

## COMPENSATION INDUSTRIAL AND BUSINESS ESTATE

### ADDENDUM ON LAYOUT AND LAND USE

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The Department of Agriculture and Environmental Affairs has requested additional information around the development layout and land use intentions for the Compensation Industrial and Business Estate (CIBE).

The CIBE is proposed as a new industrial estate that will take advantage of the accessibility to the R102 and N2 and location in close proximity to the Dube TradePort and King Shaka International Airport. This location, coupled with the unique topographical attributes of the land (very flat) present an extraordinary opportunity for large-scale industrial development.

The layout (referenced CompOO1/02 Rev 1), as per **Annex A**, reflects the broad precincts of the development, main access and circulation and potential subdivisions of the development. The intention is to provide large sites for large scale logistics, distribution, warehousing and manufacturing activities but also to provide opportunities for business park and office activities.

The layout plan will change, in terms of actual subdivisions, in order to respond to specific market demands but the primary access points are fixed as are the open space provisions of the development. The remainder of the development will, in essence, be platformed to provide suitable sites for new investment and construction of top structures.

In terms of the various precincts identified, as indicated in the draft Layout Plan, the primary land use focus will be as follows :-

1. **General Industry** – Manufacturing (non noxious), logistics and distribution, warehousing
2. **Service Industrial/Light Industrial** – Light and service industry, Business park activities, warehousing
3. **Office Park/Business Park** – Business park, Offices, commercial warehousing
4. **Mixed Use** – retail, offices
5. **Open Space**

The draft, proposed development controls, as described further below, are in accordance with the draft Land Use Management Scheme for the KwaDukuza Municipality. The final land use controls will be dealt with in the Planning and Development Act (PDA) application that will follow once EIA approval has been received. The PDA will also then deal with the subdivisional details and will deal with future changes to the subdivisions to accommodate consolidations and subdivisions of existing sites.

It will be a requirement to bring the land development area under Town Planning Scheme control. For this purpose it is proposed that the CIBE be brought under the Ballito Planning Scheme area, and that the following development controls serve as a guideline towards development of final planning scheme controls and development controls that will be submitted during the PDA process to be approved by the KwaDukuza Municipality.

There should be no requirement to confirm, in the EIA process, the detailed land use zones as this is not the function or mandate of the EIA process.

The following “zones” would be considered as being appropriate within each Precinct as indicated on the Layout Plan.



**1. FOR MIXED USE PRECINCT**

**Colour Notation on Layout Plan**



**Sub Zones within the Mixed Use Precinct**

**1.1 MULTI-PURPOSE RETAIL AND OFFICE (MPRO)**

	<p><b>STATEMENT OF INTENT</b></p> <p>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</p>	<p><b>COLOUR AND SCHEME NOTATION</b></p> <div style="text-align: center;">  </div> <p>Fill: Process Blue R 020, G 129, &amp; B 188 Border: Golden Yellow R 255, G 204, &amp; B 000</p>
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**ZONES AND DEVELOPMENT CONTROLS**



ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
<b>MPRO 1</b>	450 2000 for multi-use	0,5	50%	2	7.5	2.5	2.5	18
<b>MPRO 2</b>	1800 for multi use 900	0.5	100%	3 2	7.5	2.5	2.5	18
<b>MPRO 4</b>		NA	40%	3				
<b>MPRO 5</b>	1800 for multi use 900	0,8	40%	2	7.5	2.5	2.5	18

