **</li> <li>• Funeral Parlour</li> <li>• Government/Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industry – Light *</li> <li>• Laundry</li> <li>• Motor Workshop ***</li> <li>• Office</li> <li>• Parkade</li> <li>• Place of Public Entertainment</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Betting Depot</li> <li>• telecommunications infrastructure</li> <li>• Car Wash</li> <li>• Crèche</li> <li>• Direct Access Service Centre</li> <li>• Educational Establishment</li> <li>• Flea Market</li> <li>• Garden Nursery</li> <li>• Office – Medical</li> <li>• Place of Public Worship</li> <li>• Recycling Centre</li> <li>• Retirement Centre</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Private Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Animal facility</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Cemetery/crematorium</li> <li>• Display Area</li> <li>• Dwelling House</li> <li>• Escort Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Industry – Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Institution</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Garage</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Pet Grooming Parlour</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. The Land Development Area shall be laid out substantially in accordance with Drawing Number K 282-SK35 dated May 2010.
2. The land use controls are to be read in conjunction with the definitions, as provided in the Outer West Scheme and, Conceptual Plan outlining sections of the development area for land use control purposes.
3. \* Restricted to location at Area C
4. \*\* Restricted to location at Area B
5. \*\*\* Restricted to location at lower ground floor at Area A1 or Area C. In respect of Area C, use limited to minor repairs only.
6. Accommodation for motor vehicles to be provided on the erf at 3 bays per 100 m<sup>2</sup> of shopping area and for other uses as per Section 8.
7. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality and Metro Waste Water Management.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7,5 m, except for properties fronting onto the MR 385 which shall be 15 m	3 m	N/A	1800 m <sup>2</sup>	3	50%	0.50

**ZONE: SPECIAL ZONE 13  
(CLIFTON CANYON BUSINESS  
PARK ZONE)**

**SCHEME INTENTION:** An independent Special zone, accommodating existing industrial, mixed use and office development as this development is located on the periphery.  
**MAP COLOUR REFERENCE:** Black cross hatch with special zone number

PRIMARY	SPECIAL CONSENT	PRECLUDED		
<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Animal facility</li> <li>• Arts and Crafts Workshop</li> <li>• Conservation area</li> <li>• Dwelling House</li> <li>• Government/Municipal</li> <li>• Industry – Extractive *</li> <li>• Industry – Light **</li> <li>• Laundry</li> <li>• Office</li> <li>• Private Open Space</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Flat</li> <li>• Industry – General</li> <li>• Institution</li> <li>• Parkade</li> <li>• Place of Public Entertainment</li> <li>• Place of Public Worship</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Action Sports bar</li> <li>• Adult Premises</li> <li>• Airport</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Cemetery/crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Convention Centre</li> <li>• Correctional Facility</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Fuelling and Service Station</li> <li>• Funeral Parlour</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Motor Workshop</li> </ul>	<ul style="list-style-type: none"> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home Park and Camping Ground</li> <li>• Mortuary</li> <li>• Motor Garage</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Reserve</li> <li>• Night Club</li> <li>• Pet Grooming Parlour</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> </ul>	<ul style="list-style-type: none"> <li>• Betting Depot</li> <li>• telecommunications infrastructure</li> <li>• Car Wash</li> <li>• Crèche</li> <li>• Direct Access Service Centre</li> <li>• Educational Establishment</li> <li>• Flea Market</li> <li>• Garden Nursery</li> <li>• Office – Medical</li> <li>• Recycling Centre</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Truck Stop</li> <li>• Utilities Facility</li> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul>

**ADDITIONAL CONTROLS**

1. A Site Development Plan shall be approved by the Municipality prior to any uses other than the already permitted Extractive Industry being established on any site.
2. \*Provided that the existing extractive industry may be permitted to continue and expansion will only be permitted up to the south-eastern 32 metre buffer of the stream as indicated on Map Ref. No. 50711/1/C. All quarry related activity shall be in accordance with the authorization granted by the Department of Mineral Resources dated 31/10/2011
3. \*\*Provided that Light Industrial uses are only permitted in the area shown hatched in this zone on the scheme map and Site Development Plan.
4. Accommodation for motor vehicles to be provided on the erf as per Section 8.
5. Subject to the provisions of a sewage disposal system to the satisfaction of the Municipality and Metro Waste Water Management.

**DEVELOPMENT PARAMETERS**

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	4.5 m	N/A	1800 m <sup>2</sup>	2	50%	1

**ZONE: SPECIAL ZONE 14 NTSHONGWENI**

**IT SHOULD BE NOTED THAT THIS ZONE WILL CONSIST OF VARIOUS PRECINCTS, EACH WITH ITS OWN LAND USE AND ADDITIONAL CONTROLS**

**THE PURPOSE OF THIS ZONE WILL BE TO PROVIDE FOR A SUSTAINABLE MIXED-USE URBAN DEVELOPMENT BASED ON SMART CITY PRINCIPLES AND SET TO ACCOMMODATE A WIDE RANGE OF SHOPS (RETAIL), OFFICES, RECREATIONAL, ENTERTAINMENT, TOURISM, RESIDENTIAL AND BUSINESS AND COMMERCIAL RELATED ACTIVITIES**

**PRECINCT ONE – WESTOWN URBAN CORE**

PRECINCT ONE is comprised of 3 main Land Use Categories as provided for in (f) below. Each Land Use Category has its own set of Primary, Special Consent and Precluded Land Uses as follows.

**URBAN USE 1**

**Urban Use 1** refers broadly to the following activities and uses and activities generally related to these: shopping, offices, hotels, Leisure uses, Residential, retail park, health facilities, Arts and Crafts, but does not include Fuelling and Service Station uses and activities with the exception of those sites designated in the Precinct Plan. Urban Use 1 also excludes warehousing and self-storage as well as motor garages unless by Special Consent.

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> <li>• Betting Depot</li> <li>• Car Wash</li> <li>• Crèche</li> <li>• Convention Centre</li> <li>• Educational Establishment</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station*</li> <li>• Garden Nursery</li> <li>• Government / Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Institution</li> <li>• Laundry</li> <li>• Motor Display Area*</li> <li>• Motor workshop*</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Parkade</li> <li>• Place of Public Entertainment</li> <li>• Pet Grooming Parlour</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Residential Building</li> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Self-Storage</li> <li>• Shop</li> </ul>	<ul style="list-style-type: none"> <li>• Telecommunications Infrastructure</li> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Adventure Tourism Activities</li> <li>• Arts and Crafts Workshop</li> <li>• Display Area</li> <li>• Escort Agency</li> <li>• Funeral Parlour</li> <li>• Industrial-Light</li> <li>• Motor Garage (Spray-painting and Body work/panel replacement on vehicles)</li> <li>• Night Club</li> <li>• Place of Public of Worship</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Tavern</li> <li>• Truck Stop</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Agricultural Land</li> <li>• Airport</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Cemetery / Crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Direct Access Service Centre</li> <li>• Dwelling House</li> <li>• Industry - Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Mortuary</li> <li>• Motor Vehicle Test Centre</li> <li>• Nature Reserve</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restricted Building</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> </ul>

