

BAOBAB FARM DITKOMST + DOORHRUG HO 852 OCTION 367 OF THE FAKM

ZONE: LAND USE MANAGEMENT HOLDING **AREA**

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

COL	OUR	REFERENCE:	Olive green and	I mauve hands

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

ADDITION AL CONTROLS

- All landscaping shall be to the discretion of the Municipality.
- Existing Permissions to Occupy, Leases or similar legal agreements shall not be affected by this land use template.

 Rezoning and land use shall be guided, where applicable, as contemplated by the approved Municipal IDP, Municipal SDF and approved guiding plans derived from them.
- ** The requirement for Special Consent may be waived for a private cemetery, for the burial of deceased family members, but shall be subject to full compliance with the eThekwini Municipality: Cemeteries and Crematoria By-law 2015 (or any subsequent replacement bylaw).

 ** The requirement for Special Consent may be waived for domestic waste disposal, on premises used for residential purposes, but shall be subject to full
- 5. compliance with the eThekwini Municipality: Waste Removal By-law, 2016 (or any subsequent replacement bylaw).
- For safety reasons all buildings should be set back from 'oads:

 Un-surveyed Main Roads: 30m measured from the centre line of the road.
 - Un-surveyed District Roads: 25m measured from the centre line of the road.

Un-surveyed Municipal Roads: 15m measured from the centre line of the road.
 Accommodation for parking and loading to be provided or the erf as per Section 8

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

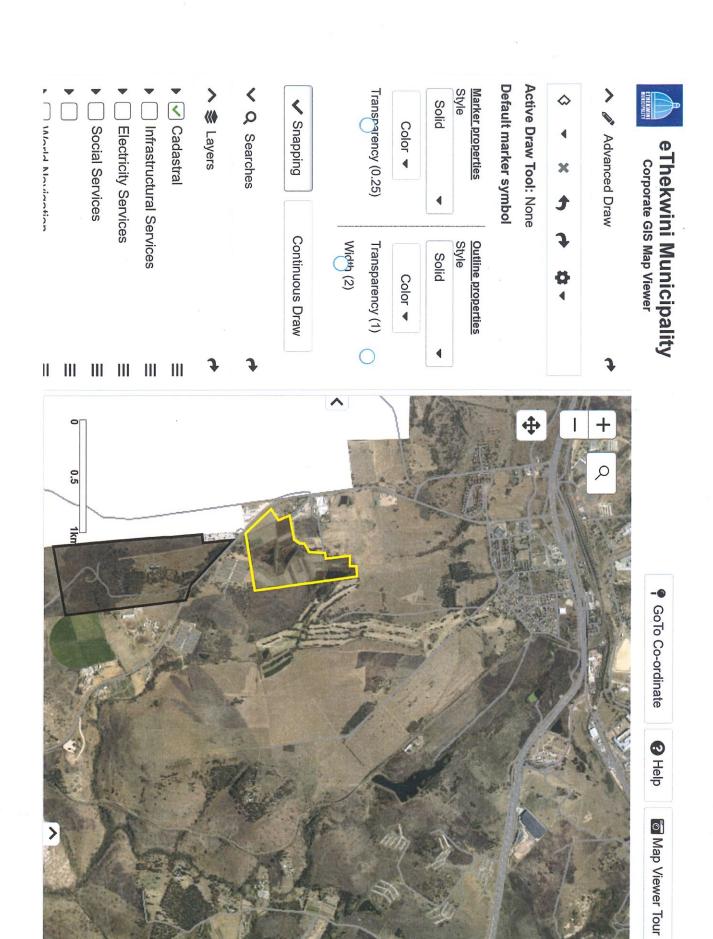
CATO RIDGE 'The Grass Farm'

Remainder of Portion 366 (of 216) of the Farm Uitkomst & Doornrug No.852

19, 1744 Ha



There is a unique opportunity to Purchase this property at a reasonable price of R100/m2 and take advantage of a significant increase when it can be rezoned.



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