



KWADUKUZA LOCAL MUNICIPALITY SCHEME

SEPTEMBER 2021





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SECTION 1: INTRODUCTION TO THE SCHEME

Preamble**1.0 NAME OF THE SCHEME**

- 1.1.1 This Scheme is to be termed the KwaDukuza Scheme.
- 1.1.2 It has been prepared in terms of Chapter 5 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) read with the KwaDukuza Municipality Spatial Planning and Land Use Management By-laws, (As amended and/or prevailing) (as amended) It includes the Traditional Council Areas formerly administered in terms of the KwaZulu Land Affairs Land Act, 1992 (Act No. 11 of 1992) and areas formerly administered in terms of the Natal Town Planning Ordinance, 1949 (Act No. 27 of 1949). (See Map x 1: Land Administration Areas).
- 1.1.3 It replaces all previous Town Planning Schemes prepared in terms of 47 (bis) of the Natal Town Planning Ordinance, 1949 (Act No. 27 of 1949) and any approved Schemes and or Layout Plans approved for areas governed under the KwaZulu Land Affairs Act, 1992 (Act No. 11 of 1992).

1.1 THE APPLICATION OF SCHEME

- 1.2.1 The Scheme applies to the whole area of the Municipality in accordance with the area depicted in the accompanying Scheme Map 01.1.
- 1.2.2 The area of the scheme has been determined by the Demarcation Board in terms of the Local Government: Municipal Demarcation Act, 1998 (Act No. 27 of 1998), and set out in Proclamation No. LG 98, 1995, published in the KwaZulu-Natal Provincial Gazette dated 14th March 1995.
- 1.2.3 The Scheme may temporarily not be applicable to the whole area of the municipality, if the boundary has been adjusted to incorporate an area or areas that are not covered by the scheme map because it previously formed part of another Municipality.

1.2 APPLICATION OF LAWS

- 1.3.1 The Scheme has been adopted by the Municipality in terms of Section 24 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) read with the KwaDukuza Municipality Spatial Planning and Land Use Management By-law, (As amended and/or prevailing).
- 1.3.2 The status of the Scheme is determined in terms of Section 26 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) and its relationship with the Municipality's Integrated Development Plan, including the Municipality's Spatial Development Framework.
- 1.3.3 The Scheme is binding on all persons and all organs of state in terms of Section 26 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) read with the KwaDukuza Municipality Spatial Planning and Land Use Management By-laws, (As amended and/or prevailing).

- 1.3.4 Activities for which an application for municipal planning approval is required in terms of the provisions of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) read with Section 47 of the KwaDukuza Municipality Spatial Planning and Land Use Management By-laws, (As amended and/or prevailing), an application for municipal planning approval is required for:
- a) the adoption of a land use scheme;
 - b) the amendment of a land use scheme;
 - c) a Municipality's consent in terms of a land use scheme;
 - d) the repeal of a land use scheme;
 - e) the development of land that is situated outside the area of a land use scheme, if the development constitutes an activity contemplated in Schedule 3;
 - f) the extension or replacement of a building on a property that is used for a purpose defined in Schedule 3, notwithstanding that municipal planning approval was not required at the time that the use of the original building for that purpose commenced;
 - g) the subdivision of a property;
 - h) township establishment;
 - i) the consolidation of properties;
 - j) the notarial tying of adjacent properties;
 - k) the extension of a sectional title scheme by the addition of land to common property in terms of section 26 of the Sectional Titles Act;
 - l) the permanent closure of a municipal road or a public place;
 - m) the removal, amendment or suspension of a restrictive condition of title or a servitude;
 - n) a material change to a Municipality's decision on an application for municipal planning approval;
 - o) the cancellation of a Municipality's decision on an application for municipal planning approval, except a decision to adopt or amend a land use scheme.
- 1.3.5 An application submitted in terms of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) read in conjunction with the KwaDukuza Municipality Spatial Planning and Land Use Management By-laws, (As amended and/or prevailing), may be combined and processed as one application.
- 1.3.6 A person whose rights are affected by a decision taken by a Municipal Planning Tribunal may appeal against that decision. Such an appeal must be submitted to the municipal manager in terms of Section 51 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) and Chapter 6 of the KwaDukuza Municipality Spatial Planning and Land Use Management By-laws, (As amended and/or prevailing).
- 1.3.7 The Municipality must enforce the Scheme in terms of Section 32 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013).
- 1.3.8 Compensation may be payable by the Municipality in terms of Chapter 8 of the KwaDukuza Municipality Spatial Planning and Land Use Management By-law ((As amended and/or prevailing)).
- 1.3.9 All persons must be given unrestricted access to the following records upon a written request in terms of Chapter 11 of the KwaDukuza Municipality Spatial Planning and Land Use Management By-law ((As amended and/or prevailing)).
- 1.3.10 A landowner or a person who acts with the written consent of the land owner may apply to the Municipality an application which shall be submitted in terms of the following procedure for municipal planning approval in terms of Chapter 4 Section 54 of the KwaDukuza Municipality Spatial Planning and Land Use Management By-law ((As amended and/or prevailing)):

- a) The procedure in Schedule 4 must be followed for all applications for municipal planning approval, except for the erection of a dwelling house on land declared by the Municipality as land for the settlement of indigent households in an unstructured manner contemplated in section 124(1).
- b) The provisions of Schedule 5 apply, if public consultation is required as contemplated in item 11(1) of Schedule 4.
- c) An application for an amendment to an application for municipal planning approval prior to notice of a Municipal Planning Approval Authority's decision must follow the process in item 1 of Schedule 6.
- d) The procedure in Schedule 7 must be followed for an application for municipal planning approval for the erection of a dwelling house on land declared by the Municipality as land for the settlement of indigent households in an unstructured manner contemplated in section 124(1).
- e) The provisions of subsections (1) to (3) and sections 55 to 73 do not apply to an application for municipal planning approval for the erection of a dwelling house on land declared by the Municipality as land for the settlement of indigent households in an unstructured manner.

1.4 THE INTERRELATIONSHIP OF PLANS

- 1.4.1 The Scheme shall reflect and be aligned to the strategic intentions of the Spatial Development Framework as part of the Integrated Development Plan completed and adopted by the KwaDukuza Municipality in terms of Chapter 5, Sections 26 and 27 of the Municipal Systems Act, 2000 (Act No. 32 of 2000) as amended.

1.5 EFFECTIVE DATE

- 1.5.1 The **effective date** of the Scheme is the **1st September 2021** as per Council Resolution No. C: 1352 as per the date determined by Council, which is the date of the approval of the resolution of the Municipality to prepare a Scheme for the KwaDukuza Municipality. The **date of adoption** of the Scheme is the 26 August 2021 and Council adopts any provision of this Scheme in terms of:
 - a) Chapter 5 Section 26 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) read with;
 - b) Chapter 3 Section 41 of the KwaDukuza Municipality Spatial Planning and Land Use Management By-law ((As amended and/or prevailing)).

The KwaDukuza Local Council, hereinafter referred to as the Council, shall be the authority, responsible for enforcing and carrying into effect the provisions of the Scheme which comprise of the Clauses of the Scheme document and the Maps indicated in Table 1 below.

Map Sheet AA depicts the zoning for the entire KwaDukuza Local Municipality and is at a scale of 1:45,000. The Map Sheets numbered 1 to 34 on Table 1 depict the zones and reservations of land to which reference is made in the Tables in Section 2 of this document and in respect of which the clauses contained therein shall apply.

1.6 DATE OF ADOPTION

- 1.6.1 The date of adoption is 26 August 2021 which Council adopts the provisions of this Scheme or any amendments thereto in terms of the provisions of Chapter 5 Section 24 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) read with Chapter 3 Section 43 of the KwaDukuza Municipality Spatial Planning and Land Use Management By-law ((As amended and/or prevailing)).

1.7 PLANNING AUTHORITY

- 1.7.1 The KwaDukuza Local Municipality, hereinafter referred to as the “Municipality”, shall be the authority responsible for implementing, amending, reviewing and enforcing the provisions of this Scheme.

1.8 SCHEME MAP

- 1.8.1 The Scheme Maps shall comprise the set of cadastral plans, which are listed in the Table below.
- 1.8.2 Sheet 1 (Drawing No. KDM 01.1) and Sheets 2 -19 (Drawings No. KDM 02.1) through to KDM 34.1), which depict the zones to which reference is made in the Tables in Section 2 of these Clauses and in respect of which the clauses contained therein shall apply.

Table 1: Scheme Maps

AREA	DRAWING N ^o	SCALE	DATE
Municipal Area	KDM 01.1	1: 45,000	September 2021
Darnall	KDM 02.1	1:2,500	September 2021
Zamani Township	KDM 03.1	1:2,000	September 2021
Zinkwazi	KDM 04.1	1:2,000	September 2021
Stanger CBD	KDM 05.1	1:2,500	September 2021
Stanger Manor	KDM 06.1	1:2,500	September 2021
Shakaville	KDM 07.1	1:2,500	September 2021
Ocean View	KDM 08.1	1:2,500	September 2021
Stanger Heights	KDM 09.1	1:2,000	September 2021
Prince's Grant	KDM 07.1	1:5,000	September 2021
Groutville	KDM 08.1	1:5,000	September 2021
Glenhills	KDM 10.1	1:2,500	September 2021
Glendow	KDM 11.1	1:2,500	September 2021
Groutville Hangoes	KDM 12.1	1:2,500	September 2021
Ntshaweni	KDM 13.1	1:3,000	September 2021
Groutville Lloyds	KDM 14.1	1:2,000	September 2021
Groutville Mission	DDM 15.1	1:2,500	September 2021
Groutville Malende	KDM 16.1	1:2,500	September 2021
Groutville Dube Village	KDM 17.1	1:2,000	September 2021
Groutville Dube Ten Acres	KDM 18.1	1:2,000	September 2021
Groutville Dube Thembeni	KDM 19.1	1:2,000	September 2021
Charlottedale	KDM 20.1	1:2,000	September 2021

AREA	DRAWING N°	SCALE	DATE
Etete Velani Township	KDM 21.1	1:2,000	September 2021
Nkobongo	KDM 22.1	1:2,500	September 2021
Shakaskraal	KDM 23.1	1:2,500	September 2021
Umhlali	KDM 24.1	1:3,000	September 2021
Shakahead	KDM 25.1	1:3,000	September 2021
Ballito Business Park	KDM 26.1	1:3,000	September 2021
Zimbali	KDM 27.1	1:3,000	September 2021
Ballito	KDM 28.1	1:3,000	September 2021
Salt Rock	KDM 29.1	1:3,000	September 2021
Sheffield Beach	KDM 30.1	1:3,000	September 2021
Tinley Manor Beach	KDM 31.1	1:2,000	September 2021
Blythedale Beach	KDM 32.1	1:2,500	September 2021
Princes Grant	KDM 33.1	1:2,500	September 2021
Mdlebeni	KDM 34.1	1:2,500	September 2021

1.9 INSPECTION OF THE SCHEME

- 1.9.1 The KwaDukuza Municipality shall allow any person to inspect the Scheme at any reasonable time. A Register of all amendments to the Scheme shall be kept by the Municipality and shall be available for inspection by any person at any reasonable time.

1.10 AMENDMENTS TO THE SCHEME

- 1.10.1 If the KwaDukuza Municipality desires to amend any of the provisions of the Scheme, it shall follow the prescribed procedure set out in Chapter 5 Section 28 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013) read with the provisions of the KwaDukuza Municipality Spatial Planning and Land Use Management By-law.

- 1.11 The Purpose, Principles, Objectives, Content and Legal Status of the Scheme

1.11.1 Purpose

The purpose of this Scheme is to guide and manage development in the Local Municipality according to the vision, strategies and policies of the Integrated Development Plan and associated Spatial Development Framework and in the interest of the public to promote sustainable development and quality of life.

The Policy also provides a management tool for other interests such as health, transport, environment, finance and infrastructure.

1.11.2 Principles

This scheme is underpinned by the following principle namely:

- a) The recognition that rural and urban, formal and informal land use development needs to be managed within a sustainable development framework;
- b) The creation of a statutory framework for land use management and development control;
- c) The interrelationship of the strategic intentions of the SDF to the implementation of land use management and development ;
- d) The active promotion of the principles of compact urban form;
- e) To recognise the inter-linkages of the rural and urban components of the area;
- f) The promotion of efficient and integrated land use development practices;
- g) The integration of social economic environmental, institutional and spatial aspects of land use development;
- h) The optimal proximity of residential and economic /employment opportunities;
- i) The provision and encouragement of a diverse mix of land uses in appropriate locations;
- j) The encouragement of the participation of members of communities in land use development; and
- k) The protection of the natural resource base whilst promoting optimal sustainable land use and development in the KwaDukuza Local Area,

and thus align the scheme with Chapter 2 Section 7 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013).

1.11.3 Scheme Objectives

The objectives of the scheme are:

- a) To align the strategic intentions of the Spatial Development Framework scheme with the Scheme;
- b) To translate the vision of the SDF into Statements of Intent for zones;
- c) To create a legal framework for urban and rural development;
- d) To provide land use and zones that support development corridors and mixed use nodes;
- e) To allow land uses in appropriate locations to promote mixed use and compact development;
- f) To protect and promote optimal amenity through the creation of complementary land uses in proximity to one another;
- g) To provide guidance regarding the location and management of land uses that have negative impact on adjacent land uses;
- h) To ensure that appropriate land uses, zones and overlays are created to address principles of environmental sustainability;
- i) To provide zones and land uses aligned to the outcomes of the KwaDukuza Coastal Management Plan; and
- j) To create land use zones that will allow strategic and future development, and thus align the scheme with Section 3 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013).

1.11.4 Contents

The Scheme comprises a map and associated text. The Scheme Maps show (at a scale of 1: 45 000) the area to which the Scheme applies and provides a colour legend and different Land Use Zones, which accommodate various categories of buildings and land uses.

1.11.5 Legal Status

This Scheme is a statutory document upon approval and is binding on all members of the KwaDukuza Local Municipality and all organs of state; in compliance with and Chapter 5 Section 26 of the Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013).

SECTION 2: USE ZONES – BUILDING AND LAND USE PARAMETERS

RESIDENTIAL

2.1. RESIDENTIAL ONLY DETACHED (RODE)



STATEMENT OF INTENT




This zone permits the development of primarily detached dwelling units, but does permit multi-family dwellings; and a limited number of compatible uses maybe allowed, provided they do not have a disruptive impact on the surrounding neighbourhood amenity.







ZONE COLOUR AND SCHEME NOTATION




Fill: Acid Yellow
R 255, G 255, and B 000

2.1.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM ERF SIZE (M ²)	FAR/ DENSITY	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
RODE 1(a)	N/A	11 du/ha	25%	2	N/A	N/A	N/A	18 m 4 m for Hatchet and Cul-de-sacs		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R 2000, G, and B 000 Hatch: Seville Orange R255, G192, B000
RODE 1(b)	N/A	15 du/ha	35%	3	N/A	N/A	N/A	18 m 4 m for Hatchet and Cul-de-sacs		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R 000, G 000, and B 000 Hatch: Red R255, G000, B000
RODE 1(c)	N/A	25 du/ha	25% for single dwelling 60% MDH	2 for single dwelling 3	N/A	N/A	N/A	18 m 4 m for Hatchet and Cul-de-sacs		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R000, G000, B000 Diagonal Hatch: Amethyst R 197, G 000, and B 255

RODE 1(d)	N/A		25 for single dwelling *30 du/ha for MDH	2 for single dwelling *3 for MDH	N/A	N/A	N/A	18 m 4 m for Hatchet and Cul-de-sacs		Fill: Acid Yellow R 255, G 255, and B 000 Border: R000, G000, B000 Cross Hatch: Blue R 000, G 112, and B 255
RODE 2	450	0.60	75%	2	3 m	1.5 m	1.5 m	12 m 4 m for Hatchet and Cul-de-sac		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R000, G000, and B000 Diagonal Hatch: Dusk Coral R 200, G 130, and B 130
RODE 3	1 100	0.50	35%	2	7.5 m	2.5 m 4.5 m for MDH	2.5 m 4.5 m for MDH	18 m 3 m for Hatchet and Cul-de-sac		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R000, G000, and B000 Diagonal Brick Hatch: Tarragon Green R 112, G 168, and B 000
RODE 4	250	1.50	75%	2 3 for PG	2 m	2m	2.0 m	10 m 4 m for Hatchet and Cul-de-Sacs		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R000, G000, and B000 Diagonal Hatch: Tourmaline Green R 000, G 255, and B 197
RODE 5	900	1.00	50%	2	7.5 m	2m	2.0 m	18 m 4 m for Hatchet and Cul-de-sac		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R000, G000, and B000 Hatch: Fuchsia Pink R 255, G 115, and B 223
RODE 6	900	0.35	30%	2	7.5 m	2.0 m	2.0 m	18 m 4m for Hatchet and Cul-de-sac		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R 000, G 000, and B 000

RODE 7	250	0.8	70%	2	2.0 m	1.5 m	1.5 m	4 m		Fill: Acid Yellow R 255, G 255, and B 000 Border: Black R000, G000, B000 Hatch: Yogo Blue R 115, G 178, and B 255
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2.1.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	RODE 1(a)	RODE 1(b)	RODE 1(c)	RODE 1(d)	RODE 2 and 3	RODE 4, 5 and 6	RODE 7
FREELY PERMITTED	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Private Open Space Private Recreational Area Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Maintenance Building 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Medium Density Housing Residential Building 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Private Open Space Private Recreational Area Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Maintenance Building 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Bed and Breakfast Establishment Dwelling House Medium Density Housing Residential Building 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Private Open Space Private Recreational Area Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Maintenance Building 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Medium Density Housing Residential Building 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Private Open Space Private Recreational Area Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Maintenance Building 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Medium Density Housing Residential Building 			
CONSENT	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Building Urban Agriculture 5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship Institution 	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Building Urban Agriculture 5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship 	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Building Urban Agriculture 5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship 	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Building Urban Agriculture 5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship 	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Building Agricultural Industry Agricultural Land 5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship 		5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction Place of Worship

BUILDING AND LAND USE CATEGORY	RODE 1(a)	RODE 1(b)	RODE 1(c)	RODE 1(d)	RODE 2 and 3	RODE 4, 5 and 6	RODE 7
	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 		5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts And Craft Workshop Garden Nursery Home Business Personal Service Outlet Tea Garden 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts And Craft Workshop Garden Nursery Home Business Personal Service Outlet Tea Garden 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts And Craft Workshop Garden Nursery Home Business Personal Service Outlet Tea Garden 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts And Craft Workshop Garden Nursery Home Business Personal Service Outlet Tea Garden 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts And Craft Workshop Home Business Offices, Medical Offices, Professional Personal Services Outlet Restaurant 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts And Craft Workshop Garden Nursery Home Business Offices, Medical Offices, Professional Personal Service Outlet Restaurant Tavern Tea Garden Tuck Shop 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts And Craft Workshop Garden Nursery Home Business Offices, Medical Offices, Professional Personal Service Outlet Tavern Tuck Shop
	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Bed And Breakfast Establishment Boarding House Child Minding Facility Crèche Day Care Centre Guest House 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Bed And Breakfast Establishment Boarding House Child Minding Facility Crèche Day Care Centre Guest House 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Bed And Breakfast Establishment Boarding House Child Minding Facility Crèche Day Care Centre Guest House 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Bed And Breakfast Establishment Boarding House Child Minding Facility Crèche Day Care Centre Guest House 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Bed And Breakfast Establishment Boarding House Child Minding Facility Crèche Guest House Medium Density Housing 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Bed And Breakfast Establishment Boarding House Child Minding Facility Crèche Day Care Facility Guest House Medium Density Housing 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Bed And Breakfast Establishment Boarding House Child Minding Facility Day Care Facility
	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS

BUILDING AND LAND USE CATEGORY	RODE 1(a)	RODE 1(b)	RODE 1(c)	RODE 1(d)	RODE 2 and 3	RODE 4, 5 and 6	RODE 7
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table						

2.1.3. ADDITIONAL CONTROLS

- 2.1.3.1 In respect of RODE 4, Prince's Grant shall have no FAR applicable, a height of 3 storeys and are not subject to building lines.
- 2.1.3.2 Where the lot is used exclusively for Medium Density Housing purposes, the minimum lot area shall be 1800m² and the maximum number of units shall not exceed a density of 30 dwelling units per hectare.
- 2.1.3.3 The maximum height shall not exceed 8m measured from the highest point of the natural ground level to the highest point of the roof.
- 2.1.3.4 The following controls shall apply to sites with a gradient exceeding 1:4, where more than 40% of the site is 1:4 and steeper OR where the dwelling footprint is proposed only on the portion of the site with a gradient of 1:4 and steeper:
- a) The maximum number of storeys is 3;
 - b) The coverage is 50%;
 - c) The F.A.R is 0.75.
- 2.1.3.6 An outbuilding may be permitted on a RODE Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.1.3.7 Accommodation for staff (including ablution facility, kitchenette and one bedroom) may be permitted on a RODE Zone and shall be restricted to 30 square metres.
- 2.1.3.8 With respect to Zimbali, decks shall not constitute coverage.
- 2.1.3.9 The Municipality may permit the erection of an additional self-contained residential unit on any site of 650 square metres or more with the following controls:
- a) Such self-contained residential unit shall comprise not more than two bedrooms, a combined lounge and dining room, a kitchen, a bathroom and a toilet.
 - b) The total floor area shall not exceed 90m².
 - c) The self-contained unit is to be architecturally compatible with the main dwelling house.
 - d) The self-contained unit shall be accessed by the same public street or road, which serves the main dwelling house, unless the applicant can demonstrate that exceptional circumstances exist to prevent such shared access.
- 2.1.3.10 A pitched roof capable of containing a habitable room and any other type or style of roof, which is capable of, or contains, or supports any rooms, structures or features over and above those mentioned in Section 5 (Storey definition) below and which the Local Municipality considers habitable shall not count as a storey.
- 2.1.3.11 In respect of RODE zones a Basement means the lowest part of any building, which part is constructed with more than 50 % of its volume below the natural ground level. A Basement is a non-habitable storey. The basement may include an entrance hall limited to 30m²; storage; garage; lifts; stairs; and facilities for the servicing and maintenance of the building.

- 2.1.3.12 In respect of a Home Business, a Municipality may stipulate –
- a) That the home business shall be conducted by the owner of the property, who shall be also be resident therein;
 - b) Under what circumstances the activity may be operated by a person other than the owner;
 - c) a maximum number of vehicles permitted on the premises at any one time;
 - d) The maximum weight of vehicles;
 - e) The location of parking;
 - f) The amount of parking;
 - g) The maximum number of non-resident employees;
 - h) The maximum noise level above the prevailing noise level in the surrounding area;
 - i) hours of operation;
 - j) A maximum floor area of 30 square metres for any office or home business.
 - k) That the activity shall not be such as to impose a greater load on any public utility service than that which is ordinarily required by other uses permitted in the area;
 - l) That the activity shall not detrimentally affect the amenity of the surrounding area through the emission of ash, dust, fumes, grit, noise, oil, smell, smoke, soot, steam, vapour, vibration and waste products;
 - m) Controls for signs; and,
 - n) The activities and occupations that are specifically excluded from this zone.
 - o) Any other conditions it may deem necessary to impose.
- 2.1.3.13 All landscaping shall be to the discretion of the Municipality.
- 2.1.3.14 Accommodation for motor vehicles is to be provided on the Erf as per Section 6 Parking Norms and Standards.
- 2.1.3.15 Subject to the provision of a sewerage disposal system to the satisfaction of the Water Services Authority.
- 2.1.3.16 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.1.3.17 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration.
- 2.1.3.18 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.2. RESIDENTIAL ONLY MEDIUM DENSITY (ROMD)



STATEMENT OF INTENT



A zone that is intended to facilitate the development of attached and detached dwelling units as part of a larger planned residential development.




ZONE COLOUR AND SCHEME NOTATION



Fill: Light Orange
R 255, G 153, and B 000
Border: Black
R 000, G 000, and B 000

2.2.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
ROMD 1	900	1.2	60%	2	7.5m	2 m	2 m	16 m 4 m for Hatchet and Cul-de-sac		Fill: Light Orange R 255, G 153, and B 000 Border: Black R 000, G 000, and B 000
ROMD 2	1800	N/A	35%	2	7.5m	4.5 m	4.5m	18 m 4 m for Hatchet and Cul-de-sac		Fill: Light Orange R 255, G 153, and B 000 Border: Black R 000, G 000, and B 000 Wave Hatch: Black R000, G000, B000

ROMD 2(a)	10000 350 Curtilage	0.35 per curtilage	40% per curtilage	2	7.5m (Outer boundary)	4.5 m (Outer boundary)	4.5m (Outer boundary)	18 m 4 m for Hatchet and Cul-de-sac		<p>Fill: Light Orange R 255, G 153, and B 000</p> <p>Border: Black R 000, G 000, and B 000</p> <p>Hatch line: White R255, G255, B255,</p>
ROMD 3	2000	20 du/ha	30%	2	7.5	4.5 m	4.5 m	18 m 4 m for Hatchet and Cul-de-sac		<p>Fill: Light Orange R 255, G 153, and B 000</p> <p>Border: Black R 000, G 000, and B 000</p> <p>Cross Hatch: White R255, G255, B255</p>
ROMD 4	10,000	0.25	40%	2	7.5	4.5m	4.5	18 m 4 m for Hatchet and Cul-de-sac		<p>Fill: Light Orange R 255, G 153, and B 000</p> <p>Border: Black R 000, G 000, and B 000</p> <p>Hatch diagonal: R148, G54, B52</p>

2.2.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	ROMD 1	ROMD 2	ROMD 3 and 4
FREELY PERMITTED	<p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> Dwelling House Extended Residential Building 	<p>5.2.3 ENVIROMENTAL AND RECREATION</p> <ul style="list-style-type: none"> Conservation Area <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Laundrette (Restricted to use by the occupants of the premises concerned) Office, General (Restricted to sales) <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> Dwelling House Group Housing Medium Density Housing 	<p>5.2.3 ENVIROMENTAL AND RECREATION</p> <ul style="list-style-type: none"> Conservation Area Private Recreational Area <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> Dwelling House Medium Density Housing
CONSENT	<p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Garden Nursery Home Business Office, Medical Office, Professional Personal Service Outlet Tuck shop <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> Bed And Breakfast Establishment Boarding House Boutique Hotel Crèche Guest House <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> BTTS 	<p>5.2.2 CIVIC AND SOCIAL / ADMINISTRATIVE</p> <ul style="list-style-type: none"> Education Building Institution Place of Worship <p>5.2.3 ENVIROMENTAL AND RECREATION</p> <ul style="list-style-type: none"> Recreational Building <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Garden Nursery Home Business Office, Medical Office, Professional Personal Service Outlet Tea Garden <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> Bed And Breakfast Establishment Boarding House Boutique Hotel Crèche Day Care centre Guest House Residential Building <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> BTTS 	<p>5.2.2 CIVIC AND SOCIAL / ADMINISTRATIVE</p> <ul style="list-style-type: none"> Education Building Institution Place of Worship <p>5.2.3 ENVIROMENTAL AND RECREATION</p> <ul style="list-style-type: none"> Recreational Building <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Garden Nursery Home Business Laundrette (Restricted To Use By The Occupants Of The Premises Concerned) Office, Medical Office, Professional Office, Public Personal Service Outlet Tea Garden <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> Bed And Breakfast Establishment Boarding House Boutique Hotel Crèche Day Care Facility Extended Residential Building Guest House <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> BTTS
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table		

2.2.3 ADDITIONAL CONTROLS

- 2.2.3.1. The requirements for medium density housing that shall apply and the density shall be limited to 30 dwelling units per hectare.
- 2.2.3.2. Provision to be made for landscaping and maintaining the grounds to the satisfaction of the Local 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.
- 2.2.3.3. In respect of Erven 1426-1428 and Lots 325 and 326 Ballito the following shall apply:
- a) Minimum lot area: 1 Hectare and 650 square metres per mini sub- division;
 - b) Accommodation for motor vehicles to be provided at a rate of 2,5 per dwelling unit;
 - c) Subject to the provision of sewage disposal system to the satisfaction of the Municipality.
- 2.2.3.4. In respect of Lot 2304 Shakas Rock, the following is applicable:
- a) A height of 4 stories will be permitted;
 - b) A Conservation Area is Freely permitted;
 - c) A Beach Facility can be considered as a Consent use; and,
 - d) Provision to be made for landscaping and maintaining the grounds to the satisfaction of the Municipality and not less than 25% of the site shall be set aside as a garden and play area, which must be free of parking and driveways.
- 2.2.3.5. In respect of Lot 659 Shaka's Rock, the following must be considered:
- a) A height of 3 stories will be permitted but is restricted to a maximum of 75% of the floor area of the second storey of the building or buildings; and
 - b) The density shall be limited to 25 du/ha.
- 2.2.3.6. In respect of Portion 8 of Erf 260 KwaDukuza – the following must be considered in terms of resolution C179/EDP19.
- 2.2.3.7. In respect of Erf 101 Shaka's Rock, the density is limited to 15 Du/hectare.
- 2.2.3.8. In respect of Seaward Estate on erven zoned ROMD2(a) an additional FAR of 0.5 may be considered by Council under exceptional circumstance subject to receiving favourable comments by the HOA confirming that the design and appearance of the building are as per the design guidelines of the estate.
- 2.2.3.9. All landscaping shall be to the discretion of the Municipality.
- 2.2.3.10. In respect of ROMD zones a Basement means the lowest part of any building, which part is constructed with more than 50 % of its volume below the natural ground level. A Basement is a non-habitable storey. The basement may include an entrance hall limited to 30m²; storage; garage; lifts; stairs; and facilities for the servicing and maintenance of the building.
- 2.2.3.11. Accommodation for motor vehicles is to be provided on the Erf as per Section 6 Parking Norms and Standards.

- 2.2.3.12. Subject to the provision of a sewerage disposal system to the satisfaction of the Water Services Authority.
- 2.2.3.13. In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.2.3.14. An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.2.3.15. Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration.
- 2.2.3.16. A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme

2.3. RESIDENTIAL ONLY HIGH DENSITY (ROHD)



STATEMENT OF INTENT





A zone that is intended to facilitate the development of multi-unit residential units for a wide range of residential accommodation at a high density; together with a mix of activities to cater for broader community needs


ZONE COLOUR AND SCHEME NOTATION



Fill: Light Brown
R 197, G 104, and B 011
Border: Black
R 000, G 000, and B 000

2.3.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
ROHD 1	1,800	0,35 0,75 for Hotel	30% 40% for hotel	6	9.0 m	4.5 m	4.5 m	21 m 9 m for Hatchet and Cul-de-sacs		Fill: Light Brown R 197, G 104, and B 011 Border: Black R 000, G 000, and B 000
ROHD 2	1800	0,40 0,75 for Hotel	30% 40% for Hotel	3 6 for Hotels	9.0 m	4.5 m	4.5 m	21 m 9 m for Hatchet ways and Cul-de-sacs		Fill: Light Brown R 197, G 104, and B 011 Border: Black R 000, G 000, and B 000 horizontal Hatch: Black R000, G000, and B000
ROHD 3	1800	1.8	60%	3	9.0 m	4.5 m	4.5 m	21 m 9 m for Hatchet ways and Cul-de-sacs		Fill: Light Brown R 197, G 104, and B 011 Border: Black R 000, G 000, and B 000 Diagonal Hatch: Red R255, G000, and B000
ROHD 4	1800	2	70%	6	9.0 m	4.5 m	4.5 m	21 m 9 m for Hatchet ways and Cul-de-sacs		Fill: Light Brown R 197, G 104, and B 011 Border: Black R 000, G 000, and B 000 Diagonal Hatch: Yellow R 255, G 255 and B 000

ROHD 5	n/a	35 du/ha	75%	3	n/a	n/a	n/a	21 m 9 m for Hatchet ways and Cul-de-sacs		<p>Fill: Light Brown R 197, G 104, and B 011</p> <p>Border: Black R 000, G 000, and B 000</p> <p>Cross Hatch: Yellow R 255, G 255, and B 000</p>
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2.3.2 LAND USE CATEGORIES

BUILDINGS AND LAND USE CATEGORY	ROHD 1, 2, 3 and 4	ROHD 5	
FREELY PERMITTED	<p>5.2.3 ENVIROMENT AND RECREATION</p> <ul style="list-style-type: none"> • Conservation Area • Private Open Space (Restricted to use by the residents of the residential building or Medium Density Housing site) • Private Recreational Area • Recreational Building (Restricted to the residents of the residential building or Medium Density Housing site.) <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Launderette <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> • Dwelling House • Medium Density Housing • Residential Building 	<p>5.2.3 ENVIROMENT AND RECREATION</p> <ul style="list-style-type: none"> • Conservation Area • Private Recreational Area • Recreational Building <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Conference Centre • Launderette <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> • Dwelling House • Hotel • Medium Density Housing • Residential Building (Accommodation to hotel development) 	
CONSENT	<p>5.2.1 AGRICULTURE</p> <ul style="list-style-type: none"> • Agricultural Building <p>5.2.2 CIVIC AND SOCIAL / ADMINISTRATIVE</p> <ul style="list-style-type: none"> • Educational Building • Institution • Place of Assembly • Place of Worship <p>5.2.3 ENVIROMENT AND RECREATION</p> <ul style="list-style-type: none"> • Beach Amenity Facility • Boat Jetty 	<p>5.2.2 CIVIC AND SOCIAL / ADMINISTRATIVE</p> <ul style="list-style-type: none"> • Place of Worship <p>5.2.3 ENVIROMENT AND RECREATION</p> <ul style="list-style-type: none"> • Beach Amenity Facility • Boat Jetty 	

BUILDINGS AND LAND USE CATEGORY	ROHD 1, 2, 3 and 4	ROHD 5	
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Conference Centre (As part of a Hotel, Guest House or Lodge) Garden Nursery Home Business Personal Services Outlet Office, Medical Office, Professional Restaurant (Other than as ancillary to a hotel) Shop (Limited to 200m² on the ground floor) Tea Garden 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Creche Extended Residential Building Hotel 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Tea Garden 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Creche 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.3.3 ADDITIONAL CONTROLS

2.3.3.1 In respect of the ROHD 1 zone, Umhlali shall have no FAR restriction.

2.3.3.2 In respect of ROHD1, Erf 900, Salt Rock the following shall apply:

- a) The use of a Hotel shall be freely permitted
- b) Erf 900 shall have no FAR restriction.

2.3.3.3 In respect of ROHD 3, Lot 518 Newtown shall be restricted to 2 storeys and limited to 8 units.

2.3.3.4 Provision is to be made for landscaping and maintaining the grounds to the satisfaction of the Local 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.

2.3.3.5 In respect of ROHD 1 where the lot is used exclusively for Medium Density Housing the following requirement shall apply:

- a) The density shall be limited to 30 dwelling units per hectare.
- b) Maximum coverage may be increased to 35%.
- c) On Lots that measure 1800m² the FAR shall be 0.35.
- d) On Lots greater than 1800m², the FAR increases at an incremental rate of 0.0049 per 100m² of increment in lot area to a maximum of 70 for lot of 9000sqm and over in area.

- 2.3.3.6 In respect of ROHD 2 where the lot is used exclusively for Medium Density Housing the following requirement shall apply:
- a) The density shall be limited to 30 dwelling units per hectare.
 - b) Maximum coverage may be increased to 35%.
 - c) On Lots that measure 1800m² the FAR shall be 0.35.
 - d) On Lots greater than 1800m², the FAR increases at an incremental rate of 0.003 per 100m² of increment in lot area to a maximum of 0.5 for lot of 6850sqm and over in area.
- 2.3.3.7 In respect of the Rocky Park Integrated Housing Development, the parking requirements shall be 1,1 parking bay or space per dwelling unit.
- 2.3.3.8 All landscaping shall be to the discretion of the Municipality.
- 2.3.3.9 Accommodation for motor vehicles is to be provided on the Erf as per Section 6 Parking Norms and Standards.
- 2.3.3.10 Subject to the provision of a sewerage disposal system to the satisfaction of the Water Services Authority.
- 2.3.3.11 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.3.3.12 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.3.3.13 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.3.3.14 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

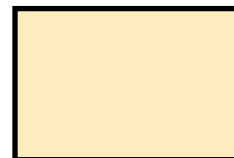
2.6. RESIDENTIAL SMALLHOLDINGS (RSMH)



STATEMENT OF INTENT

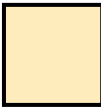

A zone that contains residential smallholdings and that sets aside land for low-density housing and related urban-scale agriculture where the number and magnitude of ancillary land use types is of the kind related to daily employment and service needs.

ZONE COLOUR AND SCHEME NOTATION



Fill: Yellowish Beige
R 255, G 236, and B 188
Border: Black
R 000, G 000, and B 000

2.6.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
RSMH 1	3,000	0.2	15%	2	7.5 m	2.0 m	2.0 m	21 m		Fill: Yellowish Beige R 255, G 236 and B 180 Border: Black R 000, G 000, and B 000
RSMH 2	10,000	0.35	30%	2	9.0 m	4.5 m	4.5 m	21 m		Fill: Yellow Beige R 255, G 236 and B 180 Border: Black R 000, G 000, B 000 Horizontal Hatch: Black R000, G000, and B000

2.6.2 LAND USE CATEGORIES

BUILDINGS AND LAND USE CATEGORY	RSMH 1 and 2		
FREELY PERMITTED	5.2.1 AGRICULTURE <ul style="list-style-type: none"> • Agricultural Building • Agricultural Land • Community Garden • Market Gardening • Small Scale Agriculture • Urban Agriculture 5.2.2 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> • Conservancy • Private Recreational Area 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Dwelling House 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • Borehole 		
CONSENT	5.2.1 AGRICULTURE <ul style="list-style-type: none"> • Agricultural Industry 5.2.2 CIVIC AND SOCIAL <ul style="list-style-type: none"> • Institution • Place of Instruction • Place of Worship 5.2.3 COMMERCIAL <ul style="list-style-type: none"> • Home Business 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Bed and Breakfast Facility • Country House • Crèche • Day Care Centre • Guest House 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • Waste Water Package Plant • BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.6.3 ADDITIONAL CONTROLS

- 2.6.3.1 All landscaping shall be to the discretion of the Municipality.
- 2.6.3.2 Accommodation for motor vehicles is to be provided on the Erf as per Section 6 Parking Norms and Standards.
- 2.6.3.3 Subject to the provision of a sewerage disposal system to the satisfaction of the Water Services Authority.
- 2.6.3.4 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and

the proposal for such must be accompanied by written consent from the municipal Traffic Department.

- 2.6.3.5 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.6.3.6 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration.
- 2.6.3.7 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

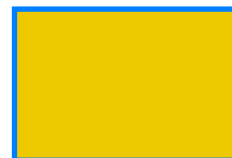
2.7. HOTEL (RHOT)



STATEMENT OF INTENT



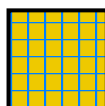
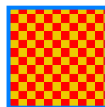
A zone that makes provision for holiday accommodation, including a licensed hotel, and includes a range of related facilities such as conference centre, recreational facilities, shop and Laundromat for the exclusive use of the guests, public lounge, restaurant and bar areas. The provision of parking is an important factor as is the noise generated from the public areas.

ZONE COLOUR AND SCHEME NOTATION



Fill: Gold
R 238, G 201 and B 000
Border: Blue
R 000, G 128, B 255

2.7.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
RHOT1	3,600	1.0	60%	8	7,5 m	4.5 m	4.5 m	21 m		Fill: Gold R 238, G 201 and B 000 Border: Blue R 000, G 128, and B 255
RHOT 2	1,800	0.45	40%	2	7.5 m	2.0 m	2.0 m	18 m 4 m for Hatchet and Cul de sac		Fill: Gold R 238, G 201 and B 000 Border: Black R 000, G 000, B 000 Hatch horizontal: Blue R 000, G 128, and B 255
RHOT 3	10,000	0.15	10%	2	7.5 m	2.0 m	2.0 m	N/A		Fill: Gold R 238, G 201 and B 000 Border: Blue R 000, G 128, B 255 Cross Hatch: Blue R 000, G 128, and B 255
RHOT4	10,000	0.75	50%	2	7.5 m	2.0 m	2.0 m	N/A		Fill: Gold R 238, G 201 and B 000 Border: Red R 000, G 128, B 255 Checker Board Hatch: Red R 255, G 000, and B000

2.7.2 LAND USE CONTROLS

BUILDING AND LAND USES CATEGORY	RHOT 1	RHOT 2 and 4	RHOT 3
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL <ul style="list-style-type: none"> Place of Assembly 5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> Recreational Building Private Recreational Area 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Personal service outlets Place of Public Amusement Tea Garden 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Backpackers/Hostel Bed and Breakfast Facility Boarding House Boutique Hotel Guest House Hotel Lodge 	5.2.2 CIVIC AND SOCIAL <ul style="list-style-type: none"> Place of Assembly 5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> Recreational Building Private Recreational Area 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Personal service outlets Place of Public Amusement Tea Garden 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Backpackers/Hostel Bed and Breakfast Facility Boarding House Boutique Hotel Guest House Hotel Lodge 	5.2.2 CIVIC AND SOCIAL <ul style="list-style-type: none"> Place of Assembly 5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> Recreational Building Private Recreational Area 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Personal service outlets Place of Public Amusement Tea Garden 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Backpackers/Hostel Bed and Breakfast Facility Boarding House Boutique Hotel Guest House Hotel Lodge
CONSENT	5.2.2 CIVIC AND SOCIAL <ul style="list-style-type: none"> Place of Instruction 5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Parking Garage 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Chalet Development Dwelling House Medium Density Housing 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> Municipal Services BTTS 	5.2.2 CIVIC AND SOCIAL <ul style="list-style-type: none"> Place of Instruction 5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Parking Garage 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Chalet Development Dwelling House Medium Density Housing 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> Municipal Services BTTS 	5.2.2 CIVIC AND SOCIAL <ul style="list-style-type: none"> Place of Instruction 5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Parking Garage 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Chalet Development Dwelling House Medium Density Housing 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> Municipal Services BTTS
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.7.3 ADDITIONAL CONTROLS APPLICABLE TO HOTELS

The following provisions, conditions and restrictions shall be applicable to all Hotels within the area of the scheme.

- 2.7.3.1. The small-scale shops and agencies will need to be compatible ancillary activities and established as part of a hotel e.g. a Personal Service Outlet, provided that:
Provided that:

- a) For the purposes of this clause, the definition of such aforesaid activities shall be at the discretion of the Council provided that any applicant aggrieved by such definition may appeal;
- b) No commercial advertising of such aforesaid activities shall be permitted on the site so as to be visible from outside the building;
- c) Access to such activities shall be from within the Hotel; and for the purpose of Floor Area Ratio, Coverage and Height determination, such aforementioned activities e.g. a hairdressing salon, bookshop, newsagent, automatic vending machines, travel agent, florist, booking agent, curio shop and/or bank agency shall be deemed to be part of the Hotel.

2.7.3.2. In respect of:

- a) Lot 1639 Ballito and Lot 25 Ballito where the min size being 3036m² and 1012m² respectively;
- b) Lot 1639 the permitted FAR will be 0.56 and the Coverage 35%
- c) Lot 56 No. 931 Ballito, the Front setback may be 3 metres.

2.7.3.3. All landscaping shall be to the discretion of the Municipality.

2.7.3.4. Accommodation for motor vehicles is to be provided on the Erf as per Section 6 Parking Norms and Standards.

2.7.3.5. The Municipality may, in respect of any application to develop a lot permit a maximum of two points of access provided that consent is obtained from the municipal traffic department.

2.7.3.6. In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.

2.7.3.7. A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.8. RETIREMENT FACILITIES (REFC)

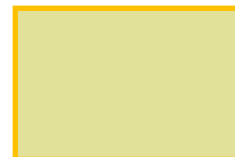
2.8.1 RETIREMENT VILLAGE (REVL)



STATEMENT OF INTENT

A zone that provides for an age restricted planned development that includes detached, attached row housing, and medium density housing development which is intended for the accommodation or settlement substantially of persons upon their retirement and in which a Frail Care Centre may be provided. The development emphasizes social and recreational activities, places for communal activity and may provide personal services, and health facilities. A Retirement Village may include an office building, medical consulting rooms, laundrette, shop and restaurant, which in each case shall be restricted as required by the Municipality and be for the sole use of occupants and guests.

ZONE COLOUR AND SCHEME NOTATION



Fill: Light Green
R 225, G 225, and B 153
Border: Gold
R 225, G 192, B 000

2.8.2 OLD AGE HOME (REHO)



STATEMENT OF INTENT




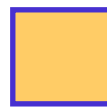

To provide, preserve and use land or buildings for appropriate accommodation for retirees and associated facilities, which are related ordinarily, or incidentally to such facilities. These may occur as medium and/or high-density developments.

