

## 2.33. A. MIXED USE / COMMERCIAL

### SPECIAL ZONE: KWADUKUZA CBD



#### STATEMENT OF INTENT

This is a zone intended to regularise existing building within the CBD Precinct of Kwadukuza.

#### ZONE COLOUR AND SCHEME NOTATION



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

#### 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
SZ: KWADUKUZA CBD PRECINCT	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

BUILDING AND LAND USE CATEGORY	SPECIAL ZONE: KWADUKUZA CBD PRECINCT
FREELY PERMITTED	<p><b>5.2.3 ENVIROMENT AND RECREATION</b></p> <ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Private Recreational Area</li> <li>• Recreational Building</li> </ul> <p><b>5.2.4 COMMERCIAL</b></p> <ul style="list-style-type: none"> <li>• Art and Craft Workshop</li> <li>• Betting depot</li> <li>• Car Wash</li> <li>• Commercial Workshop</li> <li>• Launderette</li> <li>• Motor Car Showroom</li> <li>• Office, Business</li> <li>• Services</li> <li>• Office, Professional</li> <li>• Offices, General</li> <li>• Offices, Medical</li> <li>• Office, Public</li> <li>• Parking Garage</li> <li>• Place of Amusement</li> <li>• Restaurant</li> <li>• Restaurant, Fast Food</li> <li>• Shop</li> <li>• Service Station</li> </ul> <p><b>5.2.5 INDUSTRIAL</b></p> <ul style="list-style-type: none"> <li>• Warehouse</li> <li>• Wholesale Shop</li> </ul> <p><b>5.2.6 RESIDENTIAL</b></p> <ul style="list-style-type: none"> <li>• Residential Building (Except on ground floor)</li> </ul>
CONSENT	<p><b>5.2.2 CIVIC AND SOCIAL/ ADMINISTRATIVE</b></p> <ul style="list-style-type: none"> <li>• Educational Building</li> <li>• Place of Assembly</li> </ul> <p><b>5.2.6 RESIDENTIAL</b></p> <ul style="list-style-type: none"> <li>• Crèche</li> <li>• Hotel</li> </ul> <p><b>5.2.8 UTILITIES AND SERVICES</b></p> <ul style="list-style-type: none"> <li>• BTTS</li> </ul>
<b>PROHIBITED LAND USES AND BUILDINGS</b>	

**LAND USE CATEGORIES**

## ADDITIONAL CONTROLS

1. In respect of the SZ: Kwadukuza CBD, where a building has been erected prior to the adoption of the Stanger Town Planning Scheme such buildings maybe be exempt from:
  - 1.1 Submission of encroachments application for overhanging structures
  - 1.2 For commercial usage the applicant makes provisions in terms of payment into the parking Reserve fund
- 2 For residential usage with the CBD, the parking requirement shall be 1 bay per unit.
- 3 The developer shall be entirely responsible for ensuring compliance with any other applicable legislation (*i.e.* NBR)
- 4 Landscaping shall be undertaken as an integral part of the development of the site, and shall be indicated on the approved site development plan.
- 5 In respect of the Special 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 <sup>2</sup>	1,50	100%	6
1001m <sup>2</sup> to 3000m <sup>2</sup>	2,50	100%	6
3001m <sup>2</sup> upwards	2,50	100%	greater than 6

- 6 Other that commercial and residential all Accommodation for parking is to be as per Section 6 Parking Norms and Standards
- 7 That 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.
- 8 In respect of Erf 18, a "Place of Public Assembly" shall be a freely permitted land use.
- 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.
- 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.
- 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.

- 12 In respect of the special zone, where 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 meters, 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.
- 13 The calculations for payment into the parking reserve fund shall be as  
Cost per Bay = (P x M) + C  
P = Size of parking Bay  
M = Land Value in m<sup>2</sup>  
C = Actual construction Cost / Bay of 23m<sup>2</sup>
- 14 A Site Development Plan may be required on request by the municipality. All Site Development Plans will be in line with section three 3.22 of this land use management scheme.

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