<ul style="list-style-type: none"> <li>• Veterinary Clinic</li> <li>• Zoological Garden</li> </ul> <p>* As provided for on the Precinct Plan</p>		
<p><b>URBAN USE 2</b></p> <p><b>Urban Use 2</b> refers broadly to the following activities and uses and the activities generally related to these: retail, office, commercial, health facilities, residential, warehousing and self-storage facilities and motor-related uses but does not include a Fuelling and Service Stations with the exception of those sites designated on the Precinct Plan. Motor-related uses include motor showrooms (display areas), motor garage, car sales, car wash, car workshops and vehicle preparation areas, the sale of vehicle parts and accessories, fitment centres, warehousing, etc.</p>		
<p><b>PRIMARY</b></p>	<p><b>SPECIAL CONSENT</b></p>	<p><b>PRECLUDED</b></p>
<ul style="list-style-type: none"> <li>• Adventure Tourism Activities</li> <li>• Agricultural Land</li> <li>• Arts and Crafts Workshop</li> <li>• Betting Depot</li> <li>• Car Wash</li> <li>• Crèche</li> <li>• Convention Centre</li> <li>• Display Area</li> <li>• Educational Establishment</li> <li>• Flat</li> <li>• Flea Market</li> <li>• Fuelling and Service Station*</li> <li>• Garden Nursery</li> <li>• Government / Municipal</li> <li>• Health &amp; Beauty Clinic</li> <li>• Health Studio</li> <li>• Hotel</li> <li>• Industrial – Light**</li> <li>• Institution</li> <li>• Laundry</li> <li>• Motor Display Area</li> <li>• Motor workshop</li> <li>• Multiple Unit Development</li> <li>• Museum</li> <li>• Nature Based Recreation and Tourism</li> <li>• Office</li> <li>• Office – Medical</li> <li>• Motor Garage</li> <li>• Parkade</li> <li>• Place of Public Entertainment</li> <li>• Pet Grooming Parlour</li> <li>• Private Open Space</li> <li>• Restaurant / Fast Food Outlet</li> <li>• Residential Building</li> </ul>	<ul style="list-style-type: none"> <li>• Telecommunications Infrastructure</li> <li>• Action Sports Bar</li> <li>• Adult Premises</li> <li>• Direct Access Service Centre</li> <li>• Escort Agency</li> <li>• Funeral Parlour</li> <li>• Night Club</li> <li>• Place of Public of Worship</li> <li>• Special Building</li> <li>• Student Residence</li> <li>• Tavern</li> <li>• Truck Stop</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural Activity</li> <li>• Airport</li> <li>• Boarding House</li> <li>• Builder's Yard</li> <li>• Cemetery / Crematorium</li> <li>• Chalet Development</li> <li>• Container Depot</li> <li>• Correctional Facility</li> <li>• Dwelling House</li> <li>• Industry - Extractive</li> <li>• Industry – General</li> <li>• Industry – Noxious</li> <li>• Landfill</li> <li>• Mobile Home Park &amp; Camping Ground</li> <li>• Mortuary</li> <li>• Motor Vehicle Test Centre</li> <li>• Nature Reserve</li> <li>• Recycling Centre</li> <li>• Reform School</li> <li>• Refuse Disposal</li> <li>• Restricted Building</li> <li>• Scrap Yard</li> <li>• Transport Depot</li> </ul>



<ul style="list-style-type: none"> <li>• Retirement Centre</li> <li>• Riding Stables</li> <li>• Self-Storage</li> <li>• Shop</li> <li>• Veterinary Clinic</li> <li>• Warehouse**</li> <li>• Zoological Garden</li> </ul> <p>* As provided for on the Precinct Plan</p> <p>** Provided that any activity within this use which may require a separate, specific trade license or permit shall require a Special Consent application</p>		
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**OPEN SPACE/RECREATION**

**Open Space/Recreation** refers broadly to, and permits, the following activities and uses and the activities related to these: open space, conservation and recreation including inter alia walking, hiking, orienteering, mountain biking, equestrian and trail running activities.

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"> <li>• Adventure Tourism Activities</li> <li>• Agricultural Land</li> <li>• Conservation Area</li> <li>• Nature Based Recreation and Tourism</li> <li>• Nature Reserve</li> <li>• Private Open Space</li> <li>• Riding Stables</li> </ul>		<ul style="list-style-type: none"> <li>• All other Land Uses</li> </ul>

**ADDITIONAL CONTROLS**

**GENERAL**

- (a) Westown Urban Core is at the heart of the overall Ntshongweni Urban Development and is a single Precinct anchored by a high street focused retail environment and related mixed-uses, business activities and high-density residential developments.
- (b) The Ntshongweni Development Framework shall be divided into one or more Precincts. Each Precinct shall have a Precinct Plan prepared for it and approved by the Municipality's Head: Development Planning and Management prior to any development occurring within the Precinct
- (c) The Westown Urban Core Precinct Plan provides the over-arching policy statements and basic intent of this zone and details the role and context of Precinct 1 (Westown Urban Core)
- (d) A Precinct Plan shall include, at least, details on each of the following:  
Land Use Controls, FAR, Coverage, Height (which may be expressed as a height envelope), Building Lines, Build-To Lines, Build-Within Zones and/or Building Restriction Areas, Parking provisions, Landscaping, Site accesses, Use of Sidewalks, Additional, site particular, Design and/or Planning Controls, Informal Trading areas if applicable, Bus/Taxi Ranks if applicable, Bus/Taxi Lay byes if applicable, a total quantum of development rights ("Rights Bank"), a total quantum of vehicle trips ("Trips Bank"), road reserves, road classes, road cross sections and access management as appropriate.
- (e) The development controls for this special zone are defined in terms of land use specifically and floor area ratio generally. These and other controls are to be detailed, on a site-by-site basis, in the Precinct Plan as envisaged in (d) above.
- (f) Land use is defined according to three land use categories: Urban Use 1, Urban Use 2 and Open Space/Recreation.
- (g) **Urban Use 1** refers broadly to the following activities and uses and activities generally related to these: shopping, offices, hotels, Leisure uses, Residential, retail park, health facilities, Arts and Crafts, but does not include Fuelling and Service Station uses and activities with the exception of those sites designated in the Precinct Plan. Urban Use 1 also excludes warehousing and self-storage as

well as motor garages unless by Special Consent.

- (h) **Urban Use 2** refers broadly to the following activities and uses and the activities generally related to these: retail, office, commercial, health facilities, residential, warehousing and self-storage facilities and motor-related uses but does not include a Fuelling and Service Stations with the exception of those sites designated on the Precinct Plan. Motor-related uses include motor showrooms (display areas), motor garage, car sales, car wash, car workshops and vehicle preparation areas, the sale of vehicle parts and accessories, fitment centres, warehousing, etc Provided that any activity or use within this Use Category which requires any separate or specific trade license or permit shall require a Special Consent application subject to not being in conflict with any EIA approval for the Precinct.
- (i) **Open Space/Recreation** refers broadly to, and permits, the following activities and uses and the activities related to these: open space, conservation and recreation including inter alia walking, hiking, orienteering, mountain biking, equestrian and trail running activities.
- (j) Fuelling and Service Station are as indicated on the Precinct Plan, subject to environmental authorisation as appropriate, and Design Review Panel approval relating to the integration thereof into the urban fabric.

#### **Development Rights**

- (k) The total development rights (floor area) for (Precinct 1 (Westown Urban Core) will be 'held' in a "Rights Bank" and allocated/distributed/transferred/used and shall be managed by both the Municipality and Primary Developer and shall furthermore be subject to a maximum quantum of vehicle trips as indicated on the Precinct Plan and as provided for in (d) above.
- (l) The total development rights (floor area) for the Westown Urban Core Precinct is a maximum of 517 684m<sup>2</sup> as indicated on the Precinct Plan Rev 12A dated 31 August 2022 and as may be amended from time to time.
- (m) All development rights (floor area) within this zone shall be allocated/distributed/transferred/used solely by the Primary Developer or by another party with the written consent of the Primary Developer. Such written consent shall include a sale (or Lease) agreement.
- (n) The purchaser of a property within Precinct 1 shall be limited to the quantum of floor area that has been specified in the Title (or Leasehold) Deed of the property. This quantum may be amended with the consent of the Primary Developer subject to (l) above.
- (o) Any additional development rights (floor area) sought, over and above the amounts stipulated in (l) above, shall be subject to a Scheme Amendment. Any increase to the "Trips Bank", as indicated on the Precinct Plan, shall require an amendment to the Precinct Plan as provided for in (s) below.
- (p) The Municipality and the Primary Developer shall maintain an accurate and up-to-date record of both the sale (and/or lease) and use of development rights in this zone as well as the trip generation for each building/development, in a proper and accessible manner which shall be subject to annual audit by an independent body if deemed necessary by any of the 2 parties. No Building Plan shall be considered by the Municipality without confirmation of such as provided for in (ii) below.