ZONE COLOUR AND SCHEME NOTATION



Fill: Pale Orange
R 255, G 204, and B102
Border: Gold
R 225, G 192, B 000

2.8.3 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
REVL 1	1.25 ha	0,35	35%	2	7.5	3.0	3.0	18		Fill: Light Green R 225, G 225, and B 153 Border: Gold R 225, G 192, B 000
REVL 2	0,5 ha	0.6	30%	2	7.5	4.5	4.5	18		Fill: White R 225, G 225, and B 255 Border: Gold R 225, G 192, B 000 R 225, G 192, B 000 Horizontal Hatch: R 225, G 225, and B 153
REHO 1	1 ha	1.0	60%	2	7,5	4.5	4.5	21		Fill: Light Green R 225, G 225, and B 153 Border: Gold R 225, G 192, B 000 Diagonal Hatch: Red R 255, G 000, and B 000
REHO 2	1 ha	0,6	30%	2	7.5	4.5	4.5	18		Fill: Pale Orange R 255, G 204, and B102 Border: Gold R 071, G 048, and B 208
REHO 3	1 ha	N/A	30%	2 3	7.5	4.5	4.5	18		Fill: White R 255, G 255, and B255 Border: Gold R 225, G 192, B 000 Horizontal Hatch: Gold R 225, G 192, B 000

2.8.4 LAND USE CONTROLS

BUILDING AND LAND USES CATEGORY	REVL 1	REVL 2	REHO 1	REHO 2	REHO 3
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL <ul style="list-style-type: none"> Institution Place of Public Assembly 5.2.3 ENVIRONMENTAL AND RECREATIONAL <ul style="list-style-type: none"> Private Open Space Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Laundrette Offices: Medical Shop (Restricted to patrons of the use) 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Frail Care Facility Medium Density Housing Residential Building Retirement Village 	5.2.2 CIVIC AND SOCIAL <ul style="list-style-type: none"> Institution Place of Public Assembly 5.2.3 ENVIRONMENTAL AND RECREATIONAL <ul style="list-style-type: none"> Private Open Space Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Laundrette Offices: Medical Shop (Restricted to patrons of the use) 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Frail Care Facility Medium Density Housing Residential Building Retirement Village 	5.2.2 CIVIC AND SOCIAL <ul style="list-style-type: none"> Institution Place of Public Assembly 5.2.3 ENVIRONMENTAL AND RECREATIONAL <ul style="list-style-type: none"> Private Open Space Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Laundrette Offices: Medical Shop (Restricted to patrons of the use) 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Frail Care Facility Medium Density Housing Residential Building Retirement Village 	5.2.2 CIVIC AND SOCIAL <ul style="list-style-type: none"> Institution Place of Public Assembly 5.2.3 ENVIRONMENTAL AND RECREATIONAL <ul style="list-style-type: none"> Private Open Space Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Laundrette Offices: Medical Shop (Restricted to patrons of the use) 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Frail care facilities Medium Density Housing Residential Building Retirement Village 	5.2.2 CIVIC AND SOCIAL <ul style="list-style-type: none"> Institution 5.2.3 ENVIRONMENTAL AND RECREATIONAL <ul style="list-style-type: none"> Private Open Space Recreational Building (including common dining room with kitchen, library, hobby room) 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Laundrette Office, general Restaurant Shop (limited to 200m²) 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Frail care facilities Medium Density Housing Residential Building Retirement Village
CONSENT	 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Personal Service Outlet Restaurant 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Personal Service Outlet Restaurant 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Personal Service Outlet Restaurant 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Personal Service Outlet Restaurant 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.2 CIVIC AND SOCIAL <ul style="list-style-type: none"> Place of Public Assembly 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Personal Service Outlet Restaurant

BUILDING AND LAND USES CATEGORY	REVL 1	REVL 2	REHO 1	REHO 2	REHO 3
					5.2.8 UTILITIES AND SERVICES • BTTS
PROHIBITED LAND USES AND BUILDINGS	Land uses and buildings not listed in this table.				

2.8.5. ADDITIONAL CONTROLS APPLICABLE TO RETIREMENT FACILITIES

- 2.8.5.1. A shop and a restaurant area are permitted within this zone but shall be r exclusive use of the residents and their guests.
- 2.8.5.2. A frail care centre shall be provided to the satisfaction of the Municipality and should be accommodated on the same site or on adjacent sites.
- 2.8.5.3. In respect of REHO 3, Frail Care Facilities shall be permitted a height of 3 storeys.
- 2.8.5.4. The density shall be 30 dwelling units per hectare.
- 2.8.5.5. All landscaping shall be to the discretion of the Municipality.
- 2.8.5.6. Accommodation for motor vehicles is to be provided on the Erf as per Section 6 Parking Norms and Standards.
- 2.8.5.7. Subject to the provision of a sewerage disposal system to the satisfaction of the Water Services Authority.
- 2.8.5.8. All internal roads shall be designed to the satisfaction of the Municipality and will be of sufficient width to allow access by emergency medical vehicles and firefighting trucks.
- 2.8.5.9. In respect of REHO 2, the following shall apply:
- The minimum lot area to be no less than 1 hectare.
 - Provision to be made for landscaping and maintaining the grounds to the satisfaction of the Municipality. During the final planning (SDP) phase, the layout and development must be evaluated and approved by an independent Environmental Assessment Practitioner / Ecologist to ensure appropriate planning and mitigation of potential environmental aspects.
 - An EMPr must be developed and implemented and an ECO appointed during the pre-construction phase to ensure the conservation of sensitive aspects and the prevention of environmental degradation and pollution.
 - Subject to the provision of a sewage disposal system to the satisfaction of the Municipality.
 - Parking shall be provided at a rate of one parking bay, carport or garage for every dwelling unit.
 - Visitors parking will be provided at a rate of 50% of the rate provided in paragraph (e) above.
 - The development on Sub 10 (of 9) of Lot 52 No. 1566 will be limited to a maximum of 126 dwelling units, 500m² of communal recreational / administration facilities, as well as 3 200m² of medical and related facilities, frail care and assisted living rooms.

- h) The minimum floor area of a free-standing dwelling unit will be no less than 120m²; and,
- i) The minimum floor area of an 'apartment type' dwelling unit will be no less than 85m².

- 2.8.5.10. In consideration of an application for a Frail- care Facility, the applicant will need to demonstrate how they have addressed the following general principles in the design of the building, security, access to medical support and institutional/management arrangements:
- a) At the frail care stage, a person would require a lot of nursing and he/she may need help with dressing and washing themselves and toileting and may or may not be bedridden.
 - b) A frail person may also be physically capable but mentally frail, requiring constant supervision.
 - c) A mentally frail person could be exhibiting signs of senile dementia (Alzheimer's, vascular dementia or other forms of dementia) and, as such, may be confused, disoriented, agitated, restless, or anxious.
 - d) A person who is instead suffering from early stages of dementia and who needs a little orientation from time to time and who is still social and able to socialise would be best looked after in a frail-care environment.
 - e) It is important to point out that each care facility has their own definition and classification for what they call frail-care and it is therefore important to discuss the nursing requirements of a family member with the care facility before admitting them.
 - f) Most care facilities, in any event, will want to assess the patient before admission in order to determine whether they are able to provide the necessary care.
 - g) They may also require a doctor's report on the patient.
- 2.8.5.11. Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration.
- 2.8.5.12. In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.8.5.13. An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.8.5.14. A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme

2.9. RESORT (REST)



STATEMENT OF INTENT

A zone that permits the development of tourist associated residential complexes that include conference facilities, a wellness centre, hydros, spas, health resorts. Additional recreational facilities such as public entertainment areas, golfing, sport, water sports, wildlife viewing and walks, cultural, historical, and gambling are permissible.

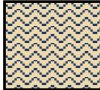
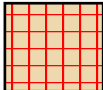

ZONE COLOUR AND SCHEME NOTATION



Fill: Wheat 2
R 238, G 216, and B 174
Border: Black
R 000, G 000, and B 000

2.9.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
REST 1	N/A	N/A	10%	2	9 m	4.5 m	4.5 m	21 m 9 m		Fill: Wheat 2 R 238, G 216, and B 174 Border: Black R 000, G 000, and B 000 Hatch 20%: Red R 255, G 000, and B 000
REST 2	15 000	0.25	20%	3	7.5 m	2.5	2.5 m	21 m 9 m for Hatchet and Cul de sac		Fill: Wheat 2 R 238, G 216, and B 174 Border: Black R 000, G 000, and B 000 Horizontal Hatch: Black R000, G000, and B000
REST 3(a)	N/A	20 du/ha	60% 35% for MDH	3 6 for Hotel 2 for RODE & MDH	7.5 m	2.5	2.5 m	21 m 9 m for Hatchet and Cul de sac		Fill: Wheat 2 R 238, G 216, and B 174 Border: Black R 000, G 000, and B 000 Cross Hatch Black: R000, G000, B000

REST 3(b)	N/A	25 du/ha	50%	2	7.5 m	2.5	2.5 m	21 m 9 m for Hatchet and Cul de sac		<p>Fill: Wheat 2 R 238, G 216, and B 174</p> <p>Border: Black R 000, G 000, and B 000</p> <p>Wave Hatch Dark blue: R023, G054, and B093</p>
REST 3(c)	N/A	As per additional controls	60%	6	7.5 m	2.5	2.5 m	21 m 9 m for Hatchet and Cul de sac		<p>Fill: Wheat 2 R 238, G 216, and B 174</p> <p>Border: Black R 000, G 000, and B 000</p> <p>Cross Hatch: Red R255, G000, and B000</p>
REST 4	15,000	0.50	30%	2	9 m	4.5 m	4.5 m	9 m		<p>Fill: Wheat 2 R 238, G 216, and B 174</p> <p>Border: Black R 000, G 000, and B 000</p> <p>Diagonal Hatch Green: R000, G176, and B080</p>

2.9.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	REST 1	REST 2	REST 3(a)	REST 3(b)	REST 3(c)	REST 4
FREELY PERMITTED	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Private Recreation Area Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Launderette (as an ancillary use) Maintenance Building Office, General (Restricted to Security and Administration Control) 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Private Recreation Area Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Launderette (as an ancillary use) Maintenance Building Office, General (Restricted to Security and Administration Control) Restaurant 	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Place of Assembly 5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Private Recreation Area Private Open Space Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Conference Centre (as an ancillary use to the Resort Zone) Launderette (as an ancillary use) Maintenance Building Office, General (Restricted to Security and Administration Control) Parking Garage Place of Amusement Restaurant Shop 	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Place of Assembly 5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Private Recreation Area Private Open Space Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Launderette (as an ancillary use) Office, General (Restricted to Security and Administration Control) Maintenance Building Parking Garage Place of Amusement Restaurant Shop 	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Place of Assembly 5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Private Recreation Area Private Open Space Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Conference Centre Launderette Maintenance Building Office, General Parking Garage Place of Amusement Restaurant Shop 	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Place of Assembly 5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Private Recreation Area Private Open Space Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Conference Centre (as an ancillary use to the Resort Zone) Launderette (as an ancillary use) Maintenance Building Office, General (Restricted to Security and Administration Control) Parking Garage Restaurant Shop

BUILDING AND LAND USE CATEGORY	REST 1	REST 2	REST 3(a)	REST 3(b)	REST 3(c)	REST 4
	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Lodge Medium Density Housing 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Backpackers/Hostel Caravan Park Country House Dwelling House Guest House Holiday Resort Lodge Medium Density Housing Residential Building Self-Catering 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Creche Dwelling House Medium Density Housing Residential Building 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House (Restricted to Caretakers Cottage) Medium Density Housing Residential Building 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Creche Dwelling House Medium Density Housing Residential Building 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Backpackers/Hostel Caravan Park Chalet Development Country House Dwelling House Guest House Holiday Resort Medium Density Housing Residential Building Self-Catering
CONSENT	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Garden Nursery Restaurant Tea Garden 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Conference Centre (as an ancillary use to the Resort Zone) Garden Nursery Maintenance building Office, Professional Place of Amusement Shop (As an ancillary use to the Resort Zone and restricted to 200m2) 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Garden Nursery Office, General 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Garden Nursery 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Garden Nursery Office, General Service Station Shop (Greater than 200m2 gross shop area) 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Beach Amenity Facility Boat Jetty 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Garden Nursery Place of Amusement Service Station

BUILDING AND LAND USE CATEGORY	REST 1	REST 2	REST 3(a)	REST 3(b)	REST 3(c)	REST 4
	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Backpackers/Hostel Bed and Breakfast Facility Camping Ground Country House Guest House Holiday Resort Hotel Self-Catering 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Bed and Breakfast Facility Camping Ground Guest House 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Backpackers/Hostel Camping Ground Country House Caravan Park Guest House Holiday Resort Self-Catering 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Backpackers/Hostel Camping Ground Country House Caravan Park Guest House Holiday Resort Self-Catering 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Backpackers/Hostel Camping Ground Caravan Park Country House Dwelling House Holiday Resort Guest House Residential Building Self-Catering 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Camping Ground
	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.					

2.9.3 ADDITIONAL CONTROLS

- 2.9.3.1 Medium Density-Housing uses are included; the requirements in respect of the Design and Layout requirements for Medium Density Housing Development. Reference must be made to provisions of the ROMD zone.
- 2.9.3.2 In accordance with the requirements of Tables of this Scheme, a Resort may comprise one, or more of a combination of, the following uses:
- a) A caravan park;
 - b) Medium density housing, flats and hotels, restricted to non-permanent accommodation for holidaymakers and tourists;
 - c) Recreational facilities and amenities;
 - d) Commercial activities related to recreation and tourism such as restaurants, curio shops, tourist information and booking agents; and
 - e) Service facilities such as a service station, convenience shop, auto bank facilities and launderette.
- 2.9.3.3 Where a caravan park is included, the design and layout thereof shall be in accordance with the standards laid down in the Code of Practice for Caravan Parks (SABS 10092-2004), prepared by the South African Bureau of Standards, and published by the South African Bureau of Standards.
- 2.9.3.4 Erf 407 Zinkwazi Beach shall be limited to a maximum of 68 units.
- 2.9.3.4 Building and land use activities within the Resort Zone shall be subject to the provisions of a Site Development Plan approved by the Municipality and as reflected in section three of this document.
- 2.9.3.5 All landscaping shall be to the discretion of the Municipality.
- 2.9.3.6 With respect to Zimbali area on sites situated on the REST 3(c) zone, unless applied for by special consent there shall be:
- a) No more that 450 dwelling units; and
 - b) No more that 200 hotel units
 - c) Office, General no more than 7500m² in floor area.
- 2.9.3.7 Accommodation for motor vehicles is to be provided on the Erf as per Section 6 Parking Norms and Standards.
- 2.9.3.8 Subject to the provision of a sewerage disposal system to the satisfaction of the Water Services Authority.
- 2.9.3.9 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.9.3.10 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.

- 2.9.3.11 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.9.3.12 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme

2.10. CARAVAN PARK (RCPK)



STATEMENT OF INTENT

A zone that permits the accommodation of caravans used primarily for holiday dwellings in conjunction with recreation, ablution and sanitary facilities, and kitchen facilities.

ZONE COLOUR AND SCHEME NOTATION



Fill: Antique White
R 250, G 235 and B 215
Border: Black
R 000, G 000, and B 000
Diagonal Hatch:
Purple R178, G161,
and B199

2.10.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
RCPK 1	10,000m ²	0,20	25%	2	9.0 m	4.5 m	4.5 m	21 m 9 m for Hatchet and Cul de sac

2.10.2 LAND USE CATEGORIES

BUILDINGS AND LAND USE CATEGORY	RCPK 1		
FREELY PERMITTED	5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> • Conservation Area • Private Recreation Area • Recreation Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Launderette • Office, General • Shop (Restricted to 150m² and the sale of day to day commodities) 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Camping Ground • Caravan Park • Dwelling House (Limited to a Managers Cottage) 		

BUILDINGS AND LAND USE CATEGORY	RCPK 1		
CONSENT	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agriculture (Limited to smallholding activities) 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Restaurant 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Chalet Development 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.10.3 ADDITIONAL CONTROLS

- 2.10.3.1 The design and layout of caravan parks shall be in accordance with the provisions of the publication entitled *Code of Practice for Caravan Parks (Metric Units)*, prepared by the South African Bureau of Standards, published by the Municipality of the South African Bureau of Standards (SABS 10092-2004) dated August 1971.
- 2.10.3.2 All landscaping shall be to the discretion of the Municipality.
- 2.10.3.3 Accommodation for motor vehicles is to be provided on the Erf as per Section 6 Parking Norms and Standards.
- 2.10.3.4 Subject to the provision of a sewerage disposal system to the satisfaction of the Water Services Authority.
- 2.10.3.5 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.10.3.6 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.10.3.7 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.10.3.7.1 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.11. MOBILE HOME PARK (RMHP)



STATEMENT OF INTENT

A zone that makes provision for the establishment of mobile home parks for holiday or permanent dwellings in conjunction with recreation, ablution and sanitary facilities.

ZONE COLOUR AND SCHEME NOTATION



Fill: Golden Brown
R 237 G 181, and B 018
Border: Black
R 000, G 000, and B 000

2.11.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
RMHP 1	10,000	0,30	30%	2	9.0 m	4.5 m	4.5 m	18 m

2.11.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	RMHP 1		
FREELY PERMITTED	5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> Conservation Area Private Recreation Area Recreation Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Launderette Maintenance Building Office, General Shop (Restricted to 150m2) 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House (Limited to a Managers Cottage) Mobile Home 		
CONSENT	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Land Urban Agriculture 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Restaurant 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Crèche 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 		

BUILDING AND LAND USE CATEGORY	RMHP 1		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.11.3 ADDITIONAL CONTROLS

- 2.11.3.1 All landscaping shall be to the discretion of the Municipality.
- 2.11.3.2 Accommodation for motor vehicles is to be provided on the Erf as per Section 6 Parking Norms and Standards.
- 2.11.3.3 Subject to the provision of a sewerage disposal system to the satisfaction of the Water Services Authority.
- 2.11.3.4 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.11.3.5 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.11.3.6 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.11.3.7 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.12. RAPID URBANISATION MANAGEMENT AREA (RUMA)



STATEMENT OF INTENT

A zone that demarcates areas that have been informally settled and may require urgent land use interventions to address housing needs, disaster management, environmental impacts; service provision and residential development.

ZONE COLOUR AND SCHEME NOTATION



Fill: Dark Goldenrod
R 184, G 134, and B 015
Border: Brown
R 153, G 051, and B100

2.12.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
RUMA 1	N/A	0,30	30%	2	N/A	N/A	N/A	N/A

2.12.2 LAND USE CATEGORIES

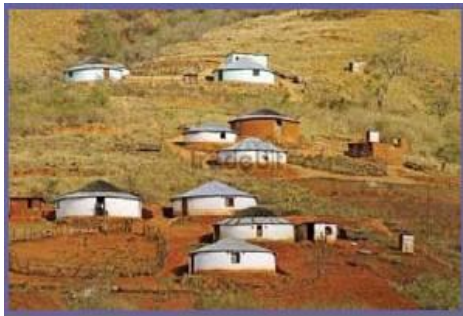
BUILDINGS AND LAND USE CATEGORY	RUMA 1		
FREELY PERMITTED	<p>5.2.1 AGRICULTURE</p> <ul style="list-style-type: none"> Community Gardens Urban Agriculture Woodlots <p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATION</p> <ul style="list-style-type: none"> Community Hall Place of Worship <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Home Business Shop Tavern Tuck-shop Car Wash <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> Crèche Day Care Facility Dwelling House Extended Residential Building Social Housing 		

BUILDINGS AND LAND USE CATEGORY	RUMA 1		
CONSENT	<p>5.2.1 AGRICULTURE</p> <ul style="list-style-type: none"> • Agricultural Building • Community Gardens • Dipping Facility • Extensive Grazing • Market Gardening <p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATION</p> <ul style="list-style-type: none"> • Clinic • Institution <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Arts and Craft Workshop • Place of Instruction <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> • Bed and Breakfast <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> • BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.12.3 ADDITIONAL CONTROLS

- 2.12.3.1 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.12.3.2 The Municipality may, in respect of any application to develop a lot permit a maximum of two points of access provided that consent is obtained from the municipal traffic department.
- 2.12.3.3 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.12.3.4 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.12.3.5 In respect of Erf 3233 Groutville, Luthuli Museum an “Educational Building” shall be a freely permitted land use.
- 2.12.3.6 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.12.3.6 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use management scheme.

2.13. IMIZI (RIMI)



STATEMENT OF INTENT

A zone for the development and management of traditional residential settlement under the management of the Traditional Councils and administration of the Area and which is primarily for housing including traditional homesteads and includes home based economic activities, limited cropping and grazing.

ZONE COLOUR AND SCHEME NOTATION



Fill: Canary Yellow
R 255, G 255, and B 122

Border: Dark Green
R 000, G100, B 000

2.13.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
RIMI 1	600 m ²	0,30	30%	2	N/A	N/A	N/A	N/A

2.13.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	RIMI 1		
FREELY PERMITTED	5.2.1 AGRICULTURE <ul style="list-style-type: none"> • Agricultural Building • Agriculture Grazing Land • Community Gardens • Market Gardening • Woodlots 5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Home Business • Social Facility • Shop • Tavern • Tuck Shop 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Crèche • Day Care Facility • Dwelling House • Homestead 		
CONSENT	5.2.1 AGRICULTURE <ul style="list-style-type: none"> • Dipping Tanks 		

BUILDING AND LAND USE CATEGORY	RIMI 1		
	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Worship 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Craft Workshop Place of Instruction 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Bed and breakfast facility Guesthouse 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTs 		
PROHIBITED LAND USE AND BUILDINGS	Buildings and land uses not listed in this table.		

2.13.3 ADDITIONAL CONTROLS

- 2.13.3.1 Residential sites and uses listed in 2.13.2 above can be allocated by Traditional Councils in terms of customary law with due regard for environmental considerations, space between buildings, adequate site size where on-site sewerage disposal is used and there is suitable access for vehicles and services.
- 2.13.3.2 All Plans, Special Consent and Site Development Plan applications must be accompanied by a letter of consent from the traditional leader of the area where the site is situated.
- 2.13.3.3 The sub-division of land for Imizi located within the registered boundaries of a Traditional Council is subject to the Ingonyama Trust and is not subject to the Sub-division of Agricultural Land Act (Act No 70 of 1970).
- All applications for change of land use are subject to the relevant requirements of the National Environmental Management Act (Act No. 107 of 1998) which requires an Environmental Impact Assessment and Environmental Authorisation (EA) from the Department of Economic Development, Tourism and Environmental Affairs (EDTEA).
- 2.13.3.4 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.13.3.5 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.13.3.6 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.13.3.7 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written

consent in terms of its policy/legislation must be submitted along with the development application for consideration

- 2.13.3.8 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.15. AGRICULTURE (AGRI)

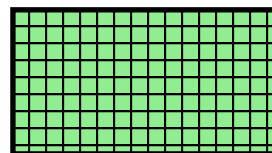
2.15.1 AGRICULTURE 1 (AGRI 1)



STATEMENT OF INTENT

A zone intended to provide for land and buildings where the primary activity is both intensive and extensive agricultural production of crops, poultry, livestock or products.

ZONE COLOUR AND SCHEME NOTATION



Fill: Pale Green 2
R 144, G 238, and B 144
Border: Black
R 000, G 000, and B 000
Cross hatch: Black R000,
G000, and B000

2.15.2 AGRICULTURE 2 (AGRI 2)



STATEMENT OF INTENT

A zone where the land is used for low intensity and small scale agricultural practices in association with other related uses in Traditional Council areas and may include market gardening, wood lots the production of small areas of sugar cane, poultry and livestock.

ZONE COLOUR AND SCHEME NOTATION



Fill: Dark Olive Green 4
R 162, G 205, and B 090
Border: Black
R 000, G 000, and B 000

2.15.3 URBAN AGRICULTURE (AGUR)



STATEMENT OF INTENT

A zone, which allows land located in urban areas for, utilised for small-scale agricultural production, market gardening, horticulture, and aquaculture, the keeping of limited livestock and community gardens.

ZONE COLOUR AND SCHEME NOTATION



Fill: Green 2
R 000, G 238, and B 000
Border: Black
R 000, G 000, and B 000

2.15.4 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
AGRIC 1	2ha	0.15	15%	2	7.5 m	2.5 m	2.5 m	N/A
AGRIC 2	1ha	0.2	20%	2	7.5 m	2.0 m	2.0 m	N/A
AGUR	2,000m ²	0.5	50%	2	7.5 m	2.0 m	2.0 m	N/A

2.15.5 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	AGRIC 1	AGRIC 2	AGUR
FREELY PERMITTED	5.2.1 AGRICULTURE <ul style="list-style-type: none"> • Agro-Forestry • Agricultural Building • Agricultural Enterprise • Agricultural Land • Agri-Village • Apiary • Aviary • Barn • Bee keeping • Cropping • Dipping Tank • Extensive grazing • Farm stall • Fish farming • Nursery • Horticulture • Forestry • Poultry Farm 	5.2.1 AGRICULTURE <ul style="list-style-type: none"> • Agro -Forestry • Agricultural Building • Agri-Village • Community Gardens • Cropping • Dipping Tank • Extensive grazing • Farm stall • Fish farming • Forestry • Horticulture • Market Gardening • Woodlots 	5.2.1 AGRICULTURE <ul style="list-style-type: none"> • Agro-Forestry • Agricultural Building • Aviary • Community Gardening • Cropping • Dipping Tank • Extensive grazing • Farm stall • Fish farming • Nursery • Forestry • Horticulture • Intensive Agriculture • Market Gardening
	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> • Conservation area • Private Open Space • Private Recreation Area • Recreational Building 	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> • Conservation area • Private Recreation Area • Recreational Building 	5.2.3 ENVIRONMENTAL AND RECREATION <ul style="list-style-type: none"> • Conservation area • Private Recreation Area • Recreational Building
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Crèche • Kennels/Cattery 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Crèche • Day care facilities • Nursery • Kennels/Cattery • Tuck-shop 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Crèche • Kennels/Cattery • Tuck-shop
	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Dwelling House • Homestead 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Dwelling House • Homestead • Home business 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Dwelling house • Homestead
	2.5.7 TRANSPORTATION <ul style="list-style-type: none"> • Landing Strip 	2.5.7 TRANSPORTATION <ul style="list-style-type: none"> • Landing Strip 	2.5.7 TRANSPORTATION <ul style="list-style-type: none"> • Landing Strip

BUILDING AND LAND USE CATEGORY	AGRIC 1	AGRIC 2	AGUR
	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • Borehole • Waterworks 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • Borehole • Waterworks 	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • Borehole • Waterworks
CONSENT	5.2.1 AGRICULTURE <ul style="list-style-type: none"> • Abattoir • Agricultural Industry • Communal Land • Farm Store 5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> • Educational Building • Institution (Provided there is adequate sewerage and wastewater disposal to the satisfaction of the Council). 5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Arts and Crafts Workshop • Drive-in Cinema • Restaurant • Service Station • Shop (Limited to provide for day to day needs of local community) • Storage Facility • Tea Garden 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> • Extractive Industry • Light Industrial Building • Service Industrial Building 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Bed and Breakfast Facility • Caravan Park • Country House • Guest House 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS • Desalination Plant • Landfill Site • Photovoltaic Power Station • Solar Farm • Wind Farm 	5.2.1 AGRICULTURE <ul style="list-style-type: none"> • Abattoir • Agricultural Industry • 5.2.2 CIVIC AND SOCIAL / ADMINISTRATIVE <ul style="list-style-type: none"> • Educational Building • Institution (Provided there is adequate sewerage and waste water disposal to the satisfaction of the Council) • Place of Worship 5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Arts and Craft Workshop • Restaurant • Shop (Limited to provide for day to day needs of local community) • Storage Facility • Tea Garden 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Bed and Breakfast Facility • Country House • Guest House 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS • Desalination Plant • Landfill Site • Photovoltaic Power Station • Solar Farm • Wind Farm 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Arts and Craft Workshop • Restaurant • Shop (Limited to day-to-day goods) • Storage Facility • Tea Garden 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Caravan Park • Country House • Guest House 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table.		

2.15.6 ADDITIONAL CONTROLS

- 2.15.6.1 The consent uses listed above in 2.15.5 may be approved by the Municipality, if the application demonstrates that:
- a) There is adequate water supply to support the development;
 - b) There is adequate sewerage and wastewater disposal to the satisfaction of the Water Services Authority;
 - c) The applicant has a water use licence from the Department of Water and Sanitation.
 - d) The applicant has a water abstraction licence from the Department of Water and Sanitation; and,
 - e) Those commercial facilities (shops) are limited to providing for the day-to-day shopping needs of the local community.
- 2.15.6.2 The sub-division of land for uses other than agricultural production is subject to the Sub-division of Agricultural Land Act (No. 70 of 1970). It requires approval from the national Department of Agriculture, Forestry and Fisheries (DAFF) copied to the provincial Department of Agriculture and Environmental Affairs (DAEA).
- 2.15.6.3 All applications for change of land use are subject to the relevant requirements of the National Environmental Management Act (Act No. 107 of 1998) which requires an Environmental Impact Assessment and Environmental Authorisation (EA) from the Department of Economic Development, Tourism and Environmental Affairs (EDTEA).
- 2.15.6.4 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.15.6.5 A dwelling house or Homestead may only be developed on site not less than 5 hectares.
- 2.15.6.6 Where a developer proposes a residential township development without the intention of rezoning the subdivisions:
- a) The majority of each site must be used for agricultural purposes and the development must comply with the provisions of clause 3.18. of this scheme.
 - b) the municipality may consider the development of a dwelling house on sites less than 5 hectares.
- 2.15.6.7 In respect on any subdivision the municipality may request for the provision of services and the subsequent service level agreement:
- a) If the subdivision will result in 10 or more erven;
 - b) Where further subdivisions may still be made in the resulting erven, those shall be considered in relation to the preceding subdivision and its neighbouring properties, if it shall result in 10 or more erven within a proximity where the municipality deems necessary to provide services.
- 2.15.6.8 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.15.6.9 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.

- 2.15.6.10 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.15.6.11 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three, 3.18 of this land use scheme.

2.16. AGRI-BUSINESS (AGBS)



STATEMENT OF INTENT

A zone that provides for land or buildings for low impact mix of industrial activities and services related to the production and processing of agricultural production and maybe be an interface to high impact industrial areas; or as independent entities. Commercial activities such as factory shop, wholesale and shops are permitted at the discretion of the Municipality. Extractive and noxious industrial activities are prohibited on this zone.

ZONE COLOUR AND SCHEME NOTATION



Fill: Green Brown
R 153, G 204, and B 000
Border: Antwerp Blue
R 000, G 064, and B 128

2.16.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
AGBS	20,000	0.50	50%	2	7.5 m	3.0 m	3.0 m	N/A

2.16.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	AGBS		
FREELY PERMITTED	<p>5.2.1 AGRICULTURE</p> <ul style="list-style-type: none"> • Agro-Forestry • Agricultural Building • Agricultural Land • Cropping • Extensive grazing • Farm stall • Fish Farming • Horticulture • <p>5.2.3 ENVIRONMENT AND RECREATION</p> <ul style="list-style-type: none"> • Conservation area • Private Recreation Area • Recreational Building <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Garden Nursery • Kennels/Cattery 		

BUILDING AND LAND USE CATEGORY	AGBS		
	5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Warehouse 		
	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Homestead 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> Landing Strip 		
CONSENT	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Industry 5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Educational Building Institution Public Services 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Private Recreation Restaurant Service Station Shop (Limited to provide for day to day needs of local community) Tea Garden Veterinary Hospital Veterinary Clinic 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Light Industrial Building Service Industrial Building 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Bed and Breakfast Facility Caravan Park Crèche Country House Guest House Residential Building 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Land and buildings not included in this table.		

2.16.3 ADDITIONAL CONTROLS

- 2.16.3.1 The consent uses listed above in 2.16.2 may be approved by the Municipality, if the application demonstrates that:
- a) There is adequate water supply to support the development;
 - b) There is adequate sewerage and wastewater disposal to the satisfaction of the Water Services Authority; and,
 - c) Those commercial facilities (shops) are limited to providing for the day-to-day shopping needs of the local community.
- 2.16.3.2. The sub-division of land for uses other than agricultural production is subject to the Sub-division of Agricultural Land Act (No. 70 of 1970). It requires approval from the national Department of Agriculture, Forestry and Fisheries (DAFF) copied to the provincial Department of Economic Development, Tourism and Environmental Affairs (DEATEA).
- 2.16.3.3 All applications for change of land use are subject to the relevant requirements of the National Environmental Management Act (Act No. 107 of 1998) which requires an Environmental Impact Assessment and Environmental Authorisation (EA) from the Department of Economic Development, Tourism and Environmental Affairs (EDTEA).
- 2.16.3.4 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.16.3.5 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.16.6.6 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.16.3.7 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration.

CIVIC AND SOCIAL (CSOC)

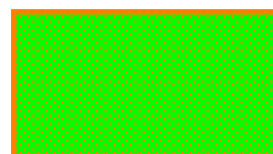
2.17. EDUCATION (CSED)

STATEMENT OF INTENT



This zone provides for a full range of educational facilities including, infants, pre-primary, primary, secondary, tertiary and adult education and training with associated buildings and recreational facilities.

ZONE COLOUR AND SCHEME NOTATION



Fill: Bright Green
R 000, G 255, and B 000
Border: Caramel
R 255, G 128, and B 000
Dotted Hatch: Caramel
R255, G128, and B000

2.17.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE (HA)	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
CSED 1	1.4	0,50	30%	3	7.5 m	2.0 m	2.0 m	21 m 9 m for Hatchet and Cul de sac

2.17.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	CSED 1		
FREELY PERMITTED	<p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE</p> <ul style="list-style-type: none"> • Educational Building • Place of instruction • Place of worship (for the exclusive use of the school) <p>5.2.3 ENVIROMENT AND RECREATION</p> <ul style="list-style-type: none"> • Playing fields • Private open space <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Shop (to serve learners and staff only) • Tuck-shop <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> • Crèche • Child minding facility • Day care centre • Dwelling House (Restricted to staff accommodation) • Medium Density Housing (Restricted to staff accommodation) • Residential Building (Restricted to staff accommodation and hostels) 		
CONSENT	<p>5.2.1 AGRICULTURE</p> <ul style="list-style-type: none"> • Agricultural Land • Community Gardens <p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE</p> <ul style="list-style-type: none"> • Place of Assembly <p>5.2.3 RECREATION</p> <ul style="list-style-type: none"> • Private Recreation Area • Recreational Building <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Conference Centre 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.17.3 ADDITIONAL CONTROLS

- 2.17.3.1 All applications for change of land use are subject to the relevant requirements of the Department of Education.
- 2.17.3.2 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.17.3.3 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.17.3.4 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.17.3.5 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.17.3.6 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.18. HEALTH AND WELFARE (CSHW)



STATEMENT OF INTENT HEALTH AND WELFARE

This zone provides for the full range of public and private hospitals, which provide a full range of surgical, post-operative, general medical and bed care, medical centres, clinics that provide primary care services only, sanatoria, community care, welfare and social requirements including pension pay points.

ZONE COLOUR AND SCHEME NOTATION



Fill: Misty Rose
R 255, G 228, and B 255
Border: Light Pink
R 255, G 174, and B 185

2.18.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
CSHW 1	2000	1.00	70%	3	9 m	4.5 m	4.5 m	21 m 9m for Hatchet ways and Cul de sacs
CSHW 2 (Clinics)	1800	0.5	50%	3	7.5 m	2.5 m	2.5 m	18 m 4m for Hatchet ways and Cul de sacs

2.18.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	CSHW 1	CSHW 2 (Clinics)	
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Community Hall Chapel Clinic Educational Building Hospital Institution Place of Assembly Place of Safety Multi-Purpose Centre Restricted Building 5.2.3 RECREATION AND ENVIRONMENT <ul style="list-style-type: none"> Private Recreation Area (For staff) Private Open Space Public Open Space Recreational Building (For staff) 	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Community Hall Clinic Institution Multi-Purpose Centre Place of Assembly 5.2.3 RECREATION AND ENVIRONMENT <ul style="list-style-type: none"> Private Recreation Area (For staff) Private Open Space Public Open Space Recreational Building (For staff) 	

BUILDING AND LAND USE CATEGORY	CSHW 1	CSHW 2 (Clinics)	
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop (Restricted for patients) Laundrette Office, Medical Office, Public Shop (to provide for the needs of occupants) Tea Garden Veterinary Hospital 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Medium Density Housing (Restricted to staff accommodation) Residential Building (Restricted to staff accommodation) 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and crafts Workshop (for occupational therapy) Office, Public Office, Medical Veterinary Clinic 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Medium Density Housing (Restricted to staff accommodation) Residential Building (Restricted to staff accommodation) 	
CONSENT	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Flea Market Personal Service Outlet Place of Amusement Restaurant (To provide for the needs of occupants) 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Crèche Day Care Facility 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> Heli-pad 	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Restricted Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Flea Market Shop (To provide for the needs of occupants) 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Crèche Day care Facility 	
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table		

2.18.3 ADDITIONAL CONTROLS

- 2.18.3.1 All applications for change of land use are subject to the relevant requirements of the Department of Health.
- 2.18.3.2 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.18.3.3 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.18.3.4 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.18.3.5 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.19 WORSHIP (CSWO)



STATEMENT OF INTENT

This zone provides for land and buildings to be used as a church, chapel, oratory, synagogue, mosque, temple, Sunday School, open area of worship (Shembe Circles) and other places of public devotion.

ZONE COLOUR AND SCHEME NOTATION



Fill: Lavender
R 230, G 230, and B 250
Border: Black
Notation: Red (R 255, G 000 and B000)

2.19.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
CSWO 1	1800	0.50	40%	15m	7.5 m	2.5 m	2.5 m	21 m 9 for Cul-de-sacs
CSWO 2	900	0.35	30%	15m	7.5 m	2.0 m	2.0m	21 m 9 for Cul-de-sacs

2.19.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	CSWO 1 & 2		
FREELY PERMITTED	<p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATION</p> <ul style="list-style-type: none"> Place of Assembly (Office restricted to the use of the worship) Place of Worship <p>5.2.3 RECREATION AND ENVIRONMENT</p> <ul style="list-style-type: none"> Conservation Area Private Recreation Area Private Open Space Public Open Space Recreational Building <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> Dwelling House (Restricted to the leader, minister or caretaker) 		
CONSENT	<p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATION</p> <ul style="list-style-type: none"> Educational Building (Restricted to early and adult learning, skills development and community training and like uses etc.) Institution <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Arts and Crafts Workshop Shop (Limited to the sale of religious merchandise e.g. rosaries, statutes, books, tapes and DVD's) <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> Crèche Medium Density Housing (Restricted to staff accommodation) <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.19.3 ADDITIONAL CONTROLS

- 2.19.3.1 In addition to any other relevant provision of the Scheme; the following provisions, conditions and restrictions shall be applicable to all Places of Public Worship and the sites thereof within the area of the Scheme:
- a) No Place of Public Worship shall be established or used on a site except with the approval of the Council.
 - b) The site of a Place of Public Worship shall not simultaneously be the site of one or more Dwelling Units, provided that the Municipality may grant its approval to the erection;
 - c) The use of one or more Dwelling Units, upon such site, to be used in conjunction with the use of such a site as the site of a Place of Public Worship;
 - d) Approval of an application for the establishment of a Place of Public Worship shall include measures to address noise abatement; and
 - e) A Place of Public Worship shall not be allowed to use a public address system where the site is located in a residential area.
- 2.19.3.2 The use of a public address system by religious groups for calls to prayer, ceremonies, burials or other functions will be subject to a separate application to the municipality, extensive public consultation and subject to the volume being kept with the bylaws related to the control of noise, specific time-periods and decibel levels appropriate for public health and safety.
- 2.19.3.3 In granting the use of a public address system, the municipality may outline additional restrictions or conditions as it deems to be necessary to be in the interest of the public and to protect the amenity of surrounding properties.
- 2.19.3.4 Any such permission granted in terms of the application outlined in 2.19.3.2 and 2.19.3.3. above, shall be withdrawn due to a public complaint or non-compliance with the conditions attached to the granting of such an application by the municipality.
- 2.19.3.5 Where a Place of Public Worship has existing rights to use a public address system, which predate the commencement of this Scheme, such rights, will remain until the site is subject to a rezoning application for another land use. At this point, the continued use of such rights may be subject to review by the municipality.
- 2.19.3.6 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.19.3.7 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 1.19.3.8 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 1.19.3.9 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.

- 1.19.3.10 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.20 MUNICIPAL AND GOVERNMENT (CSMG)



STATEMENT OF INTENT MUNICIPAL AND GOVERNMENT

This zone is intended for buildings erected and used for National, Provincial and Municipal administration and services

ZONE COLOUR AND SCHEME NOTATION



Fill: Peach Puff
R 255, G 218 and B 185
Border: Black
R 000, G 000 and G 000

2.20.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
CSMG 1	1800	1.00	50%	3	9 m	4.5 m	4.5 m	18 m 4 m for Hatchet ways and Cul-de-sacs
CSMG 2	3000	1.50	70%	6	9 m	4.5 m	4.5 m	18 m 4 m for Hatchet ways and Cul-de-sacs

2.20.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	CSMG 1	CSMG 2	
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Community Hall Educational Building Multi-Purpose Centre 5.2.3 RECREATION AND ENVIROMENT <ul style="list-style-type: none"> Private Recreation Area (Primarily for use by staff) Recreational Building (Primarily for use by staff) 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Community Hall Community Centre Educational Building Multi-Purpose Centre Place of Safety Place of Worship Social Facility Social Hall 5.2.3 RECREATION AND ENVIROMENT <ul style="list-style-type: none"> Private Recreation Area (Primarily for use by staff) Recreational Building (Primarily for use by staff) 	

BUILDING AND LAND USE CATEGORY	CSMG 1	CSMG 2	
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Office, Public 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House (for caretaker and essential on-site staff) Medium Density Housing (Restricted to staff accommodation) Residential Building (Restricted to staff accommodation) 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Office, General Office, Professional Office, Public Office, Medical 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House (for caretaker and essential on-site staff) Medium Density Housing (Restricted to staff accommodation) Residential Building (Restricted to staff accommodation) 	
CONSENT	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Institution Restricted Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Canteen Shop (to provide for the needs of occupants) 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Crèche Day Care Facility 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Institution Restricted Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Canteen Shop (to provide for the needs of occupants) 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Crèche Day Care Facility 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table		

2.20.3 ADDITIONAL CONTROLS

- 2.20.3.1 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.20.3.2 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.20.3.3 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.20.3.4 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.20.3.5 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.21. INSTITUTION (CSIN)



STATEMENT OF INTENT

This zone is intended for land and buildings for places of safety, orphanages, hostels and related types of residential accommodation.

ZONE COLOUR AND SCHEME NOTATION



Fill: Dark Orange
R 255, G 102, and B 000
Border: Black
R 000, G 000, and B 000

2.21.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
CSIN 1	1 800	1.0	70%	3	7,5 m	2.5 m	2.5 m	18 m 4 m for Hatchet ways and Cul-de-sacs

2.21.2 LAND USE CATEGORIES

BUILDINGS AND LAND USE CATEGORY	CSIN 1		
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Educational Building Institution Multi-purpose Centre Place of Assembly Place of Safety 5.2.3 RECREATION <ul style="list-style-type: none"> Private Recreation Area Recreational Building 2.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop (for occupational therapy purposes of residents) Laundrette (Restricted to use by occupants) 		

BUILDINGS AND LAND USE CATEGORY	CSIN 1		
	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House (Restricted to institution) Crèche Medium Density Housing (Restricted to institution) Residential Building (Restricted to Institution) 		
CONSENT	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Restricted Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Shop (Limited to providing for the needs of occupants) 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table		

2.21.3 ADDITIONAL CONTROLS

- 2.21.3.1 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.21.3.2 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.21.3.3 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.21.3.4 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.21.3.5 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.22. PRISON (CSPR)



STATEMENT OF INTENT

A zone, which permits the use of land for the confinement of persons, convicted and sentenced to imprisonment. Facilities can include recreational, staff accommodation, administration and educational components.

ZONE COLOUR AND SCHEME NOTATION



Fill: Light Green
R 062, G 230 and B 162
Border Black
Notation Red (R 255, G 000 and B000)

2.22.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
CSPR 1	2000	1.0	40%	3	7.5 m	7.5 m	7.5 m	N/A

2.22.2 LAND USE CATEGORIES

BUILDINGS AND LAND USE CATEGORY	CSPR 1		
FREELY PERMITTED	<p>5.2.1 AGRICULTURE</p> <ul style="list-style-type: none"> Community garden <p>5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE</p> <ul style="list-style-type: none"> Educational Building Place of Public Assembly Restricted Building Place of Safety <p>5.2.3 ENVIROMENT AND RECREATION</p> <ul style="list-style-type: none"> Private open space Private recreational area <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Office, Public <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> Residential Building 		

BUILDINGS AND LAND USE CATEGORY	CSPR 1		
CONSENT	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Institution 		
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop (For occupational therapy purposes of residents) Laundrette (Restricted to use by occupants) 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 		
PROHIBITED LAND USE AND BUILDINGS	Buildings and land uses not listed in this table		

2.22.3 ADDITIONAL CONTROLS

- 2.22.3.1 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.22.3.2 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.22.3.3 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.22.3.4 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

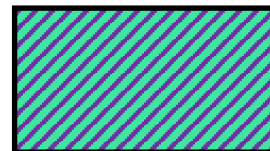
2.23. CEMETERY (CSCE)



STATEMENT OF INTENT

A zone which permits the use of land and buildings for the purposes of burial and interment or cremation for all religious denominations and includes on site places for prayer, shrines, crematoria, funeral chapels and gardens of remembrance

ZONE COLOUR AND SCHEME NOTATION



Fill: Light Green
R 062, G 230 and B 162
Border Black
R 000, G 000, and B 000
Notation Black
Hatch Line: R112,
G048, B160

2.23.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
CSCE 1	N/A	0,1	10%	1	7.5 m	2.0 m	2.0 m	N/A

2.23.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	CSCE 1		
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Cemetery/Burial Ground Chapel Community Hall Crematoria Place of Assembly Social Hall 5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> Conservation Area 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Maintenance Building 		
CONSENT	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Shop (Restricted to the sale of items directly related to funerals and burial purposes) 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 		

BUILDING AND LAND USE CATEGORY	CSCE		
	1		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table		

2.23.3 ADDITIONAL CONTROLS

- 2.23.3.1 Cemeteries may only be established with the permission of the national Department of Agriculture, Fisheries and Forestry (DAFF) and the provincial Department of Agriculture and Environmental Affairs (DAEA) and are managed by the Local Municipality in terms of the conditions of authorisation and in terms of the KwaZulu-Natal Cemeteries and Crematoria Act (No. 12 of 1996).
- 2.23.3.2 Where an on-site crematorium is located within a cemetery, its construction, operation and management shall comply with the guidelines prescribed in the KwaZulu-Natal Cemeteries and Crematoria Act (No. 12 of 1996) and any other applicable legislation.
- 2.23.3.3 The location of a cemetery site is subject to a geo-technical certificate from a suitably qualified engineer, which indicates that the nature of the soil is suitable for burial and disposal of human remains and will not affect any underground or adjacent water sources.
- 2.23.3.4 An application for the establishment of a new cemetery shall include a layout plan, which indicates the use of the land to accommodate different religious beliefs, e.g. a wall area for Jewish burial.
- 2.23.3.5 An internal road system, parking and loading areas for buses, taxis and hearses will be provided on site together with adequate turning circles.
- 2.23.3.6 A dedicated site may be allocated within the cemetery for the temporary erection of marques for on-site funeral services.
- 2.23.3.7 A shop may be permitted but is to be restricted to the sale of items directly related to funerals and burials purposes such as flowers and refreshments.
- 2.23.3.8 All applications for change of land use are subject to the relevant requirements of the National Environmental Management Act (Act No. 107 of 1998) which requires an Environmental Impact Assessment and Environmental Authorisation (EA) from the Department of Economic Development, Tourism and Environmental Affairs (EDTEA).
- 2.23.3.9 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.23.3.10 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.23.3.11 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration

- 2.23.3.12 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

ENVIRONMENTAL SERVICES (ES)

2.24. ACTIVE OPEN SPACE (EAOS)



STATEMENT OF INTENT

This is a zone for sporting and recreational needs of the public including active sports activities, cycling, walking and hiking trails and permits a limited range of ancillary uses and buildings, and parking space.