**LAND USE CATEGORIES**

<b>BUILDING AND LAND USE CATEGORY</b>	<b>MPRO 1, 2 &amp; 4</b>	<b>MPRO 6</b>	<b>MPRO 3</b>
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BUILDING AND LAND USE CATEGORY	MPRO 1, 2 & 4	MPRO 6	MPRO 3
FREELY PERMITTED	<b>COMMERCIAL</b> <ul style="list-style-type: none"> <li>Arts and Crafts Workshop</li> <li>Maintenance Building</li> <li>Office</li> <li>Public Office</li> <li>Professional Office</li> <li>Place of Amusement</li> <li>Place of Assembly</li> <li>Restaurant</li> <li>Shop</li> <li>Commercial workshop</li> </ul>	<b>COMMERCIAL</b> <ul style="list-style-type: none"> <li>Launderette</li> <li>Office</li> <li>Professional Office Building</li> <li>Public Office</li> <li>Residential Building (except on Ground floor)</li> <li>Restaurant</li> <li>Shop</li> <li>Workshop</li> </ul>	<b>COMMERCIAL</b> <ul style="list-style-type: none"> <li>Arts and Craft Workshop</li> <li>Launderette</li> <li>Office Building limited to 2500</li> <li>Place of Amusement</li> <li>Private recreation area</li> <li>Private Open space</li> <li>Recreational; building (except on ground floor road excluding hotel</li> <li>Restaurant</li> <li>Shop limited to 2500 sq m.</li> </ul>

## 1.2 GARAGE AND PFS (MPFS)

	<p style="text-align: center;"><b>STATEMENT OF INTENT</b></p> <p>This zone provides for the development used or designed for the sale of petroleum, oil and other fuels and lubricants and accessories used in connection with motor vehicles and includes an office and storeroom, together with facilities for the servicing and maintenance of motor vehicles and may also include space devoted to restaurants, shops (not exceeding 150 m2) 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.</p>	<p style="text-align: center;"><b>COLOUR AND SCHEME NOTATION</b></p> <div style="text-align: center;">  <p><b>PFS</b></p> </div> <p>Fill: Royal Blue R 065, G 105, &amp; B 255</p> <p>Border: Black</p> <p>Notation Black</p>
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## ZONES AND DEVELOPMENT CONTROLS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
MPFS	1 800	0.40	60%	2	9	4.5	4.5	36

## LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	MPFS		

BUILDING AND LAND USE CATEGORY	MPFS		
FREELY PERMITTED	COMMERCIAL <ul style="list-style-type: none"> <li>• Petrol Service Station</li> <li>• Garage</li> <li>• Car wash</li> <li>• Convenience shop</li> </ul>		


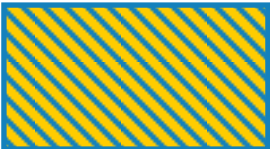
## 2. FOR OFFICE PARK/BUSINESS PARK

### Colour Notation on Layout Plan



### Sub Zones within the Office Park/ Business Park Precinct

#### 2.1 OFFICES (MOFF)

	<p><b>STATEMENT OF INTENT</b></p> <p>This is a zone for the development of distinct office areas adjacent to other forms of commercial development</p>	<p><b>COLOUR AND SCHEME NOTATION</b></p>  <p>Fill: Process Blue R 020, G 129, &amp; B 188 Border and Hatch: R 255, G 204, &amp; B 000</p>
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### ZONES AND DEVELOPMENT CONTROLS



ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
MOFF 1	1500	0,50	50%	2	7.5	4.5	4.5	18
MOFF 2	Min 500	1.	40%	6	7.5	4.5	4.5	16
MOFF 3	900	0.8	50%	6	7.5	2.5	2.5	16
MOFF 4	900	0.45	50%	6	7.5	2.5	2.5	16

### LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	MOFF 1 & 2	MOFF 3	MOFF 4
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BUILDING AND LAND USE CATEGORY	MOFF 1 & 2	MOFF 3	MOFF 4
FREELY PERMITTED	<b>OFFICE</b> <ul style="list-style-type: none"> <li>Office Building (Excluding Banks)</li> <li>Professional Offices</li> <li>Public Office</li> </ul>	<b>OFFICE</b> <ul style="list-style-type: none"> <li>Office Building (Excluding Banks)</li> <li>Professional Offices</li> <li>Public Office</li> </ul>	<b>OFFICE</b> <ul style="list-style-type: none"> <li>Professional Offices</li> </ul>