#### **Additional Controls**

- (q) Height is defined, per site, in terms of a permissible height as indicated on the Precinct Plan and as provided for in (u) below.
- (r) The floor area ratio is defined, per site, as indicated on the Precinct Plan.
- (s) An approved Precinct Plan may be amended in a manner deemed appropriate by the Head: Development Planning, Environment and Management, provided that the desired amendment is not in conflict with the provisions of this zone and provided that the Design Review Panel has given its support, in writing, for the amendment. Amendments include changes to land use, height, F.A.R and/or any other element on the Precinct Plan. Cadastral, servitude (or leasehold) changes do not require a formal amendment to the Precinct Plan.
- (t) Any other component of the development for which an amendment is sought shall only be approved by the Municipality in a manner deemed appropriate by the Municipality's Head: Development Planning and Management.
- (u) Heights (including any and all structures (with the exception of architectural and aesthetic elements and antennae and masts designed as an integral part of a building's architectural ethic) and levels, including all parking levels and structures) on any site within the Precinct shall be as indicated on the Precinct Plan and shall be based upon a building height envelope, that may be translated, on a site by site basis, into a specific height in metres measured from finished sidewalk level at its highest point relating to the site for each indicated number of storeys such that it is the height envelope (in metres) that will be the primary determinant of height and not the number of storeys.
- (v) A basement which is substantially underground (i.e. in excess of 50% below natural ground level (NGL) and used solely for parking purposes (and such incidental caretaker, plant/equipment, storerooms (subject to (z) below) and security personnel ablutions as may be necessary for the proper functioning of the overall site's development) shall not be construed as a storey.
- (w) The Height of any site within the Precinct may be amended as provided for in (s) above, provided such amendment has the support, in writing, of the Design Review Panel. The Design Review Panel may recommend additional height beyond the indicated heights referred to in (h) above to a maximum of 7m more than the designated height value provided specific design merit in each case is taken into account.
- (x) Parking areas (covered and uncovered) shall not be included in FAR and coverage calculations but will be included within the building

height envelope where such parking levels do not constitute *bona fide* parking basements as contemplated in (v) above.

- (y) Awnings, canopies, arbours, colonnades, balconies, or any other similar structure within the sidewalk area and storerooms as provided for in (z) below, shall not be included in FAR calculations.
- (z) In the case of residential buildings, each unit may be entitled to a storeroom (whether attached to the unit or remote from it) not exceeding 6m<sup>2</sup>, which shall not be included in floor area (bulk) calculations, provided that such storerooms are not consolidated into larger units nor used in any way for commercial purposes.
- (aa) Building Line = nil unless otherwise indicated on a Precinct Plan.
- (bb) Side and Rear space = nil unless otherwise indicated on a Precinct Plan.
- (cc) Every site shall be subject to a Build-To line, build-within zone or Building restriction area as detailed in the Precinct Plan as envisaged in (d) above. The boundary of the site abutting a street or streets shall be regarded as a Build-To line on which a minimum of 90% of a building's street-facing façade must be built. This does not include overhanging elements such as balconies, eaves etc. which may extend beyond the Build-To line and the street boundary, subject to approval by the Design Review Panel and formalisation of an appropriate encroachment agreement.
- (dd) In respect of a Fuelling and Service Station being developed on any site within the Precinct (as may be provided for in the Precinct Plan as contemplated in (d) above), such facility may constitute no more than 25% of the total floor area used on the site, unless agreed to by the Primary Developer, and must be an integral part of the building developed on the site. Such use/building shall be subject to specific design and planning controls as stipulated by the Primary Developer.
- (ee) A caretaker's flat not exceeding 200m<sup>2</sup> shall be permitted on any site within Precinct One.
- (ff) Parking provisions, and requirements, within this zone shall be detailed in each of the Precinct Plans and shall be subject to the approval of the Municipality. Such provisions may include the allocation and reservation (in a manner approved by the Municipality's Head: Development Planning and Management) of no more than 75% of the required number of parking bays (as determined in the Precinct Plan) for any site within a Precinct Plan, on any other site within the same block or Precinct as that particular site.
- (gg) The parking provisions and requirements, as detailed in the Precinct Plan may be relaxed for any specific use or development only with the approval of the Head: Development Planning and Management and subject to acceptance of the Design Review Panel.
- (hh) The Municipality will be responsible for approving all Building Plans with the provision that no Building Plan may be submitted to the Municipality for approval unless such Plan(s) have been reviewed and accepted, in writing, by the Design Review Panel.
- (ii) Building Plans shall only be considered by the Municipality provided that they are accompanied by written confirmation from the Management Association and by a Traffic Impact Statement (TIS) that also assesses and includes the latest cumulative quantum of development rights (bulk floor area) developed to that date together with the latest cumulative total of vehicle trips generated to that date, as per item (k) above, as verified by a Professional Traffic Engineer.
- (jj) A Management Association shall be formed for the Precinct (Westtown Urban Core), and every site owner and occupier shall belong to, ascribe to the objects of, abide by, and be bound by, the requirements of this Association.
- (kk) An existing Precinct Plan may be amended by way of a Minor or Major amendment as indicated below:
  - (a) A Minor Amendment is building line, side and rear space amendments, landscaping amendments, one or more subdivision/s and consolidation/s, updating of cadastral information or any other amendment that is not considered a Major Amendment. In this regard an amendment to a Precinct Plan is to the satisfaction of the Head Development Planning, Environment and Planning.
  - (b) A Major Amendment is when there is increase in either Floor Area Ratio, Coverage, Height, any changes in land-use that results in increased traffic generation or greater demand for water and or electricity or a combination of the above. In this regard the Special Consent of the Municipality shall be required.

## SECTION 8: PARKING AND LOADING STANDARDS

### 8.1 MINIMUM STANDARDS FOR PARKING AND LOADING FACILITIES TO BE PROVIDED WITHIN ANY SITE

#### ANCILLARY NOTES AND REQUIREMENTS

1. All parking shall be provided within the site of the development proposed except for Land Use 8.2.9 (c) which is at the discretion of the Head: eThekweni Transport Authority.
2. Where the use proposed is not contained in this document, parking shall be provided at the discretion of Head: Development Planning and Management and Head: eThekweni Transport Authority.
3. The Head: Development Planning and Management and the Head: eThekweni Transport Authority may relax ANY parking bay requirements provided that the developer has demonstrated technically to the satisfaction of Head: Development Planning and Management and the Head : eThekweni any request for the relaxation of parking.
4. PFA = PROPOSED FLOOR AREA (as defined in this Scheme).
5. All loading facilities shall be in accordance with sub-section 8.4.
6. Special zones are exempt from compliance with these provisions provided that they are stipulated in the relevant Development Facilitation Table.
7. In the case where the number of parking bays required results in a fraction of 0.5 or greater the number of parking bays required SHALL be rounded up to the next whole number.
8. Except where otherwise stated, the following parking and loading, as contained in sub-section 8.2 shall apply
9. No parking requirements shall apply within a 400 m radius of the C3 Public Transport Stations within the IPTN Corridor as per plan No. LU\_STAT\_NOV\_2018.
10. Parking provision between 400m - 800m radius of the C3 Public Transport Stations within the IPTN Corridor as per plan no. LU\_STAT\_NOV\_2018 is required as per Section 8 of the Scheme. The Head: Development Planning Environment and Management may upon the receipt of a motivation, relax the parking provisions.

## 8.2 PARKING AND LOADING STANDARDS

LAND USE	PARKING	LOADING
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### 8.2.1 RESIDENTIAL...

<b>i) Dwelling House</b>		
a) Dwelling House	1.0 bay / Dwelling House 1.0 bay / Ancillary Unit	NIL
b) Authorized home business operating from Dwelling House	As per applicable land use requirements of this document and all parking to be provided on site	To satisfaction of Head: ETA
c) Student Accommodation Establishment	1.0 bay / Dwelling House + 1 bay for a Manager	

### 8.2.1 RESIDENTIAL

<b>ii) Dwelling Units</b>		
a) Dwelling Unit of 1 bedroom	1,0 bay / unit + 0,5 bays / unit (visitors)	NIL
b) Dwelling Unit of 2 bedrooms	1,0 bay / unit + 0,5 bays / unit (visitors)	
c) Dwelling Unit of 3 bedrooms	1,5 bay / unit + 0,5 bays / unit (visitors)	
d) Dwelling Unit of 4 bedrooms or greater	2,0 bays / unit + 0.5 bays / unit (visitors)	
e) Boarding house	1 bay / bedroom + 2 bays / 100m <sup>2</sup> PFA office area	To satisfaction of Head: ETA
f) Retirement Villages Institutional / Old Age Home / Frail / Assisted living / Orphanages	1 bay / unit + 2 bays / 100m <sup>2</sup> PFA office area + 0.5 bays / unit for visitors	1 bay (6mx4m)

### 8.2.1 RESIDENTIAL

<b>iii) Dwelling Units</b>			
g)	Student Accommodation Establishment	1 bay / Dwelling Unit in a Multiple Unit development + 1 bay for a manager	NIL

h)	Student Residence within an adopted management layer at tertiary level	1 bay / 20 students + 1 bay for a manager	NIL
i)	Student Residence within an Education zone at tertiary level	1 bay / 20 students + 1 bay for a manager	
j)	Student Residence out of an adopted management layer and not in an Education zone at tertiary level	1 bay / bedroom + 2 bays / 100 m <sup>2</sup> PFA office area + 1 bay for a manager	
k)	Student Residence at Primary or Secondary level	Nil	