ZONE COLOUR AND SCHEME NOTATION



Fill: Chartreuse 2
R 118, G 238, and B 000
Border: Black
R 000, G000, and B 000

2.24.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
EAOS 1	N/A	N/A	10%	2	7.5 m	2.5 m	2,0 m	N/A

2.24.2 LAND USE CATEGORIES

BUILDINGS AND LAND USE CATEGORY	EAOS 1		
FREELY PERMITTED	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Land 5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Educational Building (Limited to environmental education, conservation awareness, research facilities) 5.2.3 RECREATION AND ENVIRONMENT <ul style="list-style-type: none"> Bird Sanctuary Conservation Area Playing Fields Public Open Space Private Open Space Private Recreational Area Recreational Building 		
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Maintenance Building Office, General Parking Garage Shop (Restricted to sports related goods and refreshments) 		

BUILDINGS AND LAND USE CATEGORY	EAOS 1		
	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House (Restricted to staff accommodation) Medium Density Housing (Restricted to staff accommodation) 		
CONSENT	5.2.3 RECREATION AND ENVIRONMENT <ul style="list-style-type: none"> Park 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop (Limited to activities associated with tourism, recreation, environment and conservation) Restaurant Tea Garden 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 		
PROHIBITED LAND USES AND BUILDINGS			

2.24.3 ADDITIONAL CONTROLS

2.24.3.1 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.

2.24.3.2 In respect of Portion 269 (of 325) Port Zimbali the following is applicable:

- a) Office, General is permitted;
- b) Office, Professional is permitted (restricted to estate agency)
- c) Residential uses, Maintenance building, Parking garage and shop are not permitted.

2.24.3.3 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.

2.24.3.4 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.

2.24.3.5 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration

2.24.3.6 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.25. PASSIVE OPEN SPACE (EPOS)



STATEMENT OF INTENT

This is a zone for developed formal and informal parks with associated recreational facilities.

ZONE COLOUR AND SCHEME NOTATION



Fill: Forest Green

R 034, G 139, and B 034

Border: Black

R 000, G000, and B 000

2.25.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
EPOS 1	N/A	0.15	15%	2	9 m	4.5 m	4.5 m	23 m 9 m for Cul-de-Sacs

2.25.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	EPOS 1		
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Educational Building (Limited to environmental education, conservation awareness, research facilities) 5.2.3 ENVIRONMENT AND RECREATIONAL <ul style="list-style-type: none"> Bird Sanctuary Park Private Recreation Area Public Open Space Recreational Building 		
CONSENT	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Horticulture 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop (Limited to activities associated with tourism, recreation, environment and conservation) Flea Market Restaurant Shop (Limited to the sale of take away commodities refreshments, curios and commodities associated with tourism, recreation, environment and conservation) Tea Garden 		

BUILDING AND LAND USE CATEGORY	EPOS 1		
	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table		

2.25.3 ADDITIONAL CONTROLS

- 2.25.3.1 This land is preserved as open space for the use and enjoyment of the public, to the requirements and satisfaction of the Area and once such areas are in the registered ownership of Council.
- 2.25.3.2 Permitted works, activities and uses in such areas include but not limited to:
- a) the establishment of parking areas associated with the use of such land by the public;
 - b) musical entertainment;
 - c) the creation of public parks,
 - d) Municipal gardens, together with associated plants and equipment;
 - e) the establishment of recreation grounds;
 - f) swimming pools, botanical/zoological gardens, aquariums and the like;
 - g) refreshment facilities for the public;
 - h) seating and other equipment;
 - i) leasing/hiring of grounds for fairs, fetes,
 - j) "flea markets", sporting, social welfare and other related activities; and,
 - k) the erection of public conveniences/ablution facilities
- 2.25.3.3 As contemplated in Section 264 of the Natal Local Authorities Ordinance, 1974 (Ordinance No. 25 of 1974), and which shall be at the sole discretion of Council.
- 2.25.3.4 In the carrying out of any of the afore-mentioned activities or uses, the Council shall observe the necessary requirements to ensure the proper management of, and enhance, the conservation of existing indigenous flora and fauna, habitats and natural systems and the protection of the unique characteristics or circumstances, which may pertain to the land concerned.
- 2.25.3.5 An applications for the installation of the Base Telecommunication Tower Station shall indicate the position of base tower at least 500 metres from other facilities and shall comply with the necessary requirements of the National Environmental Management Act (No. 107 of 1998) regulations as amended.
- 2.25.3.6 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.25.3.7 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.25.3.8 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration.

- 2.25.3.9 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

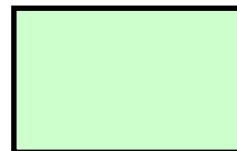
2.26. PRIVATE OPEN SPACE (EPRS)



STATEMENT OF INTENT

A zone to accommodate any open space owned and maintained by a private or public agency for recreational purposes that is used and enjoyed by members of a club and the general public and may include ancillary facilities or buildings.

ZONE COLOUR AND SCHEME NOTATION



Fill: Light Green
R 204, G 255, and B 204
Border: Black
R 000, G 000, and B 000

2.26.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
EPRS 1	N/A	0.10	25%	2	N/A	N/A	N/A	N/A
EPRS 2	2,000	0.15	15%	2	9 m	4.5 m	4.5 m	23 m 9 m for Cul-de-Sacs

2.26.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	EPRS 1	EPRS 2	
FREELY PERMITTED	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Land (Restricted to horse stabling and ancillary uses for an Equestrian Village including a veterinary clinic) 5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> Conservation Area Private Recreation Area Private Open Space Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Office, Building (Restricted to Equestrian Centre Administration and a veterinary clinic) Shop (Limited to sales and goods directly related to the Equestrian Usage) 	5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> Conservation Area Park Private Recreation Area Private Open Space Recreational Building 	

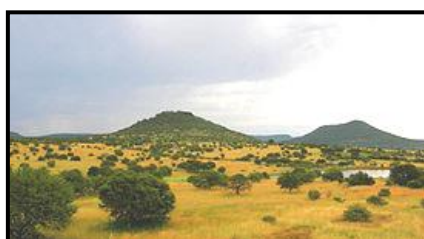
BUILDING AND LAND USE CATEGORY	EPRS 1	EPRS 2	
	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Medium Density Housing 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House (Restricted to caretaker or manager) Residential Building (Restricted to key personnel /members) 	
CONSENT	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Place of (Public) Amusement Restaurant (Limited to a tea garden) 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Land Horticulture 5.2.3 ENVIROMENT AND RECREATIONAL <ul style="list-style-type: none"> Bird Sanctuary 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop (Limited to the activities of the club or body concerned) Conference Centre Flea Market Place of Public Amusement Place of Public Assembly Shop (Directly related to the activities of the club or body concerned) Tea Garden 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Crèche 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table.		

2.26.3 ADDITIONAL CONTROLS

- 2.26.3.1 An application for the installation of the Base Telecommunication Tower Station shall indicate the position of base tower at least 500 metres from other facilities and shall comply with the necessary requirements of the National Environmental Management Act (No 107 of 1998) regulations as amended.
- 2.26.3.2 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.26.3.3 EPRS1 (5.2.6) Residential land use applies only to Zimbali.
- 2.26.3.4 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.26.3.5 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.

- 2.26.3.6 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration.
- 2.26.3.7 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.27. PRIVATE CONSERVATION (ESPC)



STATEMENT OF INTENT

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. It is not suitable for Council or public body owned land. The zone normally imposed on site that carries an alternative primary zone, i.e. split zoning. The final 'set-back line' is to be determined on the ground prior to development.

ZONE COLOUR AND SCHEME NOTATION



Fill: Leaf Green
R 153, G 255, and B 153,
Border: Emerald Green
R 000, G 128, and B 000.

2.27.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
ESPC 1	N/A	N/A	N/A	2	7.5 m	3.0 m	3.0 m	N/A

2.27.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	ESPC 1		
FREELY PERMITTED	<p>5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE</p> <ul style="list-style-type: none"> Educational Building <p>5.2.3 ENVIRONMENTAL AND RECREATION</p> <ul style="list-style-type: none"> Bird Sanctuary Boma Conservation Game Reserve Game Capture Facility Nature Reserve Recreational Building Private Recreation Area Private Open Space Recreational Building <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Maintenance Building Office, General 		

BUILDING AND LAND USE CATEGORY	ESPC 1		
	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> Waste Storage Areas BTTS 		
CONSENT	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Restaurant 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Lodges Residential Building(limited to conservation staff only) 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table.		

2.27.3 ADDITIONAL CONTROLS

2.27.3.1 Only ancillary land uses complimentary to the primary aim of the conservation of the natural environment shall be permitted.

2.27.3.2 Privately owned land, which is dedicated to one of the following functions:

- a) the conservation and management of natural areas of land and/or water,
- b) for the provision of ecosystem goods and services that such natural systems provide;
- c) the biodiversity which they support and/or
- d) areas with scenic beauty, the protection of indigenous flora and fauna,
- e) water courses;
- f) topographical features and,
- g) places of historic or scientific interest,

must allow public access under controlled conditions, which do not negatively impact upon the primary conservation function.

2.27.3.3 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, and the clearance of physical features.

2.27.3.4 Within an Amenity zone without the prior written authorisation from the Municipality's Environmental Management Department:

- a) No earthworks, development or the erection of any structure, including but not restricted to buildings, public conveniences, fencing, swimming pools, wastewater and storm water infrastructure (including evapotranspiration areas for on-site sanitation), roads, tracks, driveways, walking or cycling trails or dams shall be permitted.
- b) 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.

- c) No harvesting, collecting, cutting, hunting or otherwise damaging of flora or fauna and soil and water resources, shall be permitted.
 - d) No pets or other domestic animals shall be permitted.
- 2.27.3.5 Vehicles shall only be permitted on a regulated basis to prior approved parking areas and shall be confined enroute to the designated roadways.
- 2.27.3.6 Prior to rezoning to another zone, environmental authorisation is required from the provincial environmental authority in terms of the Geographic Area and the Regulations (or bylaws) prepared in terms of Section 24 of National Environmental Management Act, 1998 (Act No. 107 of 1998).
- 2.27.3.7 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.27.3.8 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.27.3.9 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.27.3.10 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.28. CONSERVATION AREA (ESCA)



STATEMENT OF INTENT

This is a zone that provides part of the sustainable open space system. It includes independent or linked areas of natural habitat, open space areas, conservancies, rivers, riparian reserves, wetlands, and natural forests and permits only limited and specific developments.

ZONE COLOUR AND SCHEME NOTATION



Fill: Verdigris
R 036, G 093, B 019
Border: Emerald Green
R 000, G 128, B 000

2.28.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
ESCA 1	N/A	N/A	10	1	N/A 7.5 m	N/A 2.5 m	N/A 2.5 m	N/A

2.28.2 LAND USE CATEGORIES

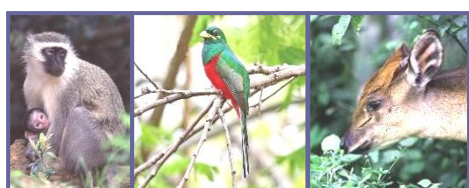
BUILDING AND LAND USE CATEGORY	ESCA 1		
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Educational Building 5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> Bird Sanctuary Boma Conservancy Conservation area Recreational Building Wildlife Orphanage Wildlife Sanctuary 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Office, General (Limited to environmental education, conservation awareness, research facilities) 		
CONSENT	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Horticulture 5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> Park Picnic Sites 		

BUILDING AND LAND USE CATEGORY	ESCA 1		
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Restaurant Shop (Limited to the sale of take away commodities refreshments, curios and commodities associated with tourism, recreation, environment and conservation) Tea Garden 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table.		

2.28.3 ADDITIONAL CONTROLS

- 2.28.3.1 The erection of any building within conservation areas shall be subject to environmental appraisal or EIA application
- 2.28.3.2 An application for the designation of conservation areas shall be undertaken in consultation with KwaZulu-Natal Ezemvelo-Wildlife and take due cognizance of the requirements of the NEMA Biodiversity Act (Act 10 of 2004) and the Provincial Biodiversity Framework Plan.
- 2.28.3.3 No indigenous flora, fauna or any naturally occurring material shall be disturbed or removed.
- 2.28.3.4 Except where picnic areas and footpaths through the vegetation have been specially demarcated, the public shall not be admitted.
- 2.28.3.5 Any work of which is undertaken shall be done in accordance with a layout plan, which shall be a duly adopted provision of the scheme.
- 2.28.3.6 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.28.3.7 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.28.3.8 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.28.3.9 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.29. NATURE RESERVE (ESNR)



STATEMENT OF INTENT

A zone for nature reserves designated in terms of section 32 of the Natural Environmental Management: Protected Areas Act (No. 57 of 2003) or other laws and which is intended to protect specific biodiversity assets, natural resources, plants, animals, birds, insects and reptiles insects, with only limited uses that support this outcome.

ZONE COLOUR AND SCHEME NOTATION



Fill: Leaf Green

R 075, G 255, B 075

Border: Olive Green

R 078, G 097, B 040

2.29.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
ESNR	N/A	N/A	10	1	N/A 7.5 m	N/A 2.5 m	N/A 2.5 m	N/A

2.29.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	ESNR		
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Educational Building (minimum lot size of 1.4ha) 5.2.3 ENVIROMENT AND RECREATIONAL <ul style="list-style-type: none"> Boma Bird Sanctuary Conservation Area Nature Reserve Game Reserve Recreational Building (Limited to the provision of Shelter. Ablution facilities, services, braai and picnicking facilities and amenities related to tourist/recreational pursuits) Wildlife Sanctuary Wildlife Rehabilitation Centre Wildlife Orphanage 		

BUILDING AND LAND USE CATEGORY	ESNR		
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Office, General (Limited to environmental education, conservation awareness, research facilities) 		
CONSENT	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Horticulture 5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Park Picnic Sites 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop (Limited to activities associated with tourism, recreation, environment and conservation) Restaurant Shop (Limited to the sale of take away commodities refreshments, curios and commodities associated with tourism, recreation, environment and conservation) Tea Garden 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Country House Lodge 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table.		

2.29.3 ADDITIONAL CONTROLS

- 2.29.3.1 The erection of any building within conservation areas shall be subject to environmental appraisal or EIA application.
- 2.29.3.2 An application for the designation of conservation areas shall be undertaken in consultation with KwaZulu-Natal Ezemvelo-Wildlife and take due cognizance of the requirements of the NEM: Protected Areas Act (No. 57 Of 2003) as amended, the NEM: Biodiversity Act (No. 10 of 2004) as amended, and the Provincial Biodiversity Framework Plan.
- 2.29.3.3 No indigenous flora, fauna or any naturally occurring material shall be disturbed or removed.
- 2.29.3.4 Except where picnic areas and footpaths through the vegetation have been specially demarcated, the public shall not be admitted.
- 2.29.3.5 Any work of which is undertaken shall be done in accordance with a layout plan, which shall be a duly adopted provision of the scheme.
- 2.29.3.6 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.

- 2.29.3.7 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.29.3.8 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.29.3.9 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

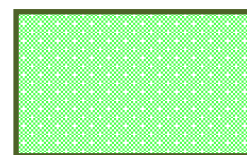
2.30 ENVIRONMENTAL INTERFACE (ESEI)



STATEMENT OF INTENT

A zone which supports and protects sensitive terrestrial and aquatic environmental areas by the creation of an intervening buffer or interface, which provides protection from adjacent intensive land uses and where development is limited to the primary function of preservation.

ZONE COLOUR AND SCHEME NOTATION



Fill: Leaf Green
(Speckled)

R 075, G 255, B 075
Border: Olive Green

R 078, G 097, B 040

2.30.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
ESEI	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A

2.30.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	ESEI		
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> Educational Building 5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> Conservation Nature Reserve Recreational Building (Limited to the provision of shelter, ablution facilities, services, braai and picnicking facilities and amenities related to tourist/recreational pursuits) 		
CONSENT	5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> Bird Sanctuary Park Picnic Sites 		

BUILDING AND LAND USE CATEGORY	ESEI		
	5.2.4 COMMERCIAL • Tea Garden		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table.		

2.30.3 ADDITIONAL CONTROLS

- 2.30.3.1 The erection of any building within an environmental interface zone shall be subject to environmental appraisal or EIA application
- 2.30.3.2 An application for the designation of related conservation areas shall be undertaken in consultation with KwaZulu-Natal Ezemvelo-Wildlife and take due cognizance of the requirements of the NEM: Protected Areas Act (Act No. 57 of 2003), the NEM: Biodiversity Act (Act No. 10 of 2004) and the Provincial Biodiversity Framework Plan.
- 2.30.3.3 No indigenous flora, fauna or any naturally occurring material shall be disturbed or removed.
- 2.30.3.4 Except where picnic areas and footpaths through the vegetation have been specially demarcated, the public shall not be admitted.
- 2.30.3.5 Any work of which is undertaken shall be done in accordance with a layout plan, which shall be a duly adopted provision of the scheme.
- 2.30.3.6 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.30.3.7 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.30.3.8 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.30.3.9 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.31. SEA SHORE (ESSH)



STATEMENT OF INTENT

This is a zone for the management and development of the land along the coast located within the low and high water mark, as defined in the Integrated NEMA Coastal Management Act (No. 24 of 2008) and with due regard to the requirements of the Act.

ZONE COLOUR AND SCHEME NOTATION



Fill: Orientale
R 209, G 183, and B 157
Border: Barley Beige
R 176, G 112, and B 080

2.31.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
ESSH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

2.31.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	ESSH		
FREELY PERMITTED	5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> • Ablution Facilities • Conservation Area • Marine Reserve • Private Recreation Area • Public Open Space • Recreational Building • 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • Life Guard Hut • Maintenance Building 		
CONSENT	5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> • Beach Amenity Facility • Boat Jetty • Marina 5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Arts and Crafts Workshop • Restaurant • Shop (Restricted to services and associated activities of the coastline) • Tea Garden 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table.		

2.31.3 ADDITIONAL CONTROLS

- 2.31.3.1 The development and use of land located in the seashore area shall comply with the requirements of the NEMA: Integrated Coastal Management Act (No. 24 of 2008).
- 2.31.3.2 In addition any applications locates adjacent to or located in the designated seashore area will have to take cognizance of the requirement of the Coastal Management Plan prepared for the Area in terms of the NEMA: Integrated Coastal Management Act (No. 24 of 2008).
- 2.31.3.3 The Coastal Management Plan shall be aligned with the Scheme to ensure that sustainable development is undertaken along the seashore and thus all development applications have to be considered in terms of both plans.
- 2.31.3.4 Additional conditions shall be applied to applications that are located adjacent to sensitive estuarine or coastal areas identified in terms of the Coastal Management Plan or a Biodiversity Plan.
- 2.31.3.5 The primary purpose of this zone shall be to protect the quality and character of land and water bodies, to conserve environmentally sensitive habitats and natural systems and to encourage their use for tourist, recreational and education facilities and activities.
- 2.31.3.6 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.31.3.7 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.31.3.8 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.31.3.9 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.32. BEACH FRONT FACILITY (ESBF)



STATEMENT OF INTENT

This is a zone for the management and development of the land adjacent to the high water mark as defined in the NEMA: Integrated Coastal Management Act (No. 24 of 2008), and where low impact land uses are permitted to support recreational facilities.

ZONE COLOUR AND SCHEME NOTATION



Fill: Orientale
(Speckled)
R 209, G 183, and B 157
Border: Barley Beige
R 176, G 112, and B 080

2.32.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
ESBF	N/A	0.35	30%	1	N/A	N/A	N/A	N/A

2.32.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	ESBF		
FREELY PERMITTED	5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> Ablution Facilities Beach Amenity Facility Boat Jetty Conservation Area Private Recreation Area Recreational Building 5.2.8 UTILITIES ANS SERVICES <ul style="list-style-type: none"> Maintenance Building (Restricted to services and associated activities of the coastline) Life Guard Hut 		
CONSENT	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Residential Building (Restricted to a single flat for a caretaker) 		

BUILDING AND LAND USE CATEGORY	ESBF		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table.		

2.32.3 ADDITIONAL CONTROLS

- 2.32.3.1 The development and use of land located adjacent to the seashore area shall comply with the requirements of the NEMA: Integrated Coastal Management Act (No. 24 of 2008).
- 2.32.3.2 In addition, any application located adjacent to or located in the designated seashore area will have to take cognizance of the requirement of the Coastal Management Plan prepared for the Area in terms of the NEMA: Integrated Coastal Management Act (No. 24 of 2008).
- 2.32.3.3. In respect of Lot 297 Salt Rock:
- a) The parking shall be a minimum of 22 parking bays;
 - b) A restaurant may be permitted, but is restricted to members of the relevant Homeowners Association.
- 2.32.3.4 In respect of Lot 219 Tinley Manor, no restaurant may be permitted on the site.
- 2.32.3.5 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.32.3.6 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.32.3.7 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.32.3.8 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.32.3.9 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

MIXED-USE / COMMERCIAL

2.33. CORE MIXED USE (MUCO)



STATEMENT OF INTENT

This is a zone intended to provide for the use of retail, personal services, entertainment, offices, residential, public facilities and related commercial uses at high intensities that comprise a town centre




ZONE COLOUR AND SCHEME NOTATION

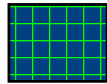



Fill: Antwerp Blue
R 000, G 064, and B 128

Border: Black
R 000, G 000 and B 000

2.33.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
MUCO 1	900	1,0	70%	6	Street line	2.5 m	2.5 m	18 m 4 m		Fill: Antwerp Blue R 000, G 064, and B 128 Border: Black R 000, G 000 and B 000
MUCO 2	900	1.00	70%	4	7.5 m	2.5 m	2.5 m	18 m 4 m		Fill: Antwerp Blue R 000, G 064, and B 128 Border: Black R 000, G 000 and B 000 Horizontal Hatch: Green R000, G255 and B000
MUCO 3	450	1.25	80%	6	Street line	N/A	N/A	12 m 4 m		Fill: Antwerp Blue R 000, G 064, and B 128 Border: Black R 000, G 000 and B 000 R190, G210 and R B255

MUCO 4	1500	1.00	70%	3	7.5 m	4.5m	4.5m	18m		Fill: Antwerp Blue R 000, G 064, and B 128 Border: Black R 000, G 000 and B 000 Hatch Cross: Green R000, G255, B000
MUCO 5	450	1.00	80%	3	9 m	4.5 m	4.5 m	18 m		Fill: Antwerp Blue R 000, G 064, and B 128 R 000, G 000 and B 000 Hatch mesh: R190, G210, B255

2.33.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	MUCO 1 and 2	MUCO 3	MUCO 4	MUCO 5
FREELY PERMITTED	<p>5.2.3 ENVIROMENT AND RECREATION</p> <ul style="list-style-type: none"> Private Recreational Area Recreational Building <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Arts and Crafts Workshop Betting Depot Car Wash Commercial Workshop Launderette Motor Car Showroom Office, Business Services Offices, General Offices, Medical Office, Professional Office, Public Place of Amusement Restaurant Restaurant, Fast Food Shop Service Station 	<p>5.2.3 ENVIROMENT AND RECREATION</p> <ul style="list-style-type: none"> Conservation Area Private Recreational Area Recreational Building <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Art and Craft Workshop Betting depot Car Wash Commercial Workshop Launderette Motor Car Showroom Office, Business \ Services Office, Professional Offices, General Offices, Medical Office, Public Parking Garage Place of Amusement Restaurant Restaurant, Fast Food Shop Service Station 	<p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE</p> <ul style="list-style-type: none"> Hospital <p>5.2.3 ENVIROMENT AND RECREATION</p> <ul style="list-style-type: none"> Private Recreational Area Recreational Building <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Art and Craft Workshop Car Wash Commercial Workshop Launderette Motor Car Showroom Office, Business Services Offices, General Offices, Medical Office, Professional Office, Public Place of Amusement Public Office Restaurant Restaurant, Take-away Shop 	<p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE</p> <ul style="list-style-type: none"> Educational Building Institution <p>5.2.3 ENVIROMENT AND RECREATION</p> <ul style="list-style-type: none"> Recreational Building <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Art and Craft Workshop Car Wash Commercial Workshop Launderette Motor Car Showroom Office, Business Services Offices, General Offices, Medical Office, Professional Office, Public Place of Public Public Office Restaurant Restaurant, Fast Food Shop

BUILDING AND LAND USE CATEGORY	MUCO 1 and 2	MUCO 3	MUCO 4	MUCO 5
	5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Warehouse Wholesale Shop 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Hotel Residential Building (Except on ground floor) 	5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Warehouse Wholesale Shop 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Residential Building (Except on ground floor) 	5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Warehouse Wholesale Shop 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Hotel Residential Building (Except on ground floor) 	5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Warehouse Wholesale Shop 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Hotel
CONSENT	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Land 5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Educational Building Place of Assembly 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Funeral Parlour Parking Garage 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Service Industrial 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Educational Building Place of Assembly 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Crèche Hotel 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Assembly Institution Educational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Betting Depot Funeral Parlour Parking Garage Service Station 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Service Industrial Building 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Residential Building (on ground floor) 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Public Assembly 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Betting Depot Funeral Parlour Garage Place of Amusement Parking Garage Service Station 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Service Industry 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Crèche Dwelling House Residential Building (Except on ground floor) 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.			

2.33.3 ADDITIONAL CONTROLS

2.33.3.1 In respect of the MUCO 3 zone, where residential use is included in a composite building, the floor area ratio for such residential use shall exceed 0,4 and the total Coverage for all buildings shall not exceed 50%; provided that where the building is to comprise a Commercial use with one flat (not exceeding 84 sq. metres in extent) for a manager or caretaker, the maximum coverage of 80% shall continue to apply, the F.A.R for such residential use shall not exceed 0.4 of the total area of the site.

2.33.3.2 In respect of the MUCO 1 zone, no Lot within a General Commercial or Limited Commercial zone used for a composite building in which the ground floor is to be used exclusively for commercial purposes and the upper floor(s) for residential flats, shall be less than 1800m² in extent.

2.33.3.3 In respect of the MUCO 3 zone, the Local Authority may, in the event of being satisfied that the visual, architectural design and general layout qualities of any proposed development on any Lot will be favourably promoted and enhanced by way of an increase in either or all of FAR, Coverage, Height, it may grant its written approval accordingly as in the following table:

<u>LOT SIZE:</u>	<u>F.A.R.:</u>	<u>COVERAGE:</u>	<u>HEIGHT:</u>
up to 1000m ²	1,50	100%	6
1001m ² to 3000m ²	2,50	100%	6
3001m ² upwards	2,50	100%	greater than 6

2.33.4.4 In respect of Lot 9062, the following density controls shall apply:
FAR – 1,25
Coverage – 70%
Height – 3 storeys

2.33.3.5 In respect of the MUCO 4 zone, the minimum lot size shall be 900m² in Umhali.

2.33.3.6 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.

2.33.3.7 In respect of Erf 2195, 112 -114 King Shaka Street, Kwadukuza, Council has condoned the 50 % obligatory parking provisions (i.e 26 Parking bay provision) on condition that the balance of the money in the amount of R 394 444.70 is paid to the Municipality.

2.33.3.8 In respect of the MUCO 3 zone, Erf 18 , a “Place of Public Assembly” shall be a freely permitted land use.

2.33.3.9 In respect of the MUCO 3 zone, Erf 220 Stanger, the storage and sale of industrial scale quantities of items such as sand, stones, bricks, etc, that will attract a significant flow of industrial type traffic by means of heavy vehicles both delivering materials to the yard and picking material up from the premises for delivery to the building site(s) shall not be permitted.

2.33.3.10 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.

- 2.33.3.11 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.33.3.12 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.33.3.13 In respect of the commercial land uses under the MUCO zone, where it is it is physically impractical to provide on-site parking the Local Authority shall call upon the developer to provide a minimum of 50% obligatory onsite parking and contribute towards the shortfall of parking into the parking reserve fund by way of such payment in lieu. The cash payment shall be calculated basis of the cost to the local authority of providing the car spaces at ground level that would have been required in terms of the scheme. In terms of this clause, a car space shall be taken to be an area of 23 square metres, which includes manoeuvring space. This contribution shall be made on the approval of the building plans and shall be paid before the release of the occupancy certificate.

All monies received by the Local Authority shall be paid into the parking reserve fund and shall be used only for the provision of vehicular parking and service roads within the area.

The calculations for payment into the parking reserve fund shall be as

Cost per Bay = $(P \times M) + C$

P = Size of parking Bay

M = Land Value in m²

C = Actual construction Cost / Bay of 23m²

- 2.33.3.14 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.
- 2.33.3.15 Where a site is zoned MUCO 3 within the CBD of KwaDukuza as depicted on the map reference: "KwaDukuza CBD: MUCO Additional Control Map 01" the following additional controls shall be applicable:
- a) In respect of the KwaDukuza CBD, where a building was approved and erected prior to the adoption of the Stanger Town Planning Scheme the following shall apply:
 - i) No submission of an encroachments application for structures encroaching onto municipal land will be required.
 - ii) For commercial usage the applicant makes provisions in terms of payment into the parking reserve fund.
 - b) For residential usage within the CBD, the parking requirement shall be 1 bay per unit.
 - c) The owner shall be entirely responsible for ensuring compliance with any other applicable legislation (*i.e.* NBR)
 - d) Landscaping shall be undertaken as an integral part of the development of the site, and shall be indicated on the approved site development plan.

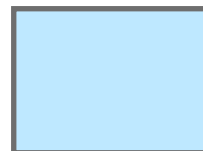
2.34. MIXED USE LIGHT IMPACT (MULI)



STATEMENT OF INTENT

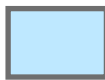

This is a zone intended to provide for the use of commercial uses such as offices, service industry, retail, personal services, showrooms, workshops and related commercial uses at low impact intensities adjacent to or part of a town centre.

ZONE COLOUR AND SCHEME NOTATION



Fill: Powder Blue
R 190, G232, and B 255
Border: Light Grey
R 110, G 110, and B 110

2.34.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
MULI 1	2ha	0.8	40%	3	7.5 m	3.0 m	3.0 m	18 m 4 m		Fill: Powder Blue R 190, G232, and B 255 Border: Light Grey R 110, G 110, and B 110
MULI 2	900	1.00	70%	3	7.5 m	3.0 m	3.0 m	18 m 4 m		Fill: Powder Blue R 190, G232, and B 255 Border: Light Grey R 110, G 110, and B 110 Horizontal Hatch: R000, G038 and B115

2.34.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	MULI 1	MULI 2	
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> • 5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> • Private Recreational Area • Private Open Space • Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Arts and Crafts Workshop • Car Wash • Commercial Workshop • Launderette • Motor Car Showroom • Office, Public • Office, Business Services • Office, Professional • Offices, General • Offices, Medical • Place of Amusement • Restaurant • Restaurant, fast food • Shop 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> • Warehouse, • Wholesale Shop 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Residential Building (Except on ground floor) • Hotel 	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> • 5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Art and Craft Workshop, • Car Wash • Commercial Workshop • Funeral Parlour • Launderette • Motor Car Showroom • Office, Public • Parking Garage • Restaurant • Restaurant, fast food • Shop 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> • Warehouse, • Wholesale Shop 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Residential Building (Except on ground floor) 	
CONSENT	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> • Institution • Educational Building • Place of Assembly 5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Funeral Parlour • Parking Garage • Service Station 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> • Service Industry 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Crèche • Dwelling House 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 	5.2.2 CIVIC AND SOCIAL/ADMINISTRATIVE <ul style="list-style-type: none"> • Institution • Educational Building • Place of Assembly 5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> • Private Open Space • Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Service Station • Place of Amusement 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> • Service Industrial Building 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Crèche 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 	
PROHIBITED LAND USES AND BUILDINGS	Land and Buildings not listed above		

2.34.3 ADDITIONAL CONTROLS

- 2.34.3.1 Where residential use is included in a composite building, the F.A.R for such residential use shall not exceed 0,4 of the total area of the site.
- 2.34.3.2 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.34.3.3 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.34.3.4 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.34.3.5 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.34.3.6 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.35. MULTI-PURPOSE RETAIL AND OFFICE (MPRO)



STATEMENT OF INTENT

This is a zone that permits the development of a hierarchy of suburbanized multi-use shopping facilities, usually at density levels less than that of a town centre

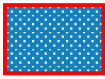
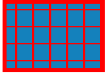
COLOUR AND SCHEME NOTATION



Fill: Process Blue
R 020, G 129, and B 188
Border: Mars
R 255, G 000, and B 000

2.35.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
MPRO 1	450 and 2000 for multi-use	0,5	50%	2	7.5 m	2.5 m	2.5 m	18 m 21 m when residential		Fill: Process Blue R 020, G 129, and B 188 Border: Mars Red R 255, G 000, and B 000
MPRO 2	N/A	N/A	100%	3	7.5 m	2.5 m	2.5 m	18 m 4 m for Hatchet ways and Cul-de-sacs		Fill: Process Blue R 020, G 129, and B 188 Border: Mars Red R 255, G 000, and B 000 horizontal Hatch: Mars Red R 255, G 000 and B 000
MPRO 3	N/A	N/A	15%	2	7.5 m	2.5 m	2.5 m	18 m 4 m for Hatchet ways and Cul-de-sacs		Fill: Process Blue R 020, G 129, and B 188 Border: Mars Red R 255, G 000, and B 000 Cross Hatch: White R 255, G 255 and B 255

MPRO 4	N/A	0.2	60%	2	7.5 m	2.5 m	2.5 m	18 m 4.0 m for Hatchet ways and Cul-de-sacs		Fill: Process Blue R 020, G 129, and B 188 Border: Mars Red R 255, G 000, and B 000 Dotted Hatch: R255, G255 and B255
MPRO 5	1800	0.6	60%	3	7.5 m	2.5 m	2.5 m	18 m 4.0 m for Hatchet ways and Cul-de-sacs		Fill: Process Blue R 020, G 129, and B 188 Border: Mars Red R 255, G 000, and B 000 Hatch Cross R 255, G 000 and B 000

2.35.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	MPRO 1 and 5	MPRO 2	MPRO 3	MPRO 4
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Assembly 5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> Private Recreation Area Private Open Space Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Commercial Workshop Laundrette Maintenance Building Office, Public Office, Professional Offices, General Offices, Medical Restaurant Restaurant, Fast Food Shop 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Residential Building (Exception on ground floor) 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Assembly 5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> Private Recreation Area Private Open Space Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Conference Centre Laundrette Maintenance Building Office, Professional Offices, General Offices, Medical Place of Amusement Restaurant Shop 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Crèche Medium Density Housing Residential Building 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Assembly 5.2.3 ENVIROMENT AND RECREATION <ul style="list-style-type: none"> Private recreation area Private Open space Recreational building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Craft Workshop Conference Centre Laundrette Maintenance Building Office Building (Providing service to Zimbali development company and the community) Place of Amusement Restaurant Shop 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Crèche Medium Density Housing Residential Building 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Laundrette Office, Public Office, Professional Offices, General Offices, Medical Restaurant Shop Workshop 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Residential Building (Exception on ground floor)

BUILDING AND LAND USE CATEGORY	MPRO 1 and 5	MPRO 2	MPRO 3	MPRO 4
CONSENT	<p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Carwash • Place of Amusement • Service Station • Tea Garden <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> • Crèche <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> • BTTS 	<p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE</p> <ul style="list-style-type: none"> • Institution <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Carwash <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> • BTTS 	<p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Carwash • Parking Garage • Service Station <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> • Dwelling House (Restricted to Caretakers Cottage) <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> • BTTS 	<p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE</p> <ul style="list-style-type: none"> • Institution <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Car Wash • Tea Garden <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> • Crèche <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> • BTTS
PROHIBITED LAND USES AND BUILDINGS	Land and buildings not listed in this table.			

2.35.3 ADDITIONAL CONTROLS

- 2.35.3.1 In respect of Shakaskraal 3 Storeys shall be applicable under the MPRO 1 zone.
- 2.35.3.2 Residential use limited to upper floor, where a lot is less than 1800 square metres in extent.
- 2.35.3.3 The MPRO 2 zone shall only be applicable to Prince's Grant Village Centre.
- 2.35.3.4 The residential usage shall not exceed 50% of the permitted Floor Area Ratio (F.A.R).
- 2.35.3.5 In respect of Lots 617 and Lot 93 Ballito, Setbacks may be waived subject to the discretion of the Municipality; and the fourth storey is to be contained in the roof of the building.
- 2.35.3.6 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.35.3.7 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.35.3.8 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.35.3.9 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration.
- 2.35.3.10 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.36. MIXED USE – OFFICES (MOFF)



STATEMENT OF INTENT



This is a zone makes provision for the development of distinct office areas adjacent to other forms of commercial development.



COLOUR AND SCHEME NOTATION



Fill: Process Blue
R 020, G 129, and B 188
Border Lemon Yellow
R 255, G 255, and B 000

2.36.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
MOFF 1	1500	0.45	30%	2	7.5 m	4.5 m	4.5 m	18 m 4 m for Hatchet ways and Cul-de-sacs		Fill: Process Blue R 020, G 129, and B 188 Border: Lemon Yellow R 255, G 255, and B 000
MOFF 2	900	0.8	50%	6	7.5 m	2 m	2 m	16 m 4 m for Hatchet ways and Cul-de-sacs		Fill: Process Blue R 020, G 129, and B 188 Border: Lemon Yellow R 255, G 255, and B 000 Horizontal Hatch: white R 255, G 255 and G 255

MOFF 3	1500	0.5	50%	2	7.5 m	2 m	2 m	16 m 4 m for Hatchet ways and Cul-de-sacs		Fill: Process Blue R 020, G 129, and B 188 Border Lemon Yellow R 255, G 255, and B 000 Vertical Hatch: Black R 000, G 000 and B 000
MOFF 4	NA	NA	35%	2	7.5 m	2 m	2 m	16 m 4 m for Hatchet ways and Cul-de-sacs		Fill: Process Blue R 020, G 129, and B 188 Border: Lemon Yellow R 255, G 255, and B 000 Wave Hatch: White R 255, G 255, and B 255

2.36.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	MOFF 1	MOFF 2	MOFF 3	MOFF 4
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Educational Building 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Educational Building 		5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> Private Open Space Private Recreation Area Recreational Building (Excluding a hotel)
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Office, Business Services Office, Professional Offices, General Offices, Medical Office, Public Restaurant Shop (Restricted to 200m2) 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Office, Business Services Office, Professional Offices, General Offices, Medical Office, Public Restaurant Shop (Restricted to 200m2) 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Office, Business Services Office, Professional Offices, General Offices, Medical Office, Public 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Office, Business Services Office, Professional Offices, General Offices, Medical Parking Garage Restaurant
	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House Chreche 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Residential Building (Except on ground floor) 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Residential Building (Except on ground floor) 	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Residential Building (Excluding a hotel and not on the ground floor)

BUILDING AND LAND USE CATEGORY	MOFF 1	MOFF 2	MOFF 3	MOFF 4
CONSENT	5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> Private Recreation Area Recreational Building 5.2.8 UTILITIES <ul style="list-style-type: none"> BTTS 	5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> Private Recreation Area Recreational Building 5.2.8 UTILITIES <ul style="list-style-type: none"> BTTS 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Educational Building 5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> Private Recreation Area Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Restaurant Shop (Restricted to 200m²) 5.2.8 UTILITIES <ul style="list-style-type: none"> BTTS 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Institution Place of Assembly 5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Conference Centre Maintenance Building Place of Amusement Shop 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Creche Dwelling House (Restricted to Caretaker) Medium Density Housing 5.2.8 UTILITIES <ul style="list-style-type: none"> BTTS
PROHIBITED LAND USES AND BUILDINGS	Land and buildings not listed in this table.			

2.36.3 ADDITIONAL CONTROLS

2.36.3.1 In respect of MOFF 3, the following shall apply:

- The permissible F.A.R. and Coverage be 1,2 and 70% respectively for Erven 3243, 1552, 1554, 1555 and 3244 Ballitoville;
- The maximum permitted height in respect of Erven 1552 and 1555 Ballitoville will be limited to three (3) storeys;
- An "Institutional Building" may be considered by Special Consent for Erven 3243, 1552, 1555 and 3244 Ballitoville; and
- In respect of ERF 1552 Ballitoville the use of a Shop(s) shall be restricted to 1000m².

2.36.3.2 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.

2.36.3.3 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.

2.36.3.4 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.

- 2.36.3.5 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.36.3.6 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.37. INTERFACE ZONE (MITF)



STATEMENT OF INTENT

This is a zone, which provides for a range of residential, businesses, offices, civic and social and educational uses. Its function is to reduce the negative impacts that incompatible industrial uses would have on adjacent residential areas. Under certain conditions may permit light industry, and showrooms but excludes other industrial uses

ZONE COLOUR AND SCHEME NOTATION



Fill: Bisque 2
R 238, G 213, and B 184
Border: Blue 4
R 000, G 000, and B 139

2.37.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
MITF	1000	0.5	50%	2	7.5 m	5.0 m	5.0 m	18 m

2.37.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	MITF 1		
FREELY PERMITTED	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Community Garden 5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Community Hall 5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> Park 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Kennels/Catteries Office, Business Services Offices, General Offices, Medical Office, Professional Office, Public Personal Service outlet Showrooms Veterinary Clinic 5.2.5 INDUSTRY <ul style="list-style-type: none"> Research Laboratory 		

BUILDING AND LAND USE CATEGORY	MITF 1		
	5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> Transportation facility 		
CONSENT	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Educational Building Institution 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Drive-in Cinema Flea Market Place of Amusement Tea Garden 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Medium Density Housing 5.2.8 UTILITIES <ul style="list-style-type: none"> BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.37.3 ADDITIONAL CONTROLS

- 2.37.3.1 Applications for the development of an interface zone will be required to produce a landscaping plan as part of or in addition to their development application, which shall demonstrate the appropriate attention has been paid to screening and the planting of indigenous vegetation and trees.
- 2.37.3.2 Where necessary the application will have to show that the architectural design, height and position of the buildings is compatible with the surrounding development and does not negatively affect the amenity of established residential areas adjacent to it.
- 2.37.3.3 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.37.3.4 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.37.3.5 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.37.3.6 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.37.3.7 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.38. GARAGE AND PETROL FILLING STATION (MPFS)



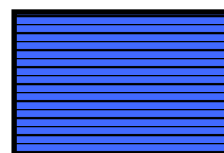
STATEMENT OF INTENT

This zone provides for the development used or designed for the sale of petroleum, oil and other fuels and lubricants and accessory used in connection with motor vehicles and includes an office and storeroom, together with facilities for the servicing and maintenance of motor vehicles and may also include space devoted to restaurants, shops and related services. It shall not include panel beating, spray painting or the carrying out of vehicle body repairs of a major nature to the engine or transition system of motor vehicles.

ZONE COLOUR AND SCHEME NOTATION





Fill: Royal Blue
R 065, G 105, and B 255
Border: Black
Notation Black



Fill: Royal Blue
R 065, G 105, and B 255
Border: Black
Notation Black
Hatch R 190, 233, 255
Horizontal

2.38.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
MPFS 1	1 800	0.40	60%	2	9 m	4.5 m	4.5 m	36 m		Fill: Royal Blue R 065, G 105, and B 255 Border: Black Notation Black
MPFS 2	1 800	0.40	60%	2	9 m	4.5 m	4.5 m	36 m		Fill: Royal Blue R 065, G 105, and B 255 Border: Black R 000, G 000 and B 000 Horizontal Hatch: Black R 000, G 000 and B 000

2.38.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	MPFS 1	MPFS 2	
FREELY PERMITTED	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Car Wash • Garage • Petrol Service Station 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Car Wash • Garage • Petrol Service Station 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> • Truck Stop 	
CONSENT	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Drive-In Cinema • Motor Showroom • Office Building • Parking Garage Personal Service outlet <ul style="list-style-type: none"> • Restaurant, Fast Food Restaurant (Limited to 200m²) • Shop (Limited to 200m²) 5.2.6 RESIDENTIAL Dwelling House (Restricted to Caretaker or Manager) <ul style="list-style-type: none"> • Residential Building 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> • Vehicle Repairs Shop • Truck Stop 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Arts and Crafts Workshop (And fresh produce centre) • Motor Showroom • Office Building • Parking Garage Personal Service outlet <ul style="list-style-type: none"> • Restaurant, Fast Food Restaurant (Limited to 200m²) • Shop (Limited to 250m²) 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Hotel 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> • Vehicle Repairs shop 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 	
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table.		

2.38.3 ADDITIONAL CONTROLS

- 2.38.3.1 In respect of Stanger, the minimum lot size shall be 900m².
- 2.38.3.2 This zone is site specific and is subject to the approval of a detailed Environmental Impact Assessment (EIA) application as required in terms of the regulation related to the National Environmental Management Act (No. 107 of 1998) as amended.
- 2.38.3.3 Its approval is subject to Environmental Authorisation issued by the Department of Economic Development, Tourism and Environmental Affairs.
- 2.38.3.4 The Municipality may request additional controls in relation to ingress and egress and other traffic related matters in conjunction with the Department of Transport regulations and provincial policy guidelines.