## 2.2 BUSINESS PARK (INBP)

	<p style="text-align: center;"><b>STATEMENT OF INTENT</b></p> <p>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</p>	<p style="text-align: center;"><b>COLOUR AND SCHEME NOTATION</b></p> <div style="text-align: center;">  </div> <p>Fill Light Blue R 171, G 186, and B 222 Border Black</p>
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### ZONES AND DEVELOPMENT CONTROLS

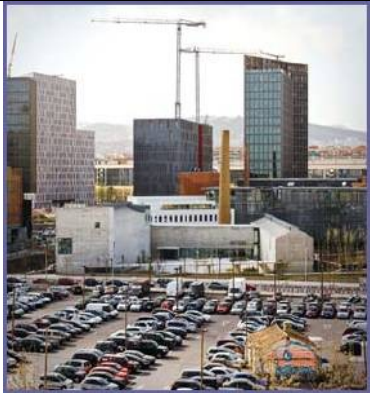

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
INBP 1	1800	1.00	70%	3	7.5	2.5	2.5	21
INBP 2	1800	0.6	60%	2	5	5	5	21
INBP 3	1800	1.5	70%	6	9.0	4.5	4.5	21

### LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	INBP 1	INBP 2	

BUILDING AND LAND USE CATEGORY	INBP 1	INBP 2	
FREELY PERMITTED	<b>COMMERCIAL</b> <ul style="list-style-type: none"> <li>• Offices</li> </ul>	<b>COMMERCIAL</b> <ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Laundrette</li> <li>• Office building</li> <li>• Place of Public Amusement</li> <li>• Place of Public Assembly</li> <li>• Public Office</li> <li>• Factory Shop</li> <li>• Restaurant</li> <li>• Shop</li> <li>• Wholesale Shop</li> <li>• Offices</li> <li>• Motor Car Showroom</li> <li>• Motor Dealership</li> <li>• Warehouse</li> </ul>	<b>COMMERCIAL</b> <ul style="list-style-type: none"> <li>• Funeral Parlour</li> <li>• Laundrette</li> <li>• Office building</li> <li>• Place of Public Amusement</li> <li>• Place of Public Assembly</li> <li>• Public Office</li> <li>• Factory Shop</li> <li>• Restaurant</li> <li>• Shop</li> <li>• Wholesale Shop</li> <li>• Offices</li> <li>• Motor Car Showroom</li> <li>• Motor Dealership</li> <li>• Warehouse</li> </ul>
FREELY PERMITTED	<b>MANUFACTURING</b> <ul style="list-style-type: none"> <li>• Light Industrial</li> <li>• Research Laboratory</li> <li>• Parking Garage</li> <li>• Bus and Taxi Rank</li> </ul>	<b>MANUFACTURING</b> <ul style="list-style-type: none"> <li>• Light Industrial</li> <li>• Service Industrial Building</li> <li>• Research Laboratory</li> <li>• Parking Garage</li> <li>• Bus and Taxi Rank</li> <li>• Commercial Workshop</li> <li>• Arts and Crafts Workshop</li> </ul>	<b>MANUFACTURING</b> <ul style="list-style-type: none"> <li>• Light Industrial</li> <li>• Service Industrial Building</li> <li>• Research Laboratory</li> <li>• Arts and Craft workshop</li> <li>• Parking Garage</li> <li>• Bus and Taxi Rank</li> <li>• Commercial Workshop</li> <li>• Arts and Crafts Workshop</li> </ul>
FREELY PERMITTED	<b>COMMUNITY</b> <ul style="list-style-type: none"> <li>• Crèche</li> <li>• Place of Amusement</li> <li>• Place of Worship</li> <li>• Social Hall</li> <li>• Institution</li> </ul>	<b>COMMUNITY</b> <ul style="list-style-type: none"> <li>• Crèche</li> <li>• Place of Amusement</li> <li>• Place of Worship</li> <li>• Social Hall</li> <li>• Educational Building</li> <li>• Institution</li> </ul>	<b>COMMUNITY</b> <ul style="list-style-type: none"> <li>• Crèche</li> <li>• Place of Amusement</li> <li>• Place of Worship</li> <li>• Social Hall</li> <li>• Educational Building</li> <li>• Institution</li> <li>• Place of Assembly</li> </ul>