### 8.2.2 OFFICES

a)	General Offices, Public Offices and Financial Institutions	5 bay / 100m <sup>2</sup> PFA	1 bay (6mx4m) / 500m <sup>2</sup> PFA
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### 8.2.3 BUSINESS

<b>Shopping Malls</b>			
a)	Neighborhood (<5 000m <sup>2</sup> )	4 bays / 100m <sup>2</sup> PFA	To satisfaction of Head: ETA
b)	Community (5 000-15 000m <sup>2</sup> )	4 bays / 100m <sup>2</sup> PFA	Refer Clause 8.4
c)	Regional (> 15 000m <sup>2</sup> )	4 bays / 100m <sup>2</sup> PFA	Refer Clause 8.4
d)	Residential component within a commercial site	For the Residential component refer to Clause 8.2.1. above	Refer Clause 8.4

LAND USE	PARKING	LOADING
a) Single shops /Health and Beauty Clinic	4 bays / 100m <sup>2</sup> PFA (min 4 bays)	refer Clause 8.4
b) Restaurants / Fast Food Outlets not in a shopping mall	10 bays / 100m <sup>2</sup> PFA	refer Clause 8.4
c) Betting Depot not in a shopping mall	10 bays / 100m <sup>2</sup> (min 10 bays)	NIL
d) Funeral Parlour	5 bays / 100m <sup>2</sup> PFA (min 5 bays)	1 bay (6m x 4m)

#### 8.2.4 MEDICAL

a) Consulting rooms	6 bays / 100m <sup>2</sup> PFA (min. 6 bays)	1 bay (6mx4m)
b) Hospitals, Clinics, Medical Centers	1 bay / bed + 2 bays / 100m <sup>2</sup> PFA office area + 6 bays / 100m <sup>2</sup> PFA of consulting area	To satisfaction of Head: ETA
c) Veterinary Practice	2 bays / 100m <sup>2</sup> PFA office area + 6 bays / 100m <sup>2</sup> PFA of consulting area	To satisfaction of Head: ETA

#### 8.2.5 INDUSTRIAL

a) Manufacturing	1 bay / 100m <sup>2</sup> PFA (min 3 bays) + 2 bays / 100m <sup>2</sup> PFA office area	Refer Clause 8.4
b) Warehousing	1 bay / 100m <sup>2</sup> PFA (min 3 bays) + 2 bays / 100m <sup>2</sup> PFA office area	Refer Clause 8.4
c) Dairies, Bakeries and Laundries	1 bay / 100m <sup>2</sup> PFA + 2 bays / 100m <sup>2</sup> office area	Refer Clause 8.4
d) Storage Yards	1 bay / 100 m <sup>2</sup> PFA + 2 bays / 100m <sup>2</sup> office area	Refer Clause 8.4
e) Multi-unit manufacturing / warehouse / factory	1 bay / 100m <sup>2</sup> PFA (min 3 bays/unit) + 2 bays / 100m <sup>2</sup> PFA office area	Refer Clause 8.4

LAND USE	PARKING	LOADING
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### 8.2.6 FUELING AND SERVICE STATION

a) Fueling and Service Station	2 bays / 100m <sup>2</sup> PFA office area (min. 3 bays)	1 bay (17m x 4.3m) per station
b) Workshop Area	4 bays / working bay	NIL
c) Sales (Automotive industry products)	6 bays / 100m <sup>2</sup> PFA (min. 2 bays)	NIL
d) Convenience Shop ( excl. fast food / food preparation outlets)	6 bays / 100m <sup>2</sup> PFA (min.10 bays)	1 bay (9mx3m)
e) Restaurant / Fast Food Outlet	10 bays / 100 m <sup>2</sup> PFA (min 6 bays)	1 bay (9mx3m)
f) Car wash (within fuelling and service station)	4 bays / working bay	NIL

### 8.2.7 PLACE OF WORSHIP

a) Main Auditorium	20 bays / 100m <sup>2</sup> PFA (min. 20 bays)	NIL
b) Priests House (manse)	1 bay / unit	NIL
c) Special Building	To satisfaction of Head: ETA	Discretion of Head: ETA



LAND USE	PARKING	LOADING
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### 8.2.8 EDUCATION

a) Nursery School / Crèche	1 bay / 6 children and 1 bay / office plus on-site drop off facility to satisfaction of Head: ETA	NIL
b) Primary School	2 bays / classroom or office plus on-site drop off facility to satisfaction of Head: ETA	NIL
c) Secondary School	2 bays / classroom or office plus on site drop off facility to satisfaction of Head: ETA	NIL
d) Colleges/ Universities/ Technikons, etc.	1 bay / 4 students + 1 bay / classroom and office plus drop off facility to satisfaction of Head: ETA	To satisfaction of Head: ETA
e) Other educational institution	To satisfaction of Head: ETA	To satisfaction of Head: ETA

### 8.2.9 SPORT AND RECREATION

a) Community Centre	20 bays / 100m <sup>2</sup> PFA (min.30 bays)	1 bay (6mx4m)
b) Halls	20 bays / 100m <sup>2</sup> PFA (min 30 bays)	1 bay (6mx4m)
c) Sport Stadium	1 bay / 4 seats	1 bay (6mx4m)
d) Swimming Pools	1 bay / 4 seats (min.30 bays)	1 bay (6mx4m)
e) Libraries and Museums	20 bays / 100 m <sup>2</sup> PFA (min. 30 bays)	1 bay (6mx4m)
f) Health studio / Gym	10 bays / 100m <sup>2</sup> Public Accessible Area + 2 / 100m <sup>2</sup> office area	1 bay (6mx4m)
g) Sport Field- Community facility	1 bay/4 seats (min. 30 bays)	1 bay (6mx4m)

LAND USE	PARKING	LOADING
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#### 8.2.10 TOURISM HOSPITALITY AND CONFERENCE

a) Convention Centre	Greater of 2 bays / 3 seats or 20 bays / 100m <sup>2</sup> + 2 bays / 100m <sup>2</sup> of office area	1 bay (6mx4m)
b) Hotel	2 bays / 3 rooms + 2 bays / 100m <sup>2</sup> of office area + 10 bays / 100m <sup>2</sup> PFA ancillary uses	1bay (9mx4m)

#### 8.2.11 MOTOR DEALERSHIP

a) Motor Display Area	2 bays / 100m <sup>2</sup> PFA	1 bay (17mx4.3m)
b) Workshop Area	4 bays / work-bay	1 bay (6mx4m)
c) Spares and Sales Area	5 bays / 100m <sup>2</sup> PFA	1 bay (6mx4m)
d) Office Area	2 bays / 100m <sup>2</sup> PFA	NIL

#### 8.2.12 CAR WASH

a) Car Wash	4 bays / work bay	1 bay (6mx4m)
b) Ancillary Office Area	2 bays / 100m <sup>2</sup> PFA	NIL

#### 8.2.13 WORKSHOPS-VEHICLE REPAIRS AND FITMENT CENTRES

a) Workshops	4 bays / work bay + 2 bays / 100m <sup>2</sup> PFA office area	1 bay (6mx4m)
b) Panel beating	4 bays / work bay + 2 bays / 100m <sup>2</sup> PFA office / ancillary area	1 bay (9m x 4m)

LAND USE	PARKING	LOADING
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**8.2.14 FLEA MARKET**

a) Trading area	Parking at discretion of Head: ETA	1 bay (9mx3m)
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**8.2.15 ENTERTAINMENT**

a) Night Club / Sports bars	10 bays / 100m <sup>2</sup> PFA	1 bay (6mx4m)
b) Cinemas and Theatres (isolated)	1 bay / 4 seats (min 30 bays)	1 bay (6mx4m)

**8.3 MULTI-UNIT MANUFACTURING/FACILITY/WAREHOUSING DEVELOPMENTS**

**8.3.1. Loading**

**8.3.1.1. Site Area < 2000m<sup>2</sup>**

Factory Size	Abs. Minimum
< 300 m <sup>2</sup>	1 bay 6m x 4m/ factory OR 1 bay 9m x 3m / 2 factories + 1 bay 9m x 3m communal
>300 m <sup>2</sup>	1 bay 9m x 3m factory + 1 bay 9 m x 3m communal