- 2.38.3.5 Any site considered for the establishment of a petrol filling station needs to have sufficient area and width/depth that allows the safe parking of delivery tankers and vehicles on site.
- 2.38.3.6 In considering applications for the establishment of petrol filling stations, the need for a new site needs to be assessed and to have regard to the location of other existing stations in the area.
- 2.38.3.7 The existing and/or contemplated future development of the area must be taken into account when considering the need for the new petrol filling station.
- 2.38.3.8 Any argument, based on the solo- site system, that all brands of petrol should be available within any particular area should not be taken into account.
- 2.38.3.9 The design and layout of garages and service stations shall be to the satisfaction of the Municipality and the following requirements and conditions shall be observed wherever is it proposed to erect, or extend and existing, garage or service station:
- a) No garage or service station shall have direct vehicular access to an existing or proposed limited access major traffic arterial;
 - b) No vehicular entrance to, or exist from, a garage or service station shall be within 150m of a freeway interchange, 60m from an intersection with a road which, in the opinion of the Municipality, is a major road, or 20m from an intersection with any other road;
 - c) The frontage of a lot intended for use as a garage or service station shall not be less than 36m;
 - d) A dwarf wall or other permanent structures, to the satisfaction of the Municipality, shall be erected on the street frontage of the site to confine the movement of vehicles into, or out of, the garage or service station to authorised access points;
 - e) No lot may be used for a garage or service station where it is, in the opinion of the Municipality, of insufficient depth to enable all activities associated with the operation of the use to be clear of the street;
 - f) Filler points for underground tanks shall be so positioned as to make it possible for tanker delivery vehicles to stand wholly within the lot while discharging fuel and for the vehicle to enter and leave the property in a forward direction;
 - g) Pump islands shall not be less than 5m from any boundary of the lot and all traffic routes within the forecourt shall have a minimum width of 5m; and
 - h) A garage or service station shall be designed in a manner that traffic entering and leaving the property on which it is situated will not adversely affect the movement of pedestrians on any heavily trafficked public street or place.
- 2.38.3.10 In granting its authority or consent for the establishment of a garage or service station, the Municipality shall take due cognisance of the standards set out in Section 6 relating to the Planning Standards for Control of Traffic Generating Sites.
- 2.38.3.11 A Restaurant / Fast-food outlet and a Shop is permitted when ancillary to a Garage and Service Station and not to exceed a combined Floor Area of 500m² in extent.
- 2.38.3.12 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.38.3.13 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and

the proposal for such must be accompanied by written consent from the municipal Traffic Department.

- 2.38.3.14 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.38.3.15 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

INDUSTRY (IN)

2.39. QUARRYING AND MINING (INQM)



STATEMENT OF INTENT

This zone allows appropriately located land to be used for the extraction of minerals and raw materials including sand and stone. Any extraction requires a permit from Department of Mineral and Energy Affairs (DMA) and the Department of Agriculture, Forestry and Fisheries (DAFF).

ZONE COLOUR AND SCHEME NOTATION



Fill: Leather
R 126, G 072, and B 000
Border: Black
R 000, G000 and B 000

2.39.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
INQM	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

2.39.2 LAND USE CATEGORIES

BUILDINGS AND LAND USE CATEGORY	INQM		
FREELY PERMITTED	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Canteen 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Extractive Industry Quarrying Sand mining 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> Borehole 		
CONSENT	5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Large Scale Manufacturing Warehouse 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table.		

2.39.3 ADDITIONAL CONTROLS

- 2.39.3.1 All applications for quarrying and mining will be required to have the necessary approved permits issued from the Department of Minerals Resources (DoMR) in terms of the Mineral and Petroleum Resources Development Act (No. 28 of 2002).
- 2.39.3.2 An application for quarrying and mining will need to have an approved Environmental Impact Assessment approved by the Department of Agriculture, Forestry and Fisheries (DAFF).
- 2.39.3.3 An application for quarrying and mining will need to address itself to issues of noise, dust, the control of and safe storage and disposal of waste on site.
- 2.39.3.4 The application shall provide details regarding safety measures, fencing, notices, access control, and lighting to ensure that the potential dangers associated with the activity are minimised.
- 2.39.3.5 Where pollution measures are reliant to electricity, the mining operation will install an emergency generator to ensure that no spillage can occur.
- 2.39.3.6 The application shall include a strategy to address the monitoring and control of the operation to minimise amenity disturbance by way of dust, noise, pollution, heavy vehicles, hours of operation and any remedial programmes once the activity ceases.
- 2.39.3.7 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.39.3.8 In addition, all developments for quarrying and mining will need to submit a detailed post-production restoration plan to show how the site is to be rehabilitated. Such a plan shall address the following aspects:
 - a) The restoration of the mine or quarrying site;
 - b) The restoration of the natural environment through the planting of original indigenous plants and trees;
 - c) Pollution control mechanisms;
 - d) The long term management of all tailing and sludge dams once the extractive process has been completed;
 - e) The short term and long term period in which the rehabilitation plan will be completed; and
 - f) The naming of an agency that will be responsible with completing the rehabilitation work.
- 2.39.3.9 Accommodation for a caretaker/manager in the INQM Zone may be permitted. It shall be restricted to a maximum floor area of 90 square metres.
- 2.39.3.10 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.39.3.11 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration

2.39.3.12 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

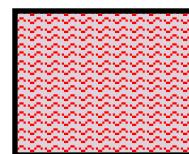
2.40 EXTRACTIVE INDUSTRY (INEX)



STATEMENT OF INTENT

This zone is for the extraction and processing of mineral resources, while ensuring their compatibility with adjacent land uses. Additionally, this zone provides for the interim uses including but not limited to timber yards, outdoor storage, and plant nurseries, which do not impair the long-term ability to extract and process mineral resources.

ZONE COLOUR AND SCHEME NOTATION



Fill: Grey Purple
R 222, G 209, and B 217
Border: Black
R 000, G000, and B 000
Wave Hatch: Red R 255, G 000 and B 000

2.40.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
INEX	N/A	0.20	20%	2	9.0 m	4.5 m	4.5 m	N/A

2.40.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	INEX 1		
FREELY PERMITTED	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Canteen 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Extractive Industry Quarrying Sand mining <ul style="list-style-type: none"> 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> Intermodal Transportation Facility 		
CONSENT	5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Large Scale Manufacturing Industrial Building Offensive Warehouse 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> Borehole BTTS 		

BUILDING AND LAND USE CATEGORY	INEX 1		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table		

2.40.3 ADDITIONAL CONTROLS

- 2.40.3.1 All applications for extractive industry will be required to have the necessary approved permits issued from the Department of Minerals Resources (DoMR) in terms of the Mineral and Petroleum Resources Development Act (No. 28 of 2002).
- 2.40.3.2 An application for extractive industry will need to provide the Council with an air quality plan, which complies with the requirements of the National Environmental Management Act: Air Quality Act (No. 39 Of 2004).
- 2.40.3.3 An application for an extractive industry will need to address itself to issues of noise, dust, the control of and disposal of waste and a strategy to address the monitoring and control of the operation to minimise amenity disturbance by way of dust, noise, pollution, heavy vehicles, hours of operation .and any remedial programmes once the activity ceases.
- 2.40.3.4 In addition, all developments for extractive industry will need to submit a detailed remedial plan to show how the site is to be rehabilitated (including all tailing and sludge dams) once the mining or extractive process is completed. Such a plan will be required to address the short and long-term management of the rehabilitation plan and the naming of a responsible agency that will be tasked with completing the rehabilitation work.
- 2.40.3.5 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.40.3.6 A storey in respect of industrial zones shall not exceed 5.5 metres. The municipality may consider double or more volumes in terms of storeys, provided that the maximum height is not exceeded.
- 2.40.3.7 Accommodation for a caretaker/manager in the INEX Zone may be permitted. It shall be restricted to a maximum floor area of 90m².
- 2.40.3.8 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.40.3.9 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.40.3.10 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.41. NOXIOUS INDUSTRY (INOX)



STATEMENT OF INTENT

This zone permits manufacturing uses which may not be compatible with other manufacturing uses and which would have major externalities on adjacent sensitive land uses. This zone would permit manufacturing activities that may produce significant vibration, noise, odour, or high volume automobile and truck traffic. Warehousing of materials that may be considered noxious or hazardous may be permitted in buildings in this zone, with possible conditions and/or exceptions, i.e. via a Consent procedure.

Outdoor storage, as either a principal use or an ancillary use, can also be permitted in the zone, with some possible conditions or restrictions, i.e. as a Consent Use.

Office uses, as a principal use, would not be permitted in the zone. Retail stores, eating establishments and other personal service uses would also not be permitted. Of the service related uses, only service shops and showrooms would be permitted.

ZONE COLOUR AND SCHEME NOTATION



Fill: Magenta 2
R 238, G 000, and B 238
Border: Black
R 000, G 000, and B 000

2.41.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
INOX	1800	1.00	70%	3	9.0 m	4.5 m	4.5 m	21 m 9 m for Hatched ways and Cul-de-sacs

2.41.2 LAND USE CATEGORIES

BUILDING AND LAND USES CATEGORY	INOX		
FREELY PERMITTED	<p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Canteen • Offices, General (to onsite activities) • Parking Garage <p>5.2.5 INDUSTRIAL</p> <ul style="list-style-type: none"> • Extractive Industry • Industry, High Impact Manufacturing • Industry, Large scale Manufacturing • Noxious Industry • Research Laboratory (Linked to onsite activities) • Warehouse <p>5.2.7 TRANSPORTATION</p> <ul style="list-style-type: none"> • Bus and Taxi Rank • Intermodal Transportation Facility • Trucking Facility <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> • Waste Facility – General • Waste Facility – Medical • Waste incinerator • Waste Recycling Facility • Wastewater Treatment Plant 		
CONSENT	<p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Petrol Filling Station • Shop (Restricted to staff) • Restaurant (Restricted to staff) <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> • BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table		

2.41.3 ADDITIONAL CONTROLS

- 2.41.3.1 All applications for noxious industry will be required to have the necessary approved permits issued from the Department of Mineral Resources (DoMR) in terms of the Mineral and Petroleum Resources Development Act (No. 28 of 2002).
- 2.41.3.2 An application for extractive industry will need to provide the Area with an air quality plan, which complies with the requirements of the National Environmental Management Act: Air Quality Act (Act No. 39 of 2004)
- 2.41.3.3 An application for a noxious industry will need to address itself to issues of noise, dust, the control of and disposal of waste and a strategy to address the monitoring and

control of the operation to minimise amenity disturbance by way of dust, noise, pollution, heavy vehicles, hours of operation .and any remedial programmes once the activity ceases.

- 2.41.3.4 All applications for noxious industry will need to submit a detailed remedial plan to show how the site is to be rehabilitated (including the decontamination of buildings, on site waste, all tailings and sludge dams) should the industry cease its operations. Such a plan will be required to address the short and long-term management of the rehabilitation plan and the naming of a responsible agency that will be tasked with completing the rehabilitation work.
- 2.41.3.5 All applications for noxious industry will need to provide a water quality/protection plan.
- 2.41.3.6 Such a water quality plan will take cognizance of the requirements of the National Water Act (No. 36 of 1998) and will indicate how the disposal of waste and grey water will be undertaken on site and what additional protective measures shall be instituted if the development is located near a water source e.g., river, stream wetland, estuary.
- 2.41.3.7 The Municipality shall reserve the right not to approve the application if the sections 2.41.3.1 to 2.41.3.6, are not complied with.
- 2.41.3.8 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.41.3.9 A storey in respect of industrial zones shall not exceed 5.5 metres. The municipality may consider double or more volumes in terms of storeys, provided that the maximum height is not exceeded.
- 2.41.3.10 Accommodation for a caretaker/manager in the INOX Zone may be permitted. It shall be restricted to a maximum floor area of 90 square metres.
- 2.41.3.11 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.41.3.12 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.41.3.13 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.42. GENERAL INDUSTRY (IGEN)



STATEMENT OF INTENT

The General Industrial zone permits manufacturing uses. As a cumulative industrial zone, it would permit a combination of light manufacturing uses found in other zones and more intensive manufacturing uses that are incompatible with sensitive land uses, such as those found in the residential and environmental services zones.

Warehousing of materials considered non-noxious or non-hazardous are permitted in buildings in this zone.

ZONE COLOUR AND SCHEME NOTATION



Fill: Lavender
R 204, G 153, and B 255
Border: Black
R 000, G 000, and B 000

2.42.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
IGEN	1,800	1.00	75%	3	7.5 m	2.5 m	2.5 m	21 m 9 m for Hatchet ways and Cul-de-sacs

2.42.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	IGEN 1		
FREELY PERMITTED	<p>5.2.1 AGRICULTURE</p> <ul style="list-style-type: none"> Agricultural Industry <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Canteen Commercial Workshop <p>5.2.5 INDUSTRIAL</p> <ul style="list-style-type: none"> Builders Supply Yard Large Scale Manufacturing Non Polluting Light Manufacturing Office, Public Open storage Public works yard Recovery Facility Recycling plant Research Laboratory Salvage yard Service Industrial Building Vehicle repair shop Warehouse Wholesaling Workshops and Service Outlets 		

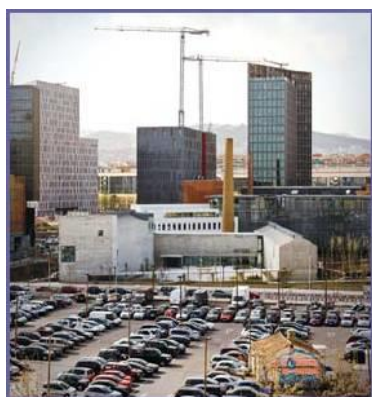
BUILDING AND LAND USE CATEGORY	IGEN 1		
	5.2.7 TRANSPORTATION <ul style="list-style-type: none"> • Bus and Taxi Rank • Transhipment • Trucking Facility 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • Waste Recycling Facility 		
CONSENT	5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> • Private Recreational Area • Recreational Building 5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Car Wash Facility • Drive-in Cinema • Parking Garage • Office, General (Linked to onsite activities) • Service Station • Shop(Limited to the day to day needs of the workers in this zone) 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS • Waste Facility – General • Waste Facility – Medical • Waste incinerator • Wastewater Treatment Plant 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table.		

2.42.3 ADDITIONAL CONTROLS

- 2.42.3.1 Outdoor storage, as an ancillary use, may be permitted in the zone, subject to certain restrictions involving the amount of area permitted on a lot, setbacks, screening, and possibly the type of materials permitted to be stored outdoors; i.e. via a Consent Use procedure.
- 2.42.3.2 Office uses, retail stores, and certain eating establishments will be permitted in the zone with certain conditions. The intention is to ensure that office use is limited in size and scale and is permitted to function with permitted manufacturing and warehouse uses. Retail stores and eating establishments shall be permitted for the purposes of servicing manufacturing and warehouse uses in all of the employment industrial zones.
- 2.42.3.3 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.42.3.4 A storey in respect of industrial zones shall not exceed 5.5 metres. The municipality may consider double or more volumes in terms of storeys, provided that the maximum height is not exceeded.
- 2.42.3.5 Accommodation for a caretaker/manager in the IGEN Zone may be permitted. It shall be restricted to a maximum floor area of 90 square metres.

- 2.42.3.6 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.42.3.6 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.42.3.7 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.43. LIGHT INDUSTRY (INLI)



STATEMENT OF INTENT


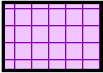
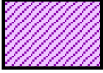
The Light Industrial zone permits manufacturing uses, which are compatible with land uses permitted in adjacent sensitive land use zones, such as residential, mixed use and open space zones. As a light industrial zone, it would permit manufacturing activities that usually do not involve significant vibration, noise, odour, or high volume of automobile and truck traffic.

ZONE COLOUR AND SCHEME NOTATION



Fill: Pale Lilac
R 239, G 198, and B 255
Border: Black
R 000, G 000, and B 000

2.43.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
INLI 1	900	0.60	60%	3	7.5 m	2.5 m	2.5 m	21 m 9 m for Hatchet ways and Cul-de-sacs		Fill: Pale Lilac R 239, G 198, and B 255 Border: Black R 000, G 000, and B 000
INLI 2	450	1	75%	3	7.5 m	2 m	2 m	16 m 4 m for Hatchet ways and Cul-de-sacs		Fill: Pale Lilac R 239, G 198, and B 255 Border: Black R 000, G 000, and B 000 Cross Hatch: Purple R 132, G 000 and B 168
INLI 3	900	0.50	50%	2	7.5 m	3.0	3.0 m	18 m 4 m for Hatchet ways and Cul-de-sacs		Fill: Pale Lilac R 239, G 198, and B 255 Border: Black R 000, G 000, and B 000 Diagonal Hatch: R 132, G 000 and B 168

2.43.2 LAND USE CATEGORIES

BUILDING AND LAND USES CATEGORY	INLI 1 and 2	INLI 3	
FREELY PERMITTED	<p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Arts and Craft Workshop Commercial Workshop Funeral Parlour Laundrette Office, Public Office, Business Services Office, General Parking Garage Restaurant (Limited to the day to day needs of the workers of the zone) Service Station Shop (Limited to the day to day needs of the workers of the zone) <p>5.2.5 INDUSTRIAL</p> <ul style="list-style-type: none"> Dry Cleaning Industrial Sales and Service Light Industrial Building Non Polluting Light Manufacturing Research Laboratory Service Industrial Building Warehouse Wholesaling Wholesale Shop Workshop <p>5.2.7TRANSPORTATION</p> <ul style="list-style-type: none"> Bus and Taxi Rank Transshipment <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> Waste Recycling Facility 	<p>5.2.3 ENVIROMENT AND RECREATION</p> <ul style="list-style-type: none"> Conservation Area <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Arts and Craft Workshop Commercial Workshop Funeral Parlour Laundrette Office, Public Office, General Parking Garage Restaurant (Limited to the day to day needs of the workers of the zone) Service Station Shop (Limited to the day to day needs of the workers of the zone) <p>5.2.5 INDUSTRIAL</p> <ul style="list-style-type: none"> Light Industrial Building Service Industrial Building Warehouse Wholesale Shop <p>5.2.7TRANSPORTATION</p> <ul style="list-style-type: none"> Bus and Taxi Rank Transshipment <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> Waste Recycling Facility 	
CONSENT	<p>5.2.1 AGRICULTURE</p> <ul style="list-style-type: none"> Agricultural Building Agricultural Industry Agricultural Land <p>5.2.3 ENVIROMENT AND RECREATION</p> <ul style="list-style-type: none"> Conservation Area Private Recreation Area Recreation Building 	<p>5.2.1 AGRICULTURE</p> <ul style="list-style-type: none"> Agricultural Building Agricultural Land <p>5.2.3 ENVIROMENT AND RECREATION</p> <ul style="list-style-type: none"> Private Recreation Area Recreation Building 	

BUILDING AND LAND USES CATEGORY	INLI 1 and 2	INLI 3	
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Betting Depot Car Wash Facility Drive-in Cinema Personal Service Outlet Restaurant Showroom 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Car Wash Facility Drive-in Cinema Large scale Manufacturing Office, General Personal Service outlet Public Office Restaurant Showroom 	
	5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Building Supply Yard Offensive Warehouse Large Scale Manufacturing 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> Trucking Facility 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Building Supply Yard Offensive Warehouse 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> Trucking Facility 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table		

2.43.3 ADDITIONAL CONTROLS

- 2.43.3.1 Warehousing of materials considered non-obnoxious or non-hazardous are permitted in buildings in this zone, with possible conditions.
- 2.43.3.2 Outdoor storage, as an ancillary use, would be extremely limited if not outright prohibited. Office uses would be permitted with conditions in this zone i.e. with a Consent Use Procedure. Retail stores are limited as ancillary uses to permitted manufacturing uses (i.e., the selling of products manufactured on site).
- 2.43.3.3 With respect to Zinkwazi, eating establishments and most other personal service uses shall not be permitted in this zone.
- 2.43.3.4 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.43.3.5 Where a building line is laid down in the Industrial zones, no building, boundary walls and fences shall be erected between the building line and the street boundary. The area between such building line and the street boundary is to be landscaped by the owner or occupier of the lot to the satisfaction of the Council and may not be used for storage of goods, parking of motor vehicles, depositing of the council, with detract from the visual amenities of the area.
- 2.43.3.6 A storey in respect of industrial zones shall not exceed 5.5 metres. The municipality may consider double or more volumes in terms of storeys, provided that the maximum height is not exceeded.
- 2.43.3.7 Accommodation for a caretaker/manager in the INLI Zone may be permitted. It shall be restricted to a maximum floor area of 90 square metres.
- 2.43.3.8 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and

the proposal for such must be accompanied by written consent from the municipal Traffic Department.

- 2.43.3.9 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.43.3.10 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.44 LOGISTICS (INLG)



STATEMENT OF INTENT

A zone that permits the warehousing of materials considered non-noxious or non-hazardous are permitted in buildings in this zone. Transportation, transshipment and related uses are permitted. Outdoor storage, as both an independent and an ancillary use, may be permitted in the zone, subject to certain restrictions involving the amount of area permitted on a lot, setbacks, screening, and possibly the type of materials permitted to be stored outdoors. Office uses, retail stores, and certain eating establishments will be permitted in the zone with certain conditions.

ZONE COLOUR AND SCHEME NOTATION



Fill: Dove Grey
R 102, G 102, and B 153
Border: Black
R 000, G 000, and B 000

2.44.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
INLG	1800	1.00	50%	3	7.5 m	2.5 m	2.5 m	21 m 9 m for Hatchet ways and Cul-de-sacs

2.44.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	INLG		
FREELY PERMITTED	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Office, Business Services Offices, General Office, Public 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Research Laboratory Warehouse Wholesaling Workshop 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> Bus and Taxi Rank Transshipment Trucking Facility 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> Waste Recycling Facility 		

BUILDING AND LAND USE CATEGORY	INLG		
CONSENT	<p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE</p> <ul style="list-style-type: none"> • Place of Instruction <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Car Wash Facility • Office, Medical • Personal Services Outlet • Place of Amusement • Restaurant • Showroom <p>5.2.5 INDUSTRIAL</p> <ul style="list-style-type: none"> • Builders Supply Yard • Non-polluting Light Manufacturing • Vehicle Repair Shop <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> • BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table.		

2.44.3 ADDITIONAL CONTROLS

- 2.44.3.1 The intent of this zone is to ensure that office use is limited in size and scale and is permitted to function with permitted warehouse and ancillary uses.
- 2.44.3.2 Retail stores and eating establishments shall be permitted for the purposes of servicing manufacturing and warehouse uses in all of the employment industrial zones.
- 2.44.3.3 Retail stores and eating establishments in the zone shall be limited in size and/or may only be permitted as an ancillary use when on a lot with other permitted uses.
- 2.44.3.4 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.44.3.5 A storey in respect of industrial zones shall not exceed 5.5 metres. The municipality may consider double or more volumes in terms of storeys, provided that the maximum height is not exceeded.
- 2.44.3.6 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.44.3.7 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.44.3.8 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.45 BUSINESS PARK (INBP)

STATEMENT OF INTENT




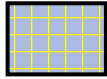
The Business / Office Park zone is a mixed-use zone that permits a range of office uses, which are generally compatible with each other, as well as adjacent sensitive zones, such as residential, commercial, mixed use, and open space zones. These areas are typically described as 'office business parks' and involve large campus-like developments in prestigious landscaped settings. Financial institutions, hotels, and personal service shops would be permitted in the zone; retail stores and eating establishments would be the kind of uses permitted but with conditions or specific limitations


ZONE COLOUR AND SCHEME NOTATION



Fill Light Blue
R 171, G 186, and B 222
Border Black
R 000, G 000, and B 000

2.46.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
INBP 1	1500	1.00	70%	3	5 m	3 m	3 m	21 m 9 m for Hatchet ways and Cul de sacs		Fill: Light Blue R 171, G 186, and B 222 Border: Black R 000, G 000, and B 000
INBP 2	1800	0.6	60%	2 Max 12m	5.0 m	5.0 m	5.0 m	21 m 9 m for Hatchet ways and Cul de sacs		Fill: Light Blue R 171, G 186, and B 222 Border: Black R 000, G 000, and B 000 Cross Hatch: Yellow R255, G255 and B255

INBP 3	1800	1.5	70%	6	9.0 m	4.5 m	4.5 m	21 m 9 m for Hatchet ways and Cul de sacs		Fill: Light Blue R 171, G 186, and B 222 Border Black R 000, G 000, and B 000 Diagonal Hatch: R 000, G 077 and B 168
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2.45.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	INBP 1	INBP 2	INBP 3
FREELY PERMITTED	5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> Private Open Space 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Carwash Laundrette Motor Car Showroom Motor Dealership Office, General Office, Public Office, Business Services Office, Professional Offices, General Offices, Medical Restaurant Place of Amusement Warehouse Wholesale Shop 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Commercial Workshop Factory Shop Service Industry Light Industrial Building Non Polluting Light Manufacturing Research Laboratory 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Public Assembly 5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> Amenity Reserve Private Open Space Public Open Space 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Arts and Crafts Workshop Carwash Funeral Parlour Laundrette Motor Car Showroom Motor Dealership Office, General Office, Public Office, Business Services Office, Professional Offices, Medical Shop Warehouse Wholesale Shop 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Factory Shop Non Polluting Light Manufacturing Research Laboratory 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House (Restricted to 1 unit to accommodate a manager, foreman or Residential Building caretaker) 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Community Hall Institution Place of Worship 5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> Private Open Space 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Carwash Funeral Parlour Laundrette Motor Car Showroom Motor Dealership Office, Public Office, Business Services Office, Professional Offices, General Offices, Medical Shop Warehouse Wholesale Shop 5.2.6 INDUSTRIAL <ul style="list-style-type: none"> Factory Shop Non Polluting Light Manufacturing Research Laboratory 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Crèche

BUILDING AND LAND USE CATEGORY	INBP 1	INBP 2	INBP 3
	5.2.7 TRANSPORTATION <ul style="list-style-type: none"> • Bus and Taxi Rank 	5.2.7 TRANSPORTATION <ul style="list-style-type: none"> • Bus and Taxi Rank 	5.2.7 TRANSPORTATION <ul style="list-style-type: none"> • Bus and Taxi Rank
CONSENT	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> • Community Hall • Educational Building • Institution • Place of Public Assembly • Place of Worship 5.2.3 ENVIRONMENT AND RECREATION <ul style="list-style-type: none"> • Public Recreation Area • Recreational Building 	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> • Community Hall • Educational Building • Institution • Place of Worship 	
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Car Wash Facility • Funeral Parlour • Parking Garage • Service Station • Shop 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Crèche • Dwelling House (Restricted to 1 unit to accommodate a manager, foreman or Residential Building caretaker) • Residential Building 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Car Wash Facility • Place of Amusement 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> • Crèche 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Car Wash Facility • Petrol Filling Station • Personal Service outlet • Place of Amusement • Restaurant 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not included in this table		

2.45.3 ADDITIONAL CONTROLS

- 2.45.3.1 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.45.3.2 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.45.3.3 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.45.3.4 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.45.3.5 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

TRANSPORTATION (TR)

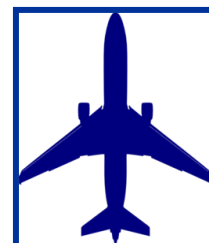
2.46. AIRPORT (TRAP)



STATEMENT OF INTENT

A zone where aircraft can land and take-off, usually equipped with hangars, facilities for refuelling and repair, and various facilities for passengers and cargo.

ZONE COLOUR AND SCHEME NOTATION



Fill White
R 255, G 255, and B 255
Border: Blue
R 000, G 051, and B 153
Notation: Blue Plane

2.46.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
TRAP	N/A	N/A	N/A	2	10 m	7.5 m	7.5 m	N/A

2.46.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	TRAP		
FREELY PERMITTED	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Land Agriculture Building 		
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Personal Service outlet Parking Garage Offices, Public (Airfield and ancillary uses) Office, General Restaurant Shop Travel Agent 		
	5.2.7 TRANSPORTATION <ul style="list-style-type: none"> Airport Air Strip, landing Strip Aircraft Hanger Transhipment 		

BUILDING AND LAND USE CATEGORY	TRAP		
CONSENT	<p>5.2.1 AGRICULTURE</p> <ul style="list-style-type: none"> • Extensive Agriculture • Urban Agriculture <p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE</p> <ul style="list-style-type: none"> • Community Hall • Place of Instruction • Institution <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> • Car Wash Facility • Petrol Filling Station <p>5.2.5 INDUSTRIAL</p> <ul style="list-style-type: none"> • Light Industry • Warehouse <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> • Dwelling House (For personnel only) • Residential Building (For personal only) • <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> • BTTS • Reservoirs • Waste Water Package Plant 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.46.3 ADDITIONAL CONTROLS

- 2.46.4.1 Land uses specified in Table 2.46.2 are permitted in the Airport Zone at Council's sole discretion and must be specifically related to the functioning of the airport.
- 2.46.4.2 Other land uses and works ancillary to the function of an airfield and subject to agreement being reached on the permissible floor area ratio, coverage and height restrictions, the placing of buildings on the site, on-site parking requirements and/or any other related matters by way of a site development plan in terms of Clause 3.18 of this Scheme.
- 2.46.4.3 Such a site development plan shall have due consideration for any relevant regulations on airports and any related legislation as may be laid down from time to time by the Minister of Transport or any other responsible authority.
- 2.46.4.4 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.46.4.5 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.

- 2.46.4.6 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.46.4.7 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.46.4.8 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.47. AIR STRIP (TRAS)

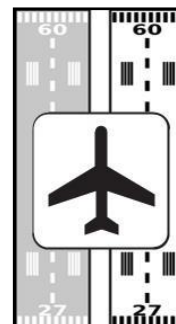


STATEMENT OF INTENT

A zone applied to a designated stretch of land, which is cleared and compacted so that light aircraft can land and take-off, and is usually equipped with hangars, facilities for refuelling and repair, and limited storage facilities.

This zone will be utilised in conjunction with agricultural activities, eco-tourism and regional aeronautical training facilities.

ZONE COLOUR AND SCHEME NOTATION



Fill White
R 255, G 255, and B 255
Border: Black
R 000, G 000, and B 000
Notation: Black Plane
R 000, G 000, and B 000

2.47.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
TRAS	N/A	N/A	N/A	2	10 m	7.5 m	7.5 m	N/A

2.47.2 LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	TRAS		
FREELY PERMITTED	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Land Agriculture Building Extensive Agriculture Urban Agriculture 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Public, Offices (Airfield and ancillary uses) Office, General Shop Warehouse Travel Agent 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Warehouse 		

BUILDING AND LAND USE CATEGORY	TRAS		
	5.2.7 TRANSPORTATION <ul style="list-style-type: none"> Air strip, Landing Strip 		
CONSENT	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agro-Industry 5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Institution Place of Instruction 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Petrol Filling Station 5.2.5 INDUSTRIAL <ul style="list-style-type: none"> Light Industry 5.2.6 RESIDENTIAL <ul style="list-style-type: none"> Dwelling House (For personnel only) Residential Buildings (For personal only) 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> Transshipment 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> Borehole BTTS Reservoirs Waste Water Package Plant 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.47.3 ADDITIONAL CONTROLS

- 2.47.3.1 Land uses specified in Table 2.47.2 are permitted in the Airstrip Zone at Council's sole discretion and must be specifically related to the functioning of the land use.
- 2.47.3.2 Other land uses and works ancillary to the function of an airfield and subject to agreement being reached on the permissible floor area ratio, coverage and height restrictions, the placing of buildings on the site, on-site parking requirements and/or any other related matters by way of a site development plan in terms of Clause 3.18 of this Scheme.
- 2.47.3.3 Such a site development plan shall have due consideration for any relevant regulations on airports and any related legislation as may be laid down from time to time by the Minister of Transport or any other responsible authority.
- 2.47.3.4 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.47.3.5 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and

the proposal for such must be accompanied by written consent from the municipal Traffic Department.

- 2.47.3.6 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.47.3.7 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.47.3.8 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.48. HARBOUR RESORT (TRHR)



STATEMENT OF INTENT

A zone that makes provision for the development of a harbour resort and includes hotels, residential development, limited commercial activity, social, health and recreational activities for visitors. Environmentally important areas located within the harbour resort area are identified and protected through the alignment of the Scheme and the Coastal Management Plan.

ZONE COLOUR AND SCHEME NOTATION



Fill: Light Powder Blue
R 190, G210, and B 255
Border: Baby Blue
R 000, B 092, and G 230

2.48.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
Harbour Resort	N/A	N/A	Council discretion	See clause on height below				

2.48.2 LAND USE CONTROLS

BUILDING AND LAND USE CATEGORY	TRHR 1		
FREELY PERMITTED	<p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE</p> <ul style="list-style-type: none"> Place of Assembly <p>5.2.3 ENVIRONMENT AND RECREATION</p> <ul style="list-style-type: none"> Place of Public Amusement Private Recreational Use Recreational Building <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Kiosk Laundrette Shop Office, Public Office, General Parking Garage <p>5.2.7 TRANSPORTATION</p> <ul style="list-style-type: none"> Transshipment 		

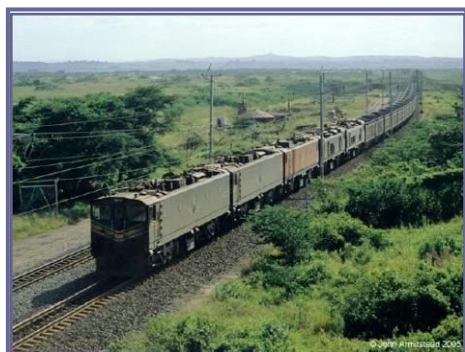
BUILDING AND LAND USE CATEGORY	TRHR 1		
CONSENT	<p>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE</p> <ul style="list-style-type: none"> Place of Assembly <p>5.2.4 COMMERCIAL</p> <ul style="list-style-type: none"> Commercial Workshop Office, Medical <p>5.2.5 INDUSTRIAL</p> <ul style="list-style-type: none"> Vehicle repair shop Warehouse Light Industry Service Industry Service workshop <p>5.2.6 RESIDENTIAL</p> <ul style="list-style-type: none"> Chalet Development Dwelling House Hotel Residential Building <p>5.2.7 TRANSPORTATION</p> <ul style="list-style-type: none"> Bus Depot <p>5.2.8 UTILITIES AND SERVICES</p> <ul style="list-style-type: none"> BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.48.3 ADDITIONAL CONTROLS

- 2.48.3.1 An application for a harbour resort must comply with the requirement of the Integrated Coastal Management Act (No. 24 of 2008) and take cognizance of the Coastal Management Plan prepared by the Municipality in terms of this legislation.
- 2.48.3.2 Notwithstanding the foregoing provisions of this Scheme, the Harbour Resort Zone may only be used for the erection and use of buildings reflected in Table 2.48.2 above and within the scope of the principles set out below to the sole discretion of the Municipality.
- 2.48.3.3 Notwithstanding the above, the provision of such services by Municipality shall be at Council's sole discretion, within its budgeting limitations and/or by contractual agreement between the Developers of the Harbour Resort and/or its agent and the Municipality.
- 2.48.3.4 The provisions of Clause 2.48.3.2. shall, *mutatis mutandis*, apply to all land and building uses within these zones.
- 2.48.3.5 Where no registered subdivision exists, the provisions of the Scheme shall apply to any leased area or area of use so identified by the Municipality.

- 2.48.3.6 The height of any building or structure shall not impede the efficient control by the Resort or its appointed agents over recreational, boating and water activities, as determined by such authority.
- 2.48.3.7 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.48.3.8 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.48.3.9 An outbuilding may be permitted on this Zone, provided it is used in conjunction with a dwelling unit(s), and includes a storeroom, laundry, and workroom. An outbuilding shall be restricted to a maximum floor area of 30 square metres.
- 2.48.3.10 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration.
- 2.48.3.11 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.49. RAILWAYS (TRRW)



STATEMENT OF INTENT

A zone that makes provision for the necessary commuter, passenger and goods railway infrastructure within the rural and urban context; and includes open areas for the storage and repairs of trains, warehouses for freight operations, sidings and stations.

ZONE COLOUR AND SCHEME NOTATION



Fill: Grey 40%
R 150, G 150, and B 150
Border: Black
R 000, B 000, and G 000

2.49.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
TRRW	-	-	-	-	7,5 m	3 m	3 m	N/A

2.49.2 LAND USE CONTROLS

BUILDING AND LAND USE CATEGORY	TRRW		
FREELY PERMITTED	5.2.1 AGRICULTURE <ul style="list-style-type: none"> Agricultural Buildings Agricultural Land 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Kiosk Personal service outlets Office, Public Ticket Office 5.2.7 TRANSPORT <ul style="list-style-type: none"> Intermodal facilities Railway Station Railway Yard Railway Junction Siding Platform Transshipment Transportation facilities Trucking Facility 		
CONSENT	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction 		

BUILDING AND LAND USE CATEGORY	TRRW		
	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Informal Trade Area • Office, General • Restaurant • Shop 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.49.3 ADDITIONAL CONTROLS

- 2.49.3.1 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.49.3.2 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.49.3.3 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.49.3.4 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.50. INTERMODAL FACILITY (TRIF)



STATEMENT OF INTENT

A zone that makes provision for the linkage of different modes of public transport e.g. rapid rail, bus, min buses, commercial taxis and private vehicles all of which converge on a single node and where passengers can change the type of public/private transport being used. The zone allows additional transportation, service industrial and commercial land uses that support the amenities offered in the node.

ZONE COLOUR AND SCHEME NOTATION



Fill: Steel Blue
(Speckled)
R 070, G 130, and B 180
Border: Neutral Grey
R 192, G 192, and B 192

2.50.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
TRIF	1800 m ²	0,5	50%	3	7,5 m	3 m	3 m	21 m

2.50.2 LAND USE CONTROLS

BUILDING AND LAND USE CATEGORY	TRIF		
FREELY PERMITTED	5.2.4 COMMERCIAL <ul style="list-style-type: none"> • Car Wash • Informal Trade Area • Kiosk • Office, Public • Parking Garage • Personal service outlet • Restaurant • Shop • Ticket Office 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> • Bus and Taxi Rank • Bus depot • Intermodal transportation facility • Trucking facility • Truck stop • Transport Terminal 		

BUILDING AND LAND USE CATEGORY	TRIF		
CONSENT	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Office, General 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.50.3 ADDITIONAL CONTROLS

- 2.50.3.1 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.50.3.2 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances; and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.50.3.3 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.50.3.4 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

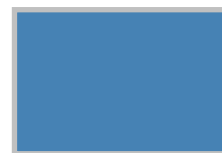
2.51. BUS AND TAXI RANK (TRBS)



STATEMENT OF INTENT



A zone that makes provision for the drop off and collection of passengers by public and private bus services and mini bus taxis, includes parking, and may permit ancillary services.

ZONE COLOUR AND SCHEME NOTATION



Fill: Steel Blue
R 070, G 130, and B 180
Border: Neutral Grey
R 192, B 192, and G 192

2.51.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)	ZONE COLOUR	COLOUR DETAILS
TRBS 1	1800 m ²	0,5	50%	2	7,5 m	3 m	3 m	21 m		Fill: Steel Blue R 070, G 130, and B 180 Border: Neutral Grey R 192, B 192, and G 192
TRBS 2	1800 m ²	1.5	100%	3	0 m	3 m	3 m	21 m		Fill: Steel Blue R 070, G 130, and B 180 Border: Neutral Grey R 192, B 192, and G 192 Horizontal Hatch: R 192, G 192 and B 192

2.51.2 LAND USE CONTROLS

BUILDING AND LAND USE CATEGORY	TRBS 1	TRBS 2	
FREELY PERMITTED	5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE <ul style="list-style-type: none"> Place of Instruction 5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Ablutions 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Car Wash Office, Public Office, General Parking Garage Personal service outlet Restaurant Shop 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> Taxi/ Bus Facilities 	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Ablutions 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Car Wash Office, Public Office, General Parking Garage Personal service outlet Restaurant Shop 5.2.7 TRANSPORTATION <ul style="list-style-type: none"> Taxi/ Bus Facilities 	
CONSENT	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Informal Trade Area 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Informal Trade Area 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.51.3 ADDITIONAL CONTROLS

- 2.51.3.1 That necessary approvals be obtained Department of Transport.
- 2.51.3.2 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.51.3.3 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.51.3.4 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration.

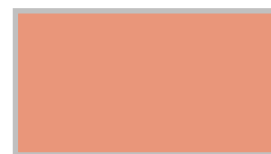
2.52. TRANSPORTATION – CAR PARKING (TRCP)



STATEMENT OF INTENT

A zone that reserves land for parking purposes and includes public and private parking garages and open parking lots. Certain commercial activities which do not impact upon the primary use of the land for parking may be permitted.

ZONE AND SCHEME NOTATION



Fill: Dark Salmon
R 233, G 150, and B 122
Border: Neutral Grey
R 192, G 192, and B 192

2.52.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
TRCP	1800	1.0	60%	5	4M	2 m	4 m	21 m

2.52.2 LAND USE CONTROLS

BUILDING AND LAND USE CATEGORY	TRCP		
FREELY PERMITTED	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Office, Public Parking Garage Shop (Limited to 250m2) 		
CONSENT	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Carwash Facility Personal service outlet 5.2.7 UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.52.3 ADDITIONAL CONTROLS

- 2.52.3.1 In addition to any other relevant provision of the Scheme, the following provisions shall be applicable to all Parking Erven and Parking Garages, which may be used for parking purposes only. No building other than a parking garage, automatic teller machine and carwash facility shall be permitted as ancillary uses.
- 2.52.3.2 All Parking Lots shall conform to the following clauses:
- a) The surface of all areas used for parking of motor vehicles and access roads shall be hardened, and if required by the Municipality, paved or surfaced or sealed and maintained in a dust free condition to the satisfaction of the Municipality.
 - b) Points of ingress to and egress from Parking Lots, from and to, respectively, the Public Street System shall be situated, constructed, paved and maintained to the satisfaction of the Municipality.
 - c) The dimensions and layout of parking spaces on Parking Lots shall conform to the minimum standards contained in Section 3.10 of this Scheme.
 - d) Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.52.3.3 All Parking Garages shall conform to the following clauses:
- a) All Parking Garages within the area of the Scheme shall conform to the standards and dimensions contained in Clause 3.8 of the Scheme.
 - b) Entrances to and exits from all Parking Garages from and to, respectively, the Public Street System shall be sited, constructed, paved and maintained to the satisfaction of the Council.
 - c) Parking Garages shall be fitted with interior lighting to the satisfaction of the Municipality.
 - d) Precautions shall be taken against the outbreak of a fire and fire-fighting apparatus shall be installed and maintained to the satisfaction of the Municipality.
- 2.52.3.4 The development of land reserved as Public Car Park shall be the responsibility of the Municipality and it may permit the development of the whole or portion thereof by a developer or owner who is providing parking or cash in lieu of on-site parking in accordance with the provisions of Clause 3.10
- 2.52.3.5 Land reserved for this purpose and which is not already in the ownership of the Municipality shall be acquired by it in accordance with the provisions of Section 95 of Chapter 9 of the KwaZulu-Natal Planning and Development Act (No. 6 of 2008).
- 2.52.3.6 The construction of parking garages within these areas is permitted.
- 2.52.3.7 Bus and taxi rank facilities may be provided to the satisfaction of the Municipality.
- 2.52.3.8 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use management scheme.

2.53. ROAD (TRER)



STATEMENT OF INTENT

This zone makes provision for the protection of roads and road reserves for the free movement of vehicular and pedestrian transport.

ZONE COLOUR AND SCHEME NOTATION



Fill White
R 255, G 255, and B 255
Border Black
R 000, G 000, and B 000

2.53.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
TRER	-	-	-	-	-	-	-	-

2.53.2 LAND USE CONTROLS

BUILDING AND LAND USE CATEGORY	TRER
FREELY PERMITTED	5.2.7 TRANSPORTATION <ul style="list-style-type: none"> Gatehouse
CONSENT	N/A
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.

2.53.3 ADDITIONAL CONTROLS

- 2.53.3.1 All existing public roads and rights of way (ROW) registered in favour of the Council, Municipality, or private rights of way to give access to lawfully approved developments, provide the vehicular and pedestrian communications framework of the Municipality.
- 2.53.3.2 Such registered roads and Right of Ways (ROW), shall be maintained by the Council or its accredited agent, and the usage thereof by the public shall be subject to such lawful terms and conditions as the Council may determine from time to time.
- 2.53.3.3 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written

consent in terms of its policy/legislation must be submitted along with the development application for consideration

UTILITIES AND SERVICES (US)

2.54. REFUSE SITE (USRS)



STATEMENT OF INTENT

This zone makes provision for refuse disposal works and infrastructure necessary for the Municipality to dispose of or recycle waste materials.

ZONE COLOUR AND SCHEME NOTATION



Fill Speckled Brown Green
R 077, G 089, and G013
Border Black
R 000, B 000, and G 000

2.54.1 ZONES AND DEVELOPMENT PARAMETRES

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
USRS	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

2.54.2 LAND USE CONTROLS

BUILDING AND LAND USE CATEGORY	USES	
FREELY PERMITTED	5.2.4 COMMERCIAL <ul style="list-style-type: none"> Public Office (Restricted to the on-site operations) 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> Landfill Site Waste disposal facility Waste facility – general Waste Recycling Plant 	
CONSENT	UTILITIES AND SERVICES <ul style="list-style-type: none"> BTTS 	
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.	

2.54.3 ADDITIONAL CONTROLS

- 2.54.3.1 Any application for the establishment of the waste site will need to provide documentation and a plan indicating that the facility is compliant with the requirements of the National Environmental Management: Waste Management Act (Act 59 of 2008) and whether there is to be a recycling programme operating on site.
- 2.54.3.2 An application for a refuse site or landfill will need to have an approved Environmental Impact Assessment approved by the Department of Agriculture, Forestry and Fisheries (DAFF).
- 2.54.3.3 An application for a refuse site or landfill will need to address itself to issues of noise, dust, the control of and safe storage and disposal of waste on site.
- 2.54.3.4 The application shall provide details regarding safety measures, fencing, notices, access control, and lighting to ensure that the potential dangers associated with the activity are minimised.
- 2.54.3.5 Where pollution control or safety measures are reliant on electricity, the refuse or land fill site will install an emergency generator to ensure that no spillage can occur.
- 2.54.3.6 The application shall include a strategy to address the monitoring and control of the operation to minimise amenity disturbance by way of dust, noise, pollution, heavy vehicles, hours of operation and any remedial programmes once the activity ceases.
- 2.54.3.7 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.54.3.8 In addition, all developments for a refuse or land fill site will need to submit a detailed post-production restoration plan to show how the site shall be rehabilitated. The plan shall address the following aspects:
 - a) The restoration of the land fill site;
 - b) The restoration of the natural environment through the planting of original indigenous plants and trees;
 - c) Pollution control mechanisms;
 - d) The long term management of all leachate once the land fill site is closed;
 - e) The short term and longer term time period in which the rehabilitation plan will be completed; and
 - f) the naming of an agency that will be responsible with completing the rehabilitation work.
- 2.54.3.9 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.54.3.10 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration

2.54.3.11 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use management scheme.