## 2.3 LIGHT INDUSTRY (INLI)

	<p style="text-align: center;"><b>STATEMENT OF INTENT</b></p> <p>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 <u>not</u> involve significant vibration, noise, odour, or high volume of automobile and truck traffic.</p>	<p style="text-align: center;"><b>COLOUR AND SCHEME NOTATION</b></p> <div style="text-align: center;">  </div> <p>Fill: Pale Lilac R 239, G 198, &amp; B 255 Border: Black</p>
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## ZONES AND DEVELOPMENT CONTROLS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
INLI 1	900	0.50	50%	3	7.5	2.5	2.5	21
INLI 2	450	0.1	75	3	7.5	2.5	2.5	16
INLI 3	900	1.0	70%	3	7.5	3.0	3.0	18


## LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	INLI 1 & 2	INLI 3	
<b>FREELY PERMITTED</b>	<p><b>INDUSTRY</b></p> <ul style="list-style-type: none"> <li>• Non Polluting Light Manufacturing</li> <li>• Wholesaling</li> <li>• Production Studio</li> <li>• Showroom</li> <li>• Service Industry</li> <li>• Light Industrial Building</li> <li>• Arts and craft workshop</li> <li>• Custom Workshop</li> <li>• Carpenters Shop</li> <li>• Industrial sales and service</li> <li>• Dry Cleaning</li> <li>• Workshop</li> <li>• Funeral parlour</li> <li>• Laundrette</li> <li>• Warehouse</li> <li>• Food warehouse</li> <li>• Warehouse</li> <li>• Cold Storage</li> <li>• Research Laboratory</li> </ul>	<p><b>INDUSTRY</b></p> <ul style="list-style-type: none"> <li>• Non Polluting Light Manufacturing</li> <li>• Wholesaling</li> <li>• Production Studio</li> <li>• Showroom</li> <li>• Service Industry</li> <li>• Light Industrial Building</li> <li>• Arts and craft workshop</li> <li>• Custom Workshop</li> <li>• Carpenters Shop</li> <li>• Industrial sales and service</li> <li>• Dry Cleaning</li> <li>• Workshop</li> <li>• Funeral parlour</li> <li>• Laundrette</li> <li>• Warehouse</li> <li>• Food warehouse</li> <li>• Warehouse</li> <li>• Cold Storage</li> <li>• Research Laboratory</li> </ul>	



BUILDING AND LAND USE CATEGORY	INLI 1 & 2	INLI 3	
FREELY PERMITTED	<b>COMMERCIAL</b> <ul style="list-style-type: none"> <li>• Restaurant</li> <li>• Bank</li> <li>• Personal service shop</li> <li>• Office Building</li> <li>• Public Office</li> </ul>	<b>COMMERCIAL</b> <ul style="list-style-type: none"> <li>• Restaurant</li> <li>• Bank</li> <li>• Personal service shop</li> <li>• Office Building</li> <li>• Public Office</li> </ul>	
FREELY PERMITTED	<b>TRANSPORTATION</b> <ul style="list-style-type: none"> <li>• Public transportation</li> <li>• Bus and Taxi Rank</li> <li>• Parking Garage</li> <li>• Service Station</li> </ul>	<b>TRANSPORTATION</b> <ul style="list-style-type: none"> <li>• Public transportation</li> <li>• Bus and Taxi Rank</li> <li>• Parking Garage</li> <li>• Service Station</li> </ul>	