**PFA < 1500 m<sup>2</sup>**

Factory Size	Abs. Minimum
< 300 m <sup>2</sup>	1 bay 6m x 4m / factory OR 1 bay 9m x 3m / 2 factory + 1 WB50 communal / 1500 m <sup>2</sup> PFA
>300 m <sup>2</sup>	1 bay 9m x 3m / factory + 1 WB50 communal/ 1500 m <sup>2</sup> PFA

**PFA ≥ 1500 m<sup>2</sup>**

**8.3.1.2 Site area ≥ 2000 m<sup>2</sup>**

Factory Size	Abs. Minimum
< 300 m <sup>2</sup>	1 bay 6m x 4m / factory OR 1 bay 9m x 3m / 2 factories + 1 WB50 communal / 1500m <sup>2</sup> PFA

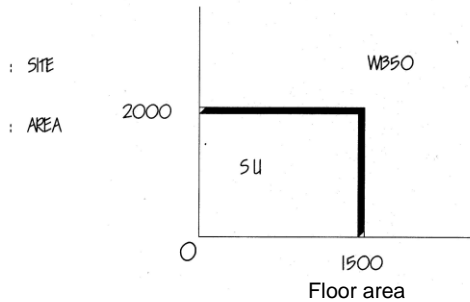
>300 m <sup>2</sup>	1 bay 9m x 3m / factory + 1 WB50 communal / 1500m <sup>2</sup> PFA
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**8.4. LOADING REQUIREMENTS**

8.4.1. Bay Sizes

- ! WB50 - 17.0m x 4.3m
- ! Single Unit (SU) - 9.0m x 3.0m
- ! Bakkie - 6.0m x 4.0m

8.4.2. Type of Vehicle:



8.4.3. No. of Bays

- WB50 is required for every 1500 m<sup>2</sup> of PFA
- SU is required for PFA < 1500 m<sup>2</sup>
- The number of bays and type of vehicle are dependant on the site area, development proposed and the proposed floor area (PFA).

Example:

	SA > 2000 m <sup>2</sup>		SA < 2000 m <sup>2</sup>	
FA (m <sup>2</sup> )	WB50	SU	WB50	SU
1000	1	-	-	1
2000	1	1	1	1
2900	1	1	1	1
4000	2 (1)	1 (2)	2 (1)	1 (2)
6000	4 (3) [2]	- (1) [2]	4 (3) [2]	- (1) [2]

8.4.4. The Head: eThekweni Transport Authority may relax the loading bay requirement upon consideration of circumstances peculiar to the development.

8.4.5. The maximum gradient of ramps/driveways to loading areas must be 10%.

8.4.6. The minimum height clearance for loading area's shall be 4.50m.

8.4.7. All loading bays shall be provided within the site of the development proposed.

**8.5 SCHEDULE OF GUIDING RULES FOR OFF-STREET PARKING FACILITIES**

**8.5.1 ALL DIMENSIONS IN METRES**

PARKING AGLE	BAY WIDTH	AISLE WIDTH	PERPENDICULAR DEPTH OF BAYS		PARALLEL WIDTH OF BAYS
			NO OVERHANG	KERB OVERHANG	
<b>TWO-WAY TRAFFIC</b>					
90°	2,4	7,1			2,4
	2,5	6,7			2,5
	2,6	6,4			2,6
	2,7	6,1			2,7
	2,8	5,8			2,8
	2,9	5,6			2,9
	3,0	5,5	4,9	4,4	3,0
<b>ONE-WAY TRAFFIC</b>					

0°	2,4	6,7	4,9	4,4	2,4
	2,5	6,3			2,5
	2,6	5,9			2,6
	2,7	5,5			2,7
	2,8	5,1			2,8
	2,9	4,7			2,9
	3,0	4,3			3,0
80°	2,4	5,9	5,3	4,7	2,44
	2,5	5,5			2,54
	2,6	5,1			2,64
	2,7	4,7			2,74
	2,8	4,3			2,84
	2,9	3,9			2,94
	3,0	3,5			3,05
70°	2,4	4,5	5,4	4,8	2,55
	2,5	4,1			2,66
	2,6	3,7			2,77
	2,7	3,2			2,88
	2,8	3,0			2,98
	2,9	3,0			3,09
	3,0	3,0			3,19
60°	2,4	3,4	5,5	4,8	2,77
	2,5	3,2			2,89
	2,6	3,0			3,00
	2,7	3,0			3,12
	2,8	3,0			3,23
	2,9	3,0			3,35
	3,0	3,0			3,46
50°	2,4	3,0	5,3	4,7	3,13
	2,5	3,0			3,26
	2,6	3,0			3,39
	2,7	3,0			3,53
	2,8	3,0			3,66
	2,9	3,0			3,79
	3,0	3,0			3,92
45°	2,4	3,0	5,2	4,6	3,39
	2,5	3,0			3,54
	2,6	3,0			3,58
	2,7	3,0			3,82
	2,8	3,0			3,96
	2,9	3,0			4,10
	3,0	3,0			4,24

## 8.5.2 Ramp Dimensions

INSIDE RADIUS	ONE-WAY		TWO-WAY			
	RAMP WIDTH	OUTSIDE RADIUS	RAMP WIDTH	OUTSIDE RADIUS	INSIDE LANE WIDTH	DIVIDING LINE RADIUS
3,0	4,1	7,1	6,6	9,6	3,5	6,5
4,0	4,0	8,0	6,5	10,5	3,4	7,4
5,0	3,9	8,9	6,3	11,3	3,3	8,3
6,0	3,8	9,8	6,1	12,1	3,2	9,2
7,0	3,7	10,7	6,0	13,0	3,1	10,1
8,0	3,7	11,7	5,9	13,9	3,0	11,0

- 8.5.3 Parallel parking bays should be 2,5m wide and 4,9m long with a maneuvering bay 2,5m in length between each pair of bays. A minimum adjacent aisle width of 3m should be provided for gaining access. (see 8.6.15. below)
- 8.5.4 Vehicles must be parked in such a way that each vehicle can be freely moved in and out of its parking bay in a single maneuver.
- 8.5.5 The parking layout should be so designed that structural members such as columns, beams, walls, etc shall not obstruct the free maneuvering of vehicles into and out of parking bays.
- 8.5.6 In awkward situations or in cases where other particular factors arise, the requirement of 4.9m depth of parking bay may be relaxed down to a minimum of 4,6m provided that the number of 4,6m bays does not exceed 10% of the total parking bays provided.
- 8.5.7 The gradient of continuous ramps should not exceed 1 : 7 provided however that for short sections, and in special circumstances, this gradient may be steepened but in no case should it be steeper than 1 : 5. Ramps to loading areas shall be maximum 10%.
- 8.5.8 Vertical curves between the ramps and the street access and between the ramps and parking floors should be provided with a minimum radius of 30m.
- 8.5.9 Correct super-elevation should be applied transversely across curved ramps, such super- elevation varying according to the horizontal radius of the curve, subject, in all cases, to the super-elevation not exceeding 1 : 10.
- 8.5.10 The inside turning radius on continuous ramps shall not be less than 4,3m.
- 8.5.11 The maximum gradient across a parking area is 1:15
- 8.5.12 The width of one-way driveways, ramps and entrances shall be a minimum of 3m. The width of two-way driveways and ramps shall be a minimum of 5m and a maximum of 9m. For a two-way driveway or ramp serving 6 or less parking bays, a 3m width may be allowed. A minimum 1,2m sidewalk must be provided along at least one side of the driveway or ramp. Minimum distance between physical obstructions for one-way driveways and ramps and two-way driveways and ramps must be 5m and 7m respectively.

8.5.13 Entrance widths shall be minimum 6m except for residential uses with less than 6 parking bays. A minimum of one access (ingress and egress) point must be provided for every 400 parking bays. The minimum height clearance for parking areas shall be 2,5m.

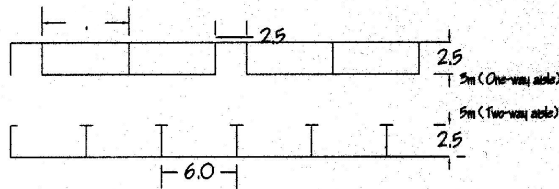
8.5.14 The Head: eThekweni Transport Authority may relax the provision of the Guiding Rules for Off-Street Parking in those cases where it is difficult or impractical to meet the required standards on account of one or more of the following factors:-

- (a) The shape of the site.
- (b) There exists an approved building of significance.
- (c) The locality and character of the proposed development.