2.55. WATERWORKS (USWW)



STATEMENT OF INTENT

This zone makes provision for the establishment and maintenance of reservoirs, water works, and purification plants including pipelines, conduits, reticulation and distribution pumping stations and other infrastructure necessary for the Municipality to deliver water throughout the Municipality for domestic and industrial use.

ZONE COLOUR AND SCHEME NOTATION



Fill: Light Blue Green
R 161, G 217 and G 214
Border Black
R 000, B 000, and

2.55.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
USWW	-	-	-	-	-	-	-	-

2.55.2 LAND USE CONTROLS

BUILDING AND LAND USE CATEGORY	USWW		
FREELY PERMITTED	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Ablution Facility 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Office, General (Restricted to the on-site operations) 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> Waste water Package Plant Water desalination plant 		
CONSENT	N/A		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.55.3 ADDITIONAL CONTROLS

- 2.55.3.1 Any application for the establishment of the water works will need to provide documentation and a plan indicating that the facility is compliant with the requirements of the National Water Act, 1998 (Act No. 36 of 1998).
- 2.55.3.2 Any application for the establishment of a water works will need to provide the requisition authorisation for the discharge of water and treatment of wastewater in terms of the National Water Act, (No. 36 of 1998).
- 2.55.3.3 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.55.3.4 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.55.3.5 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.55.3.5 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use management scheme.

2.56. SEWERAGE WORKS (USSW)



STATEMENT OF INTENT

This zone makes provision for sewerage treatment works including pumping stations, pipelines, filtration beds, and associated infrastructure necessary for the Municipality to treat and decontaminate domestic, medical and industrial sewage.

ZONE COLOUR AND SCHEME NOTATION



Fill: Toner Grey
R 212, G 207, and B 203
Border: Black
R 000, B 000, and G000

2.56.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
USSW	-	-	-	-	-	-	-	-

2.56.2 LAND USE CONTROLS

BUILDING AND LAND USE CATEGORY	USSW		
FREELY PERMITTED	5.2.3 ENVIROMENTAL AND RECREATION <ul style="list-style-type: none"> Ablutions 5.2.4 COMMERCIAL <ul style="list-style-type: none"> Site Office (Restricted to the on-site operations) 5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> Site Office (Restricted to the on-site operations) Waste water Package Plant Water desalination plant 		
CONSENT	N/A		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.		

2.56.3 ADDITIONAL CONTROLS

- 2.56.3.1 Any application for the establishment of the sewage works will need to provide documentation and a plan indicating that the facility is compliant with the requirements of the National Environmental Management: Waste Management Act (No. 59 of 2008).
- 2.56.3.2 The application will need to address what precautions are to put in place to prevent the contamination of underground or surface water systems.
- 2.56.3.3 The applicant shall provide written proof of the installation of a back-up electrical generator of sufficient capacity, which will operate in times of power outage and form part of the pollution prevention programme.
- 2.56.3.4 The application shall provide details of additional holding ponds for the containment of sewerage on site that is compliant with the national regulations set out by the Department of Water Affairs, Agriculture and Fisheries (DWAF).
- 2.56.3.5 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.56.3.6 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.56.3.7 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.56.3.8 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

2.57 ELECTRICAL SUBSTATION (USES)



STATEMENT OF INTENT

This zone makes provision for the infrastructure and ancillary service buildings, which forms part of an electrical generation system for the transmission and distribution of power after conversion of the voltages for commercial, domestic and industrial use.

COLOUR AND SCHEME NOTATION



Fill: Toner Grey
Speckled
R 212, G 207, and B 203
Border: Black
R 000, G 000, and B 000

2.57.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
USES	600m ²	-	60%	1	5 m	5 m	5 m	7,5 m

2.57.2. LAND USE CONTROLS

BUILDING AND LAND USE CATEGORY	USES		
FREELY PERMITTED	5.2.8 UTILITIES AND SERVICES <ul style="list-style-type: none"> • Electricity grid • Photovoltaic power station • Solar farm • Solar Park • Substation • Maintenance Building 		
CONSENT	N/A		
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table		

2.57.3 ADDITIONAL CONTROLS

- 2.57.3.1 An application for an Electrical Substation that falls outside the designated boundary of the scheme adoption boundary is subject to the Sub-division of Agricultural Land Act (No 70 of 1970) and requires approval from the national Department of Agriculture, Forestry and Fisheries.
- 2.57.3.2 All applications for change of land use are subject to the relevant requirements of the National Environmental Management Act (Act No. 107 of 1998) which requires an Environmental Impact Assessment and Environmental Authorisation (EA) from the Department of Economic Development, Tourism and Environmental Affairs (EDTEA).
- 2.57.3.3 An application for an Electrical Substation located on land administered by the Ingonyama Trust Board must include the necessary approval required by the Ingonyama Trust Amendment Act (No.9 of 1997).
- 2.57.3.4 All applications for the establishment of Electrical Substation shall submit to the Local Municipality a detailed report, which includes the following items:
- a) The proximity to other development;
 - b) The current state and usage of the site;
 - c) The aesthetic compatibility with surrounding land uses; and,
 - d) The proximity of the site to sensitive environment areas, wilderness areas, nature reserves, and Nature Conservation or Biodiversity Reserves.
- 2.57.3.5 An application for the development of Electrical Substation shall include the appropriate fencing, access controls, appropriate safety measures and notices to ensure public safety.
- 2.57.3.6 The application shall include the programme for consultation with interested and affected parties.
- 2.57.3.7 Accommodation for parking is to be as per Section 6 Parking Norms and Standards.
- 2.57.3.8 In respect of any proposal to develop a lot only one point of access is freely permitted. An additional point of access may be considered under exceptional circumstances and the proposal for such must be accompanied by written consent from the municipal Traffic Department.
- 2.57.3.9 Prior to the approval of any development proposal, the norms and standard of any affected Municipal, provincial and National entity must be complied with and written consent in terms of its policy/legislation must be submitted along with the development application for consideration
- 2.57.3.10 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.18 of this land use scheme.

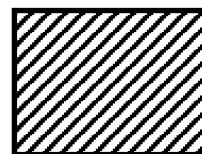
2.58. UNDETERMINED (UNDT)



STATEMENT OF INTENT

This zone makes provision for primarily public or municipal owned land that will be managed in terms of a holding zone until more detailed, permanent zonings are determined.

ZONE COLOUR AND SCHEME NOTATION



Fill: Black Hatch
R 000, G 000, B 000
Border: Black
R 000, G 000 and B
000

2.58.1 ZONES AND DEVELOPMENT PARAMETERS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK LINE (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
UNDT	-	-	-	-	-	-	-	-

2.58.2 LAND USE CONTROLS

BUILDING AND LAND USE CATEGORY	UNDT
FREELY PERMITTED	To be used for agricultural and municipal purposes. Consent may permit temporary uses not in conflict with titles.
CONSENT	N/A
PROHIBITED LAND USES AND BUILDINGS	Buildings and land uses not listed in this table.

2.58.3 ADDITIONAL CONTROLS

- 2.58.3.1 Density, parameters and controls in relation to any building and land use for which consent has been granted shall be to the satisfaction and sole discretion of the Municipality.
- 2.58.3.2 The Council shall not grant its consent for any building and land use, which, in its opinion, may intrude upon the residential amenity of existing, adjoining residential properties.
- 2.58.3.3 The Council shall not grant its consent for the development of a site, whose use is deemed to be incompatible with, or detract from the future planning design and development of adjacent sites for civic purposes by the Municipality.

2.59. SPECIAL ZONES

- 2.59.1 Special Zones brought into existence through DFA applications or inherited from previous Town Planning Schemes (in preparation) approved in terms of the Natal Town Planning Ordinance (No. 27 of 1949) shall remain with all rights applicable and form part of the Consolidated KwaDukuza Land Use Management System.
- 2.59.2 Assessment of these areas will be as per the controls set out in the approvals / judgements.
- 2.59.3 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with Section three 3.18 of this land use management scheme.

SECTION THREE: DEVELOPMENT PARAMETERS AND REGULATIONS

3.1. FRONT SETBACKS

- 3.1.1 The setback lines in respect of all lots and dwelling unit curtilage shall be as reflected in Development Parameters Tables in Section 2, except where otherwise stated.
- 3.1.2 All lots shall be subject to the setback lines as per development controls provided that the Municipality approves an application for relaxation of the setback line restrictions in line with the specifics of the proposed footprint of a structure or building to be erected.
- 3.1.3 Notwithstanding the provisions of 3.1.1 and 3.1.2 above, with the submission of a motivational memorandum from the property owner or developer, the municipality may, in its discretion:
- a) Relax the front setback to nil in the commercial and mixed use zones with the consideration of:
 - i) The continuity of the shopping frontage not being disrupted; and
 - ii) There being no disruption of the free flow of pedestrian movement.
 - b) Relax the Front Setback to such extent as may be requested where:
 - i) on account of the levels of the lot or adjoining land, or the propinquity of buildings already in front of the Front Setback, or any other special circumstances, compliance with the Front Setback would seriously hamper the development of the lot ; or
 - ii) if is demonstrated by the applicant that the architectural effect, as a consequence of the relaxation sought, will enhance the appearance of the street and contribute to public amenity.
 - c) Relax the Front Setback on corner lots in Residential only zones to 3 metres, provided that:
 - i) the relaxation is confined to one boundary only; and
 - ii) any buildings which are erected on the area of the site that is a consequence of this relaxation, may not be closer than 3 metres to the side boundary of the adjoining lot.
 - d) In the cases of swimming pools, a relaxation of no less than 1 meter, may be permitted, if it is within 7,5m of a road boundary and being screened to the satisfaction of the Municipality provided further that, before granting the relaxation sought, and where it is of the opinion the relaxation may be detrimental to the amenity of adjoining properties or that of the neighbourhood in which the lot is situated, the Municipality may call upon the applicant to apply for Consent to do so.

Provided that, before granting any relaxation sought, and where it is of the opinion that the relaxation may be detrimental to the amenity of adjoining properties, or that of the neighbourhood in which the lot is situated, the Municipality may call upon the applicant to apply to it for its Consent to do so.

- 3.1.4 Where a new road or road widening is required, the Front Setback shall be adjusted to move back in order to take into consideration any new road or road widening.
- 3.1.5 All boundary walls in excess of 2m require the submission of a relaxation application.
- 3.1.6 Structures that are exempted from a relaxation application should they be positioned between the boundary and the building setback line include planters, platforms for water tanks, any walls below 2 metres, open fence, piers, ramps, fountains, statues, fish pond, pergola or any other architectural features and garden ornamentation. In the event that council requires the area of the building line set back for the purposes of providing municipal services, if there are structures that have been build, the costs and responsibility for replacement and repairs shall be on the owner of the property.
- 3.1.7 Within a Medium Density Housing Site, a building line does not apply to the dwelling unit curtilages, except along street frontages of the Medium Density Housing site, where the building line shall be in accordance with its respective zone.
- 3.1.8 In addition, cognisance shall be taken of Front Setbacks imposed in terms of the KwaZulu-Natal Roads Act (No. 4 of 2001 as amended) and the Municipality may not relax any building line below the restriction without first obtaining the consent of the KwaZulu KwaZulu-Natal Department of Transport.

3.2. SIDE AND REAR SETBACKS

- 3.2.1 The side and rear spaces in respect of all lots, except where otherwise stated, shall be as reflected in the Development Control Tables in Section Two.
- 3.2.2 All lots shall be subject to the setback lines as per development controls provided that the Municipality approves an application for relaxation of the setback line restrictions in line with the specifics of the proposed footprint of a structure or building to be erected.
- 3.2.3 Where a site is used for medium density housing, a resort, multi-units and caravan park sites, the side and rear spaces prescribed in Sub-clause 3.2.1 above shall not apply to the individual lots or curtilages other than in respect of the side and rear boundaries of the sites.
- 3.2.4 Structures that are exempted from a relaxation application should they be positioned between the boundary and the setback line include planters, platforms for water tanks, any walls below 2 metres, open fence, piers, ramps, fountains, statues, fish pond, pergola or any other garden ornamentation. In the event that council needs to use the area where these structures are built, the costs for replacements and repairs shall be paid by the owner of the property.
- 3.2.5 Notwithstanding the provisions of Clause 3.2.1 above, with the submission of a motivational memorandum from the property owner or developer, the Municipality may, in its discretion:
 - a) authorise the erection of single storey outbuildings in Residential Only Detached, Residential Medium Density and Residential Only High Density Residential zones, where the applicant demonstrates that the owners of the property or properties contiguous to the common boundary or boundaries, have consented in writing to the relaxation.

- b) Relax the side setback to zero where:
 - i) the common boundary or boundaries in the development of semi-detached or row houses in the Residential Only Detached zones; provided that the party wall servitudes are registered against the respective properties in the KwaZulu- Natal Deeds Registry; or
 - ii) Commercial or industrial buildings, except where space is necessary to provide parking and loading areas; or
 - iii) Where buildings adjoins lots zoned for residential purposes;
 - iv) Any zone if, on account of the siting of existing buildings, or the shape, size and levels of the lot or dwelling unit curtilage, the enforcement of the side and rear setbacks requirements would, in the opinion of the Municipality, render the development of the property unreasonably difficult;

Provided that, before granting any relaxation sought, and where it is of the opinion that the relaxation may be detrimental to the amenity of adjoining properties, or that of the neighbourhood in which the lot is situated, the Municipality may call upon the applicant to apply to it for its Consent to do so.

3.3. FLOOR AREA RATIO, COVERAGE AND HEIGHT

- 3.3.1 In any zone, the density of building development and the erection of buildings shall not exceed the maximum Floor Area Ratio (FAR), Coverage and Height figures for the zone as specified in the Development Parameters Tables.
- 3.3.2 In calculating the permissible floor area, as defined in area definitions of the General Definitions, Erf, Floor Area, Floor Area Ratio"; the following floor areas are to be excluded:
 - a) Any area used exclusively for the parking of motor vehicles.
 - b) Garages, carports, swimming pools and sporting courts that are for private use only;
 - c) Covered public arcades and malls in commercial zones which are not used for retail purposes or for the display, sale or storage of goods;
 - d) The un-walled access ways and driveways covered by canopies of garages and service stations; and
 - e) Patios, verandas and decks enclosed on two sides only.
- 3.3.3 In calculating the permissible coverage only roofed or covered areas shall be included; (See the Definitions Coverage, Erf / Erven).
- 3.3.4 Notwithstanding the requirements in respect of floor area and coverage, council may consider by special consent the erection of a building of a greater floor area and/or coverage under the following provisions:
 - a) Council must be satisfied that such greater bulk will not result in any significant detriment to the amenities of the area;
 - b) The application must demonstrate that the general intent of the floor area and coverage restrictions imposed within the particular zone is not being deliberately circumvented by the application;
 - c) The additional FAR and Coverage may not exceed 5% of what is permitted in the respective zone;
 - d) Council must be satisfied that there is a need for the proposed FAR and/or coverage exceeding the permitted restrictions.

- 3.3.5 Notwithstanding the definition of a “storey” and all other provisions made in terms of the development controls, in order to calculate the height in metres, the height in storeys as shown in the “Zones and Development Parameters” table of all zones in Section 2 of this scheme must be multiplied by the 4.5 metres.

Example: Where the height of a RODE site is 2 storeys – $2 \times 4.5\text{m} = 9\text{m}$. However, due to the addition control limiting the RODE zone to 8 metres, the applicant may only develop to a maximum of 8 metres.

- 3.3.6 Notwithstanding the requirements in respect of height as stipulated in all zones under Section 2:

- a) Where an industrial building may have three storeys it shall not exceed 13.5 metres;
- b) no dwelling house, homestead, or any other residential detached dwelling intended for the use of a single family shall exceed 8 metres

- 3.3.7 Notwithstanding the requirements in respect of height, the Municipality may authorise by special consent the erection of a building of a greater height under the following provisions:

- a) Council must be satisfied that such greater height will not result in any significant detriment to the amenities of the area;
- b) The application must demonstrate that the general intent of the height restrictions imposed within the particular zone is not being deliberately circumvented by the application;
- c) Council must be satisfied that there is a need for the proposed height exceeding the permitted restrictions.

3.4 LOT AREA

- 3.4.1 In any zone, except in cases where any the lot was in existence prior to the date of adoption, no lot shall be less in area than the minima prescribed in the development Control Tables in respect of the particular zone concerned.

- 3.4.2 Notwithstanding the provisions of Clause 3.4.1, the Municipality may require the minimum lot be increased where it is of the opinion that the method to be used for the disposal of sewerage and wastewater warrants such an increase. In determining the extent of the increase, the Municipality shall be advised by a professional engineer in accordance with the capabilities of the method of disposal to be used in relation to the particular lot, medium density housing site or curtilage.

- 3.4.3 Where, on the date of adoption, two dwelling houses existed lawfully on a single lot which is less in extent than double the minimum prescribed in Development Control Tables for the zone in which the dwelling occur, the Municipality may grant authority for the subdivision of the property into two separate portions, provided that:

- a) The area of either of the subdivided portions shall not be less in extent than 12, 5% below the minimum area prescribed for the zone;
- b) Each portion conforms to all of the other provisions of the Scheme; and
- c) Arrangements for the disposal of sewerage and wastewater can be made to the satisfaction of the Municipality.

- 3.4.4 With respect to 3.4.3 above, in giving any authority, the Municipality shall take into account the amenity of the locality and of the adjoining properties and it may call upon the applicant to apply to it first for its consent.
- 3.4.5 Where an existing lot in any zone has been reduced in area by the expropriation or alienation of land for road widening and / or construction or public purposes as reserved in the Scheme, the Municipality may grant its authority for the construction of buildings thereon as contemplated in the zone, provided that:
- a) The remaining extent of the lot is not less in extent than 12, 5% below the minimum area prescribed for the zone; and
 - b) Arrangements for the disposal of sewerage and wastewater can be made to the satisfaction of the Municipality.

3.5. RESTRICTIONS OF THE NUMBER OF DWELLINGS ON A LOT

- 3.5.1 On any lot wherein medium or high density is not freely permitted or has not been approved by special consent, no more than one dwelling house shall be erected.
- 3.5.2 Notwithstanding 3.5.1 above, In the RODE zones, council may approve by special consent the erection of more than one dwelling house, provided that:
- a) If a lot is greater in extent than double the minimum prescribed in the development parameters (controls) for the zone in which it occurs, additional dwelling houses may be erected, the number of which shall be determined by dividing the area of the lot by the prescribed minimum for the zone, any fraction thereof which shall be discounted; provided further that:
 - i) the applicant shall first submit a drawing to the Municipality for its approval showing that the property on which the additional dwelling (or dwellings) is to be constructed is capable of being subdivided to create a lot for each dwelling which will conform to the provisions of the scheme;
 - ii) the applicant furnishes the Municipality with an undertaking to construct and maintain all internal services, roads and storm water drainage as the Municipality shall specify, which shall be to the Municipality's satisfaction until it is able to take over responsibility thereof upon the formal subdivision of the property; and
 - iii) the applicant furnishes the Municipality with a further undertaking that any land required for road construction, road widening or public purposes shall be transferred to the Municipality, and that all servitudes as may be required are registered in favour of the Municipality, or the authority, at dates to be determined by the Municipality and/or authority.
 - b) The additional dwelling house(s) shall be used also as the primary dwelling house for the accommodation of the owner and/or their family, where no letting of the dwelling house or part of will take place.

3.6. ADDITIONAL SELF-CONTAINED RESIDENTIAL UNIT (ANCILLARY TO A DWELLING HOUSE)

- 3.6.1 The Municipality may permit the erection of an additional self-contained residential unit with the following controls:
- a) Such self-contained residential unit shall comprise not more than two bedrooms, a combined lounge and dining room, a kitchen, a bathroom and a toilet.
 - b) The total floor area shall not exceed 90m².
 - c) The self-contained unit is to be architecturally compatible with the main dwelling house.
 - d) There shall only be one self-contained residential unit erected on a site.
 - e) The self-contained unit shall be accessed by the same public street or road, which serves the main dwelling house, unless the applicant can demonstrate that exceptional circumstances exist to prevent such shared access.

3.7. THE SHAPE OF LOTS IN RESIDENTIAL ONLY DETACHED ZONES

- 3.7.1 Except in special circumstances, the depth of the lot in relation to the frontage shall not exceed the ratio of 3 to 1 in proportion, provided that where a lot is an irregular shape, it shall be capable of containing within its boundaries a rectangle not exceeding the ratio of 3 to 1, having an area of 75% of the minimum prescribed area for the zone in which it is situated.

3.8. PARKING, LOADING AND UNLOADING ACCOMMODATION

(This must be read together with Section 6 of this Scheme)

- 3.8.1 A person intending to erect, alter or extend a building, or develop or use any lot, medium density housing site or curtilage, must provide parking accommodation within the boundaries of the lot, site or curtilage and shall submit proposals to the extent specified in the Parking Standards and Requirements and in accordance with the requirements set out hereunder and to the satisfaction of Municipality
- 3.8.2 In addition to the requirements of clause 3.8.1 above, and other than in respect of single dwellings within the Residential Only Detached zones, adequate areas for the loading and unloading of vehicles shall be provided, the location, access, demarcation and surfacing of shall be to the satisfaction of the Municipality; provided further that on any lot, Medium Density Housing site or curtilage where commercial vehicles are accommodated shall, in addition, provide sufficient parking accommodation and turning space for such vehicles to the satisfaction of the Municipality.
- 3.8.3 For the purposes of providing parking accommodation as contemplated in Sub-clause 3.8.1 above, in respect of each car space:
- a) The dimensions shall be no less than 5, 0 by 2,5m in extent;
 - b) Adequate space for vehicular access and manoeuvring shall be provided to the satisfaction of the Municipality; and
 - c) The demarcation and surfacing of site shall be to the satisfaction of the Municipality.

- 3.8.4 The design of the parking, loading and unloading layout shall include adequate provision for the management and disposal of storm water to the satisfaction of the Municipality.
- 3.8.5 Other than with the prior written authority of the Municipality, vehicular ingress to, and egress from, the lot shall:
- a) Be restricted to not more than two ingress and egress points, whether combined or separate; and
 - b) Be constructed to a minimum width of 7, 5 metres in the case of a combined access and 5 metres where separated where it crosses the lot boundary. The access width shall be continued to where it joins the street, and shall be located no closer than 5, 0 metres to the intersection of two streets related to the lot in question.
- 3.8.6 Until all on-site parking has been provided to the satisfaction of the Municipality, no building constructed or land developed in association may be occupied and used.
- 3.8.7 For any commercial site where in accordance with the previous schemes an arrangement has to be made with the Municipality regarding the shortfall of the minimum parking requirement, the owner/ developer of such site shall contribute to the parking reserve fund. However, a minimum of 50% of the total required parking must be allocated on the site.

3.9 THE PROHIBITION IN RESPECT OF THE PARKING OF TRADE AND PUBLIC MOTOR VEHICLE

- 3.9.1 Except with the prior approval of the Municipality, no person shall bring onto any premises of a dwelling house or unit, or cause to allow to be present thereon, any trade, public heavy (or extra-heavy) motor vehicle for any period in excess of two hours, except for the *bona fide* purposes of delivering or supplying goods or services to these premises; provided that where, in the opinion of the Municipality, the granting of this approval may interfere with the amenity of adjoining properties, or that of the neighbourhood in general in which the premises occurs, the Municipality may require that the applicant first applies to it for its consent.
- 3.9.2 For the purposes of this clause, the expression “public motor vehicle”, “trade vehicle” and “heavy and extra-heavy motor vehicle” shall have the same meaning assigned thereto by the National Road Traffic Amendment Act (No. 21 of 1999) Water.

3.10. CASH PAYMENT IN LIEU OF THE PROVISION OF ON-SITE PARKING)

- 3.10.1 Notwithstanding the provisions of Clause 3.8.1, in the Mixed Use and commercial Zones, and on written application to it, the Municipality may consider calling upon the developer of any premises on any lot to contribute to a parking fund by way of a cash payment in lieu of the provision of on-site parking prescribed where it can be shown that:
- a) It is physically impossible or impracticable to provide on-site parking without disturbing the continuity of the shopping frontage continuity;
 - b) The lot is of such proportions that on-site parking cannot be reasonably provided; or
 - c) Where it is it is physically impractical to provide on-site parking the Local Authority shall call upon the developer to provide a minimum of 50% obligatory

- onsite parking and contribute towards the shortfall of parking into the parking reserve fund by way of such payment in lieu
- d) In respect of historical buildings or buildings with unique architectural merit or value only, that the provision of on-site parking on the lot would be unnecessarily onerous.

DETERMINING A CASH IN LIEU

The cash in lieu amount shall be calculated on the basis of the cost to the Local Authority of providing the car spaces, at ground level that would be required in terms of the scheme. The cost of providing the required car spaces shall include the cost of construction and the cost of acquisition of the land per square meter as per the latest valuation on the date of receiving the written application a car space shall be taken to be an area of 23m², which includes manoeuvring space.

In determining the amount of cash in lieu of parking payable to the Local Authority, the following formula shall be applied:

$\text{COST PER BAY} = (\text{PXM}) + \text{C}$ Where

P = Size of parking Bay i.e. 23m²

M = land value in m²

C = Actual Construction Cost / bay of 23sqm

PROCEDURE FOR OBTAINING APPROVAL TO CASH IN LIEU

In respect of the commercial land uses in the MUCO zone, where it is it is physically impractical to provide on-site parking the Local Authority shall call upon the developer to provide a minimum of 50% obligatory onsite parking and contribute towards the shortfall of parking into the parking reserve fund by way of such payment in lieu.

The cash payment shall be calculated basis of the cost to the local authority of providing the car spaces at ground level that would have been required in terms of the scheme. In terms of this clause, a car space shall be taken to be an area of 23m², which includes manoeuvring space. This contribution shall be made on the approval of the building plans and shall be paid before the release of the occupancy certificate.

An application to participate in cash in lieu of parking shall by the consent of Council and shall be in writing and must be motivated in terms of the criteria above.

PAYMENT INTO PARKING RESERVE FUND

This contribution shall become payable by no later than the date of approval of the building plans and all monies so received by Council shall be paid by it into a Parking Reserve Fund for the sole use by it of providing vehicular parking within the commercial area(s).

Funds obtained shall be used exclusively for the purposes of:

- a) Acquiring land for public parking;
- b) Acquiring and developing off street parking facilities

3.11. LANDSCAPE RESERVES IN INDUSTRIAL AREAS

- 3.11.1 In industrial zones, no building, boundary walls or fences shall be erected between the Front Setback and the street boundary. This area is to be landscaped by the owner or occupier of the lot or curtilage concerned. It shall be kept free from the storage of goods of any kind, depositing of refuse or for any other use which in the opinion of the Municipality, will detract from the visual amenities of the area in general. The area may be used for the parking of motor vehicles, the landscaping, design and layout of which shall be to the satisfaction of the Municipality.

3.12. TYPES OF BUILDINGS AND THE USE OF LAND

- 3.12.1 The types of Building and Land Uses are defined in the Development Parameters Tables in Section 2 of this Scheme.
- 3.12.2 The various zones are indicated on the current adopted Scheme Map and determine both the extent and location of the land uses associated with them.
- 3.12.3 Any subsequent adopted amendment, which changes the zones, and land uses are approved in terms of the provisions of Chapter 4 of the Spatial Planning and Land Use Management By-Laws ((As amended and/or prevailing)).

3.13. THE ERECTION AND USE OF BUILDINGS AND USE OF LAND

- 3.13.1 In all zones of the Scheme as indicated on the Scheme Map, the purposes for which:
- a) Buildings may be erected and used and land may be used only with the prior written authority of the Municipality
 - b) Buildings may be erected and used and land may be used only with the prior Consent of the Municipality; and
 - c) Buildings may not be erected and used and land may not be used as set out in the Development Parameters and Land Use Categories Tables in Section 2.
- 3.13.2 The area depicted as Undetermined on the Scheme Maps has been so zoned in order for the landowners to prepare detailed proposals for the development of the zone as a future uses. Such zone shall be replaced in terms of the provisions of Section 28 of the Spatial Planning and Land Use Management Act (Act No. 16 of 2013) and/or relevant legislation at the instance of the landowners to the satisfaction of Municipality and by a date, which Municipality may set on application to it. The Municipality shall, thereafter determine an alternative appropriate zone or zones in the event that this requirement is not met.

3.14. EXISTING BUILDINGS, THE EXISTING USE OF BUILDINGS AND LAND, AND NON CONFORMING EXISTING USE OF BUILDINGS AND LAND

- 3.14.1 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 date of this Scheme, and which continued to be used for the purpose for which it was designed and/or was completed legally and is 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.

- 3.14.2 Any such non-conforming existing building or use of land may be increased on the Erf by an amount not greater than 12.5 per cent of its total floor area or area as the case may be, at the SAID date of adoption of 24 November 2016, 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.
- 3.14.3 Notwithstanding the provisions of this sub-clause, the above 12.5 per cent additional floor area or area allowance may be increased by Special Consent up to 20 per cent in total.
- 3.14.4 Any existing building, whether conforming or not, may be demolished and replaced by a new building on the same lot or curtilage and the use thereof may continue therein; provided further that the proposed new building:
- a) Shall contain no greater cubic space than the existing building;
 - b) It shall conform with all other provisions of the Scheme applicable to the zone in which it is situated; and
 - c) Shall be commenced, at least to the extent of completing the foundations of the new buildings within a period of eighteen (18) months after the date upon which the demolition of the existing building and the clearance of the site is completed. Any failure to commence rebuilding within the period of eighteen months shall be deemed to terminate the existing use. A further 18 months will be granted upon completing the foundation of the new building where the owner must complete the building, failing which, must acquire the consent of council for an extension.
- 3.14.5 Any alteration or addition or change which materially alters the use of land or the character of an existing building shall automatically remove such use of land or building from the category of “existing land use” or “existing building” in terms of this Scheme.

3.15. THE SITING OF BUILDINGS AND ACCESS POINTS AND PROTECTION OF INDIGENOUS FLORA, FAUNA HABITATS AND NATURAL SYSTEMS

- 3.15.1 The siting of any buildings intended to be erected, or the development or use of any land, shall be subject to the approval of the Municipality.
- 3.15.2 Before commencing with any activity, persons intending to erect buildings or use land shall apply to the Municipality for approval of the siting, use or development and for the identification of this indigenous flora, fauna, habitats and natural systems which must be conserved and protected.
- 3.15.3 In terms of the provisions of this Scheme, the Municipality in considering any application submitted under Chapter 4 of the Spatial Planning and Land Use Management By-Laws ((As amended and/or prevailing)) shall ensure that adequate provisions are made in regard
- a) the siting of buildings and access ways for the conservation of indigenous flora and fauna
 - b) the protection of habitats and natural systems;
 - c) the replacement of trees and vegetation; by means of conditions qualifying the approval of such applications.

3.16. NO BUILDING OR USE OF LAND WITHOUT PRIOR APPLICATION

- 3.16.1 At any time after the effective date, and subject to the provisions of Clause 3.14 in respect of non – conforming existing uses, no person shall:

- a) Erect a new building, or alter or add to an existing building, or carry out any other proposed work;
- b) 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,
- c) Use any building or structure erected after such date for, or in a manner different from, the purpose for which it has been erected;

Until such person has first applied to Municipality in writing for authority, in terms of the provisions of Section 33 of the Spatial Planning and Land Use Management Act (Act No. 16 of 2013) and Section 4 of the Spatial Planning and Land Use Management By-Laws ((As amended and/or prevailing)), and the Municipality has approved the application either with or without conditions.

- 3.16.2 Any person aggrieved by a decision taken by the Municipality as contemplated in Clause 3.16.1 above, shall have the right of appeal to the Appeals Authority in terms of the provisions of Section 51 of the Spatial Planning and Land Use Management Act (Act No. 16 of 2013) and Chapter 6 of the Spatial Planning and Land Use Management By-Laws ((As amended and/or prevailing)).
- 3.16.3 Any approval as contemplated in Clause 3.16.1 above which is granted by the Municipality shall remain valid for 18 months from the date of its granting such approval.
- 3.16.4 Where any building or work referred to in any approval given by the Municipality has not been substantially commenced within the said period of 18 months, or within 18 months of the date of notification of the decision of the Appeals Authority in any appeal lodged with it, or where there has been an interruption in the construction of any building or development and use of land in respect of which approval has been given for a continuous period of 18 months, the said approval and/or decision shall automatically be deemed to have lapsed,
- 3.16.5 Once the period of 18 months has lapsed, no building activity or development and use of the land may commence or be recommenced until a fresh application has been lodged with the Municipality and the necessary approval obtained.
- 3.16.6 After the date of adoption, no person shall erect, extend or alter a building, or institute work, which is not in conformity with the provisions of this Scheme relating to the erection and use of buildings and the use of land.
- 3.16.7 The Municipality may call upon any person making such application to provide any additional information or plans or surveys of the property it deems necessary
- 3.16.8 No land in any zone may be used for the purposes of the deposit or disposal of waste material or refuse, tipping or dumping, scrap yard, motor graveyard, used car lot, or any other similar purpose until the owner thereof, or duly authorised agent, has first applied for, and received, the written approval of the Municipality.
- 3.16.9 Upon the receipt of such application contemplated in Section 3.14. above, the Municipality may approve it, provided it is of the opinion that the said approval thereof may not cause detriment to the amenity of the neighbourhood concerned.

3.17. CONTRAVENTION OF THE SCHEME AND APPROVALS GIVEN

- 3.17.1 Any person who erects, alters or extends any building, or uses such building, or develops or uses any land within the area of effect of the scheme which is in conflict with any provision of this scheme, or the terms and conditions of any approval granted therefore by the Municipality, and who does not comply with the provisions of any notice which the Municipality shall serve, shall be guilty of an offence and be liable for prosecution and recovery of any fines and infringement levies by the Municipality as contemplated in Sections 86 and 87 of the Spatial Planning and Land Use Management By-Laws ((As amended and/or prevailing))
- 3.17.2 Where any person contravenes the provisions of this Scheme, or does not comply with the terms and conditions of any approval granted by the Municipality, it shall serve a notice and order upon such person, and take the necessary action in law where there is non-compliance therewith, as required in Sections 86 and 87 of the Spatial Planning and Land Use Management By-Laws ((As amended and/or prevailing))

3.18. SITE DEVELOPMENT PLANS

- 3.18.1 The KwaDukuza Municipality may require a site development plan in respect of the following development types:
- a) shopping centres and shopping complexes;
 - b) business and office park developments;
 - c) industrial park developments;
 - d) developments in conservation areas;
 - e) developments that will be sectionalised;
 - f) incremental residential developments; and
 - g) any other uses that the municipality deems it necessary to have a site development plan submitted;
 - h) minor / major developments where there are concerns relating to urban form, heritage, traffic, utility services or spatial planning in general.
 - i) Developments that require comments / approval from other sector departments such as the department of transport, department of education etc.
- 3.18.2 The table below shows the minimum development size that require the submission of a Site Development Plan:

CATEGORY	SIZE	COMMENT
Residential	15 units or more	Any residential, medium or high density unit development
Commercial	1500m ² gross office area and more	This may include shops, shopping centre, service station/s, restaurants, etc.
Industrial: Warehouse:	1000 m ² floor area or more 1500m ² or more	1 Size relate to one (main) building 2 An industrial complex may be assessed using number of units and size of those units.

Mixed Use Development	More than 750 m ² gross leasable areas (commercial/Office/Residential)	<p>1 This relates to mainly mix of office, residential and/or commercial</p> <p>2 Other mixed-use development which may have different activities may be at the discretion of the municipality.</p>
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3.18.3 The Municipality may require some or all of the following information for a site development plan:

- a) existing bio-physical characteristics of the property;
- b) existing and proposed cadastral boundaries;
- c) the layout of the property, indicating the use of different portions thereof;
- d) the massing, position, use and extent of buildings;
- e) sketch plans and elevations of proposed structures, including information about external finishes;
- f) cross-sections of the site and buildings on site;
- g) the alignment and general specification of vehicle access, roads, parking areas, loading areas, pedestrian flow and footpaths;
- h) the position and extent of private, public and communal space;
- i) typical details of fencing or walls around the perimeter of the land unit and within the property;
- j) electricity supply and external lighting proposals;
- k) provisions for the supply of water, management of stormwater, and disposal of sewage and refuse;
- l) external signage details;
- m) general landscaping proposals, including vegetation to be preserved, removed or to be planted, external paving, and measures for stabilising outdoor areas where applicable;
- n) the phasing of a development;
- o) the proposed development in relation to existing and finished ground levels, including excavation, cut and fill;
- p) statistical information about the extent of the proposed development, floor space allocations and parking supply;
- q) relationship of the proposed development to the quality, safety and amenity of the surrounding public environment;
- r) relationship of the proposed development to adjacent sites, especially with respect to access, overshadowing and scale;
- s) illustrations in a three-dimensional form depicting visual impacts of the proposed development on the site and in relation to surrounding buildings; and
- t) any other details as may reasonably be required by the municipality.

3.18.4 The municipality may require that the area covered by a site development plan shall extend beyond the site under consideration if, in its opinion, the proposed development will have a wide impact. The municipality may determine the extent of such area.

- 3.18.5 When required in terms of this land use scheme, a site development plan shall be submitted to the municipality for its approval before any development on a land may commence.
- 3.18.6 A site development plan shall be refused / deferred / disapproved if it is not consistent with the development parameters of a zoning, overlay zoning, condition of approval or any other external commenting / approving authority.
- 3.18.7 The municipality may require amendments of detail to the site development plan to address reasonable concerns relating to access, parking, architectural form, urban form, landscaping, environmental management, engineering services or similar concerns.
- 3.18.8 The municipality may require amendments of detail to the site development plan to address reasonable concerns relating to access, parking, architectural form, urban form, landscaping, environmental management, engineering services or similar concerns.
- 3.18.9 The following provisions shall apply with regard to site development plans:
- a) Development of the property shall be in accordance with an approved site development plan;
 - b) If the municipality considers it necessary, a transport or traffic impact statement or assessment may be required in conjunction with a site development plan, the extent of which shall be determined by the municipality depending on the magnitude of the development;
 - c) If the municipality considers it necessary, a stormwater impact assessment and/or stormwater management plan may be required in conjunction with a site development plan, the extent of which shall be determined by the municipality depending on the magnitude of the development;
 - d) In circumstances where a site development plan is required in terms of this development management scheme, no application for building plan approval in terms of the National Building Act shall be granted by the municipality, unless a site development plan has first been approved;
 - e) An approved site development plan shall be considered as setting additional development rules applicable to the base zoning, and any application for amendment shall comply with the municipality's requirements for such amendments.
 - f) In the submission of a Site Development Plan, a developer or owner may be required by the Municipality to provide information related to the use of green technology in the development of site or building of the development.
 - g) The Municipality may request the inclusion of information related to on site water storage and recycling measures in the Site Development Plan.
 - h) The municipality may impose any condition of approval for any Site Development Plan related to any services infrastructure upgrades required for any development

related to internal business units comments or any other condition imposed by an external party.

- i) The municipality reserves the right to refer any specialist studies submitted with any site development plan by the applicant or agent for review.

3.19. TELECOMMUNICATION BASE TOWERS

- 3.19.1. Any site for which a Consent application that is submitted to the Municipality for the erection of Telecommunication Infrastructure (including BTTS) shall demonstrate that it complies with the Provincial Norms and Standard that apply to such sites.
- 3.19.2. Any site for which a Consent application that is submitted to the Municipality for the erection of Telecommunication Infrastructure (including BTTS) shall demonstrate that it complies with the KwaDukuza Policy Guidelines that apply to such development.
- 3.19.3. Any application for the establishment of a Telecommunication Base Tower will need to demonstrate how it has adhered to the norms and standards of the SPLUMA.
- 3.19.4. Any application for the establishment of a Telecommunication Base Tower will need to comply with the KwaDukuza policy on Telecommunication Base Towers and masts.
- 3.19.5. An application for the sub-division of land for a Telecommunication Base Tower which falls on an Agricultural zoned lot may be subject to the Sub-division of Agricultural Land Act (No 70 of 1970) and requires approval from the national Department of Agriculture, Forestry and Fisheries.
- 3.19.6. All applications for change of land use are subject to the relevant requirements of the National Environmental Management Act (Act No. 107 of 1998) which requires an Environmental Impact Assessment and Environmental Authorisation (EA) from the Department of Economic Development, Tourism and Environmental Affairs (EDTEA).
- 3.19.7. Any application for the establishment of a Telecommunication Base Tower will need to provide documentation and a detailed plan indicating that the facility is compliant with the requirements of section 24 the National Constitution Act (No. 108 of 1996), the Cellular Telecommunications Infrastructure regulated by the Electronic Communications Act (No 36 of 2005), the National Building Regulations and any other relevant legislation, bylaws and municipal policy.
- 3.19.8. An application for a Telecommunication Base Tower located on land administered by the Ingonyama Trust Board must include the necessary approval required by the Ingonyama Trust Amendment Act (No.9 of 1997).
- 3.19.9. All applications for the establishment of Telecommunication Base Tower or mast shall submit to the Local Municipality a detailed report which includes the following items:
 - a) The proximity to other development;
 - b) The possibility of using other appropriate structures rather than applying for a new site;
 - c) The current state and usage of the site;
 - d) The aesthetic compatibility with surrounding land uses;

- e) The proximity of the Telecommunication Base Tower to other communication installations;
 - f) The proximity of the site to sensitive environment areas, wilderness areas, nature reserves, ecotourism destinations, Special Case Areas, and Nature Conservation or Biodiversity Reserves; and,
 - g) The proximity of the proposed tower to airfields.
- 3.19.10. Any application for the erection of a cellular mast on the roof of a multi-storey building will show measures taken to reduce the visual impact of the mast.
- 3.19.11. The applicant shall provide a description of what measures are to be taken to improve the aesthetic impact of the Telecommunication Base Tower or mast.
- 3.19.12. The application will address what security measures are to be put in place to prevent the unauthorised access to the Telecommunication Base Tower, including fencing, access points and warning notices on site and along access roads.
- 3.19.13. The application for a Telecommunication Base Tower or mast shall include a locality plan showing adjacent land use, and shall include a safety zone plan indicating the extent of EMR from the mast for an area of a minimum of 400 metres.
- 3.19.14. The applicant shall indicate if the Telecommunication Base Tower or mast is a shared or stand-alone facility.
- 3.19.15. The applicant shall provide a natural rehabilitation and maintenance plan for the post construction phase of the Telecommunication Base Tower and surrounding area.
- 3.19.16. The application shall include an agreement by the owner/lessee for the removal of the Telecommunication Base Tower and related infrastructure once it becomes redundant and shall include a rehabilitation plan for the restoration of the site to its original condition.
- 3.19.17. An application for a telecommunication tower shall include the permission of the South African Civil Aviation Authority, which shall be submitted, to the municipal offices before a telecommunication tower is erected.
- 3.19.18. The application shall include the programme for consultation with interested and affected parties.
- 3.19.19. Accommodation for parking is to be as per Section 6 Planning Norms and Standards.

3.20. THE ESTABLISHMENT AND MEMBERSHIP OF A MANAGEMENT ASSOCIATION

- 3.20.1 Prior to the commencement of construction, and/or occupation, of any Medium Density Housing, Sectional Title or Multi Unit Developments, there shall be established an Association in terms of Section 60(1) of the Companies Act, 1973. The duty of this Association shall be to exercise such aspects of the management and control of the development proposed which do not constitute the statutory functions and obligations of Municipality in terms of this Scheme, the Spatial Planning and Land Use Management Act (Act No. 16 of 2013) or any other law.

- 3.20.2 Membership of the Association shall be obligatory for, and limited to, a registered owner of a unit, lot, site or curtilage and all Bodies Corporate, including their successor and assigns.
- 3.20.3 The Articles of Association, or any subsidiary Association/Bodies Corporate, and subsequent amendments thereto, rules, guidelines, codes and/or regulations shall be endorsement prior to their finalization and formalization.

3.21. ADVERTISEMENTS

- 3.21.1 All outdoor advertising and signage must comply with the Outdoor Advertising Bylaw gazetted on the 29th March 2018, in the Provincial Gazette, Notice Number Vol 12.No.1938, and as amended from time to time.
- 3.21.2 An application for all Outdoor Advertising signage must be submitted to the KwaDukuza Municipality Outdoor Advertising unit. This must be done prior to the installation of any signage on the property/development in compliance with the Outdoor Advertising Bylaw.

3.22. FLOOD LINES

- 3.22.1 No habitable portion of a building intended for residential purposes may be erected below the 1 in 100 years flood line, defined in terms of the relevant provisions of the National Water Act, 1998 (No.36 of 1998), as amended, without the prior approval of the Municipality, to whom shall be produced a certificate, signed by a Professional Engineer, confirming that such proposed buildings are vertically clear of such flood level.

3.23. SUB-DIVISION AND CONSOLIDATION OF LAND

- 3.23.1 Nothing in this Scheme shall prohibit or restrict the subdivision of any lot in any use zone, provided that the effect of any subdivision shall not be contrary to the provisions of this Scheme.
- 3.23.2 Prior to the lodgement of any diagram in respect of the consolidation of any lot with the Office of the Surveyor-General, KwaZulu-KwaZulu-Natal in terms of the relevant provisions of the Land Survey Act, 1927 (Act No. 9 of 1927, as amended), such diagram shall first be submitted to Council for its approval.