## 2.4 LOGISTICS (INLG)

	<p style="text-align: center;"><b>STATEMENT OF INTENT</b></p> <p>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.</p>	<p style="text-align: center;"><b>COLOUR AND SCHEME NOTATION</b></p> <div style="text-align: center; border: 2px solid black; width: 150px; height: 60px; margin: 10px auto; background-color: #666699;"></div> <p>Fill: Dove Grey R 102, G 102, &amp; B 153 Border: Black</p>
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### ZONES AND DEVELOPMENT CONTROLS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
INLG	1800	1.00	50%	NA	7.5	2.5	2.5	21

### LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	INLG 1		
<b>FREELY PERMITTED</b>	<p><b>INDUSTRY</b></p> <ul style="list-style-type: none"> <li>• Cold Storage</li> <li>• Custom Workshop</li> <li>• Carpenters Shop</li> <li>• Dry Cleaning</li> <li>• Food warehouse</li> <li>• Industrial Sales and Service</li> <li>• Open Storage</li> <li>• Research Laboratory</li> <li>• Warehouse</li> <li>• Wholesaling</li> <li>• Workshop</li> </ul>		
	<p><b>COMMERCIAL</b></p> <ul style="list-style-type: none"> <li>• Restaurant</li> <li>• Bank</li> <li>• Personal service shop</li> <li>• Offices</li> </ul>		
	<p><b>TRANSPORTATION</b></p> <ul style="list-style-type: none"> <li>• Public transportation</li> <li>• Bus and Taxi Rank</li> </ul>		

### 3. FOR GENERAL INDUSTRY AND SERVICE AND LIGHT INDUSTRIAL AREAS

#### Colour Notation on Layout Plan



#### Sub Zones within the general Industry and Service and Light Industrial Areas Precinct

##### 3.1. GENERAL INDUSTRY (IGEN)

	<p style="text-align: center;"><b>STATEMENT OF INTENT</b></p> <p>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 would normally be considered incompatible with sensitive land uses, such as those uses found in the residential and open space zones. Warehousing of materials considered non-noxious or non-hazardous are permitted in buildings in this zone.</p>	<p style="text-align: center;"><b>COLOUR AND SCHEME NOTATION</b></p> <p>Fill: Lavender R 204, G 153, &amp; B 255 Border: Black</p>
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#### ZONES AND DEVELOPMENT CONTROLS

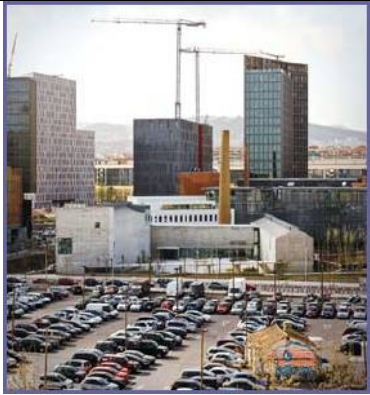

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
IGEN	1800	1.00	75%	3	7.5	2.5	2.5	21

#### LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	IGEN		
	1		

BUILDING AND LAND USE CATEGORY	IGEN 1		
FREELY PERMITTED	<b>INDUSTRY</b> <ul style="list-style-type: none"> <li>• Large Scale Manufacturing</li> <li>• Non Polluting Light Manufacturing</li> <li>• Builders Supply Yard</li> <li>• Custom Workshop Carpenters Shop</li> <li>• Dry Cleaning</li> <li>• Industrial Sales and Service</li> <li>• Open storage</li> <li>• Recovery Facility</li> <li>• Salvage yard</li> <li>• Treatment Plant</li> <li>• Waste incinerator</li> <li>• Workshops</li> <li>• Warehouse</li> <li>• Food warehouse</li> <li>• Cold storage</li> <li>• Wholesaling</li> <li>• Recycling Plant</li> </ul>		
FREELY PERMITTED	<b>TRANSPORTATION</b> <ul style="list-style-type: none"> <li>• Public transportation</li> <li>• Bus and Taxi Rank</li> <li>• Public works yard</li> <li>• Car Wash Facility</li> <li>• PFS</li> <li>• Vehicle repair shop</li> </ul>		