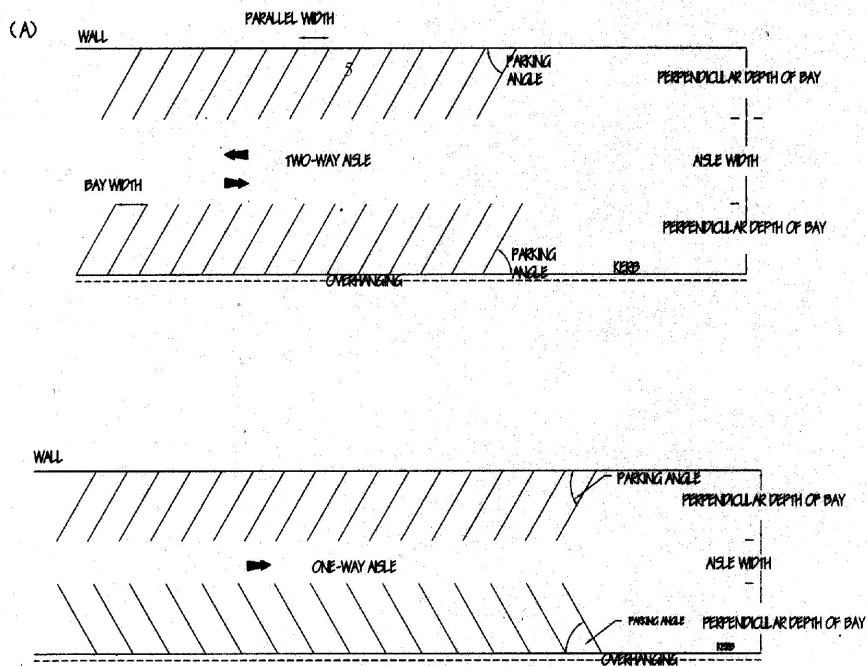
8.5.15

GENERAL LAY-OUTS

PARALLEL PARKING BAYS



2. ANGLE PARKING BAYS





## SECTION 9: DEVELOPMENT STANDARDS

### 9.1 TELECOMMUNICATION INFRASTRUCTURE

#### 9.1.1 Statements of Intent

- i. The intention of this section is to make provision for the regulation of Telecommunication infrastructure and service provision; to provide for the control and installation of Telecommunication infrastructure and to provide guidelines for the submission of applications, in line with the Electronic Communication Act 2005 (Act No. 36 of 2005).
- ii. These Development Standards should be utilized in the initial planning of telecommunications networks, prior to the submission of applications and used in the preparation of applications for consideration by the Municipality.
- iii. The Municipality, in considering proposals for the location of Telecommunication infrastructure, shall be mindful of the need for the development of effective and efficient communication systems within the Municipal area as well as the impact on the neighbourhoods within which such installations are to occur.
- iv. The installation of Telecommunication Infrastructure shall be undertaken in such a manner that their impact upon the environment is minimized. Such Telecommunication Infrastructure shall be as unobtrusive as possible with the choice of materials, colour, depth of silhouette, design, and any other factors deemed necessary by Municipality with new best practice, complementing the aesthetics of the surrounding built and natural environment
- v. In considering the appropriate location of Telecommunication Infrastructure, the applicant should be conscious of sites of historic, cultural and architectural importance. Cognisance must be taken of their impact's installations may have upon open spaces, coastal regions and prominent ridges.

#### 9.1.2 Statutory Framework

9.1.2.1 Special Consent applications for Telecommunication Infrastructure shall be required when located on the following zones or a combination of any:

- Residential Zone;
- Worship Zone;
- Institutional Zone;
- Educational Zone;
- Government/Municipal Infrastructure

9.1.2.2 Telecommunication Infrastructure shall be permitted without the Special Consent of the Municipality in all other Zones not mentioned in 9.1.2.1 above.

- 9.1.2.3 Notwithstanding 9.1.2.1 and 9.1.2.2, applications for Telecommunication Infrastructure within a zone which abuts any Residential Zone will be required to provide written notification to affected neighbors. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit

any response to the notification within the stipulated period will be deemed as Consent.

### APPLICATION MATRIX

<b>ZONE</b>	<b>APPLICATION TYPE</b>	<b>OTHER REQUIREMENTS</b>
<b>All Residential Zones</b>	<b>Special Consent</b>	
<b>Worship Zone</b>	<b>Special Consent</b>	
<b>Institutional Zone</b>	<b>Special Consent</b>	<b>Requires a consent letter and plans endorsement from the registered property owner</b>
<b>Educational Zone</b>	<b>Special Consent</b>	<b>Requires a consent letter and plans endorsement from the registered property owner</b>
<b>All Single Use Commercial/Office Zones</b>	<b>Free Entry</b>	<b>Should this zone abutting any Residential Zone or land use, clause 9.1.2.3 will be applicable</b>
<b>All Industrial Zones</b>	<b>Free Entry</b>	

9.1.2.4 All applications for the erection of and use of land and/or buildings for a Telecommunication Infrastructure shall be made in accordance with the requirements of the National Building Regulations and Standards Act No. 103 of 1977, current applicable Planning legislation and the provisions of this Scheme and any other application laws.

9.1.2.5 No Special Consent / Consent application is required for antennae attached to a building (Telecommunication Infrastructure) which does not exceed more than 6.00 metres in Height above the highest point of the building.

9.1.2.6 Where applications for antennae attached to a building (Telecommunication Infrastructure) exceeds 6.00 metres in Height above the highest point of the building in this instance clauses 9.1.2.1 – 9.1.2.3 shall apply.

### 9.1.3 Locational Provisions

- i. In the selection of a site for a Telecommunication Infrastructure, consideration shall be given to the locational context of the proposed installation in respect of aesthetic suitability and environmental intrusion. All possible site location alternatives should be explored in the early planning process.
- ii. Wherever possible Telecommunication infrastructure shall be installed on existing structures, such as roof tops of tall buildings, light poles or existing masts.
- iii. The principle of multiple use of telecommunications masts by network providers, for Telecommunication Infrastructure applications shall be applied. A motivation for exemption

from sharing must be considered.

iv. When a cellular mast requires replacement, it shall be replaced with a mast designed to accommodate multiple carriers.

v. No Telecommunication Infrastructure shall be erected on an Erf, which in the opinion of Municipality, has been identified as containing a building or structure of architectural, cultural, historic, or artistic importance, nor in an area set aside for conservation purposes, whether natural, physical or social, provided that the Municipality may, by Special Consent, relax this provision if it can be shown that the erection of a Telecommunication Infrastructure, shall not detract from the architectural, cultural, historic, artistic, natural, physical or social value of the site.

vi. Where possible, the Telecommunication Infrastructure shall be sited to the rear of an Erf, within the building envelope, with the intention to minimise impact on the adjacent or surrounding sites.

vii. No Telecommunication Infrastructure shall be erected within any building line, side space and rear space. A motivation for relaxation may only be considered on the basis of the context of its location and the provisions that set the criteria for allowing a relaxation under Section 3 of this Scheme.

#### **9.1.4 Visual Attributes**

i. Consideration shall be given to the context of the Erf in relation to its surrounding environment when determining the height of the mast and selecting the type of concealment appropriate to the area.

ii. All forms of visible lighting on Telecommunications Infrastructure shall be reduced to the minimum requirements for security as lay down by the South African Civil Aviation Authority with due regard for adjacent land uses.

iii. Advertising on Telecommunications Infrastructure shall be in terms of the South African Manual for Outdoor Advertising Control (SAMOAC). No external advertising shall be permitted on the Erf other than a maximum of one non-illuminated sign on each road frontage and each sign shall not exceed 0.20 m<sup>2</sup> in area. Any signage larger than the 0.20 m<sup>2</sup> will require an application to be made to the Signage Department.

#### **9.1.5 Safety**

i. The cellular network providers shall at all times comply with the requirements of the Department of National Health and the International Commission on Non-Ionizing Radiation Protection (ICNRP) with respect to safety standards, which are endorsed by the World Health Organisation (WHO).

ii. Reasonable measures shall be taken to restrict access to Telecommunication Infrastructure, other than for maintenance purposes.

iii. All telecommunications masts shall comply with the standards as laid down by the South African Civil Aviation Authority.

iv. All noise levels need to comply with the guidelines as per SANS (Environmental Noise) 10103:2008.

v. Prevent unauthorised access to the telecommunication facilities by installing appropriate safety doors, fencing and secured access points.