3.24. GARAGE AND PETROL FILLING STATION

- 3.24.1 The design and layout of garages and service stations shall be to the satisfaction of the Municipality and the following requirements and conditions shall be observed wherever it is proposed to erect, or extend and existing, garage or service station:
- a) No garage or service station shall have direct vehicular access to an existing or proposed limited access major traffic arterial;
 - b) No vehicular entrance to, or exist from, a garage or service station shall be within 150m of a freeway interchange, 60m from an intersection with a road which, in the opinion of the Municipality, is a major road, or 20m from an intersection with any other road;

- c) The frontage of a lot intended for use as a garage or service station shall not be less than 36m;
- d) A dwarf wall or other permanent structures, to the satisfaction of the Municipality, shall be erected on the street frontage of the site to confine the movement of vehicles into, or out of, the garage or service station to authorised access points;
- e) No lot may be used for a garage or service station where it is, in the opinion of the Municipality, of insufficient depth to enable all activities associated with the operation of the use to be clear of the street;
- f) Filler points for underground tanks shall be so positioned as to make it possible for tanker delivery vehicles to stand wholly within the lot while discharging fuel and for the vehicle to enter and leave the property in a forward direction;
- g) Pump islands shall not be less than 5m from any boundary of the lot and all traffic routes within the forecourt shall have a minimum width of 5m; and
- h) A garage or service station shall be designed in a manner that traffic entering and leaving the property on which it is situated will not adversely affect the movement of pedestrians on any heavily trafficked public street or place.

3.24.2 In granting its authority or consent for the establishment of a garage or service station, the Municipality shall take due cognisance of the standards set out in Section 6 relating to the Planning Standards for Control of Traffic Generating Sites.

3.24.3 Any application for such development must be accompanied by an approval made in terms of the National Environmental Management Act (No. 107 of 1998) as amended.

2.24.4 The Municipality may request additional controls in relation to ingress and egress and other traffic related matters in conjunction with the Department of Transport regulations and provincial policy guidelines.

3.24.5 Any site considered for the establishment of a petrol filling station needs to have sufficient area and width/depth that allows the safe parking of delivery tankers and vehicles on site.

3.25. THE GENERAL REQUIREMENTS FOR ADDITIONAL CONTROLS FOR ALL ZONES

3.25.1 The sub-division of land for residential purposes that falls outside of the designated boundary of the scheme adoption area is subject to the Sub-division of Agricultural Land Act (Act No 70 of 1970) and requires approval from the provincial Department of Agriculture and Environmental Affairs.

3.25.2 All applications for change of land use are subject to the relevant requirements of the National Environmental Management Act (Act No. 107 of 1998) which requires an Environmental Impact Assessment and Environmental Authorisation (EA) from the Department of Economic Development, Tourism and Environmental Affairs (EDTEA).

3.26. DESIGN AND LAYOUT REQUIREMENTS FOR MEDIUM DENSITY HOUSING DEVELOPMENT

3.26.1 The following minimum areas per dwelling unit shall apply to a Medium Density Housing Site:

- a) Private Open Area: 30m²;
- b) Usable Common Open Space: 50m²;
- c) Utility Area: 15m²;

- d) Floor Area of Garage or Carport: 18m²; and
- e) Dwelling Unit: 80m².

- 3.26.2 Where, in the opinion of the Municipality, a road within a Medium Density Housing Site should serve the public, it may require the road to be registered as a public road; provided that, for the purposes of calculating the Floor Area Ratio and Coverage, the area of the public road shall be excluded from the gross site area.

[NOTE: There has been a tendency to include the public road area in a Medium Density Housing layout in the gross site area. However, this is at variance with the definition of Lot Area, which excludes the area of any public road or rights of way. There must therefore, be consistency in the Scheme]

- 3.26.3 The minimum unobstructed width of a road carriageway within a medium density-housing site shall be 3m where the carriageway is one-way and 5,5m where the carriage way is two-way.
- 3.26.4 Every cul-de-sac shall have a turning space to the Municipality's satisfaction.
- 3.26.5 Where the Municipality considers it necessary to do so, it may require that the Medium Density Housing Site to be developed in phases.
- 3.26.6 In calculating the number of dwelling units which may be erected on any Medium Density Housing Site in accordance with the provisions of the Development Control Tables, any fraction of a unit above 0,5 may be raised to the next whole number.

3.27. RETIREMENT VILLAGE AND FRAIL CARE FACILITY (OLD AGE HOME)

- 3.27.1 The density shall be limited to 30 dwelling units per hectare.
- 3.27.2 In respect to a retirement village development the following shall apply:
- a) The minimum lot area to be no less than 1 hectare.
 - b) Provision to be made for landscaping and maintaining the grounds to the satisfaction of the Municipality. During the final planning (SDP) phase, the layout and development must be evaluated and approved by an independent Environmental Assessment Practitioner / Ecologist to ensure appropriate planning and mitigation of potential environmental aspects.
 - c) An EMPr must be developed and implemented and an ECO appointed during the pre-construction phase to ensure the conservation of sensitive aspects and the prevention of environmental degradation and pollution.
 - d) Subject to the provision of a sewage disposal system to the satisfaction of the Municipality.
 - e) Parking shall be provided at a rate of one parking bay, carport or garage for every dwelling unit.
 - f) Visitors parking will be provided at a rate of 50% of the rate provided in paragraph (v) above.
 - g) The development on Sub 10 (of 9) of Lot 52 No. 1566 will be limited to a maximum of 126 dwelling units, 500m² of communal recreational / administration facilities, as well as 3 200m² of medical and related facilities, frail care and assisted living rooms.
 - h) The minimum floor area of a free-standing dwelling unit will be no less than 120m²; and,

- i) The minimum floor area of an 'apartment type' dwelling unit will be no less than 85m².

3.27.3 In respect of a Frail care facility the following shall apply:

- a) At the frail care stage, a person would require a lot of nursing and he/she may need help with dressing and washing themselves and toileting and may or may not be bedridden.
- b) A frail person may also be physically capable but mentally frail, requiring constant supervision.
- c) A mentally frail person could be exhibiting signs of senile dementia (Alzheimer's, vascular dementia or other forms of dementia) and, as such, may be confused, disoriented, agitated, restless, or anxious.
- d) A person who is instead suffering from early stages of dementia and who needs a little orientation from time to time and who is still social and able to socialise would be best looked after in a frail-care environment.
- e) It is important to point out that each care facility has their own definition and classification for what they call frail-care and it is therefore important to discuss the nursing requirements of a family member with the care facility before admitting them.
- f) Most care facilities, in any event, will want to assess the patient before admission in order to determine whether they are able to provide the necessary care.
- g) They may also require a doctor's report on the patient.

3.28. THE INSPECTION OF THE SCHEME

3.28.1 The Municipality shall keep a register, of all applications and decisions taken in terms of this Scheme in accordance with the requirements of the Section 31 of the Spatial Planning and Land Use Management Act (Act No. 16 of 2013) and shall allow any person to inspect such register, or registers, or the Scheme, at any reasonable time.

3.29. CONFLICT OF LAWS

3.29.1 Nothing in this Scheme shall be construed as enabling any person or organisation to erect or use any building, or to develop or use any land, which is in conflict with any condition of title imposed in terms of the Removal of Restrictions Act (No. 84 of 1967), or the Spatial Planning and Land Use Management Act (Act No. 16 of 2013) or by the state or any other authority under any other law.

3.29.2 The Scheme provisions shall apply over and above the Bylaws where they are more onerous than the Bylaws or, where the Scheme makes no provision, the Bylaws shall apply.

3.29.3 In the case of any conflict or difference in interpretation between the English and any other versions of the Scheme, which may exist, the English version shall prevail.

3.29.4 Any decision, order or authorisation given by :

- a) the previous Appeals Board in terms of Section 73 *quat* of the Ordinance;
- b) decisions confirmed on review by the Premier in terms of the provisions of Section 73*sex* of the said Ordinance; or

- c) the Appeals Authority in terms of Section 51 of the Spatial Planning and Land Use Management Act (Act No. 16 of 2013).
- d) the Appeals Tribunal in terms of Section 100(1) of the KwaZulu-Planning and Development Act (No. 6 of 2008);

shall be deemed to be valid authority granted by the Municipality in terms of these Clauses. As such, these decisions shall be construed as being in accordance with the duly adopted provisions of the Scheme.

SECTION FOUR: MANAGEMENT OVERLAYS

4. GENERAL PROVISIONS FOR OVERLAY ZONES

This chapter deals with procedures to prepare, adopt, replace, amend, or recommend Management Overlays and gives legal status to them.

4.1. REQUIREMENTS AND PROCEDURES FOR MANAGEMENT OVERLAYS

The following clauses outlined in sections 4.2 and 4.3 shall apply to the use of Management Overlays as part of the Scheme.

4.2. REQUIREMENTS TO PREPARE AN OVERLAY ZONE

- 4.2.1 The municipality may prepare any Management Overlay as provided for in this zoning scheme.
- 4.2.2 The owner of land may prepare and submit an application for one or more Management Overlays to the Municipality for its consideration.
- 4.2.3 The preparation of a Management Overlay shall take into consideration the following requirements where applicable:
 - a) the principles contained in planning law;
 - b) the Municipality's Integrated Development Plan;
 - c) the desired spatial form, including the, infrastructure investment, spatial reconstruction, location and nature of development, urban edge, scenic routes, areas of strategic intervention, mitigation of development impacts;
 - d) the principles as set out in a Spatial Development Framework or policy plan;
 - e) the conservation and protection of environmental and heritage aspects in accordance with national "norms and standards";
 - f) the principles of co-operative governance and the duties and objectives of local government as set out in the Municipal Systems Act and the National Constitution, 1996.
- 4.2.4 A Management Overlay must not detract from the municipality's ability to serve the needs of the municipal area as a whole.

4.3 ADOPTION, REPLACEMENT, AMENDMENT OR RECOMMENDING MANAGEMENT OVERLAY

- 4.3.1 The municipality may adopt, replace, amend, or recommend any Management Overlay providing development directives.
- 4.3.2 The municipality may recommend to the competent authority the adoption, replacement, or amendment of any Management Overlay providing strategic incentives or specific management mechanisms as stipulated in the procedures for amending and replacing zoning schemes.
- 4.3.3 The municipality may grant departures from the development rules of any Management Overlay by following the departure procedures stipulated.

4.4. THE IDENTIFICATION AND NUMBERING OF MANAGEMENT OVERLAYS

- 4.4.1 The municipality shall approve a distinctive name and number for each Management Overlay when adopting such a Management Overlay.
- 4.4.2 The municipality may indicate the area of a Management Overlay on the zoning map and:
- a) shall record the existence of a Management Overlay adopted in terms of relevant legislation in the relevant annexure at the back of this land use scheme;
 - b) shall record the detailed provisions of each Management Overlay adopted in terms of relevant legislation, with a reference to the relevant name and number of the Management Overlay concerned, within 30 days after a final decision is made or the amendment is promulgated whichever is the case.

4.5. THE STATUS OF MANAGEMENT OVERLAYS

- 4.5.1 A Management Overlay applies, in addition to the underlying zone or base zone of the properties to which it relates, and may vary the development rules relating to a particular area or land unit, or may set new development rules.
- 4.5.2 The provisions of a Management Overlay may be more restrictive or more permissive than the provisions applicable to the base zone of the property concerned, or may set specific development rules for a particular area or land unit.
- 4.5.3 If the provisions of a Management Overlay are different to, or in conflict with, the provisions of a base zone, the more restrictive provisions shall apply.
- 4.5.4 The provisions of a Management Overlay do not detract in any way from any obligations in terms of national and provincial legislation and the municipality's compliance with them.
- 4.5.5 The provisions of a Management Overlay may apply to a land unit or land units, identified within a specific area or to the city as a whole, as may be stipulated in the adoption of such a Management Overlay.
- 4.5.6 The provisions of more than one Management Overlay may apply to a land unit or area.

4.6. THE REGISTER OF MANAGEMENT OVERLAYS

The KwaDukuza Local Municipality shall maintain a register of formally adopted/incorporated Management Overlays which will be maintained as an Appendix to the Scheme e.g. KwaDukuza Appendix 2.

SECTION FIVE: DEFINITIONS

In these clauses, unless the context otherwise indicates, any word, shall, when used in this Scheme have the same meaning as is assigned to it in the Spatial Planning and Land Use Management Act (Act No. 16 of 2013), otherwise it shall have the meaning assigned to it in these definitions below.

5.1. GENERAL DEFINITIONS

CATEGORY	DEFINITION
Additional Controls	Means a land use specified in this zoning scheme as an activity or use that is permitted in a zone, provided that any conditions or further provisions specified for such activity or use are complied with.
Admiralty Reserve	Means the strip of the land adjoining the inland side of the high water mark, which was designated as being in state ownership or reserved in terms of an official plan, deed of grant, title deed or other document and which is set aside as being part of the Admiralty Reserve. It is generally described as being the strip of land between 45 metres to 60 metres wide, inland of the high water mark. (See the National Environmental Management Integrated Coastal Management Act (No. 24 of 2008).
Advertisement	When used in the context of outdoor advertising, has the same meaning as assigned to it in terms of Council's Outdoor Advertising by-law.
Air And Underground Rights	Means the development of a defined space above or below a public street, open space, railway line or another transport usage, and the allocation of use rights for such purpose which may include any use with the approval of Council.
Ambience	Means this is the character or tone of an area, as determined by building scale and design, amount and type of activity, intensity of use, location and design of open space, and related factors that influence the perceived quality of the environment.
Amenity	Means a natural or created feature or aspect that enhances the aesthetic quality, visual appeal, or makes it more attractive or satisfying for a particular property, place or area.
Ancillary Use	Means a use customarily associated with, a specific use, located on the same Erf/Lot or subdivision.
Appeal	Means an appeal lodged to the Municipal Planning Appeal Authority against a decision of the Municipal Planning Approval Authority as referred to in Chapter 6 of the KwaDukuza Municipality Spatial Planning and Land Use Management Bylaw.
Appeal Authority	Means the Appeal Authority referred to in Section 23 of the KwaDukuza Municipality Spatial Planning and Land Use Management Bylaw and any other appeal in terms of other applicable laws.
Approval	Means the authority or consent of the Municipality granted in respect of any application to it for the erection of buildings and the use of buildings and land as required in terms of the provisions of this

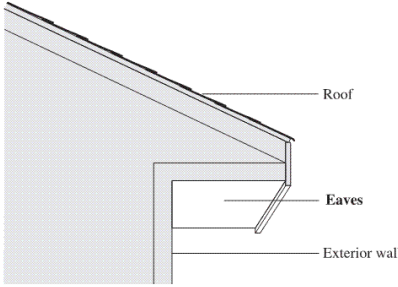
	Scheme and may include the approval subject to a condition or conditions.
Arcade Or Pedestrian Mall	Means an area forming part of a building which may or may not be covered, reserved exclusively for pedestrian traffic, but may include fountains, benches and other similar features and shall be subject to the relative urban design standards as determined by the Municipality.
Area Of Scheme	Means the area, which lies within the boundary line illustrated on the Scheme Map(s) and designated in terms of a notice published by the Demarcation Board in terms of the Local Government: Municipal Demarcation Act (No. 27 of .1998).
Association:	Means any Management Association of an Estate being an Association not having a share capital and registered in terms of Section 60 (1) and the Regulations of the Companies Amendment Act, (No.3 of 2011), as amended.
Attic	Means the part of a building that is immediately below and wholly or partly within the roof.
Authorised Official	Means any official who has obtained the written authorisation from the Municipality to administer, implement and enforce the provisions of any bylaws.
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 may include a roof 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 the natural ground level. A Basement is a non-habitable storey.
Biosphere	Means a designated area created to integrate the natural environment and surrounding communities by the conservation and protection of the diversity and integrity of biotic communities, plants and animals within their natural eco-systems.
Body Corporate	Means a controlling body for a Sectional Title Scheme or development including land and buildings and that is established in terms of Section 2(1) of the Sectional Titles Scheme Management Act, (No. 8 of 2011).
Bottle Store	Means a licensed premises used for the sale of alcoholic beverages for consumption off the premises.
Boundary, Front	Means a line, which defines the extent of an Erf and is indicated on a diagram registered in the Surveyor General's office.
Boundary, Rear	Means that boundary of a lot, site or dwelling unit curtilage which is furthest from any street or access and which does not meet any street or access.
Boundary, Side	Means any boundary of a lot which meets a street boundary and any other boundary, and which is neither a street boundary nor a rear boundary.

Building	<p>Means any structure or erection of a temporary or permanent nature, and irrespective of the materials used in the erection thereof, erected or used in connection with:</p> <ul style="list-style-type: none"> a) the accommodation or convenience of human beings and animals; b) the manufacture, processing, storage, display or sale of goods; c) the rendering of a service; d) the destruction or treatment of refuse or other waste materials; e) the cultivation or growing of plants or crops; <p>Such structure or erection may include but not limited to a wall, swimming bath, swimming pool, reservoir or bridge, a fuel pump, tank and telecommunication infrastructure. Furthermore, facilities, systems or portion thereof, within or outside but incidental to a building for the provision of a water supply, drainage, sewerage, stormwater disposal, electricity supply or other similar service in respect of the building shall be included in this definition.</p> <p>open fence, post, steps, pier, ramp, fountain, statue, fish-pond, pergola or other garden ornamentation are excluded.</p>
Building And Demolition Waste	<p>Means waste, excluding hazardous waste, produced during the construction, alteration, repair or demolition of any structure, and includes rubble, earth, rock and wood displaced during that construction, alteration, repair or demolition.</p> <p>(Reference National Environmental Management Waste Act (No. 59 of 2008)).</p>
Building And Development Committee	<p>Means any Committee established by a development agency for the purpose of scrutinizing, and recommending, to the Municipality in respect of all applications required in terms the conditions pertaining to its management.</p>
Building And Development Committee: - Zimbali Development	<p>The Zimbali Building and Development Committee <u>SHALL</u> comprise such representatives from the Association <u>AND THE LOCAL AUTHORITY</u> and /or their duly appointed officials and professional advisors as may be agreed from time to time. In the event of there being any dispute between the Association and the Local Authority as to the membership of the said Committee, such membership shall be determined by mediation.</p>
Building Line	<p>refer to Setback definitions.</p>
Bylaw	<p>Means a by-law or regulation made to enable the Municipality to give proper effect to the powers and duties conferred or imposed upon it in terms of the Local Authorities Ordinance No. 25 of 1974 (as amended) or any other relevant national and provincial laws.</p>
Canopy	<p>Means a cantilevered or suspended roof, slab or covering (not being the floor of a balcony) projecting from the wall of a building.</p>
Caravan	<p>Means any vehicle permanently fitted out for use by persons for living and sleeping purposes, whether or not such vehicle is a trailer.</p>

Car Parking Space	Means a demarcated space with the minimum dimensions of 2.5m x 5.0m for the parking of a motor vehicle, and excludes manoeuvring space.
Casino	Means a building that is used for casino games, bingo and gambling machines, as defined in the KwaZulu-Natal Gambling Act, 1996 (Act No. 10 of 1996), are located.
Catchment	Means the area from which any rainfall will drain into the watercourse or watercourses or part of a watercourse, through surface flow to a common point or common points (Act No. 36 of 1998).
Catchment Management	Means the improving and integration of the way in which land, water and natural resources are managed in order to achieve the sustained and optimal use of these resources. It includes the control and protection of water catchment areas.
Chalet	Means a dwelling unit used as a holiday dwelling or for permanent habitation, consisting of not more than three living rooms with or without sanitary convenience, bathroom, shower and kitchen; with a floor area not exceeding 53 square metres and not less than 32 square metres.
Chalet Development	Means a grouping of a number of chalets on an erf; where a chalet means a detached habitable building used as a holiday dwelling with a floor area not exceeding 53 square metres and not less than 32 square metres. The building shall consist of not more than three living rooms with or without sanitary convenience, bathroom, shower and kitchen, together with approved outbuildings or ancillary buildings to be used in conjunction with a chalet or series of chalets, but shall not include a dwelling house or residential building. A series or chalets shall denote any grouping of a number of chalets (See Provincial Notice No. 786 of 1970).
Cluster Housing	Mean the development of a group or cluster of dwelling units on an Municipality of land and comprising separate dwelling units properties, together with common open space and streets as may be required by the Municipality.
Coastal Resource	Means any coastal wetland, beach, dune, barrier island reef, estuary, or fish and wildlife habitat, which is determined by the relevant authority to be of substantial biological or natural resource importance and requiring protection.
Commercial	Combined with a use, such as 'place of entertainment', 'shop' etc., means an enterprise that is run with the express purpose of making a profit and where there are no or limited social or charitable objectives.
Common Land/Property	In relation Medium Density Housing site, or section of a Sectional Title Scheme: means: a) the land included in the scheme; b) such parts of the building or buildings as are not included in a section; and

	c) land referred to in section 5(1)(d) of the Sectional Tittles Management Act (No. 8 of 2011); and which is set aside for the exclusive use and enjoyment of the occupants and owners of such sites or sections. This is the common property and may include driveways.
Common Open Space	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 dwelling units to the satisfaction of the Municipality.
Consent	Means when the Municipality is required to consider when: <ul style="list-style-type: none"> a) the use that is proposed falls within the Consent column of the Land Use Table of this scheme; b) a use is not specified in the Scheme, and in the case of land or buildings which is used in conflict with any provision of this Scheme; c) a use that is proposed is a precluded use in terms of the Land Use Table or any proposal that is in conflict of any provisions of the Scheme, the Municipality is bound to refuse such application. In considering any Consent application (for a use contained in the Land Use Table), 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.
Conservancy	Means a group of individual farms or similar contiguous land parcels which, through their owners' initiative, are combined together for the protection and preservation of the natural bio-diversity of the eco-systems in that area.
Conservation: Architecture	In relation to buildings and monuments, means the preservation or restoration from loss, damage deterioration or neglect of historically important cultural landmarks or sites.
Conservation: Environmental	In relation to the natural environment, means the protection, use and saving of natural resources and includes, the preservation, management, or restoration of wildlife and of natural resources such as forests, soil, and water.
Constitution	Means the national Constitution of the Republic of South Africa, 1996 as set out in Act (No. 108 of 1996).
Coverage	Means that proportion of a lot, site or dwelling unit curtilage which may be covered by buildings, the areas of decks elevated or on the first floor should be included in the calculation of coverage excluding swimming pools, floor decks around a swimming pool, tennis courts and bowling greens; and is expressed as a percentage of the lot area as defined.
Curtilage	Means the whole of the area of ground within the boundaries of the building lot or lots forming the site of any building or proposed buildings.

Dam	Means a barrier to obstruct the flow of water built across a stream, river, or natural overland flow path and can consist of a barrier made of earth, masonry, concrete etc.
Deeds Registry	Means a deeds registry as defined in the Deeds Registries Act, 1937 (No. 47 of 1937).
Development Rights	Means any approval granted to a land development application.
Develop Land Or "Development"	In relation to any land, means the construction or erection of buildings and structures, the carrying out of construction, engineering mining or other operations on, under or over land and a material changes to the existing use of any building or land for non – agricultural purposes (SPLUMA No. 16 of 2013, Chapter 1).
Developable Area	Means the registered, surveyed area of a lot excluding those areas, which are, in the opinion of the Municipality, rendered undevelopable by virtue of such factors as soil instability, liability to flooding, topographic inaccessibility environmental sensitivity and/or slope.
Development Charge	Means a once-off charge determined by the Municipality in terms of a condition of approval of a land development application in order to cover the total cost to be incurred by the municipality towards the construction or erection of any infrastructure required for the provision of an external engineering service to the development to which the application relates.
Development Footprint	Means the defined surface area within which development on a lot or site may be prescribed by the Association and/ or Building and Development Committee and within which only specified trees, shrubs and vegetation may be removed for construction. Beyond such limits, no indigenous trees, shrubs and vegetation may be disturbed or removed unless approved by the relevant committee and e subject to the relevant environmental authority's permission.
Dwelling Unit	Means a self-contained inter-leading group of rooms used exclusively for human habitation, including not more than one kitchen together with relevant ancillary outbuildings.
Dwelling Unit, Duplex Flat:	Means a dwelling unit in a building, where each such unit consisting of a ground floor and one upper floor is connected by an internal staircase and may have direct access to a private open area.
Dwelling Unit, Maisonette	Means a two-storey building consisting of two dwelling unit placed one above the other with separate entrances.
Dwelling Unit, Semi-Detached	Means a building comprising two dwelling units contained in one building, separated by common walls, each with a separate entrance at ground level.
Dwelling Unit, Row House	Means three or more dwelling units contained in one building, each having a separate entrance on the ground floor and with direct access to a private open area or areas. Each unit is accessed from an internal circulation system.

Dwelling Unit, Terrace House	Means three or more dwelling units contained in one building, each having a separate entrance on the ground floor and with direct access to a private open area or areas. Each unit will be accessed directly from the road.
Dwelling Unit, Multi -Family	Means a building or portion thereof, which contains three or more dwelling units, regardless of the method of ownership and may include an Umuzi or cluster of traditional dwellings established on Ingonyama Trust land.
Eaves	<p>Means a portion of a roof projecting beyond the face of the building. If at any point the overhang is projecting more than 1 metre, the portion beyond 1 metre shall constitute coverage. Any part of the overhang considered to be coverage, if it is proposed over any building line setback will require a relaxation approval.</p> 
Electrical Sub-Station	Means a dedicated area that is more than 50m ² in extent that houses transformers and that is used to transform electricity from high voltage to low voltage or from low voltage to high voltage.
Environment	Means the surroundings within which humans exist and including the land, water and atmosphere of the earth; microorganism, plant and animal life; any part or combination of the above and the interrelations amongst and between them; and, the physical, chemical, aesthetic and cultural properties and conditions of the afore-going that influences human health and well-being.
Environmental Impact	Means a positive or negative environmental change caused by a human act.
Environmental Management Plan	Means a plan referred to in section 24 of the National Environmental Management Act (No. 107 of 1998).
Erection Of A Building	Means the construction of a new building or a structural addition to any building, which is done in accordance with the written approval of the Municipality.
Erf Or Erven	<p>Means any piece of land registered as an erf, lot, a sectional title unit, plot or stand in the Deeds Registry, including any stand or lot forming part of a piece of land laid out as a township, whether or not it has been formally recognized, approved or proclaimed as such and includes any portion of such parent farm portion, erf, stand or lot, but does not include lots, erven or plots set aside as public places.</p> <p>Reference the Survey Act (No 8 of 1997) and the Deeds Registry Act (No. 47 of 1937) as amended.</p>

Estate	Means the entire physical extent of the land improvements within a specific development or township layout, which is managed as a single entity within this Scheme.
Estuary	Means that part of a river or stream, partially or fully enclosed body of water, with a connection to the open sea or that is open to the sea permanently; or within which the seawater can be diluted with fresh water derived from land drainage.
Existing Building	Means a building lawfully erected before the date of adoption of the Scheme, building erected in accordance with plans which were approved by the Municipality prior to that date, or any authority lawfully granted prior to that date.
Existing Use	Means the continuous use of a building or land for the same purpose for which such a building or land was designed and lawfully authorised on the date of the Adoption of the Scheme (see clause) and provided that discontinuance of the existing use of a building or land at any time after the date of adoption for a continuous period exceeding 18 months shall be deemed to interrupt the continuous use.
Factory	Means premises, or a building, where an article, or part of an article, is manufactured, mounted, processed, repaired, rebuilt or packed, falling within the scope of interpretation of a factory as defined in terms of the General Regulations of the Occupational Safety Act (No. 6 of 1983) as amended.
Family	Means a group of individuals, not necessarily related by blood, marriage, adoption, or guardianship, living together in a dwelling unit as a single entity under a common housekeeping management plan based on an intentionally structured relationship providing organisation and stability and shall include child headed households.
Flood Line	Means the lines depicted on a map or drawing which indicate the water levels likely to be reached by a flood having a specified recurrence interval e.g. 1 in 50 year or 1 in 100 year flood line and within which development should be avoided.
Floor Area	Means the floor area of a building shall be taken as the sum of the roofed areas of the building at each floor level measured over and including wall thicknesses, lift shafts, staircases, balconies and access galleries; provided that staircases shall be counted over all floors less one and lift shafts shall be counted on only one floor.
Floor Area Ratio	The total floor area of all buildings or structures on a lot divided by the total lot area; excluding areas used exclusively for the parking of motor vehicles, public arcades in malls and patios, verandas and swimming pools used for private use only, as identified under Section 3 of this Scheme.
Frontage	Is the length of a boundary on an Erf, which is coincident with the boundary of an existing or proposed street.
Gatehouse	Means a building constructed for the purpose of access control of a property and shall not be greater than 50m ² in floor area. A gatehouse development may include a guardhouse with administrative, changing and ablution facilities. The gatehouse may

	be constructed on all approved access points of property. The municipality may further consider a building used for security administrative purpose at 1 access point, which shall not exceed a floor area of 150m ² .
General Plan	Means a general plan approved by the Surveyor-General in terms of the Land Survey Act, 1997 (No. 8 of 1997)
General Waste	Mean waste that does not pose an immediate hazard or threat to health or to the environment, and includes: a) domestic waste; b) building and demolition waste; c) business waste; and d) inert waste. (Reference National Environmental Management Waste Act (No. 59 of 2008).
Generator	Means a machine that converts one form of energy into another, especially mechanical energy into electrical energy and can be used as a supplementary back up system to reticulated power supplies.
Gross Leasable Area (Gla)	Means the sum of the floor area designed for, or capable of occupancy and control by tenants, including storage, utility and ancillary areas, measured from the centre line of joint partitions to the exterior of outside walls or as may be otherwise demarcated, but <u>shall exclude</u> : a) Open roof; b) Parking; c) Public areas such as toilets, un-leased mall areas, escalators, stair cases and other common areas; and d) Lift shafts, accommodation for lift motor room and other mechanical or electrical equipment required for the proper functioning of the building.
Gross Office Area	Means the sum of the floor areas of the office space in a building including storage, corridors, lift shafts, staircases, kitchens and conveniences, and shall include wall thicknesses and basements used other than for parking purposes.
Gross Shop Area	Means the sum of the floor areas of both the storage and retail areas of a shop and shall include wall thicknesses and basements used, not used for parking purposes, but shall exclude public conveniences.
Grouped Housing	See the definition for Cluster Housing.
Habitable Room	Room used or designed, erected, adapted or intended to be used by persons for sleeping in, living in, the preparation or consumption of food or drink, the transaction of business, the rendering of professional services, the manufacture, processing or sale of goods, the performance of work, the gathering together of persons, or for recreational purposes.
Heritage Purposes	Means buildings, land and structures used for the remembrance and protection of cultural heritage resources, such as specific grave sites, buildings, artefacts, plaque/monument etc. or any heritage site as defined in the National Heritage Resources Act No. 25 of 1999 as being considered heritage worthy.

Hawking / Street Vending	Means the informal sale of goods and services from a public place, primarily streets, road intersections and pavements.
Hazardous Waste	Means any waste that contains organic or inorganic elements or compounds that may, owing to the inherent physical, chemical or toxicological characteristics of that waste, have a detrimental impact on health and the environment (Reference National Environmental Management Waste Act (No. 59 of 2008).
High Water Mark	Means the highest line reached by coastal waters, but excluding any line reached as a result of: a) exceptional or abnormal floods or storms that occur no more than once in ten 40 years: or b) an estuary being closed to the sea. Reference Integrated National Environmental Management Coastal Management Act (No. 24 of 2008).
Height	Means the height of a habitable building in storeys or floors, expressed as a number; provided that, where the ground floor of a building is on more than one level, such building shall be regarded as formed of portions in relation to each respective level and the height of such building shall be calculated separately in respect of each portion as if such portion were a separate building. The height of any other building means the height expressed in metres above the natural ground level.
Holiday Accommodation Site	Means a defined area of land upon which holiday accommodation is established or is proposed to be established and which included common land but excludes any land required by the Municipality for public purposes.
Holiday Resort	Means a combination of holiday resort facilities, including a chalet development in association with a caravan park and a resort or public picnic place together with such entertainment facilities, service rooms, ablution and sanitary facilities as are ordinarily used therewith, all under the supervision of a resident supervisor or caretaker.
Home Business	Means an occupation or business, which results in a service or product for financial gain and is conducted from part of a dwelling unit, ancillary outbuilding or other structure approved by the Municipality. It is an accessory or incidental use that is subordinate to the residential use of the property but shall not allow for storage and display of goods and shall provide for adequate on-site parking.
Home Owners Association	Means a company registered in terms of Section 21 of the Companies Act (Act No. 61 of 1973), membership of which shall be exclusive to and compulsory for the registered owners or lessees of dwelling units and curtilages in a Medium Density Housing Site or Holiday Accommodation Site.
Hospital	Means an institution providing health services and medical and/or surgical care to persons suffering from illness, disease, injury and includes related facilities such as laboratories, medical offices, and staff residences.

	A hospital provides primarily for inpatient care; while a clinic is orientated towards outpatient care.
Hospitality Use	See types of uses in Land Use Definitions.
Housing - Attached	See Dwelling Unit, Semi-Detached Dwelling Unit, Row House
Listed Building	Means any building, structure or place of architectural, historic or artistic interest, which is listed by the Municipality.
Loading Space	Means a demarcated area where vehicles shall be parked while loading or unloading goods.
Local Municipality	Means a municipality that shares municipal executive and legislative authority in its area with a district municipality within whose area it falls, and which is described in section 155 (1) of the Constitution as a category B municipality. See Municipality.
Lot	Means a parcel or one of several contiguous pieces of land of which a block is composed. Immovable property is commonly described in terms of lots and block numbers on recorded maps. A registered lot is also referred to as an Erf. See the definition of erf.
Lot Area	Means the area of a lot, less the area of the access ways in the Hatchet-shaped lots and any rights of way, road servitude, new road reservation or road widening reservation to which the lot may be subject, but shall include any other registered servitude for overhead or underground services. See also Clause 3.3) for calculating floor area and coverage in developing a lot.
Mall	Means a shopping area where stores front on both sides of a pedestrian way, which may be enclosed or open and may include fountains, benches and other similar features as well as kiosks.
Marine Protected Area	Means an area located along the seashore, which has conservation status and is intended to include coastal and marine habitats such as sandy beaches, estuaries, dunes, and different types of rocky shores, which may be used to rebuild depleted fish stocks and to conserve bio-diversity.
Medium Density Housing	Means a group of two or more attached and/or detached dwelling units, together with such outbuildings as are ordinarily ancillary thereto, with each dwelling unit having direct access to a private open area and access to common land, the whole development having been designed as a harmonious entity. Such development may include duplex flats, semi-detached houses, terrace houses, maisonettes or dwelling houses.
Medium Density Housing Site	Means a defined area of land upon which Medium Density Housing can be established and which comprises dwelling units and common land, but excludes any land required by the Municipality for public purposes.
Mezzanine	Means any intermediate floor in a building, the area of which does not exceed 25% of the floor below.

Mixed-Use	Means the development of a tract of land comprising several separate properties with buildings, or structures with a variety of complementary and integrated uses, such as, but not limited to, residential, office, retail, public, or entertainment in a compact urban form.
Multi-Use Development	Means the development of a structure(s) with two or more different land uses, including, but not limited to, a combination of residential, office, retail, public services and manufacturing in a single or physically integrated group of buildings.
Multiple Unit Development	See Medium Density Housing.
Municipality	Means the Local Municipality established in terms of the provisions of the Local Government: Municipal Structures Act, (Act No. 117 of 1998), as may be amended). See Local Municipality.
Municipal, Council	Means the established council or authority as is contemplated in the provisions of the Local Government: Municipal Structures Act, (No. 117 of 1998), as may be amended.
Municipal And Government	Means land, building, and facilities, which are provided, financed, built and managed by the various spheres of governance at national, provincial or local level.
Municipal Planning Tribunal	Means a Municipal Planning Tribunal referred to in Chapter 2 of the KwaDukuza Municipality Spatial Planning and Land Use Management Bylaw.
National Building Regulations	Means the National Building Regulations made in terms of section 17 of the National Building Regulations and Building Standards Act (Act No. 103 of 1977), as amended.
Natural Ground Level	Means the level of the surface in its unmodified state as established from the contour plan.
Net Developable Area	Means the surveyed area of a lot less that area which by virtue of its biodiversity/ environmental importance, soil instability, liability to flooding, inaccessibility of topography or steep slopes, and relevant setbacks in the opinion of the Area as being undevelopable.
Noxious Trade Or Industry	Means a use, which constitutes a health hazard as, envisaged in terms of the National Public Health Act, (No. 61 of 2003), the operation of a schedule process as defined in Section 1 of the National Environmental Management Air Quality Act (No. 39 of 2004), and the manufacture of explosives as defined in Section 1 of the Explosives Act (No. 15 of 2003) as amended.
Occupant	Means any person who occupies a building, structure or land, or legally entitled to occupy it, or a person having the charge or management thereof, and includes the agent of such a person who is absent from the area or whose whereabouts are unknown.
Outbuilding	Means a building ordinarily used in conjunction with a dwelling unit(s), and used for the garaging of private motor vehicles, storeroom, private laundry, workroom and other such similar uses. Games rooms, private gymnasiums, pool-rooms, entertainment

	rooms and other such similar uses are not deemed out-building uses. It shall be architecturally compatible in both style and finish with the main building. Access at a first floor level shall only be permitted under exceptional circumstances.
Owner	Means: a) the person in whose name is registered in the deeds registry within whose area of jurisdiction the land is situated; b) the beneficial holder of a real right in land; c) the person in whom land vests; and d) the legal representative of an owner or his or her estate where such registered owner lacks legal capacity for any reason, including age, mental health, mental disability, death or insolvency.
Owner's Association	Means a legal entity, the membership of which shall be exclusive to and compulsory for the freehold or registered leasehold owners of dwelling unit curtilages in a medium density housing scheme or any development where landowners are required to form an Owner's Association.
Panhandle Site	Means a site with access being obtained via a handle – shaped access way which shall not be less than 4.0m in width for the entire length
Planning Scheme	See the definition for Scheme.
Pollution	Means any change in the environment caused by substances, radio-active or other emissions, noise, odour, heat or dust emitted from an activity, including the storage or treatment of waste or other substances, construction and the provision of services, and where the change has an adverse effect on human health or well-being or on the composition, resilience and productivity of natural or managed ecosystems, or on material useful to people or will have such an effect in the future.
Premier	Means the Premier of the Province of KwaZulu-KwaZulu-Natal acting upon the advice and with the consent of the Executive Committee of the said Province in accordance with the powers and functions bestowed on the office in terms of the relevant national and provincial legislation.
Primary Use	In relation to property means any land use specified in this zoning scheme as a primary use, being a use that is permitted without the need to obtain Council's approval first. Furthermore, in the case where the owner of the property intends to develop more than one primary use the municipality may request a site development plan wherein it will consider the merits of the proposed site development.
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 medium density housing site or holiday accommodation site, with such private open areas being reserved for the exclusive use of the occupants of the associated dwelling unit, but may include covered open areas (patios) and verandas.

Private Road	Means privately owned land which provides vehicle access to a separate cadastral property or properties and which is designated as private road; it may include ancillary access control infrastructure such as a gatehouse, but a driveway on a property and a servitude right of way over a property do not constitute private roads for the purpose of this zoning scheme.
Profession Or Occupation	Means Accountants, Architects, Doctors, Environmental Planners, Lawyers, Town and Regional Planners, and other activities registered with a recognized statutory Council or Institute.
Property	Means any piece of land registered in the Deeds Registry, including a lot, a sectional title unit, a plot, a stand, a farm and a portion of a parent farm or piece of land sub-divided from an original Erf.
Public Nuisance	Means any act, omission or condition which in Council's opinion is offensive, injurious or dangerous to health, materially interferes with the ordinary comfort, convenience, peace or quiet of the public, or which adversely affects the safety of the public, having regard to: (a) the reasonableness of the activities in question in the area concerned, and the impacts which result from these activities; and (b) the ambient noise level of the area concerned;
Public Road	Means any highway, thoroughfare, lane, footpath, sidewalk, alley, passage, bridge or any other place of a similar nature or any portion thereof serving as a public right of way, whether for vehicles or pedestrians.
Public Transportation	Means any vehicle or transportation system, owned or regulated by a government agency, used for the mass transport of people.
Pump Station	Means a dedicated area that is more than 50m ² in extent that houses pumps that assists with the bulk distribution and reticulation of water
Railways	Means a set of permanent parallel steel lines fixed to wooden sleepers for the transport of goods and passengers by train.
Rear Boundary	See the definition for Boundary, Rear.
Regulations	Means any national or provincial regulations promulgated by the relevant departments of the Premier to enable the Municipality to give effect to the powers and duties conferred upon it or imposed upon it in terms of such regulations.
Reservation	Means an area of land set aside for new roads or the widening or other improvement of existing roads, or for purposes of conservation or other open spaces, the parking of vehicles and other matters generally of a public nature and may not be used for any other purpose without the consent of the Municipality.
Reservoir	Means an artificially constructed container for the collection and storage of water above and below ground often in association with a wind pump and which is used for the supplying of water for communities, commercial and industrial use, watering of livestock and for the irrigation of land.
Residential Density	Means the number of permitted dwelling units, determined by dividing the surveyed area of the lot, (excluding the area of an access

	way on a “Hatchet-shaped” lot), by the minimum lot size applicable to the zone in which the lot is situated. The permitted density is expressed in terms of dwelling units per hectare.
Restrictive Conditions	Means any condition registered against the title deed of land restricting the use, development or subdivision of the land concerned.
Retaining Wall	Wall intended to resist the lateral displacement of materials.
Riparian Habitat	Means the physical structure and associated vegetation of the areas associated with a watercourse which are characterised by alluvial soils, and which are inundated or flooded to an extent and with a frequency sufficient to support vegetation of species, which have a composition and physical structure distinct from those of adjacent land areas.
Road	Means a way by which the public has access for the purposes of transporting people and goods or for commuting.
Roof Top Features	Means a feature and furniture used in connection with, or which would ordinarily be incidental to, or reasonably necessary, in connection with the use of the site. The feature shall not be covered and its height when erected shall not exceed the permitted maximum height restriction.
Rural Residential Building	Means a building used in connection with, or which would ordinarily be incidental to, or reasonably necessary, in connection with the use of the site of that building as rural residential land.
Scheme	<p>Means a scheme contemplated in Sections 25 of the SPLUMA, adopted by a municipality in terms of Sections 24 of the SPLUMA and includes:-</p> <ul style="list-style-type: none"> a) Approved amendments thereto contemplated in Sections 28 of the SPLUMA and b) Permissions in terms thereof contemplated in Sections 24 and 25 of the SPLUMA <p>The Consolidated KwaDukuza Scheme in the course of preparation, as amended includes the previous Town Planning Schemes for Umhlali, Zimbali, Stanger (KwaDukuza), Shakas Kraal, Prince’s Grant, Nkwazi, Ballito, Blythedale Beach, and Tinley Manor.</p>
Scheme Map	<p>Means the plan that accompanies the Scheme document as defined in the Spatial Planning and Land Use Management Act (Act No. 16 of 2013) and is aligned with the Spatial Development Framework Plan.</p> <p>These maps include those for the former Town Planning Scheme areas of Umhlali, Zimbali, Stanger (KwaDukuza), Shakas Kraal, Prince’s Grant, Nkwazi, Ballito, Blythedale Beach, and Tinley Manor.</p>
Scrap Yard	Means a land or a building associated with storing, dismantling or recycling of motor spares for the purpose of resale and may include buildings associated therewith.
Sea Shore	Means the water and the land between the low and high water marks as defined in NEM: Integrated Coastal Management Act (No, 24 of 2008).

Self-Contained Residential Unit	A building ancillary to a dwelling house and comprising an inter-leading group of rooms, which shall not consist of more than two bedrooms, a combined, lounge/dining area, a kitchen, a bathroom and toilet. A Self-Contained Residential Unit is restricted to a maximum floor area of 90m ² .
Setback, Front	Means a line parallel to the front boundary of a lot which is coterminous with a street, public right of way or road reservation; or in the case of "Hatchet shaped" lots, a line parallel to the boundary nearest to the street which is not a boundary of the access strip; defining an area on the lot within which buildings may not be erected without the consent of the Municipality.
Setback, Rear	Means the space between the full height of a building facade and the rear boundary.
Setback, Side	Means the space between a side boundary of a lot and the elevation for the full height of a building facing the side boundary .
Service Level Agreement	Means a written agreement which is concluded between any party and the Municipality, which sets out the respective responsibilities of the two parties for the planning, design, provision, installation, financing and maintenance of internal and external engineering services and determining the standard of such services.
Servitude	Means a servitude registered against a title deed of land.
Shelter	Means a unit of residential accommodation of any material whatsoever, which may not comply with the National Building Regulations and Building Standards Act (No. 103 of 1977) as amended, as applicable to the area of jurisdiction of the Municipality.
Site Development Plan	All development for Medium Density Housing, Commercial and any other determined by the municipality will require the submission of a Site Development Plan. The developer shall prepare the site development plan prior to the submission of building plans and any construction-taking place on the site.
Special Building	Means a building or use specifically not defined in the scheme.
Special Consent	See the definition for "Consent".
Spatial Development Framework	Means the Spatial Development Framework (SDF) referred to in Chapter 4 of the Spatial Planning and Land Use Management Act, 2013 (No. 16 of 2013).
Split Zone	A split-zoned erf is an erf or subdivided erf with two or more zoning designations or zone areas. All applicable zoning regulations for each particular zone shall be applied separately for each portion of a parcel or subdivided lot / erf which is split-zoned.
Spluma	Means the Spatial Planning and Land Use Management Act No. 16 of 2013, as amended.
State Land	Means the land that is owned by an organ of State or which vests in an organ of state.
Static Caravan	See the definition for Mobile Home.