### 3.2 LIGHT INDUSTRY (INLI)

	<p style="text-align: center;"><b>STATEMENT OF INTENT</b></p> <p>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 <u>not</u> involve significant vibration, noise, odour, or high volume of automobile and truck traffic.</p>	<p style="text-align: center;"><b>COLOUR AND SCHEME NOTATION</b></p> <div style="text-align: center;">  </div> <p>Fill: Pale Lilac R 239, G 198, &amp; B 255 Border: Black</p>
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### ZONES AND DEVELOPMENT CONTROLS



ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
INLI 1	900	0.50	50%	3	7.5	2.5	2.5	21
INLI 2	450	0.1	75	3	7.5	2.5	2.5	16
INLI 3	900	1.0	70%	3	7.5	3.0	3.0	18

### LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	INLI 1 & 2	INLI 3	
FREELY PERMITTED	<p><b>INDUSTRY</b></p> <ul style="list-style-type: none"> <li>• Non Polluting Light Manufacturing</li> <li>• Wholesaling</li> <li>• Production Studio</li> <li>• Showroom</li> <li>• Service Industry</li> <li>• Light Industrial Building</li> <li>• Arts and craft workshop</li> <li>• Custom Workshop</li> <li>• Carpenters Shop</li> <li>• Industrial sales and service</li> <li>• Dry Cleaning</li> <li>• Workshop</li> <li>• Funeral parlour</li> <li>• Laundrette</li> <li>• Warehouse</li> <li>• Food warehouse</li> <li>• Warehouse</li> <li>• Cold Storage</li> <li>• Research Laboratory</li> </ul>	<p><b>INDUSTRY</b></p> <ul style="list-style-type: none"> <li>• Non Polluting Light Manufacturing</li> <li>• Wholesaling</li> <li>• Production Studio</li> <li>• Showroom</li> <li>• Service Industry</li> <li>• Light Industrial Building</li> <li>• Arts and craft workshop</li> <li>• Custom Workshop</li> <li>• Carpenters Shop</li> <li>• Industrial sales and service</li> <li>• Dry Cleaning</li> <li>• Workshop</li> <li>• Funeral parlour</li> <li>• Laundrette</li> <li>• Warehouse</li> <li>• Food warehouse</li> <li>• Warehouse</li> <li>• Cold Storage</li> <li>• Research Laboratory</li> </ul>	

BUILDING AND LAND USE CATEGORY	INLI 1 & 2	INLI 3	
FREELY PERMITTED	<b>COMMERCIAL</b> <ul style="list-style-type: none"> <li>• Restaurant</li> <li>• Bank</li> <li>• Personal service shop</li> <li>• Office Building</li> <li>• Public Office</li> </ul>	<b>COMMERCIAL</b> <ul style="list-style-type: none"> <li>• Restaurant</li> <li>• Bank</li> <li>• Personal service shop</li> <li>• Office Building</li> <li>• Public Office</li> </ul>	
FREELY PERMITTED	<b>TRANSPORTATION</b> <ul style="list-style-type: none"> <li>• Public transportation</li> <li>• Bus and Taxi Rank</li> <li>• Parking Garage</li> <li>• Service Station</li> </ul>	<b>TRANSPORTATION</b> <ul style="list-style-type: none"> <li>• Public transportation</li> <li>• Bus and Taxi Rank</li> <li>• Parking Garage</li> <li>• Service Station</li> </ul>	

### 3.3 LOGISTICS (INLG)

	<p style="text-align: center;"><b>STATEMENT OF INTENT</b></p> <p>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.</p>	<p style="text-align: center;"><b>COLOUR AND SCHEME NOTATION</b></p> <div style="text-align: center;">  </div> <p>Fill: Dove Grey R 102, G 102, &amp; B 153 Border: Black</p>
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### ZONES AND DEVELOPMENT CONTROLS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
INLG	1800	1.00	50%	NA	7.5	2.5	2.5	21

### LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	INLG 1		
<b>FREELY PERMITTED</b>	<p><b>INDUSTRY</b></p> <ul style="list-style-type: none"> <li>• Cold Storage</li> <li>• Custom Workshop</li> <li>• Carpenters Shop</li> <li>• Dry Cleaning</li> <li>• Food warehouse</li> <li>• Industrial Sales and Service</li> <li>• Open Storage</li> <li>• Research Laboratory</li> <li>• Warehouse</li> <li>• Wholesaling</li> <li>• Workshop</li> </ul>		
	<p><b>COMMERCIAL</b></p> <ul style="list-style-type: none"> <li>• Restaurant</li> <li>• Bank</li> <li>• Personal service shop</li> <li>• Offices</li> </ul>		
	<p><b>TRANSPORTATION</b></p> <ul style="list-style-type: none"> <li>• Public transportation</li> <li>• Bus and Taxi Rank</li> </ul>		

### 3.4 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.

#### COLOUR AND SCHEME NOTATION



Fill Light Blue

R 171, G 186, and B 222

Border Black

#### ZONES AND DEVELOPMENT CONTROLS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
INBP 1	1800	1.00	70%	3	7.5	2.5	2.5	21
INBP 2	1800	0.6	60%	2	5	5	5	21

#### LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	INBP 1	INBP 2	
FREELY PERMITTED	<p><b>COMMERCIAL</b></p> <ul style="list-style-type: none"> <li>Offices</li> </ul>	<p><b>COMMERCIAL</b></p> <ul style="list-style-type: none"> <li>Funeral Parlour</li> <li>Laundrette</li> <li>Office building</li> <li>Place of Public Amusement</li> <li>Place of Public Assembly</li> <li>Public Office</li> <li>Factory Shop</li> <li>Restaurant</li> <li>Shop</li> <li>Wholesale Shop</li> <li>Offices</li> <li>Motor Car Showroom</li> <li>Motor Dealership</li> <li>Warehouse</li> </ul>	<p><b>COMMERCIAL</b></p> <ul style="list-style-type: none"> <li>Funeral Parlour</li> <li>Laundrette</li> <li>Office building</li> <li>Place of Public Amusement</li> <li>Place of Public Assembly</li> <li>Public Office</li> <li>Factory Shop</li> <li>Restaurant</li> <li>Shop</li> <li>Wholesale Shop</li> <li>Offices</li> <li>Motor Car Showroom</li> <li>Motor Dealership</li> <li>Warehouse</li> </ul>



BUILDING AND LAND USE CATEGORY	INBP 1	INBP 2	
FREELY PERMITTED	<b>MANUFACTURING</b> <ul style="list-style-type: none"> <li>• Light Industrial</li> <li>• Research Laboratory</li> <li>• Parking Garage</li> <li>• Bus and Taxi Rank</li> </ul>	<b>MANUFACTURING</b> <ul style="list-style-type: none"> <li>• Light Industrial</li> <li>• Service Industrial Building</li> <li>• Research Laboratory</li> <li>• Parking Garage</li> <li>• Bus and Taxi Rank</li> <li>• Commercial Workshop</li> <li>• Arts and Crafts Workshop</li> </ul>	<b>MANUFACTURING</b> <ul style="list-style-type: none"> <li>• Light Industrial</li> <li>• Service Industrial Building</li> <li>• Research Laboratory</li> <li>• Arts and Craft workshop</li> <li>• Parking Garage</li> <li>• Bus and Taxi Rank</li> <li>• Commercial Workshop</li> </ul> <p>Arts and Crafts Workshop</p>
	<b>COMMUNITY</b> <ul style="list-style-type: none"> <li>• Crèche</li> <li>• Place of Amusement</li> <li>• Place of Worship</li> <li>• Social Hall</li> <li>• Institution</li> </ul>	<b>COMMUNITY</b> <ul style="list-style-type: none"> <li>• Crèche</li> <li>• Place of Amusement</li> <li>• Place of Worship</li> <li>• Social Hall</li> <li>• Educational Building</li> <li>• Institution</li> </ul>	<b>COMMUNITY</b> <ul style="list-style-type: none"> <li>• Crèche</li> <li>• Place of Amusement</li> <li>• Place of Worship</li> <li>• Social Hall</li> <li>• Educational Building</li> <li>• Institution</li> <li>• Place of Assembly</li> </ul>
	<b>TRANSPORTATION</b> <ul style="list-style-type: none"> <li>• Public Transportation</li> </ul>	<b>TRANSPORTATION</b> <ul style="list-style-type: none"> <li>• Public Transportation</li> </ul>	