#### **9.1.6 Environmental Issues**

i. Applications for Telecommunication Infrastructure within sensitive areas, as determined by the National Environmental Management Act No. 107 of 1998 and the Environmental Conservation Act No. 73 of 1989, as amended from time to time, are required to follow the procedure as laid down in the Environmental Impact Assessment Regulations.

ii. The applicant shall ensure that the Erf and areas around the Erf disturbed by construction are rehabilitated appropriately and to the satisfaction of the Environmental Planning and Climate Protection Department.

iii. The cellular network provider or network providers shall decommission and remove Telecommunication Infrastructure should:

(a) the Telecommunication Infrastructure constitutes a danger to persons or property as determined by the Municipality;

(b) the Telecommunication Infrastructure becomes redundant in the event of changing technology;

(c) the Telecommunication Infrastructure is not operated for a period exceeding 18 months; and

(d) any other similar circumstances rendering the Telecommunication Infrastructure redundant.

iv. The site shall be restored to its original condition and to the satisfaction of the Municipality.

v. The site and Telecommunication Infrastructure shall be maintained to the satisfaction of the Municipality.

#### **9.1.7 Land Use Planning Approval Procedure:**

i. An application for the erection of and use of land for a Telecommunication Infrastructure shall be made in accordance with the requirements of Section 9.1.2. Statutory Framework.

ii. An application in terms of Section 9.1.2 shall be accompanied by the following documents:

(a) An application form, initial enquiry form, department comments and the prescribed fee (if applicable).

(b) The prescribed number of copies of plans, of which two are in colour, indicating:

- the location of the structure within the Erf;
- all existing structures on the Erf;
- adjoining properties and their associated structures;
- contours or beacons;

- any services present;
  - proposed security measures for controlling access to the Erf concerned (particularly the fencing of the base station);
  - landscaping; and
- Photographs or elevations which present an indication of the impact of the proposed structure as viewed from key points around the site or other views as directed by the Municipality.
  - Owner of the property as per the Title Deed or a person with delegated Power of Attorney must sign the plans
  - Neighbours signatures (for applicable application process)
  - Height of a lightning spike

(c) All copies of plans shall be drawn at an appropriate and legible scale.

(d) A radio plan and associated aerial imagery indicating the coverage before the Telecommunication Infrastructure and the coverage shall be submitted.

(e) In the case where multiple use cannot be achieved, a letter of motivation, engineers reports and/or photographs giving reasons for the inability to colocate.

(f) A list of alternate sites surveyed and the reason for the sites being unsuccessful for the establishment of the Telecommunication Infrastructure.

(g) A copy of the Environmental Authorisation relating to the application from the Department of Agriculture and Environmental Affairs, failing which an environmental scoping report, or a letter of exemption from the Department of Agriculture and Environmental Affairs.

(h) A certificate of approval from the South African Civil Aviation Authority.

(i) Confirmation of compliance with World Health Organisation (WHO) and the International Commission on Non-Ionizing Radiation Protection (ICNRP) standards for emissions.

(j) Title Deeds and Surveyor General Diagrams.

(k) Where the ownership of the property of the affected party is a Body Corporate, Share Block, Family Trust, Deceased Estate, Company, Closed Corporation, or any other owner requiring the signature of more than one person, this form shall be accompanied by the minutes of the meeting at which the matter was discussed.

(l) In the case of clause 9.1.2.3, applications are to be accompanied by the signed letters of no objection from the affect party, as directed by the municipality; together with endorsement on the building plans.

iii. An application for the increase in height of an approved Telecommunication Mast or for antenna erected at a greater height than the height that has been previously approved, or for an increase in the footprint of the Base Telecommunications Transceiver Station shall be required to provide written notification to affected neighbors. The applicant shall provide proof of notification or written consent of the registered owner/s of the affected properties, and such other properties as the Municipality may direct. Where an adjoining owner or affected owner has been notified and objects to an application, valid reasons for objecting to such application must be furnished to the Municipality. Failure to submit any response to the notification within the stipulated period will be

deemed as Consent.

iv. The replacement of telecommunication masts, equipment and antennae on approved structures, shall be deemed to be regarded as maintenance and provided that there is no material change to the telecommunications mast, equipment and antennae on approved structures, no application shall be required.

**NOTE:**

• In addition to the above, the standard Environmental Management Plan for construction and operation of the Erf, as described in the Letter of Exemption, must be submitted for approval.

• The abovementioned documents must be submitted to the Municipality as part of the application.

• Applicants are to ensure proposed structures are in accordance with SACAA requirements.

**9.2. DESIGN OF A FUELLING AND SERVICE STATION**

9.2.1 The layout of a Fuelling and Service Station including the siting of pumps, buildings and vehicular access or egress shall be to the satisfaction of the Municipality.

9.2.2 A Fuelling and Service Station having direct vehicular access to a major arterial road proposed arterial road shall not be permitted, unless approved in specific terms by the Municipality.

9.2.3 The following pre-requisites and conditions shall be observed whenever it is proposed to erect a new, or extend an existing Fuelling and Service Station:-

- (i) No vehicular entrance and exit to a Fuelling and Service Station shall be within 150 metres of a freeway interchange, 60 metres from an intersection with a road in the opinion of the Municipality is a major road or 20 metres from an intersection from any other road, unless approved in specific terms by the Municipality.
- (ii) The frontage of a Fuelling and Service Station Erf shall not be less than 36 metres in length, unless approved in specific terms by the Municipality.
- (iii) Dwarf walls or permanent structures to the satisfaction of the Municipality shall be erected on the street frontage of the Erf so as to confine the movement of vehicles into or out of the Fuelling and Service Station to authorised access and egress points.
- (iv) No Fuelling and Service Station shall be established upon an Erf unless, in the opinion of the Municipality, it has adequate depth so as to enable all activities to be carried on clear of the street or road. Filler points for underground tanks shall be positioned so as to make it possible for tanker vehicles to stand wholly within the curtilage of the Erf when re-charging the tanks and for such vehicles to enter or leave the Erf in a forward direction.
- (v) No pump island shall be less than 5 metres from any boundary of the Erf and all traffic routes within the forecourt shall have a minimum width of 5 metres.
- (vi) Any Fuelling and Service Station shall be sited and designed so as to satisfy the

Municipality that traffic entering and leaving the Erf will not adversely affect movement of pedestrians or vehicles on any public road or place.

### **9.3. DESIGN AND LAYOUT FOR MOBILE HOME PARK DEVELOPMENT.**

9.3.1 The written authority of the Municipality for the establishment of a Park lot shall only be given if the design and layout is in accordance with the standard laid down in the code of practice for s published by the South African Bureau of Standards (publication SABS 0130-1976) provided that the minimum number of homes to be sited in a Park Lot may in certain circumstances be less than fifty (50) in number, where topography, vegetation availability of services or the use of adjoining recreational facilities in the same ownership may in the opinion of the Municipality, warrant a lesser number.

9.3.2 The applicant shall submit the following approval:

(i) A detailed plan for the proposed Park Lot to a scale of not less than 1/500 showing where applicable:

(a) the full extent thereof;

(b) any existing buildings thereon, their details of construction and proposed use;

(c) 1m contour and all major topographical features;

(d) any servitudes and other restrictions; and

(e) the proposed layout and landscaping of the Park Lot; the road and footpath system; reticulation systems for water, sewage, stormwater drainage and electricity; street and other lighting; the stands with their areas and dimensions; areas which are reserved for:

- community facilities showing proposed buildings for various activities;
- recreational purposes showing their types and extent;
- administration and other specified purposes;

and any other features which may be relevant or required by the Municipality; provided that a series of plans to the same scale indicating the required details may be submitted in place of a single detailed plan.

(ii) A site plan to a scale of not smaller than 1/1000 showing:

(a) the proposed Park Site, 2m contours and all existing and proposed buildings thereon;

(b) up to a distance of 50 metres from the boundaries of the proposed Park Lot, all adjoining properties showing all buildings thereon and 2m contours;

- (c) all adjoining roads, streets and rights of way; and
- (d) a set of sketch or outline drawings at a scale of 1/100 showing the plans, sections and elevations of each of structure (excluding s) within the proposed development and particulars of the materials and colours to be used for the exterior wall finishes and roof or roofs.