Storey	<p>Means a room or set of rooms at any level, including any room the floor of which is split into two or more levels, and shall have the following implications:</p> <ul style="list-style-type: none"> a) the floors of a building not used for residential purposes but used solely for the purpose of parking vehicles, service installations, such as transformer and meter rooms, or storage shall not count as a storey provided such an area or areas constitutes a basement; b) if the ground floor of a building is elevated above the mean finished ground level immediately surrounding the building by a structure other than a basement such structure shall count as a storey(s); c) a pitched roof containing a habitable room and any other type or style of roof which contains or supports any rooms, structures or features which the municipality considers to be habitable shall count as a storey; d) a storey shall not be higher than 4,5 metres. If a storey is higher than this, any extent above 4.5m shall be regarded as part of the next permitted storey. Provided however, that in a multi-storey residential building each storey shall not be higher than 3 metres and if a storey is higher than this, any extent above 3 metres shall be regarded as part of the next permitted storey; e) A storey for industrial uses shall not exceed 5.5 metres; f) with the exception of lift rooms, stairwells, ornamental towers or similar architectural feature, any structures or (other) architectural features situated on the roof of a building and greater than 1,2 metres in height shall constitute a storey; and, g) other than the case of where there is a habitable room contained within a pitched or any other type or style of roof, the roof shall not count as a storey, whether or not it exceeds 4.5 metres in height.
Telephone Line	Means cables and associated infrastructure that is used for the bulk transfer of telephone signals from one location to another location
Traditional Council	Means a Council established in term of section 3 of the Traditional Leaders and Governance Act (No 41 of 2003).
Traditional Leader	Means any person who, in terms of customary law of the traditional community concerned, holds a traditional leadership position, and is recognised in terms the Traditional Leaders and Governance Act (No 41 of 2003).
Traffic Generator/ Traffic Generating Site	Mean an erf, site or curtilage, business or activity wherein (on), or by reason whereof, a larger number of motor vehicles are required to enter or leave a public street, roadway or right of way and shall include, but not be confined to, properties whereon petrol service stations, parking garages, parking lots, churches, sports stadia, blocks of flats, hotels, halls or shopping centres are established.
Trails	Means a beaten path or track extending through areas that are considered to be of conservation value or ecologically sensitive, and that are used for educational purposes.
Utility Area	Means the outdoor private area adjacent to or associated with the kitchen side of a medium density-housing unit, the screening of

	which shall be to the satisfaction of the Municipality, and which includes patios, verandas and drying areas.
Utilities Facility General	Land or buildings 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 water reservoir, waterworks, sewage treatment plant, electrical sub-station, telephone exchange and such other utilities as may be necessary for health, communication and sanitation.
Water Course	Means: a) A river or spring; b) A natural channel in which water flows regularly or intermittently; c) A wetland, lake or dam into which, or from which, water flows; and d) Any collection of water which the Minister may, by notice in the Gazette which is declared to be a watercourse. A reference to a watercourse includes relevant bed and banks that bound it.
Water Resource	Means surface water and includes watercourses, aquifers, estuary or natural channels which flow intermittently or regularly.
Waterworks	Means any borehole, structure, earthwork or equipment constructed, installed or used connection with water use.
Water Management Area	Means an area that has been established as a management unit in the terms of the national water resource strategy and within which a catchment management agency will conduct the protection, use, development, conservation, management and control of water resources.
Waste	Means any solid material or material that is suspended, dissolved or transported in water (including sediment) and which is spilled or deposited on land or into a water resource in such volume, composition or manner as to cause, or to be reasonably likely to cause, the water or ground resource to be polluted. (Reference National Environmental Management Waste Act (No. 59 of 2008).
Waste Treatment	Means any method, technique or process that is designed to— a) change the physical, biological or chemical character or composition of a waste; or b) remove, separate, concentrate or recover a hazardous or toxic component of a waste; or c) destroy or reduce the toxicity of a waste, in order to minimise the impact of the waste on the environment prior to further use or disposal. (Reference National Environmental Management Waste Act (No. 59 of 2008).
Waste Water Pump Station	Means a dedicated area that is more than 50m ² in extent that houses pumps and related equipment that assists with the bulk reticulation of waste water for processing and purification.

Wetlands	Means land which is transitional between terrestrial and aquatic systems where the water table is usually near the surface, or the land is periodically covered with shallow water and would support vegetation adapted to living in saturated soil National Water Act (No. 36 of 1998).
Zone	Means that portion of the area shown on the Scheme Plan by distinctive colouring or edging or in some other individual manner, for the purposes of indicating the restrictions imposed by this Scheme on the erection and use of buildings or structures, or the use of land in relation to the areas.

5.2 BUILDINGS AND LAND USE DEFINITIONS

In a case where definitions are found in more than one Land Use Category, the definition related to the primary use of the zone shall prevail. The municipality reserves the right to use definitions in conjunction, separately and with limitations where it deems reasonable do so.

(NOTE: "Building" shall *mutatis mutandis* include "use of land")

5.2.1 AGRICULTURE

CATEGORY	DEFINITION
Abattoir	Means the buildings and land where game animals, livestock and poultry are killed and prepared for distribution to butcheries and food markets and which is registered in terms of the relevant sections of the Meat Safety Act, 2000 (No. 40 of 2000). See Slaughterhouse.
Agricultural Building	Means a building used in connection with, or which would ordinarily be incidental to, or reasonably necessary in connection with the use of the property for agricultural purposes.
Agricultural Industry	Means the large-scale industrialized production, processing, and marketing of livestock, food and non-food farm commodities and their products if such processing does not constitute a use as defined in schedule A of the Offensive Trade Regulations of KwaZulu-Natal (See Annexure D). The process may be conducted within a building.
Agri-Tourism Facility	Means any agriculturally based operation or activity that brings visitors to a property for the purposes of either buying produce directly, navigating the land, picking fruit, feeding animals etc. and any buildings associated therewith.
Agri-Village	Means an area especially designated for the purposes of housing for farmers actively engaged in agricultural production practices in a demarcated surrounding or adjacent area, and related agricultural infrastructure, of which the extent is limited and based on the long-term sustainable production potential of the demarcated agricultural production area. Reference – the Preservation and Development of Agricultural Land Framework Bill 2015.
Agricultural Land	Means the use of land and buildings for the production of food, and fruits and fibre and include different types of farming, dairying, pasturage, agriculture, horticulture viticulture, animal husbandry and poultry or bees and includes any buildings connected therewith, but excludes buildings connected with the housing of cats and dogs.
Agricultural Enterprise	Means an institutional unit in its capacity as a producer of agricultural goods and services and which has:- a) autonomy in respect of financial and investment decision-making; and b) authority and responsibility for allocating resources for the production of agricultural goods and services,

CATEGORY	DEFINITION
	<p>c) with the following divisions:</p> <ul style="list-style-type: none"> i) crop and rangeland production; ii) animal production; iii) forestry and logging; and iv) fishing and aquaculture <p>Reference – the Preservation and Development of Agricultural Land Framework Bill 2015.</p>
Apiary	Means the keeping of a single beehive or a set of beehives, which are accommodated, and managed for agricultural, commercial or domestic use.
Apiary Site	Means a cleared or designated site where an apiary or set of beehives are kept and managed and can be referred to as a Bee Farm.
Apiculture	See Bee Keeping.
Agro-Forestry	Means the use of land for agricultural purposes and timber production.
Arable Agriculture	Means the use of land for the production of crops or pasture and where the land is ploughed or tilled regularly, generally under a system of crop rotation.
Aviary	Means a large enclosure surrounded by bars or wire in which captive birds are kept in confinement, managed and used for breeding purposes and is large enough to accommodate natural vegetation, water features, and allows the birds to fly can fly around and a person can enter it.
Barn	Means a large farm building used for storing grain, hay, or straw or for housing livestock and farm vehicles.
Bee Farm	See Apiary Site.
Bee Keeping	Means the management and husbandry of honeybees with the aim of assisting the pollination process in agricultural production or in the cultivation of flowers, fruit and vegetables and can include the collection of honey and bee products for commercial use.
Community Garden	Means a neighbourhood site in private or public ownership that is designed, developed and managed by local residents and used for growing plants for food, herbs, and flowers, shared, and may include ancillary uses such as play areas, a viewing garden and small stall for the sale of goods grown on site.
Cropping	Means the use of land for the cultivation and production of edible and harvestable products that are farmed, planted, grown, and harvested for animal and human consumption.
Communal Land	Means land held by a group of people who, in accordance with a system of communal tenure or a statutory form of such tenure, holds secure and exclusive collective rights to own, manage, lease or use

CATEGORY	DEFINITION
	land and natural resources, referred to as common pool resources, including land used for:- a) crop and rangeland production; b) animal production; c) forestry and logging; and d) fishing and aquaculture. Reference – the Preservation and Development of Agricultural Land Framework Bill 2015.
Dipping Tank	Means a tank or deep container where livestock are immersed in water and insecticide for the purposes of health and control of parasites.
Extensive Grazing	Means the use of land FOR A system of grazing management based on a low carrying capacity of animals on unimproved indigenous grasslands or pasture usually without the use of irrigation.
Farm Stall	Means a building used for retailing of fresh farm produce including home-made items.
Fish Farming	Means an area devoted to the cultivation of seawater and fresh water fish and other seafood for commercial sale.
Forestry	Means the use of land primarily for the cultivation and management of natural and alien trees for timber production, wood and paper products and includes tree farms, forest nurseries, and the gathering of forest products.
Horticulture	Means the use of land for the practice and science of cultivating gardens and includes the production of flowers, fruits, ornamental plants or vegetables, nuts and fruits.
Intensive Agriculture	Means the optimal use of a small building or piece of land for the concentrated production of crops or animals and includes the use of technology and fertilizers.
Intensive Livestock Industry	Means a building or land used for the concentrated fattening of any types of livestock for market and may include the final processing thereof.
Irrigated Cropping	Means the use of land for the production of harvestable products, planted, grown and cultivated in the soil and grown with supplementary water.
Livestock Farming	Means the authorised raising various types of animals such as pigs, chicken, sheep, cows etc. for the purpose of meat, eggs and further production for commercial or domestic purposes within a confined area.
Market Gardening	Means the relatively small-scale production of fruits, vegetables and flowers as cash crops, which are produced and is sold to local markets, consumers and restaurants.

CATEGORY	DEFINITION
Nursery Garden	Mean land 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 e.g. green houses, growing tunnels and sheds.
Poultry Farm	Means the raising of domesticated birds such as chickens, turkeys, ducks, and geese, for the purposes of farming meat or eggs for food, which can be done on an intensive or extensive basis.
Slaughterhouse	Means a fixed or mobile facility on or at which animals are to be slaughtered/killed for consumption and includes areas adjacent to such facilities where the carcasses are chilled, stored and where meat and associated products are separated and processed.
Small Scale Agriculture	<p>Means land used as a country residence or small farm on which the keeping of farm animals is restricted to one head of large stock and one hundred head of small stock for every completed 3,600 square metres contained in the area of the lot concerned.</p> <p>For the purposes of this definition “large stock” means horses, mules, donkeys, cattle, sheep or goats, but not pigs, and “small stock” means poultry or rabbits.</p>
Small Holdings	Means a small farm or piece of land supporting one family where the primary activity is the growing of cash and subsistence crops and can include stables with horses and or other livestock.
Storage Facility	Means a building or series of adjoined buildings that have been designed and used to store farm equipment, dried crops and or personal property and they can be commercially leased out.
Subsistence Agriculture	Means a form of agriculture where the crops raised and animals products are used primarily by the farmer and the immediate family or dependents with little surplus for sale.
Traditional Agriculture	Means the use of land under the administration of a Traditional Authority and Council, which is primarily used for subsistence agriculture.
Urban Agriculture	Means the practice of cultivating, processing and distributing food at a small scale, in and around a village, town and city. It includes animal husbandry, aquaculture, agro-forestry, and horticulture. It also implies intensive production methods using, reusing natural resources, and urban waste to yield a diversity of crops.
Woodlot	Means a small plantation of trees which will support the small-scale production of forest products such as wood fuel, sap for glue, saw-logs, and can be used for recreational uses like bird watching, and bushwalking.

5.2.2. CIVIC AND SOCIAL/ADMINISTRATIVE

CATEGORY	DEFINITION
Cemetery	Means a place, which is used for the purposes of the burial of human or animal remains.
Clinic	Means a facility, which may include a day-ward, providing medical, psychiatric, or surgical service for sick or injured persons including emergency treatment, diagnostic services and services to outpatients, employees or visitors. It includes ancillary uses such as offices.
Chapel	Means a building or structure, that by design and construction is primarily intended for conducting religious services and associated accessory uses.
Community Hall	Means a large room where local residents and visiting members of the public may gather for recreational activities, concerts, group activities, social support, public information, political meetings and other purposes. A hall may be a stand-alone building or part of multi-purpose community centre.
Community Centre	Means a building or set of buildings where people from a particular neighbourhood can meet for social events, education classes, cultural events or recreational activities and includes ancillary use e.g. a small office and kitchen.
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.
Crematorium	Means any premises where the deceased are burned to ash, and includes facilities for associated religious and administrative functions.
Educational Building	Means a building used as a school, college, technical institute, academy, research laboratory, lecture hall, convent, monastery, public library, art gallery, museum, creche or for other instruction together with any associated land or buildings and includes a hostel, but does not include a reformatory.
Government Municipal Building	Means a building used for carrying out one or more government or municipal functions, which may include the supply of essential protective, health, community, administrative, support or other similar services and recreational or other similar facilities.
Hospital	Means an institution providing primary health services and medical or surgical care to persons suffering from illness, disease, injury and deformity and including, related facilities, such as laboratories, outpatient facilities, training facilities, medical offices, and staff residences.
Institution	Means a building or portion of a building used or designed for use as a charitable institute including the administration thereof, and a

CATEGORY	DEFINITION
	building designed for use as a hospital, homes for the aged or for mentally or physically retarded children, nursing home, sanatorium, clinic, convalescent home, orphanage or other building used as a public or private institution.
Multi-Purpose Centres	Means a centre built primarily for rural and peri-urban communities and which accommodates a number of government service units to assist residents, and may include a Post Office, municipal offices, a community hall, facilities for an informal market and a pension pay-out point.
Museum	Means a building in which objects illustrating art, history, science, and culture are displayed, and may include a workshop for the repair and restoration of these objects.
Place Of Assembly:	Means a building or land, used for meetings, social gatherings, religious purposes or indoor recreation, but does not include a place of amusement.
Place Of Instruction	Means a facility that provides education and/or training, including tutoring or vocational training, in limited subjects. Examples of these facilities include:- <ul style="list-style-type: none"> a) Art schools; b) Ballet and other dance school; c) Business, secretarial, and vocational schools; d) Drama schools; e) Driver education schools; f) Establishments providing distance learning or courses by mail; g) ITC, computers and electronics schools; h) Language schools; i) Martial arts schools; j) Music schools; k) Professional school (law, medicine, etc.); and, l) Seminaries/a religious or ministry training facility.
Place Of Safety	Means a place of interim accommodation registered with the Department of Social Welfare and is designed specifically for women and children who have been removed from home based violence and all forms of abuse and need housing prior to relocation or to foster services.
Place Of Worship	Means a building or portion of a building used, constructed, designed or adapted to be used as a church, chapel, oratory, synagogue, mosque, temple, Sunday school or other place of public devotion, but does not include a funeral chapel.
Social Facility	Means a building or structure owned and operated by a government or non-governmental agency to provide a range of services to the public.
Social Hall	See the definition for Community Hall.

CATEGORY	DEFINITION
Restricted Building	Means a building used for such purposes as a clinic or hospital for infectious diseases, a jail, mental home or hospital, or reformatory.
Thusong Centre	See Multi- Purpose Centre.

5.2.3. ENVIRONMENTAL AND RECREATION

CATEGORY	DEFINITION
Ablution Facilities	Means a building or room with toilets, showers and washing facilities for public use and which may be used for religious rites at worship sites and as part of recreation facilities.
Amenity Area	Means land reserved for the protection of places of scenic beauty, natural vegetation, rivers and other topographical features, fauna and flora, places of historical interest and the like, but which may be used by the public for passive recreation.
Amenity Reserve:	Means public or private land reserved in the Scheme in order for the protection of places of scenic beauty, natural vegetation, rivers and other topographical features, fauna and flora, places of historical interest and the like which land the public may use if necessary with the consent of the owner, for passive recreation, but does not include a caravan park or camping site.
Wildlife Sanctuary	Means a facility where wild animals, reptiles and birds are accommodated, cared for and protected on a permanent basis. See Wildlife Orphanage.
Beach Amenity Facility	Means a building designed to service the needs of the general public or private exclusive use, proximate to the beach zone and may include a tearoom/restaurant; a kiosk restricted to the sale of beach apparel, toiletries and photographic goods; public toilets, storage and kiosks for beach equipment and/ or Municipal uses.
Bird Sanctuary	Means a place dedicated to the care, rehabilitation, protection and conservation of birds, which includes breeding and research programs and may be open to the public for educational and recreational purposes.
Boat Jetty	Means a structure, such as a landing or small pier, that projects into a body of water at which boats can dock or be moored and which is built to influence the current or tide or to protect a harbour or shoreline from storms or erosion.
Boma	Means a livestock enclosure or stockade which can be used for the temporary housing of wild animals in conservation areas that require protection or specialised care.
Camping Ground	Means any lot on which tents, intended for temporary use by persons for dwelling or sleeping purposes are erected or used, and which shall be provided with adequate ablution and sanitary facilities, water points and approved refuse receptacles. It excludes the use of caravans.

CATEGORY	DEFINITION
Caravan Park	Means an area of land arranged for the accommodation of caravans and static caravans on sites within the curtilage, and which are used primarily for temporary holiday dwelling units. The sites are provided with or without communal kitchens, permanent water points, and approved refuse receptacles; and with adequate ablution and sanitary facilities. The site shall contain sufficient open space for recreational purposes a. One permanent dwelling house for the manager's use or flat for caretaker may be permitted.
Conservancy	Means a conservancy is a vehicle and platform for community-based conservation. It is a voluntary association of environmentally conscious land-owners and land-users who choose to cooperatively manage their natural resources in an environmentally sustainable manner without necessarily changing the land-use of their properties. A "Conservancy" is a cooperative venture and needs to be formally registered with the Municipality.
Conservation Area	An area of notable environmental, scientific, architectural or historical interest or importance and whose character or appearance is desirable or necessary to preserve because they are discrete examples of a specific habitat, style or are irreplaceable.
Ecosystem	Means a self-sustaining and self-regulating community of organisms and the interaction between such organisms with one another and with their environment.
Estuary –Protected	Means a body of surface water: <ul style="list-style-type: none"> a) that is part of a water course that is permanently or periodically open to the sea; b) in which a rise and fall of the water level as a result of the tides is measurable at spring tides when the water course is open to the sea; or c) in respect of which the salinity is measurably higher as a result of the influence of the sea which has protected status in terms of the National Environmental Management: Integrated Coastal Management Act (No. 24 of 2008) and the local Coastal Management Plan produced for the Local Municipality.
Forestry	Means the use of land primarily for the cultivation and management of natural and alien trees for timber production, wood and paper products and includes tree farms, forest nurseries, and the gathering of forest products.
Game Reserve	Means an area of land that is protected and managed to preserve rare or endangered animal or plant species and habitats, and in which human activities are limited and the natural environment is protected from man-made interventions.

CATEGORY	DEFINITION
Greenhouse	Means a structure with the sides primarily made of a transparent material such as glass, perspex or plastic for the purpose of growing of plants or hastening growth of plants under controlled environmental conditions.
Horticulture	Means the use of land for the practice and science of cultivating gardens and includes the production of flowers, fruits, ornamental plants or vegetables, nuts and fruits.
Landscaping	Means the placement of plants, contoured features, water features, paving, street furniture and other soft and hard elements, for the purposes of enhancing the aesthetic appeal, environmental management, amenity and value of a property or area. It may also include the removal and trimming of plants.
Launching Site	Means a specialised place on a beach or riverbank, which may have a hardened surface from which boats and small watercraft are launched into the sea and loaded onto trailers for transportation.
Life Guard Hut	Means a building for use by a lifeguard or lifeguards who are employed to rescue bathers or swimmers who get into difficulty at a beach or swimming pool. The building may be used to store equipment related to the primary land use e.g. a rubber dingy, tubes oars etc.
Marina	Means a facility for the storing, servicing, fuelling, berthing, and securing of boats and may include eating, sleeping, and retail facilities for owners, crews and guests.
Marine Reserve	Means an area situated on the coastline including estuaries where the natural habitat, fish and aquatic plant life are protected and conserved.
Nature Reserve	Means areas in which human activities are very limited and where the natural environment is protected from development or change brought about by the interaction with people.
Park	Means a piece of land set aside for public use in or near a city or town which is used for ornamental and recreation and includes city squares, and areas maintained in its natural state with as part of an ecological or environmental system.
Playing Fields	Means a large level grassed or surfaced area that is used for playing recreational sports, especially that part of a field that is officially marked as the place where the action of a game happens. Ancillary uses such as changing rooms, ablution facilities or small kiosk may be permitted with the development of the playing field.
Private Conservation Area	Means private open space managed for conservation purposes, and includes (but not limited to) any nature reserve, greenbelt, ravine, bird sanctuary, riparian area and site of historic, ecological or archaeological value.

CATEGORY	DEFINITION
Private Recreational Area	Means a sport ground, playing field, swimming pool or other open space or recreational buildings of a club, firm or other body.
Private Open Space	Means an open space area for the purposes of play, rest and recreation and may include parking facilities, sporting amenities such as golf courses, tennis courts, squash courts, bowling greens, swimming pools, and other recreational buildings and facilities, including pavilions, change rooms, clubhouses and ancillary premises for the supply and sale of refreshments.
Protected Area	<p>Means any protected area including: -</p> <ul style="list-style-type: none"> a) Special nature reserves, nature reserves (including wilderness areas) and protected environments b) World heritage sites; c) Specially protected forest areas, forest nature reserves and forest wilderness areas declared in terms of the National Forests Act, 1998 (No. 84 of 1998); and d) Mountain catchment areas declared in terms of the Mountain Catchment Areas Act, 1970 (No. 63 of 1970). <p>As contemplated in the National Environmental Management Act: Protected Areas Act, 2003 (No. 57 of 2003).</p>
Public Open Space	Means an open space or reserve, which the public has the right to use and enjoy, including all ancillary facilities and buildings.
Recreational Building	Means buildings used as a clubhouse, a gymnasium, squash courts, a pavilion, change-rooms and any similar buildings used in conjunction with playing recreational sports. A clubhouse may include dining facilities and lounges.
Special Landscapes	Means landscapes that have been selected for their natural beauty or value and that represent protected bio-diversity, unique cultural, historical significance or geological features and need to be protected.
Wildlife Orphanage	Means a facility for the accommodation, the treatment and care of a sick, abuse, injured or orphaned wild animals, some of whom will be permanently cared for. Such facilities have research, educational and conservation aims and are linked to and supported by other animal welfare organisations.
Wildlife Rehabilitation Centre	Means a facility for the is the accommodation, the treatment and care of a sick, abuse, injured or orphaned wild animals with the aim of nursing them back to optimal health and preparing them for release back in the wild.
Wildness Area	Means a wild and uncultivated region either formally designated for conservation purposes or in existence which has remained undisturbed by human interventions or activities e.g. mountains,

CATEGORY	DEFINITION
	forest, seas shore areas or desert which is uninhabited or inhabited only by wild animals and naturally occurring vegetation.

5.2.4. COMMERCIAL

CATEGORY	DEFINITION
Arts And Crafts Kiosk	Means a small building or temporary stall that used for the sale of the arts and crafts products and may include jewellery, art or paintings, pottery, leather goods and small woven rugs or bric-a-brac.
Arts And Crafts Market	Means land used for the erection of temporary structures for a defined period of time and for the purpose of selling goods such as jewellery, art or paintings, pottery, leather goods and small woven rugs or bric-a-brac and may include food stalls.
Arts And Crafts Workshop	Means a building that is primarily used for the production and selling of goods or services for retail purposes and where the processes are operated in conjunction with a shop or office to which the customers, have access. It includes such uses as, fine arts and graphic arts, design, weaving, pottery, leatherwork studios, creative fashion designing, and may include printing, but excludes a garage or service station. The processes carried on and the machinery installed shall not cause nuisance to other properties in the relevant zone, and without detriment to the amenities of other use zones.
Automated Teller Machine	Means a machine or an electronic banking outlet, which allows customers to complete basic transactions without the aid of a branch representative or teller, provides cash accept deposits, facilitate credit card payments and report account information, and performs other banking services on the insertion of a special card by the account holder.
Bank	Means an establishment or financial institution with tellers, safe deposit boxes, vaults and ATMs and provides services, such as for the custody, loan, exchange accepting deposits, giving business loans and auto loans, mortgage lending, and basic investment products, e.g. the issue of money for the extension of credit, and for facilitating the transmission of funds.
Bank Agency	Means an office, which acts in some capacity on behalf of another bank and which offers limited financial services to clients of the main bank.
Beauty Salon	Means is an establishment dealing with cosmetic treatments for men and women and includes facial and body therapies, manicures and pedicures.
Betting Depot	Means a building used for the purpose of a bookmaker's premises or a totalisator agency as defined in the Regulations of the Racing and Betting Ordinance, 1957 (Ordinance No. 28 of 1957, and the KwaZulu-Natal Gambling Act, 1996 (Act No. 10 of 1996).
Book Shop	Means a shop where books, magazines, and newspapers are sold and may include ancillary uses such as a small coffee shop or restaurant.
Booking Agent	Means a person from whom tickets for entertainment and travel can be purchased.

CATEGORY	DEFINITION
	See the definition for Ticket Office.
Car Wash	Means an area or building used for the washing and polishing of motor cars and vacuuming or valet of their interiors and may make use of automated or specialised equipment. It includes the management of water use, drying areas, and litter and debris control.
Commercial Workshop	Means a light industrial building wherein the primary purpose is the selling of goods or services by retail and where the processes are operated specifically in conjunction with a shop or office to which the public, as customers has access. It includes such uses as a watch repairer, shoe repairer, radio/television repairer, computer repairer, electrician and may include a jobbing a printer, but excludes a garage or service station.
Canteen	Means a building or part thereof used for the preparation and disposal of foodstuff and allied products, to the staff of an undertaking to which it is related.
Conference Centre	Means a building, including associated land, used for such activities as social gatherings, meetings, conferences, workshops, seminars, indoor recreation and exhibitions, associated with catering / restaurant facilities.
Convenience Shop	Means a building or portion of a building, where the activities are restricted to the sale of convenience goods such as bread and confectionery, dairy products, fresh produce, beverages, canned foods, magazines and newspapers and which is restricted to a maximum area of 15 square metres or larger at the discretion of the Municipality.
Drive- In- Cinema	Means a site prepared and equipped for the viewing of cinema performances from parked motor vehicles and includes toilet buildings and may include a cafeteria, office, seating facilities, and one dwelling house or flat for a caretaker or manager's use.
Exhibition Centre	Means a building used for the display of goods or for public entertainment, including offices for the administration the centre; and other uses considered by the Municipality to be ancillary to, or reasonably necessary for the use of the building as an exhibition centre.
Flea Market	Means an occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.
Florist	Means a shop where flowers and ornamental plants are ordered, arranged, sold or grown for sale to the public.
Funeral Parlour:	Means a building used for the purpose of funeral management, which may include a place of worship, morgue, mortuary, a shop intended for the sale and display of those commodities required for cemetery purposes and services ordinarily ancillary to funeral management, but which excludes a monumental mason or crematorium.

CATEGORY	DEFINITION
Gambling Premises	Means a building or portion thereof within which gambling takes place in accordance with a licence issued in terms of the provisions of the KwaZulu-Natal Gambling Act, 1996 (Act No. 10 of 1996).
Garden Nursery	Means land that is 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.
Health Club	Means an establishment that provides facilities for aerobic exercises, running and jogging, exercise equipment, game courts, swimming facilities, saunas, showers, massage rooms; and ancillary uses, which may include a shop, coffee bar, doctors and physiotherapist rooms and a beauty parlour.
Home Activity	Means the practice running a shop that is less than 30 square metres in conjunction with a residence or dwelling house where the owner lives.
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.
Informal Trading	Means a commercial activity undertaken by entrepreneurs (individuals and/or groups) in the informal sector. See the definition of street trading.
Informal Trading Area	Means a public area, which is engaged in the selling of any goods or the supplying or offering to supply any service for reward and which has been set aside for the purpose of informal or street trading and where each operator occupies a defined space or stall. The area may include ablution and limited storage facilities. See the definition for Street Trading.
Kennel /Cattery	Means a registered and approved establishment for the boarding, breeding, raising, grooming or training of dogs, cats or other household pets for commercial gain.
Kiosk	Means a building or structure used for any retail trade or business wherein the primary purpose is the selling of goods and appliances by retail and includes a building or structure used for the sale of light refreshments. A kiosk is restricted to a maximum of 10 m ²
Launderette	Means a building used for the purpose of washing and drying of clothing and household fabrics, where the customer may operate the machinery. The washing media used in the laundrette shall be of a type that shall not cause any harmful effluent to be discharged into the sewerage or storm water system.
Maintenance Building	Means a building which is used for the accommodation and maintenance of the Estate; plant, equipment, materials and

CATEGORY	DEFINITION
	horticultural requisites; and shall include buildings related to the supply of utility services such as water reservoir, sewage treatment plant, electrical sub-station, telephone exchange and such other utilities as may be necessary for health, communication and sanitation, and the gate house and office buildings required for the administration of the Estate including offices for dwelling rental or sales.
Motor Car Showroom	See the definition of Motor Dealership.
Motor Dealership	Means the use of any building, land area, or other premises for the display and sale of new and/or used vehicles.
Motor Repair Workshop	Means a building used for the servicing, repair, storage, display, sale, spray painting, fuelling or washing and cleaning of vehicles together with facilities connected with these activities including the storage and sale of fuel, lubricants, motor spares and accessories, tourist maps, brochures, a convenience shop, an office, storeroom, workshop, grease-pit and machinery; provided that panel beating may be included by Consent.
Museum	Means a building in which objects illustrating art, history, science, and culture are displayed, and may include a workshop for the repair and restoration of these objects.
Office Park	Means a development that may contain a number of office buildings with ancillary uses and open space designed, planned, constructed, and managed on an integrated and co-ordinated basis.
Office, Business Services	Means a building used for activities such as cleaning, delivery, security. Repair, maintenance or other services for individual and business purposes.
Office, Professional	Means an office used for conducting the profession of, or occupation of, an accountant, architect, consulting engineer, land surveyor, legal practitioner, quantity surveyor, town planner, bookkeeper, draughtsman, or any other profession or occupation, excluding a profession normally carried out in a medical office, which the Municipality may, at its sole discretion permit and which, in its opinion is not likely to interfere with the amenities of the surrounding area.
Offices, General	Means a building used for business, professional, medical or administrative offices but excluding a banking hall and the direct selling or storage or display of any goods or commodity whether or not the holding of a general dealers trade licence is required.
Offices, Medical	Means an establishment operated by doctors, dentists, or similar practitioners that is primarily engaged in the provision of health services, but which does not provide overnight care or serve as a base for an ambulance service.

CATEGORY	DEFINITION
Office, Public	Means an office building used for any Central, Provincial or Local Government purpose, and includes an administrative office, Local Municipality office and town hall, government office, court house, police station, post office, public library, public art gallery, public museum, and buildings ordinarily ancillary thereto.
Parking Garage	Means a building, part of a building or land designed primarily for the purpose of parking, and may include washing and servicing of motor vehicles, but does not include use as a workshop for the repair of motor vehicles or for the sale of petrol, oil and accessories.
Pet Shop	Means a retail business, which sells different kinds of domestic animals, birds, fish and reptiles to the public and where a variety of animal supplies and pet accessories are sold e.g. food, treats, toys, collars, leashes, cat litter, cages and aquariums.
Personal Services Outlets	Means small scale establishments primarily engaged in providing ancillary services involving the care of a person or his/her personal goods and can include the following:- a) ATM's, b) Bank Agencies, c) Barber Shops; d) Beauty Parlour, e) Bookshops and News Agents; f) Booking Agents, g) Curio shops; h) Dry-cleaning; i) Florists, j) and Hair Dressers, k) Health Facilities and Spas; , l) Laundry; and m) Travel Agents.
Petrol Filling Station	See the definition for Service Station.
Place Of Amusement:	Means a building or land used for entertainment and includes a theatre, cinema, music hall, concert-hall, amusement arcade, dance hall, skating-rink, racetrack, sports-arena, exhibition-hall, billiards room, a fun fair and similar recreational uses.
Restaurant	Means a building or portion of a building used primarily for the preparation and sale of food, confectionery and beverages for consumption on the premises.
Restaurant, Fast-Food	Means a building or portion of a building designed for use, or used primarily for the preparation of food and liquid refreshments for consumption primarily off the premises.
Service Station	Means a building: a) Wherein is sold, by retail sale only: i) Petrol or petroleum derivatives capable of use in internal combustion engines;

CATEGORY	DEFINITION
	<ul style="list-style-type: none"> ii) Lubricating oils and grease; iii) Spare parts, including electrical equipment; iv) Tyres, tubes, valves and repair equipment; or v) Tourists brochures and other such incidentals. <p>and</p> <p>b) Where the following operations may be carried on:</p> <ul style="list-style-type: none"> i) Running repairs of a minor nature; ii) Lubricating and greasing; iii) Washing and cleaning; <p>however, shall not include panel beating, spray painting or the carrying out of body repair work, or repairs of a major nature to the engine or transmission system thereof.</p> <p>{A Municipality may stipulate the size of the convenience shop and restaurant.}</p>
Shop	Means a building or land used for the selling of goods and appliances; services such as a hairdresser, ticket agency, and video hire; showroom, (including motor showroom restricted to the display and sale of vehicles only); auction mart; the sale of food and drink for consumption off the premises; for the reception of goods to be washed, cleaned, altered, dry-cleaned or repaired; but does not include an industrial building; the storage and sale of industrial scale building materials such as sand, stones, bricks, tiles; a builders yard; garage; service station; milk depot; residential accommodation; funeral parlour; casino and betting depot/totaliser.
Showrooms	Means an establishment for selling a single manufactured good or type of good with large display areas.
Spa	Means a place or resort developed around a curative natural mineral springs which may be hot and includes ancillary uses and swimming pools.
Spaza	See the definition of a Tuck-shop.
Street Trading	Means the selling of any goods or the supplying or offering to supply any service for reward, in a public road, or public place, by a street trader.
Tavern	Means a building or portion of a building used for the consumption of liquor on the premises and may include the preparation and consumption of food.
Tea Garden	Means a building or portion of a building or land used primarily for the preparation, sale and consumption of light meals; confectionery, and non-alcoholic beverages, but shall preclude any use as defined under shop. Opening time is restricted to daylight hours.
Tuck-Shop	Means the sale of day-to-day convenience goods from a dwelling unit, associated outbuilding or container where the goods are generally sold through window, door way or hatchway and does not include a

CATEGORY	DEFINITION
	<p>walk-in shop where goods are on public display. A Municipality may stipulate:-</p> <ul style="list-style-type: none"> a) the maximum size of the tuck shop; b) hours of operation; c) that the tuck shop may be operated from a dwelling or a container; d) whether the tuck shop should be separated from the residential component of a dwelling; e) the type of other goods permitted to be sold f) on or off-site parking requirements; and, g) the amount of additional storage space permitted.
Travel Agent	Means a private retailer or a business that provides travel, transportation and tourism related services to members of the public on behalf of suppliers such as the airlines, car rentals, cruise lines, hotels, railways, and package tours.
Ticket Office	Means an office or kiosk where tickets especially for entertainment events or transportation services.
Veterinary Clinic	Means a place where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use and may include a grooming parlour and a retail outlet restricted to the sale of veterinary and animal maintenance products.
Veterinary Hospital	Means a place where animals are given medical care, can receive surgical attention, and the boarding of animals is permitted for a recovery period or a longer-term period and may include a grooming parlour and a retail outlet restricted to the sale of veterinary and animal maintenance products.

5.2.5. INDUSTRIAL

CATEGORY	DEFINITION
Builders Supply Yard	Means premises which is used for the storage or sale of building material and equipment. Such material includes but not limited to the industrial scale items such as sand, stones, cement, tiles, bricks and other material of a similar category. It may be a building and/or open yard. A Builders Supply Yard excludes the use of a wholesale shop.
Carpenters Shop	Refer to the definition for a Workshop.
Cold Storage Facility	Means a large refrigerated building for the storage of large volumes of meat, vegetables, and perishable goods usually located in a commercial or industrial zone and may include ancillary uses such as a packaging facility, administrative office, guard hut and parking area for trucks and cars.
Container Depot	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.
Custom Workshop	Refer to the definition for a Workshop.
Dry Cleaning	Refer to the definition for a Laundry.
Extractive Industry	Means the process of extracting, mining, winning or quarrying of raw materials of any kind from, and below, the ground surface and water bodies, including the structures, machinery, plant and buildings connected with such activity.
Factory Shop	Refer to the definition for a Retail Warehouse Outlet.
Food Warehouse	Means a building used for the large-scale storage of tinned, packaged, dry and processed goods and cereals for commercial sale and may include ancillary uses such as an administrative office, guard hut and parking area for trucks and cars.
Industrial Building	Means any building used in the manufacturing of goods.
Industrial Sales And Service	Refer to the definition for a factory Shop or Warehouse Sales.
Industry, High Impact Manufacturing	Means any activity, undertaking, premises, building and/or land that permit manufacturing uses which may not be compatible with other manufacturing uses and which would have major externalities on adjacent sensitive land uses. It would permit manufacturing activities that may produce significant vibration, noise, odour, or high volume automobile and truck traffic. Manufacturing uses included in this category include: <ul style="list-style-type: none"> a) Tannery; b) Asphalt; c) Paint and Varnish; d) Petrochemical; e) Resin and Rubber; f) Metal; g) Abattoir;

CATEGORY	DEFINITION
	<ul style="list-style-type: none"> h) Adhesive; i) Cement and concrete products; and, j) Fertilizer, Soap and Cleaning.
Industry, Large Scale Manufacturing	<p>Means any manufacturing activity other than a Restricted Industry or an Extractive Industry, in which the processes carried on or the machinery installed are of such nature that it could be carried out or operated without any detriment to amenity or to health by reason of, inter alia:</p> <ul style="list-style-type: none"> a) Noise, vibration or glare; b) Odour, gas, fumes or smoke; c) Soot, ash, dust, grit or other particulate matter; d) Radiation, fire or explosion hazards; e) Electronic or electromagnetic interference; f) Heat or humidity; and/or g) the discharge of any other vapour, gas, effluvium, liquids and solid matter; and h) may include a convenience shop restricted to the sale of goods manufactured on the site. <p>Manufacturing uses included in this category include:</p> <ul style="list-style-type: none"> a) Wood manufacturing; b) Pharmaceuticals; c) Plastic; d) Glass; and e) Clay
Non Polluting Light Manufacturing	<p>Means manufacturing activities that permits manufacturing uses which are compatible with land uses permitted in adjacent sensitive land use zones, such as residential, mixed use and open space zones, as such, it would permit manufacturing activities that usually do <u>not</u> involve significant vibration, noise, odour, or high volume of automobile and truck traffic Manufacturing uses included in this category include:</p> <ul style="list-style-type: none"> a) Apparel and Textiles; b) Printing; c) Furniture; d) Fabricated metal; e) Machinery; f) Food and Beverage; and, g) Transport Equipment.
Light Industrial Building	<p>Means a building used for the manufacture or assembly of products from previously treated material where no impact is created to the adjacent uses and no hazardous materials are used in the production of such products. Examples include:</p> <ul style="list-style-type: none"> a) Athletic equipment, b) Bakeries, camera, c) Clothing, d) Electronics,

CATEGORY	DEFINITION
	e) Musical instruments, f) Optical goods, and g) Photo equipment, h) Woodworking (limited).
Noxious Industry	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 general public such as, but not limited to, smelting ores and minerals, works for the production of sulphur dyes, the processing of hides and skins or the sintering of sulphur-bearing minerals.
Offensive Warehouse	Means a building used for the storage of goods, which the Municipality regards as unsightly, noisy, offensive or dangerous.
Open Storage	Means the storage of various materials outside of a structure other than fencing, either as a primary use or as an accessory.
Retail Warehouse Facility	Means a retail operation from a warehouse as an ancillary use to the principal use of production.
Public Works Yard	Means national, provincial or municipal, administrative buildings; warehouses, garages, vehicle yards, and storage yards that are owned and operated by a government department.
Quarrying	Means a place where rock ore, stone and similar materials are excavated for sale or for off-site use.
Recovery Facility	Means a facility with or without buildings, upon which used materials are separated and processed for onward transshipment for eventual reuse in new products.
Recycling Plant	Means an area of land, with or without buildings, which the Municipality, at its discretion, may require to be screened, upon which used materials are separated and processed for shipment and for eventual re-use in new products.
Research Laboratory	Means an establishment or other facility where investigations or research into the natural, physical, or social sciences, is carried out and which may include product development.
Retail Warehouse Outlet	Means a retail operation from a warehouse as an ancillary use to the principal warehouse use:- A Municipality may stipulate: <ol style="list-style-type: none"> that the retail establishment shall be accessory to and incidental to the principal warehouse use; the maximum floor area within the warehouse which may be used for retail sales; the hours of operation; that the items on sale in the retail establishment are actually part of the stock of the warehouse;

CATEGORY	DEFINITION
	e) that adequate parking in accordance with the retail standards is required for the retail space.
Salvage Yard	Means a facility involved in the processing of converting used materials for storage and recycling of used materials.
Sand-Mining	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.
Saw Mill	Means a mill or a factory where wooden logs are cut to make boards and other wood products and may include a chipping machine.
Service Industrial Building	Means a factory or building which is neither a General or Special Industrial in nature and which caters primarily for the local customer, where the nature of the machinery installed and the business carried out therein excludes it from the category of a Light Industrial Building and which includes such uses as builder's yards and allied trades, repair and replacement of components of motor vehicles, laundry, bakery, dairy depot and dry-cleaning establishments.
Service Workshop	Means a light industrial building, providing direct service to the retail customer, in which not more than eight persons are employed, whether or not mechanical power is used and may include such activities as bakery, dry cleaner, cobbler, dressmaker, and tailor.
Service Industry	Means activities involved in the repair and replacement of components of vehicles, household goods, and machinery; often requiring appropriate accessibility for the public at large.
Special Industrial Building	Means a building intended for use for any of the purposes set out in Schedule A of the Offensive Trade Regulations of KwaZulu-Natal read in conjunction with Section 40 (1) (a) (i) of the Health Act of 1977 (Act No. 63 of 1977).
Vehicle Repair Shop	Means premises that are used for the general repair and servicing of light motor vehicles and heavy trucks, including auto-electrical repairs, the fitting and sale of motor spares and accessories, and may include an office, storeroom.
Workshops And Service Outlets	<p>Means light and service industrial activities which cater for the local customer or provides a service direct to the retail customer and which is directly associated with a shop or an office building in respect of which the public, as customer, has access, but excludes a Public Garage or Petrol Filling Station.</p> <p>Uses included in this category includes:</p> <ul style="list-style-type: none"> a) Custom Workshop Carpenters Shop; b) Industrial sales and service c) Dry Cleaning; d) Workshops; and, e) Builders Yard.

CATEGORY	DEFINITION
Warehouse	Means a building used primarily for the storage of goods, except those of an offensive or dangerous nature and may include a Food Warehouse and a small-scale Cold Storage Facility.
Wholesale Shop	Means establishments or places of business primarily engaged in selling merchandise to retailers, to industrial, commercial, institutional or professional business users. It excludes a Builders Supply Yard.
Workshop	Means premises available for the creation, assemblage, and/or repair of artefacts, using hand-powered and table-mounted electrical machinery, and including their retail sale.