## 4. FOR OPEN SPACE AREAS -

### Colour Notation on Layout Plan



### Sub Zones within the Open Space Precinct

#### 4.1 CONSERVATION / ENVIRONMENTAL SERVICES (ECES)

	<p style="text-align: center;"><b>STATEMENT OF INTENT</b></p> <p>This is a zone that provides part of the sustainable open space system, which includes independent or linked open space areas; and permits only limited and specific developments.</p>	<p style="text-align: center;"><b>COLOUR AND SCHEME NOTATION</b></p> <p>Fill: Verdigris R 036, G 093, B 019 Border: Black</p>
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### ZONES AND DEVELOPMENT CONTROLS



ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
ECES	NA	NA	10 limited to structures related to services and recreation	Single storey	NA 7.5	NA 2.5	NA 2.5	NA

### LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	ECES 1		
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BUILDING AND LAND USE CATEGORY	ECES 1		
FREELY PERMITTED	<p><b>EDUCATIONAL</b></p> <ul style="list-style-type: none"> <li>Educational Building (limited to environmental education, conservation awareness, research facilities)</li> </ul> <p><b>RECREATION</b></p> <ul style="list-style-type: none"> <li>Conservation</li> <li>Conservancy</li> <li>Nature Reserve</li> <li>Game Reserve</li> <li>Recreational Building</li> <li>(limited to the provision of Shelter, ablution facilities, services, braai and picnicking facilities and amenities related to tourist/recreational pursuits)</li> </ul>		
	<p><b>COMMERCIAL</b></p> <p>Office (limited to environmental education, conservation awareness, research facilities)</p>		

#### 4.2 PASSIVE OPEN SPACE (EPOS)

	STATEMENT OF INTENT	COLOUR AND SCHEME NOTATION
	<p>This is a zone for developed formal and informal parks with associated recreational facilities.</p>	 <p>Fill: Forest Green R 034, G 139, &amp; B 034 Border: Black</p>

#### ZONES AND DEVELOPMENT CONTROLS

ZONE	MINIMUM LOT SIZE	FAR	COVERAGE (%)	HEIGHT (STOREY)	FRONT SETBACK (M)	SIDE SETBACK (M)	REAR SETBACK (M)	FRONTAGE (M)
EPOS 1	NA	0.15	15%	2	9	4.5	4.5	23

#### LAND USE CATEGORIES

BUILDING AND LAND USE CATEGORY	EPOS 1, 2	EPOS 3	

BUILDING AND LAND USE CATEGORY	EPOS 1, 2	EPOS 3	
FREELY PERMITTED	<b>EDUCATIONAL</b> <ul style="list-style-type: none"> <li>• Educational Building (Limited to environmental education, conservation awareness, research facilities)</li> </ul>		
	<b>OPEN SPACE</b> <ul style="list-style-type: none"> <li>• Private Recreation Area</li> <li>• Recreational Building</li> <li>• Public Open Space</li> </ul>	<b>OPEN SPACE</b> <ul style="list-style-type: none"> <li>• Private Recreation Area</li> <li>• Recreational Building</li> <li>• Public Open Space</li> </ul>	
	<b>RECREATION</b> <ul style="list-style-type: none"> <li>• Recreational Building (Limited to the provision of Shelter, ablution facilities, services, braai and picnicking facilities and amenities related to tourist/recreational pursuits)</li> </ul>		