9.3.3 The Municipality may in its discretion accept a single plan to the scale of either 1/1500 or 1/1000.

9.3.4 Any other documents which the Municipality may reasonably require.

- (i) Where, in the opinion of the Municipality, a road within a Park should serve the public, the Municipality may require that the road be registered as a public road, provided that for the purpose of the Coverage calculation the area of the public road shall be included in the gross site area.
- (ii) A turning space shall be provided to the satisfaction of the Municipality at the end of every cul-de-sac
- (iii) The minimum width of a road carriageway within a Park Lot shall be 3 metres where the carriageway is one-way and 5.5 metres where the carriageway is two-way.
- (iv) Each stand shall have a minimum area of 450 m<sup>2</sup>.
- (v) Not more than 30% of the stand shall be covered by the home and any accessory structure.

9.3.5 A minimum of 10% of the usable area of the Mobile Park Lot shall be allocated for usable common open space and, where required by the Municipality, shall include a separate fenced-off area for children.

## **9.4 GAMBLING/GAMING**

9.4.1. Means engaging in any activity whereby money or any other thing of value is staked on the unknown result of a future event at the risk of losing all or a portion of the money or valuable thing so staked for the sake of a return and is the generic term encompassing all forms of gaming and to bet as defined in the Regulation of Racing and Betting Ordinance, 1957 (Ordinance No. 28 of 1957), but shall exclude;

- a) Any lawful lottery; and
- b) Any recognized investment activity undertaken with a recognized financial institution and “gamble” shall have the same meaning;

9.4.2. Gambling Area means any area within licensed premises in which gambling takes place in terms of a license issued by the board in terms of the Gambling Act and gambling room’ or gambling premises’ shall have the same meaning. Gaming means playing any



casino game, bingo or any gaming machine; Gaming equipment means any equipment, apparatus or components thereof which are used for gaming;

9.4.3. Gaming Machine means any electronic-mechanical or mechanical machine, apparatus or device, other than a roulette wheel, which is used for playing a game that commences upon the payment of any consideration whatsoever in any manner whatsoever or is available to play such a game, and the operation of which may, automatically or in any other manner whatsoever, deliver to the person playing or operating the machine, or any other person, money, goods, services or anything of value whatsoever or credit or any object or token to be exchanged for money, goods, services or anything of value whatsoever, and includes a machine, apparatus or device which is set in operation by another person upon the wagering of a stake: Provided that for the purposes of the Gambling Act a gaming machine shall not include;

- a) Any machine, apparatus or device which provides as the only prize, reward or consideration for successfully playing the game concerned,
- b) A coin or token to enable the player, by inserting such coin or token in the machine, apparatus or device to play the game once again;
- c) The opportunity to play no more than ten further games immediately without the insertion of another coin or token;
- d) Any machine, apparatus or device which is deemed by regulation to be an amusement machine and which is registered with the Board in the manner prescribed and is in the possession of a person duly authorized by the Board to keep and make such amusement machine available in the manner prescribed

9.4.4 A type "A" site operator whose primary business shall be as a bona fide sport club, a public, licensed betting outlet and where the playing of limited payout machines on a site will form a secondary activity to the main activity of the site; the maximum number of limited payout machines that may be made available for play in or on type "A" licensed premises, is 5, and

9.4.5 A type "B" site operator whose primary business is of an entertainment nature, but excluding an action sports bar, sports club, public bar, licensed betting outlet: Provided that the playing of limited payout machines on such site will form a secondary activity to the main activity of the site; the maximum number of limited payout machines that may be made available for play in or on type "B" licensed premises, is 40. The installation of six or more limited payout machines (up to a maximum of 40 machines) will only be permitted on a premises where the zone permits the use of a Place of Public Entertainment

## **9.5 DURBAN METROPOLITAN OPEN SPACE SYSTEM CONTROLLED AREA (D'MOSS).**

9.5.1 Without the prior written approval of the Municipality, no person shall within a D'MOSS Controlled Area:-

- a) develop, excavate or level any erf; or
- b) remove any natural vegetation from any erf; or
- c) erect any structure of any nature whatsoever on any erf; or
- d) dump on or in any erf; or

- e) permit any domesticated animals to cause harm to flora and fauna or the environment generally; or
  - f) carry out any work or undertake any activity upon any erf which may compromise the intention of D'MOSS as stated in the definition.
- 9.5.2 No such approval shall be given unless, after due examination by the Municipality and subject to such conditions as may be specified by the Deputy Head: Environmental Planning and Climate Protection, the Municipality is satisfied that any such development, erection or other work referred to in paragraph (9.5.1) hereof can be carried out without materially permanently and/or temporarily degrading, destroying or negatively impacting on the integrity of the biodiversity found and/or environmental services generated within the D'MOSS Controlled Area of the erf.
- 9.5.3 (i) For the purposes of any examination referred to in Paragraph (9.5.2) hereof, the applicant shall, where required by the Municipality, submit such plans or other supporting documentation as the Municipality may require.  
(ii) Without affecting the generality of the foregoing, such plans and supporting documentation may be required by the Municipality to be certified as being correct by an appropriately recognised or registered Environmental Consultant.
- 9.5.4 Any conditions which the Municipality may impose in terms of paragraph (9.5.2) hereof, may, but shall not be restricted to:-
- a) restricting the form or nature of the building or structure;
  - b) limiting the size and/or shape of the building or structure;
  - c) prescribing or restricting the materials of which the building or structure is to be constructed;
  - d) determining the siting of any building or structure and of any soakpits or other drainage works;
  - e) prohibiting or controlling any excavation on the erf, the construction of any roadways, paths and other garden features;
  - f) prohibiting or controlling the removal of any natural vegetation;
  - g) prohibiting or controlling the use of the D'MOSS area by domesticated animals where these, in the opinion of the Deputy Head: Environmental Planning and Climate Protection may have a significant impact (of example, but not limited to. hunting and overgrazing) on the environmental attributes of the D'MOSS area;
  - h) controlling any other aspects which the Deputy Head: Environmental Planning and Climate Protection considers to be necessary.
- 9.5.5 In any approval or any conditions as may be specified by the Municipality above, the applicant shall enjoy a right of appeal to the relevant Appeal Authority in terms of Provincial or National Planning legislation.

## 9.6. RENEWABLE ENERGY INSTALLATIONS

### (i) Intention of the Scheme

The Municipality, in considering proposals for the location Renewable Energy Installations, shall be mindful of the need for a reduction on the reliance on Fossil fuels as a National prerogative. The installation of Renewable Energy Installations shall be undertaken in such a manner that their impact upon the environment is minimized. The Renewable Energy Installation shall be as unobtrusive as possible thorough the choice of materials, colour, depth of silhouette and design which shall complement the aesthetics of the surrounding built and natural environment thereby minimizing the impact upon the environment.

An installation shall only be considered by the Municipality once all Environmental (in terms of National Environmental Management Act, Act 107 of 1998 and relevant Environmental Regulations) and Heritage approvals (in terms of KwaZulu-Natal Heritage Act, Act No 4 of 2008) are in place.

- (ii) Nothing in this scheme shall prohibit or restrict the following renewable energy installations provided that:

#### **For Freestanding Solar Water Heaters or Photovoltaic (PV) Installations**

- (a) A solar water heater or Photovoltaic installation located on an erf other than through the necessary plumbing and/or cabling, shall not exceed the maximum permitted Height of the zone where it is proposed to be erected. No Planning application is required other than a building plan application. Where an installation exceeds the maximum permitted Height of the zone concerned the Special Consent of the Municipality shall be required.
- (b) The location of the solar water heater or Photovoltaic installation must comply with all building lines, side space and rear space requirements of the relevant Scheme. Any encroachments will require an application to relax the building line, side space or rear space.

#### **For Wind Turbines**

- (a) All wind turbines, including a wind farm, shall be permitted only by a full Special Consent application.
- (b) The swept area of any standalone or attached wind turbine blade must be no more than 7.1 square metres (3 metres in diameter).
- (c) The distance between ground level and the lowest part of any free standing wind turbine blade must not be less than 3.5 metres.

- (d) The swept area of any free-standing wind turbine blade shall at no point extend over or beyond the boundary line of the site upon which it is to be erected.
- (e) No part of a wind turbine (including blades) may encroach into the building line, rear space or side space of a lot as determined by the Scheme. If an encroachment is anticipated this must be addressed in the Special Consent application.
- (f) Should a wind turbine exceed the height restrictions of the erf, the Special Consent application must address relaxing the height restrictions with respect to the wind turbine only.

	<b>SECTION 10: SCHEME AMENDMENTS</b>	
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- 1. 2021/2022 LUM Scheme Review adopted 30 June 2022**
- 2. 2022/2023 LUM Scheme Review adopted 13 July 2023**
- 3. 2023/2024 LUM Scheme Review adopted 28 June 2024**