5.2.6. RESIDENTIAL

CATEGORY	DEFINITION
Assisted Living	Means a development that is designed to provide residents with assistance with basic activities of daily living. Assisted living developments also allow assisted living to offer medication assistance.
Assisted Living developments	A development specifically designed and built to offer assisted living to aged or physically or mentally challenged persons.
Backpackers / Hostelling Establishment	Means a backpacker / hostelling establishment is an accommodation facility that offers a range of alternative sleeping arrangements i.e. dormitories, en-suite bedrooms, bungalows, etc. as well as communal facilities. Selected meals may be provided, however, adequate facilities must also be provided to cater for the advertised number of guests. Only establishments that cater for transient guests qualify. Check in procedures are usually completed on site, and the owner/manager may reside on the site.
Bed and Breakfast Establishment /Facility	Means an establishment, which is primarily a dwelling and makes excess rooms available to transient guests. The bathrooms may or may not be en-suite. The owner and/or manager must live on the premises. Breakfast may be available for all guests. Public areas are usually shared by guests and owners/hosts alike". The facility is restricted to a maximum of 6 rooms. Refer to Appendix 4 on Planning Criteria for Hospitality Uses.
Boarding House	Means a dwelling unit or part thereof in which the owner or operator provides temporary or permanent lodging to three or four; but not more than fourteen boarders and which does not have a liquor licence. Refer to Appendix on Planning Criteria for Hospitality Uses.
Boutique Hotel	A Boutique Hotel is a building, which is not used as a Dwelling House or Guest House, and which is used for temporary accommodation in the form of single or double rooms, the occupants of which are provided with meals in a communal dining room or restaurant, lounge and other amenities such as in a lapa or similar facility. The restaurant and other amenities such as Conference facilities, meeting room(s), and business centre may be open for use by the general public". The maximum number of lettable rooms is 50.
Camping Ground	Means any lot on which tents, but excluding caravans, intended for temporary use by persons for dwelling or sleeping purposes, are erected or used or intended to be erected or used and on which shall be provided adequate ablution and sanitary facilities, water points and approved refuse receptacles.
Caravan Park	Means an area of land provided with adequate ablution and sanitary facilities with or without communal kitchens, constructed with permanent materials arranged for the accommodation of caravans and static caravans which are used primarily for temporary holiday dwelling units and provided also with permanent water points, approved refuse receptacles and containing within the curtilage a

CATEGORY	DEFINITION
	sufficient open space for recreational purposes, and may also include one dwelling house or flat for caretaker or manager's use.
Chalet Development	Means a grouping of a number of chalets on a lot; together with approved outbuildings or ancillary buildings to be used in conjunction with a chalet or series of chalets, but shall not include a dwelling house or residential building.
Child Minding Facility	Means a building or portion of a building, which is used for the providing of care for of six or less children, especially pre-schoolers during the daytime.
Country House	A country house can either be a Guest House or a Bed and Breakfast, situated in agricultural or natural, peaceful surroundings such as a farm, in or near a nature reserve, a forest, a lake etc. The experience offered at the Country House may include game drives, tours, etc. The amenities, including a restaurant, may be open to the general public. A Place of Public Assembly and place of Public Entertainment may be allowed to cater for weddings and other similar type of events. A small curios / arts and crafts / fresh produce (farm) shop may be permitted, provided that it does not exceed 50m ² GLA. The owner and/or manager must live on the premises. The facility is restricted to a maximum of 12 lettable rooms.
Crèche	Means the provision of a building or portion of buildings to be used for the care of no less than six or more infants and young children during the daytime.
Curio Shop	Means a shop that sell object of art, paintings, sculptures, ornaments, decorated clothing, jewellery bric a brac and antiques usually as part of tourist attraction or boutique shopping centre.
Day Care Centre	Means a facility used for providing care, protection and guidance to seven or more individuals during only part of a 24-hour day. This term includes crèches, nursery schools, preschools, day care centres for individuals, and other similar uses but excludes public and private education facilities or any facility offering care to individuals for a full 24-hour period.
domestic staff quarters	Means an outbuilding of not more than 30 m ² , including sanitary and cooking facilities, and used for the accommodation of domestic staff employed at the dwelling house concerned.
Dwelling House/Unit	Means a self-contained inter-leading group of rooms used exclusively for human habitation, including not more than one kitchen together with relevant ancillary outbuildings.
Extended Residential Building	Means a building other than a dwelling house but having the general appearance of a single dwelling house, which is used, constructed, designed or adapted for use of human habitation and comprises not more than 2 dwelling units, together with such outbuildings as are ordinarily used therewith.
Frail Care Facility	Means a building or portion of a building in homes for the aged, or nursing home and which are designed or used as a care facility or

CATEGORY	DEFINITION
	hospital, and includes other buildings that are used as a public or private institution as well as the administration thereof.
Guest House	Means an establishment that is purpose built/altered for the sole use of providing transient guests with accommodation. The owner and/or manager must live on the premises. This facility will offer breakfast and depending on location, dinner and other facilities may be offered. Self catering may be permitted. The Guest House may include a business/conference centre not exceeding 200m ² GLA in area, for use of its guests. The facility is restricted to a maximum of 12 Rooms.
Group Housing	Means a group of residential units on stands that have been designed to form a harmonious whole and that can be held by separate title.
Homestead	Means land, buildings and structures used for the accommodation of an extended traditional family, who has been allocated the land by means of customary law to a traditional community recognized in terms of section 2(5)(b) of the KwaZulu-Natal Traditional Leadership and Governance Act, 2005 (Act No. 5 of 2005), and may include areas for the cultivation of trees and crops, a kraal for livestock and an enclosure for poultry. On any site there can only be one land use between a Dwelling House and a Homestead.
Lodge	Means a lodge is an accommodation facility that is located / situated in a game/nature reserve. It may comprise a building, or group of buildings, under single management containing both rooms and dwelling units available for temporary rental to transient individuals or families. It may include services such as a conference facilities and place of public entertainment to cater for weddings and other similar type of events, recreational facilities, shop and Laundromat for the exclusive use of residents. The owner and/or manager must live on the premises.
Hotel	Means a facility offering transient lodging or accommodation to the general public and providing additional services, such as restaurants, meeting rooms, entertainment, recreational facilities, and in respect of which a hotel liquor licence has been, is intended to be or may be issued in terms of the Liquor Act (No. 6 of 2010) as amended, but excludes any off sale facility.
Hospitality Use, Country House	Means a country house that can be either a guesthouse or a Bed and Breakfast, and which is situated in agricultural or natural, peaceful surroundings such as a farm, in or near a nature reserve, a forest, and a lake.
Holiday Accommodation	Means living accommodation which is designed or used for holiday occupancy and may take the form of single rooms, double rooms, family rooms, cottages or houses in such a mixture as may be determined by the developer with the approval of the Municipality.
Holiday Resort	Means a combination of holiday resort facilities, including a chalet development in association with a caravan park and a resort or public picnic place which may include inter alia hotels, conferencing, public

CATEGORY	DEFINITION
	entertainment areas, golfing, sport, water sports, wildlife, wellness centres, hydro's, spas, health resorts, cultural, historical, and gambling." service rooms, ablution and sanitary facilities as are ordinarily used therewith, all under the supervision of a resident supervisor or caretaker.
Medium Density Housing	Means a group of two or more attached and/or detached dwelling units, together with such outbuildings as are ordinarily ancillary thereto, with each dwelling unit having direct access to a private open area and access to common land, the whole development having been designed as a harmonious entity. Such development may include duplex flats, semi-detached houses, terrace houses, maisonettes or dwelling houses.
Mobile Home	Means a factory assembled structure, constructed in accordance with the requirements of the SABS specification for Mobile Homes, with the necessary service connections and designed as a permanent dwelling.
Mobile Home Park	Means a site laid out to the satisfaction of the Municipality and which complies with environmental requirements on which there are adequate roads, essential services, open spaces, and communal facilities, intended for the accommodation of house boats, as well as factory assembles self-contained dwelling unit, each unit of which can be transported from the factory to the destination in not more than two pieces.
Residential Building	means a building or portion thereof, other than a dwelling house, bed and breakfast establishment, medium density housing, duplex flat, maisonette, semi-detached house or town / terrace house used for human habitation, together with such outbuildings as are ordinarily used therewith, and includes a block of flats, boarding house, guest house / lodge, hotel, residential club or hostel.
Retirement Village	A medium density housing development intended for the accommodation or settlement substantially of persons upon their retirement and in which facilities may be provided for a frail care centre and place of communal activity. The Village may include an office building, medical consulting rooms, laundrette, shop and restaurant, which in each case shall be restricted as required by the Municipality and be for the sole use of occupants and guests.
Second Dwelling Unit	Means a stand-alone dwelling house situated on the same land as the first erected dwelling house, where both dwelling houses will be permissible on that land.
Self-catering Apartments and Villas	Means a dwelling house, cabana, cottage, chalet, bungalow, flat, studio, and apartment, villa, where the owner/agent does not reside and facilities and equipment are provided for guests to cater for themselves as temporary holiday accommodation. The facilities should be adequate to cater for the maximum advertised number of residents the facility can accommodate. The booking is usually done

CATEGORY	DEFINITION
	through an agent and check in procedures would not normally be completed on site”.

2.5.7. TRANSPORTATION

CATEGORY	DEFINITION
Airport	Means a place where aircraft can land and take off, usually equipped with hangars, facilities for refuelling and repair and various accommodations for passengers.
Air strip, Landing Strip	Means an artificially surfaced strip of ground designed for landing and the taking-off of aircraft with limited ancillary facilities and services.
Aircraft Hanger	Means a large building with an extensive floor area, typically for the storage, repairing and building of aircraft.
Bus Depot	Means a building for the servicing and parking of buses and includes ancillary uses such as a guard hut, ablutions, office and vehicle washing facility.
Bus and Taxi Rank	<p>Means land, a lot, a building, or part of a building or structure used for the purposes of parking six or more buses or taxis and loading passengers. May include parking facilities and commercial facilities to service transit passengers.</p> <p>For the purposes of this Scheme, the terms “Bus” and “Taxi” shall mean a vehicle used to transport people for gain and registered as such.</p>
Helipad	An area, either at ground level or elevated on a structure, licenced by an appropriate state agency or approved for the loading, landing and take-off of helicopters and including auxiliary facilities, such as parking, waiting rooms, fuelling and maintenance equipment.
Intermodal Transportation Facility	Means a lot or structure used for the purposes of parking, loading and unloading freight and passengers from train or bus transportation and may include parking facilities or other commercial amenities to service transit passengers.
Railway Station	Means a place where freight and passenger trains stop on a railway line, typically with platforms and buildings such as ticket offices, ablutions and waiting rooms. The smallest stations are most often referred to as 'stops' or, in some parts of the world, as 'halts' (flag stops).
Railway Junction	Means a point where two or more railway lines meet or cross and then diverge into different tracks.
Siding Platform	Means a platform located alongside a railway siding (see railway siding).

CATEGORY	DEFINITION
Railway Yard	Means an open area an area consisting of a network of railway tracks, sidings, and sheds for storing, maintaining, repairing and joining engines and carriages.
Railway Siding	Means a low speed track, which is separate from the main running line or routes and may be connected to through tracks or other sidings at either end. They often have lighter rail meant for lower speed or less heavy rail traffic.
Transportation Facility	Means establishments that are engaged in furnishing all types of public transportation including rail, taxis, busses, with terminal and service facilities.
Transport Terminal	Means a building or land that is used for parking of six or more buses or taxis, or as a public transport station.
Trucking Facility	Means a building or land that is used for the parking, storage and repair of six or more trucks and includes horses and separate trailers.
Truck Stop	Means land or buildings used primarily as a stopover facility for commercial vehicles. A Truck Stop may include facilities for the maintenance or repair of commercial vehicles, the dispensing of motor fuel or other petroleum products directly into motor vehicles and the sale of accessories or equipment for trucks and similar commercial vehicles. A Truck Stop may also include overnight accommodation and restaurant facilities primarily for the use of truck crews. A truck stop will always be a Consent Use.
Transshipment	Means those buildings and land which involve the act of transferring freight between two modes of transport, such as truck to rail; or the act of transferring freight from long-haul trucks to local delivery vehicles.

5.2.8. UTILITIES AND SERVICES

CATEGORY	DEFINITION
Borehole	Means a narrow gauge shaft that is drilled into the earth either vertically or horizontally and has the express purpose of locating water or other liquids e.g. petroleum, oil, or natural gases. A borehole can form part of a geotechnical investigation, environmental site assessment for carbon storage, mineral exploration or the measurement of temperature.
BTTS (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.
Cell Phone Tower	See the definition of BTTS.
Desalination	Means the process of reverse osmosis that removes salt and other minerals from seawater and makes it usable for agricultural, commercial, domestic, and industrial uses.
Desalination Plant	Means a factory or the treatment plant located on or near the sea and which uses the process of reverse osmosis to remove salt and other minerals from seawater, so that it can be used for agricultural, commercial domestic and industrial uses. It includes the pump, infrastructure and maintenance facilities associated with this activity.
Electricity Grid	Means an interconnected system of high and low voltage transmission and distribution lines, pylons, substations and transformers that provide energy from power suppliers to consumers.
Landfill Site	Means a site which is also known as a tip, dump, rubbish dump or dumping ground and is used for the disposal of waste materials by burial usually
Municipal Purposes	See the definition for Office – Public.
Photovoltaic Power Station	Means a large-scale Photovoltaic System (PV System) designed for the supply of merchant solar power into the electricity grid and is known as a Solar Park.
Sewerage Treatment Plant	Means a facility that receives water borne sewerage from domestic or industrial sources and processes separates and sanitizes the wastes to remove or convert pollutants to produce an effluent that will not violate water quality standards or endanger public health when discharged. Solid waste produced from the treatment process can be transported to a Landfill site for burial or alternatively utilised for the production of compost if it does not violate waste quality standards, or endanger public health.
Solar Farm	Means a designated area of land upon which a large series of interconnected solar photovoltaic (PV) panels are installed for the conversion of solar power from sunlight or solar energy for agricultural, commercial, domestic or industrial use and includes the

CATEGORY	DEFINITION
	infrastructure required to feed the converted power into the public or private electricity grids.
Solar Park	Means the installation of multiple solar photovoltaic (PV) modules, which are usually, mounted 1.5- 2.5 metres above either greenfield or brownfield land and occupy a land area of between 2 and 15 hectares on a separate site or in association with other agricultural activities. See Solar Farm
Waste	Means any substance, whether or not that substance can be reduced, re-used, recycled and recovered: <ul style="list-style-type: none"> a) that is surplus, unwanted, rejected, discarded, abandoned or disposed of; b) which the generator has no further use of for the purposes of production; c) that must be treated or disposed of; or, d) that is identified as a waste by the Minister by notice in the <i>Gazette</i>; e) and includes waste generated by the mining, medical or other sector, but <ul style="list-style-type: none"> i) a by-product is not considered waste; and ii) any portion of waste, once re-used, recycled and recovered, ceases to be waste. Reference National Environmental Management: Waste Act (No. 59 of 2008).
Waste Disposal Facility	Means any site or premise used for the accumulation of waste with the purpose of disposing of that waste at that site or on that premises.
Waste Facility – General	Means a facility that receives generalised non-hazardous waste for disposal or onward transportation for disposal at a Landfill site or Waste Incinerator facility.
Waste Facility -Hazardous	Means a specialist facility that receives hazardous waste from agricultural, industrial, or chemical processing and may include paint, industrial chemicals, and fertilizers, spray cans, fluorescence tubes and light bulbs for disposal and incineration. Such a facility has to comply with the standards provided for in the Hazardous Substances Act (No. 5 of 1973).
Waste Facility – Medical	Means a specialist facility that receives medical waste from hospitals, clinics and other health facilities and may include body tissues and parts for disposal and incineration.
Waste Incinerator	Means a place and building that used to burn domestic, medical and industrial waste substances (liquid, solid or gaseous) into gases and residue containing little or no combustible material. It is distinct from a Crematorium.

CATEGORY	DEFINITION
Waste Recycling Facility	Means a premises where waste is sorted and the recyclable components such as paper, plastic, glass, cans, metal, bottles, batteries, fabric and clothes are sorted for their reuse.
Waste Water Package Plant	Means a small-scale wastewater treatment facility utilised in large Medium Density or large scale residential developments, which are not connected to municipal waste water systems and need to undertake on-site treatment prior to disposal. In eco-estates, filtered grey water can be reused for the watering of gardens etc.
Wastewater Treatment Plant	Means a facility that receives influent wastewaters from domestic or industrial sources and processes the wastewaters to remove or convert pollutants to produce an effluent that will not violate water quality standards or endanger public health when discharged.
Water Desalination Plant	See Desalination Plant.
Wind Farm	Means an area of land that has grouped wind turbines or energy producing windmills from which electrical energy is produced and stored or fed into a grid structure and includes associate maintenance and storage facilities
Wind Turbine	Means a large vanned wheel device that converts kinetic energy from the wind into electrical power and is used on Wind Farms.

SECTION SIX: PARKING NORMS AND STANDARDS

(NOTE: see Clause 3.8 for relaxation and exemptions)

6.1. TABLE OF PARKING STANDARDS AND REQUIREMENTS

Use	Standards	Additional requirements
AGRICULTURE		
Abattoir	1 car space for every 140 m ² or major portion of the floor area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Agricultural Industry	Up to 25 persons employed : 1 car space for every 5 persons Thereafter, for the next 25 persons employed : 1 car space for every 10 persons.	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Farm Stall	1 car space per Stall.	On-site loading and unloading access to be provided to the satisfaction of the Municipality.

CIVIC AND SOCIAL / ADMINISTRATIVE

Cemetery/Crematorium	2 Parking bays per 100m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Clinic	3 Parking bays per 100m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Community Hall / Multi-purpose centre	4 parking bays per 100m ² G of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Convention Centre	4 parking bays per 100m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Educational Building: College/Technikon	1 Parking bay per 4 students 1 Parking bay per classroom/ office.	On-site loading and unloading access to be provided to the satisfaction of the municipality.

Use	Standards	Additional requirements
Primary / Secondary School	Onsite drop off and pick up zone to the satisfaction of the Local Authority.	
Nursery School/crèche	<p>2 Parking bays per classroom Onsite drop off and pick up zone to the satisfaction of the Local Authority.</p> <p>1 Parking bays per 6 children 2 Parking bays for office Onsite drop off and pick up zone to the satisfaction of the Local Authority.</p>	<p>On-site loading and unloading access to be provided to the satisfaction of the municipality.</p> <p>On-site loading and unloading access to be provided to the satisfaction of the municipality.</p>
Frail Care Facility	<p>1.5 car space for every 2 units</p> <p>2 car spaces per 100m² (administrative)</p> <p>Parking bay dimension to be 2m x 4m</p>	On-site loading and unloading accommodation to be provided to the satisfaction of the municipality
Government Municipal Building	For every public office there shall be provided 6bays/100m ² and an additional 15 bays for visitors.	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Hospital	1 parking bay per bed and adequate on-site parking for staff together.	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Institution	1 car space per 50 m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the Municipality.
Place of Assembly	4 Parking bays per 100m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Place of Instruction	4 Parking bays per 100m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Place of Worship	1 car space for every 3 seats.	On-site loading and unloading access to be provided to the satisfaction of the Municipality.

Use	Standards	Additional requirements
Restricted Building	4 Parking bays per 100m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.

ENVIRONMENTAL AND RECREATION

Camping ground	2 parking bays per unit and a trailer bay facility.	On-site loading and unloading accommodation to be provided to the satisfaction of the municipality.
Caravan park	2 parking bays per unit and a trailer bay facility.	On-site loading and unloading accommodation to be provided to the satisfaction of the municipality.
Conservation Area	Adequate parking to be provided to the satisfaction of the Municipality.	On-site loading and unloading accommodation to be provided to the satisfaction of the municipality.
Game Reserve	Adequate parking to be provided to the satisfaction of the Municipality.	On-site loading and unloading accommodation to be provided to the satisfaction of the municipality.
Nature Reserve	Adequate parking to be provided to the satisfaction of the Municipality.	On-site loading and unloading accommodation to be provided to the satisfaction of the municipality.
Private Recreational Area	1 parking bay per 4 seats.	On-site loading and unloading accommodation to be provided to the satisfaction of the municipality.
Recreational building	2 parking bays per unit and a trailer bay facility.	On-site loading and unloading accommodation to be provided to the satisfaction of the municipality.

Use	Standards	Additional requirements
COMMERCIAL		
Carwash	Minimum of 6 parking bays.	No cars shall be parked or stacked in a queue on the road, or cause any obstruction to traffic
Commercial Workshop	4 car spaces per 100m ² of the Gross Floor Area.	On-site loading and unloading area with suitable access to be provided to the satisfaction of the municipality.
Conference Centre	4 car space per 100m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Convenience Shop	1 car space per 25 m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the municipality.
Cinema, Theatre and Assembly Hall	1 car space for every 3 seats	On-site loading and unloading area with suitable access to the satisfaction of the Municipality.
Flea Market	1 parking bay per stall	On-site loading and unloading area with suitable access to the satisfaction of the Municipality.
Funeral parlour:	2 parking bays per 100m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the municipality.
Gambling premises	1 car space per 25m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the municipality.
Garden nursery	1 car space per 50m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the municipality.
Health club	4 car space per 100m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the municipality.
Home business	1 car space per 25m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be

Use	Standards	Additional requirements
		provided to the satisfaction of the municipality.
Kennel/Cattery	1 car space per 50m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the municipality.
Laundrette	1 car space per 50m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the municipality.
Motor Car Showroom	4 Parking bays per 100m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the Municipality.
Motor repair workshop	4 Parking bays per 100m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the Municipality.
Offices (Office Park, Business Services, Professional, General, and medical)	1 car space per 50m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Parking Garage	1 car space for every 50 m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the Municipality.
Pet Shop	1 car space per 50m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the municipality.
Place of amusement	4 Parking bays per 100m ² of the Gross Floor Area.	On-site loading and unloading area with suitable access to be provided to the satisfaction of the Municipality.
Restaurant	6 car spaces per 100 m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the Municipality
Restaurant, Fast-food	6 car spaces per 100m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the Municipality.

Use	Standards	Additional requirements
Service Station	1 car space per 50m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Shop	4 car spaces per 100m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Spaza shop/tavern	1 car space per 25 m ² of the Gross floor area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the municipality.
Showrooms	4 Parking bays per 100m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the Municipality.
Spa	4 car space per 100m ² of the Gross Floor Area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the municipality.
Tea garden	1 car space per 25 m ² of Gross floor area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the municipality.
Tuck-shop	1 car space per 25 m ² of the Gross floor area	On-site loading and unloading area with suitable access to be provided to the satisfaction of the municipality.
Veterinary clinic	1 car space per 50m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Veterinary hospital	2 car space per 50m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the municipality.

Use	Standards	Additional requirements
INDUSTRIAL: All industrial uses shall be read in conjunction with the parking requirements for “Industrial Building”.		
Extractive Industry	1 per 140m ² or major portion of the floor area	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Industry, High Impact Manufacturing	1 car space for every 140 m ² or major portion of the floor area	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Industry, Large Scale Manufacturing	1 car space for every 140 m ² or major portion of the floor area	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Industry, Large Scale Manufacturing	1 car space for every 140 m ² or major portion of the floor area.	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Industrial building	<p>Up to 25 persons employed : 1 car space for every 3 persons Thereafter, for the next 25 persons employed :</p> <p>1 car space for every 5 persons. Thereafter, for any further number of persons employed :</p> <p>1 car space for every 10 persons In addition, one car space for every commercial vehicle used in the industry.</p>	<p>On-site loading and off-loading accommodation to be provided to the satisfaction of the municipality</p> <p>“Persons employed” shall include management, office staff and factory employees.</p> <p>There shall at all times be a minimum of 2 car spaces and in no case shall the number of car spaces provided exceed the ratio of one car space per 150m² gross industrial floor area.</p> <p>The number of car spaces to be provided may be reduced at the discretion of council in the case of unskilled labour and who rely on public transport</p>
Light Industrial Building	1 car space for every 100 m ² or major portion of the floor area	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Non Polluting Light Manufacturing	1 car space for every 140 m ² or major portion of the floor area	On-site loading and unloading access to be provided to the satisfaction of the municipality.

Use	Standards	Additional requirements
Noxious industry	1 car space for every 140 m ² or major portion of the floor area	On-site loading and unloading access to be provided to the satisfaction of the municipality
Offensive Warehouse	1 car space for every 140 m ² or major portion of the floor area	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Recycling plant	2 per 100m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Research Laboratory	2 per 100m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Retail Warehouse Outlet	4 per 100m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Salvage Yard	1 car space for every 140 m ² or major portion of the floor area	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Service industrial Building	2 car space for every 100 m ² or major portion of the floor area	On-site loading and unloading access to be provided to the satisfaction of the municipality.
Service Workshop	2 car space for every 100 m ² or major portion of the floor area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Warehouse	1 car space for every 140 m ² or major portion of the floor area.	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Vehicle Repair Shop	1 car space for every 140 m ² or major portion of the floor area.	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Wholesaling Shop	4 per 100m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Workshops and service outlets	1 per 100m ² of the Gross Floor Area	On-site loading and unloading access to be provided to the satisfaction of the Municipality

Use	Standards	Additional requirements
RESIDENTIAL		
Backpackers / Hostelling Establishment	1 car space for every 2 bedrooms 1 bus bay for every 25 rooms 2 mini-bus bays per 10 rooms 2 bays for the owner/manager/occupier 15 bays minimum for the general public	On-site loading and unloading accommodation to be provided to the satisfaction of the municipality
Bed and Breakfast Facility	1 car space per lettable room 2 car space for the owner/manager/occupier	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Boarding House	1 car space for every bedroom 2 bays for the owner/manager/occupier Plus a minimum of 5 additional conveniently located car spaces	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Boutique Hotel	1 car space for every bedroom 1 bay for every 4 chairs of the restaurant 2 bays for the owner/manager/occupier 1 bay for every 4 chairs in conference area 15 bays minimum for the general public	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Country House	1 car space for every bedroom 1 bay for every 4 chairs of the restaurant 2 bays for the owner/manager/occupier 4 bay for every 100m ² of the conference area	On-site loading and unloading access to be provided to the satisfaction of the Municipality.

Use	Standards	Additional requirements
	15 bays minimum for the general public	
Creche	1 Parking bays per 6 children 2 Parking bays for office Onsite drop off and pick up zone to the satisfaction of the Local Authority.	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Day Care Centre	1 Parking bays per 6 children 2 Parking bays for office Onsite drop off and pick up zone to the satisfaction of the Local Authority.	On-site loading and unloading access to be provided to the satisfaction of the Municipality.
Dwelling House	1 garage or covered space per dwelling unit 1 garage or covered space per additional self-contained unit.	Site loading and unloading accommodation to be provided to the satisfaction of the municipality Visitor's parking to be conveniently Located to entrance to building
Extended Residential Building	1 garage or covered space per dwelling unit 1 garage or covered space per additional self-contained unit	Site loading and unloading accommodation to be provided to the satisfaction of the municipality Visitor's parking to be conveniently Located to entrance to building
Group Housing	1 parking bays or space per dwelling unit 1 parking bay or car space per 2 dwelling units for visitors	On-site loading and unloading accommodation to be provided to the satisfaction of the Municipality Visitor's parking to be conveniently located to dwelling units and not within private open areas
Guest House	1 car space for every bedroom 2 bays for the owner/manager/occupier	Site loading and unloading accommodation to be provided to the satisfaction of the municipality

Use	Standards	Additional requirements
	1 bay for every 2 conference seats	
Hotel	1 car space for every bedroom 1 Bay for every 25% of restaurant 2 bays for the owner/manager/occupier 1 bay for every 25 of conference seating 15 bays minimum for the General Public	On-site loading and unloading accommodation to be provided to the satisfaction of the Municipality
Lodge	1 car space for every bedroom 1 Bay for every 4 seats of the restaurant space 2 bays for the owner/manager/occupier 15 bays minimum for the general public 4 bays for every 100 m ² of Conference area	On-site loading and unloading accommodation to be provided to the satisfaction of the Municipality
Medium Density Housing	1 parking bays or space per dwelling unit 1 parking bay or car space per 2 dwelling units for visitors	On-site loading and unloading accommodation to be provided to the satisfaction of the Municipality Visitor's parking to be conveniently located to dwelling units and not within private open areas
Residential Building	1 parking bays or space per dwelling unit 1 parking bay or car space per 2 dwelling units for visitors	On-site loading and unloading accommodation to be provided to the satisfaction of the Municipality Visitor's parking to be conveniently located to dwelling units and not within private open areas

Use	Standards	Additional requirements
Retirement Village	1.5 car space for every 2 units 2 car spaces per 100m ² (administrative facilities such as offices)	On-site loading and unloading accommodation to be provided to the satisfaction of the Municipality
Self-Catering Apartments and Villas	2 Parking bays per unit and a Trailer bay facility	On-site loading and unloading accommodation to be provided to the Satisfaction of the Municipality.

6.2 GENERAL NOTES AND REQUIREMENTS

- a) All parking shall be provided within the site of the development proposed.
- b) Where the use proposed is not contained in this document, parking shall be provided at the discretion of the Director Development Planning.
- c) This document contains minimum parking and loading requirements which shall be complied with in terms of this document. The onus however remains on the developers/owner/applicant to ensure that adequate parking and loading facilities, in addition to the minimum requirement are provided within the site of the development proposed.
- d) All loading facilities shall be in accordance with the requirements from the traffic department.
- e) Tandem parking bays may be permitted, provided that it is over and above the applicant meeting with the required parking bays.
- f) 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 manoeuvre.
- g) The parking layout should be designed so that structural columns, beams, walls, etc. shall not obstruct the free manoeuvring of vehicles into and out of parking bays.
- h) The width of one-way driveways, ramps and entrances shall be a minimum of 3.0m. The width of two-way driveways and ramps shall be a minimum of 6.0m.

6.1.3. INTERSECTIONS

- a) No vehicular entrance to, or exit from, a traffic generator should be permitted in the immediate vicinity of a road intersection, junction or interchange.
- b) In the case of an intersection or junction at grade in rural conditions, the distance from such entrance or exit to any such intersection or junction, measured parallel to the direction of travel along the road to which to, or exit from, it is afforded shall not be less than 150 m.
- c) Under urban conditions, this distance may be reduced, in which case the desirable minimum shall be 20m and 60m from an intersection of junction with a minor and major street respectively. No such entrance or exit shall be permitted within a distance of 150 m from the limits of an interchange, which limits shall be determined by the relevant road authority concerned.
- d) Any unavoidable reduction in these minimum distances shall be in exceptional circumstances only and where additional safeguards may be imposed, such as special speed limits, acceleration and deceleration lanes or other traffic controls.

6.1.4. ACCESS TO PROVINCIAL ROADS

- a) There shall be no direct vehicular or pedestrian entrance to, or exit from, a traffic generator to or from a Provincial Main Road, freeways, expressways or heavily – trafficked arterial

roads in urban areas without the prior approval of the KwaZulu-KwaZulu-Natal Department of Transport.

6.1.5. COMMERCIAL PREMISES

- a) No commercial premises with direct access to a flanking service road should be permitted, unless direct pedestrian access from the main carriageway to such service road has been rendered impracticable.

6.1.6. PEDESTRIAN CONFLICT

No traffic generator should be permitted upon any Erf, site or curtilage that, by virtue of its proximity and situation in relation to schools, churches, cinemas, bus depots, taxi ranks, railway stations, major recreation grounds, beaches or other similar places which generate heavy pedestrian movements at certain times, is likely to cause conflict between vehicular and pedestrian traffic.

6.1.7. SPECIFIC STANDARDS FOR TRAFFIC GENERATING SITES

- a) The following standards should be adopted in considering the establishment of any traffic generators:
 - i) Where separate entrance and exit points are to be provided, such should not be placed at, or near, either end of a frontage of not less than 36 metres;
 - ii) The property should be of sufficient depth for the whole activity to be carried on clear of the street and should in no case be less than 15 metres in depth;
- b) The property should be sufficiently large and so laid out as to include a waiting area near to the entrance sufficiently large to accommodate vehicles awaiting service so as to avoid queuing in the public road;
- c) The minimum sight distance along the road should be 120 metres, measured from the entrance / exit point, the height of the eye being 1,37 metres to an object, which is 1,37 metres high;
- d) No traffic generator should be permitted with entrance to, or exit from, a street whose gradient is steeper than 1 : 8 and access ramp should be steeper than 1 : 10;
- e) In rural areas, buildings should be sited at least 36 metres from the nearest point of the road reserve of any main road; and
- f) Pump islands in garages and service stations should not be less than 5m from the property boundary.

SECTION SEVEN: - APPENDICES**APPENDIX 1: DETAILED DEFINITION OF A FACTORY**

1. For the purposes of this Scheme, “factory” will mean:
 - 1.1 Any premises on or within which any person performs work in connection with any business, undertaking or institution, whether an employer or employee, pupil or inmate of an institution or otherwise, in any one or more of the following activities:
 - a) The making of any article or part thereof;
 - b) The altering, repairing, renovating, ornamenting, painting, spraying, polishing, finishing, cleaning, dyeing, washing or breaking up of any article;
 - c) The adaption for sale or use of any article;
 - d) The sorting, assembling or packing (including washing or filling bottles or other containers) of any articles;
 - e) The construction, reconstruction, assembling, repairing or breaking up of vehicles or parts thereof (but excluding premises used for the purpose of housing vehicles where only minor adjustments are carried out);
 - f) Printing or letterpress, lithography, photogravure or other similar process, including any activity associated with the printing industry;
 - g) The production and storage of gas in a holder of more than 140 cubic metres of storage capacity;
 - h) The freezing, chilling or storage in cold storage of any article;
 - i) The slaughtering of livestock;
 - j) The generation of electricity;
 - k) Photographic work; and
 - l) Any activity carried on that is necessary, or incidental, to any activity referred to in subparagraph (a) to (k), inclusive, if the premises on which it is carried out, or form part of, is adjacent to the premises to which it is so incidental;
 - 1.2 Any premises on which bookkeeping, typewriting or any other clerical work incidental to any activity referred to in paragraph 1.1 is performed, if such premises forms part of, or are adjacent to, the premises in which the said activity is carried on.
2. Notwithstanding the provisions of 1.1 above, “factory” shall not include:
 - a) Any premises on which fewer than three (3) persons perform work in any activity referred to in 1.1, unless:
 - i) Mechanical power (other than for ordinary lighting purposes) is used in the activity conducted on or within such premises, whether such power is derived from steam, electricity, gas, liquid or from any other source; and
 - ii) Such premises have been registered as a factory in terms of the relevant legislation;
 - b) Premises on or within which any activity referred to in 1.1 above is incidental to the conduct of a business engaged mainly in the sale of goods by retail;
 - c) Premises on or within which any activity referred to in 1.1 above is incidental to the conduct of a business engaged mainly in the sale of goods by wholesale;

- d) Any mine or works as defined in Section 102 of the Mine, Health and Safety Act (No. 29 of 1996), as amended, or any subsequent applicable legislation;
 - e) Dwelling houses, hotels, boarding houses, restaurants, refreshment or tea rooms or eating houses in respect of any activity referred to in 1.1 above which is ordinarily incidental to the conduct of such establishment;
 - f) Premises used temporarily or exclusively for the carrying on of any activity connected with the construction, alteration, renovation, repair or demolition of any building, bridge, road or irrigation works, or any other similar works;
 - g) Premises on a farm in respect of which a farmer, including a partnership or group of persons, other than a company, carries out any activity referred to in 1.1 above solely in connection with processes and products related to such farm and which are directly connected to the primary farming activities thereon;
 - h) A workroom associated with a *bona fide* institution; and
 - i) The danger area of an explosives factory as described in the regulations under the Explosives Act, (No. 15 of 2003), as amended.
3. For the purposes of this Annex and Scheme, “power” does not include hand or foot power used to operate any mechanical appliance or power derived from machinery rated to develop not more than 0,7457 kw machine power.

APPENDIX 2: OFFENSIVE/NOXIOUS TRADES, FACTORIES AND STORAGE FACILITIES

1. Chemical works;
2. Dye works;
3. Manure, superphosphate or fertilizer works or stores;
4. Fell monger;
5. Tanning and leather – dressing works;
6. Works or premises used for the storage, drying, preserving or otherwise dealing with bones, horns, hoofs or hides;
7. Whaling stations and premises or works used for storing or dealing with material derived from whales;
8. Knackers' yards;
9. Glue or sizing factories
10. Soap and candle works;
11. Fat – melting or tallow – melting works and any similar works or establishment dealing with meat, bones, blood, offal, horns, hoofs or other animal organic matter;
12. Wattle – bark grinding or extracting) works;
13. Brick – burning and lime – burning works;
14. Breweries and distilleries;
15. Fish canning works;
16. Bacon factories, sausage factories and similar works;
17. Gut – scraping works;
18. Tripe – cleaning or tripe – boiling works; and,
19. Destructors or other works for the treatment of household refuse, trade refuse, street refuse, sewage or “night – soil”.

APPENDIX 3: ADMISSION OF RETAIL USES INTO INDUSTRIAL ZONES

1. Certain categories of retail outlets may be permitted within industrial zones with the prior consent of the Municipality. The remaining ones must be the subject of a rezoning application.
2. The categories of retail outlets, which may be admitted within industrial zones by consent, include, *inter alia*:-
 - a) Low – order convenience goods and service shops catering for the immediate day-to-day needs of people working within the industrial area concerned, provided that the total floor area of any shop or contiguous set of shops (including a set of shops separated by a road or pedestrian way or route) shall in no case exceed 300m²;
 - b) Shops which are incompatible with the vast majority of the types of shops normally located within commercial zones, but which fit in well in industrial areas, such as builders' supply dealers, firms dealing in wire, gates and fences, timber merchants and firms dealing in agricultural implements;
 - c) Shops which deal largely with other firms normally located in industrial areas such as service stations, specialist industrial concerns in the motor trade (panel beaters and auto – electrical specialists), builders and engineering firms (paint shops, firms dealing in engineering supplied) and motor spares shops; and
 - d) Shops which:
 - i) Are situated on the same site as the industrial activities concerned;
 - ii) Retail only products of the industrial concern to which they relate, or which deal with directly associated products; and
 - iii) Have floor areas not exceeding ten per cent of the total floor area of all buildings on the lot, Erf, site or curtilage, or 150m², whichever is the lesser;

Provided that there shall only be one shop for each industrial undertaking thereon.

APPENDIX 4: PLANNING APPLICATION CRITERIA FOR HOSPITALITY USES

1. GENERAL PROVISIONS FOR HOSPITALITY USES

1.1 Land Use Associated with Conditions

The conditions stipulated below must be read in conjunction with the definitions and parking provisions of the following uses:

1. Bed and Breakfast
2. Boutique Hotel
3. Country House
4. Guest House
5. Lodge

1.2 Conditions

1.2.1. The following minimum ERF sizes shall apply:

Bed and Breakfast	The minimum lot size shall be in accordance with the zone wherein the land use is proposed.
Guest House	The minimum lot size shall be in accordance with the zone wherein the land use is proposed.
Country House	1 Hectare
Boutique Hotel	500m ²
Lodge	1 Hectare

- 1.2.2. No person may operate any of the land uses listed in 1.1 above, on any premises unless they have complied with all applicable legislation, which include but not limited to:
- a) The National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977);
 - b) The KwaDukuza Municipality Outdoor Advertising Bylaw gazetted (No. 1938 of 2018);
 - c) The KwaZulu Natal Liquor Licensing Act, 2010 (Act. No. 06 of 2010);
 - d) The Tobacco Products Control Act, 1993 (Act No. 83 of 1993);
- 1.2.3. No kitchen facility may be provided to guests in the lettable rooms;
- 1.2.4. The operation of the facility may not detract from the residential character and amenities of the property or the immediate surroundings;
- 1.2.5. Except for in a country house and Lodge, no place of public assembly or a place of public amusement may be included in the premises.
- 1.2.6. The municipality may by written notice to the owner of the property on which a special consent was granted, suspend or cancel the special consent:
- a) with immediate effect, if the authorised official reasonably believes that it is urgently necessary to do so to eliminate or reduce a significant risk to public health, safety and general amenity caused by the activity; and
 - b) after the lapsing of the period stipulated in a notice affording the owner a reasonable opportunity to comply with the notice and the owner having failed to do so.

- 1.2.7. The municipality may amend its conditions of establishment for the approval of the activity by written notice to the owner of the property, if the authorised official reasonably believes that it is necessary. This may be done with regards to the public health, safety, general amenity and any changed circumstances since the approval was granted.
- 1.2.8. All loading and parking provision has to be provided off street and it shall be to the satisfaction of the Municipality. The Municipality may relax these requirements on application and consider the unique merits of the application, with specific emphasis on the attempt to promote the hospitality industry in historically disadvantaged areas.

APPENDIX 5: REGISTER OF AMENDMENTS TO THE KWADUKUZA SCHEME

[illegible]

APPENDIX 6: REGISTER OF DEVELOPMENT APPLICATIONS LODGED WITH THE KWADUKUZA SCHEME

REGISTER OF DEVELOPMENT APPLICATIONS					
APPLICATION REFERENCE NO.	FILE NO.	PROPERTY DESCRIPTION	DETAILS OF APPLICATION	DATE OF DECISION	REMARKS

Appendix 7: Register of Management Overlays for the KwaDukuza Scheme

REGISTER OF MANAGEMENT OVERLAYS				
APPLICATION REFERENCE NUMBER	FILE NUMBER	DETAILS OF OVERLAY	DATE OF DECISION	REMARKS
XXX	TP----			
XXX	TP----			
XXX	TP----			

NOTE: This register is to be filled in in terms of ADOPTED Management Overlay Informants, and Management Overlay Plans e.g.:-

- Biodiversity Informants;
- KwaDukuza BOS Informant;
- KwaDukuza Coastal Management Plan; and,
- ILembe Environmental Management Plan.

APPENDIX 8: LIST OF DFA APPROVALS/ SPECIAL ZONES

No.	Development Reference/Property Description	DFA Reference Number
1.	Erf 506 Shakashead	2001/1109
2.	Erf 2014 Ballitoville	2002/192
3.	Steve Bhiko	2002/391
4.	Groutville Phase 1	2002/596
5.	Shayamoya Nkobongo	2002/667
6.	Simbithi Eco Estate	2003/653
7.	Dunkirk Estate	2003/653
8.	Simbithi Phase 2,3,4	2004/149
9.	Zululami	2004/567
10.	Brettenwood Estate	2004/754
11.	Nkwazi/Siyambezi	2004/841
12.	Shakashead Ext 2 Phase 2	2004/861
13.	Sheffield Manor	2004/929
14.	Chairmans Rest	2005/766
15.	Palm Lakes	2005/766
16.	Blythedale Coastal Resort	2005/1298
17.	Mount Richmore	2006/210
18.	Bogmore Residential Estate	2006/933
19.	Woodmead Residential Estate	2006/1281
20.	Ballito Estates	2007/560
21.	Sheffield Shopping Centre	2007/561
22.	Avon Peaking Power Plant	2007/818
23.	Zimbali Lakes	2007/858
No.	Development Reference/Property Description	DFA Reference Number
24.	Manor Estates	2007/1120
25.	Sheffield Manor	2007/1250
26.	Shayamoya Coastal and Forest Estate	2007/1411
27.	Hyde Park Country Estate	2007/1499
28.	Helmsley Agricultural Estate	2008/99
29.	Natures Glen at Sheffield Beach	2008/481
30.	Thornhill Estate	2008/738
31.	Mnyundwini Housing Project	2008/771
32.	Njekane and Ntsheni Housing Projects	2008/772

33.	Imbonini Service Park	2008/1022
34.	Royal Palm Estate	2008/1092
35.	Rocky Ridge	2009/153

Zone Reference	Deeds Town	Property Description
1.	Ballitoville (Special Zone - Lifestyle Centre)	Erf 2348 Ballito
2.	Ballitoville (Special Zone - Lifestyle Centre)	Portion 1 of Erf 2564 of Ballitoville
3.	Ballitoville (Special Zone - Lifestyle Centre)	Portion 3 of Erf 2564 of Ballitoville
4.	Ballitoville (Special Zone - Lifestyle Centre)	Erf 3671 of Ballitoville
5.	Ballitoville	Portion 88 of Erf 931 of Ballitoville
6.	Ballitoville	Portion 528 of Erf 931 of Ballitoville
7.	Ballitoville	Erf 1 of Ballitoville
8.	Ballitoville	Erf 11 of Ballitoville
9.	Ballitoville	Erf 12 of Ballitoville
10.	Ballitoville	Erf 13 of Ballitoville
11.	Ballitoville	Portion 2 of Erf 1385 of Ballitoville
12.	Ballitoville	Erf 617 of Ballitoville
13.	Ballitoville	Erf 618 of Ballitoville
14.	Ballitoville	Erf 93 of Ballitoville
Zone Reference	Deeds Town	Property Description
15.	Ballitoville	Erf 1639 of Ballitoville
16.	Blythedale Beach (Special Zone - Club Guest House)	Erf 246 of Blythedale Beach
17.	Farm Addington	Portion 13 of Erf 1385 of Farm Addington
18.	Farm Addington	Portion 14 of Erf 1385 of Farm Addington
19.	Farm Gledhow Mount	Portion 6 of Erf 1983 of Farm Gledhow Mount
20.	Farm Lot 56	Portion 601 of Erf 931 of Farm Lot 56
21.	Farm Lot 56	Portion 602 of Erf 931 of Farm Lot 56
22.	Farm Lot 56	Portion 12 of Erf 931 of Farm Lot 56
23.	Farm Lot 56	Portion 365 of Erf 931 of Farm Lot 56
24.	Farm Lot 69	Portion 54 of Erf 917 of Farm Lot 69
25.	Farm Lot 69	Portion 140 of Erf 917 of Farm Lot 69
26.	Farm Lot 72	Portion 48 of Erf 1526 of Farm Lot 72
27.	Farm Lot 72	Portion 50 of Erf 1526 of Farm Lot 72

28.	Farm Lot 72	Portion 49 of Erf 1526 of Farm Lot 72
29.	Farm New Guelderland (Special Zone: Waste Disposal and Recycling Site)	Portion 159 of Erf 1404 of Farm New Guelderland
30.	Farm Zimbali West	The Farm Zimbali West No 17744
31.	Farms	Portion 13 of Erf 1526 of Farms
32.	Farms	Portion 67 of Erf 917 of Farms
33.	Highridge	Erf 69 of Highridge
34.	Port Zimbali	Erf 325 of Port Zimbali
35.	Port Zimbali	Portion 247 of Erf 325 of Port Zimbali
36.	Port Zimbali	Portion 229 of Erf 325 of Port Zimbali
37.	Port Zimbali	Portion 246 of Erf 325 of Port Zimbali
38.	Salt Rock	Portion 1 of Erf 343 of Salt Rock
39.	Salt Rock	Portion 585 of Erf 1521 of Salt Rock
40.	Sheffield Beach	Portion 25 of Erf 917 of Sheffield Beach
Zone Reference	Deeds Town	Property Description
41.	Sheffield Beach	Portion 32 of Erf 917 of Sheffield Beach
42.	Sheffield Beach	Erf 848 of Sheffield Beach
43.	Sheffield Beach	Erf 858 of Sheffield Beach
44.	Sheffield Beach	Erf 860 of Sheffield Beach
45.	Sheffield Beach	Erf 864 of Sheffield Beach
46.	Sheffield Beach	Erf 865 of Sheffield Beach
47.	Sheffield Beach	Erf 867 of Sheffield Beach
48.	Sheffield Beach	Erf 866 of Sheffield Beach
49.	Sheffield Beach	Erf 859 of Sheffield Beach
50.	Sheffield Beach	Erf 857 of Sheffield Beach
51.	Sheffield Beach	Erf 856 of Sheffield Beach
52.	Sheffield Beach	Erf 855 of Sheffield Beach
53.	Sheffield Beach	Erf 854 of Sheffield Beach
54.	Sheffield Beach	Erf 853 of Sheffield Beach
55.	Sheffield Beach	Erf 852 of Sheffield Beach
56.	Sheffield Beach	Erf 851 of Sheffield Beach
57.	Sheffield Beach	Erf 850 of Sheffield Beach
58.	Sheffield Beach	Erf 847 of Sheffield Beach
59.	Sheffield Beach	Erf 849 of Sheffield Beach
60.	Sheffield Beach	Erf 862 of Sheffield Beach
61.	Sheffield Beach	Erf 863 of Sheffield Beach

62.	Sheffield Beach	Erf 861 of Sheffield Beach
63.	Sheffield Beach	Erf 868 of Sheffield Beach
64.	Sheffield Beach	Erf 859 of Sheffield Beach
65.	Sheffield Beach	Erf 857 of Sheffield Beach
66.	Sheffield Beach	Erf 856 of Sheffield Beach
67.	Sheffield Beach	Erf 855 of Sheffield Beach
68.	Sheffield Beach	Erf 854 of Sheffield Beach
69.	Stanger (Special Zone 1)	Erf 1933 of Stanger
70.	Stanger (Special Zone 1)	Portion 3 of Erf 5290 of Stanger
Zone Reference	Deeds Town	Property Description
71.	Stanger (Special Zone 1)	Portion 4 of Erf 5290 of Stanger
72.	Stanger (Special Zone 1)	Erf 5326 of Stanger
73.	Stanger (Special Zone 1)	Portion 2 of Erf 5290 of Stanger
74.	Stanger (Special Zone 1)	Erf 267 of Stanger
75.	Stanger	Portion 8 of Erf 260 of Stanger

Disclaimer: List is subject to amendments and further inclusions.