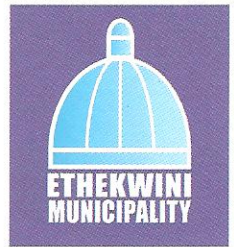


# ETHEKWINI MUNICIPALITY

**Sustainable Development & City Enterprises**  
**Development Planning, Environment & Management Unit**  
**Hillcrest Area**

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Hillcrest, 3610  
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Ms S Moonsamy  
Head of the Unit

Enquiries: T.Mbatha  
Ref: Ptn 414 Uit/Komst

11 February 2011

Dear Sir / Madam

**Re:** Portion 414 of the farm UitKomst & Doornrug No. 852  
**Address:** Unknown

This is to certify that the above property is zoned **General Industry 1** in terms of the Consolidated Outer West Scheme .

**The Following Town Planning and Land Use Controls apply to the above**

Minimum Subdivisional Size	:	1800m <sup>2</sup>
Floor Area Ratio	:	0.50
Coverage	:	50%
Front Building Line	:	7.5m
Side Building Line	:	3m
Rear Building Line	:	3m

**Permitted Uses**

Commercial Workshop, Conservation Area, Cottage Industry Building, General Industrial Building, Home Business, Light Industrial Building, Public Office, Service Industrial Building, Warehouse.

**Uses by Special Consent**

Agricultural Building, Agricultural Industry, Agricultural Land, Arts & Crafts Workshop, Drive-in- Cinema, Funeral Parlour, Garage, Laundrette, Office Building, Parking Garage, Private Recreation Area, Recreation Building, Restaurant, Service Station, Special Industrial Building, Tuck Shop, Retail Nursery, Veterinary Hospital.



**"We care, we belong, we serve"**

**Disclaimer**

The controls given above are those specific to the land use zone in which the property falls. However attention is drawn to the Town Planning Scheme Regulations where, in certain cases, additional requirements can be called for the discretion of the Head of Development Planning and Management and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

Yours Faithfully

X *T. Mbatha*

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T. Mbatha

**For: Regional Co-Ordinator : Land Use Management  
Development Planning , Environment and Management  
Hillcrest Area Office  
EThekweni Municipality**

## ANNEXURE G

### POLICY OF THE TOWN AND REGIONAL PLANNING COMMISSION WITH REGARD TO ADMISSION OF RETAIL USES INTO INDUSTRIAL ZONES.

1. Certain categories of retail outlets should be admitted to industrial zones by special consent and the remaining categories only by rezoning.
2. The categories of retail outlets which should be admitted to industrial zones by Special consent are as follows
  - (a) Low order convenience goods and service shops catering for the immediate 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 route) should in no case exceed 300 m<sup>2</sup>.
  - (b) Shops which are incompatible with the vast majority of the types of shops normally found in commercial zones but which fit in well in industrial areas (e.g. builders' supplies dealers; firms dealing in wire gates and fences; timber merchants; 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 (like panel beaters and auto electrical specialists), builders and engineering firms (e.g. paint shops; firms dealing in engineering supplies; motor spares shops).
  - (d) Shops which -
    - (i) are situated on the same sites as the industrial activities concerned;
    - (ii) retail only products of the industrial concerns to which they relate or directly associated products;
    - (iii) have floor areas not exceeding 10 per cent of the total floor area of all buildings on the site or 150 m<sup>2</sup> whichever is the lesser;provided that there shall be only one shop for each industrial undertaking on the site.

April 1978