



400314 STR

400315 STR

MAR 35.0

Seventeen

25

7

19

20

14

1

2

1

8

10

26

6

17

BAOBAB FARM
 SECTION 366 OF THE FARM UITKOMST + DOORNRUG NO 852
 SECTION 367 OF THE FARM

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 eThekweni Municipality, Ancillary uses may include the use of such premises for offices, shops and recreational, business and residential purposes.

P COLOUR REFERENCE: Olive green and mauve bands

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> • Agricultural Land • Conservation area • Dwelling House • Government/Municipal 	<ul style="list-style-type: none"> • Action Sports bar • Adult Premises • Agricultural Activity • Airport • Animal facility • Arts and Crafts Workshop • Betting Depot • Boarding House • telecommunications infrastructure • Builder's Yard • Car Wash • Cemetery/crematorium* • Chalet Development • Container Depot • Convention Centre • Correctional Facility • Crèche • Direct Access Service Centre • Display Area • Educational Establishment • Escort Agency • Flat • Flea Market • Fuelling and Service Station • Funeral Parlour • Garden Nursery • Health & Beauty Clinic • Health Studio • Hotel • Industry – Extractive • Industry – General • Industry – Light • Industry – Noxious • Landfill 	<ul style="list-style-type: none"> • Institution • Laundry • Mobile Home Park and Camping Ground • Mortuary • Motor Display Area • Motor Garage • Motor Vehicle Test Centre • Motor Workshop • Multiple Unit Development • Museum • Nature Reserve • Night Club • Office • Office – Medical • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Place of Public Worship • Recycling Centre • Reform School • Refuse Disposal** • Restaurant / Fast Food Outlet • Restricted Building • Retirement Centre • Riding Stables • Scrap Yard • Shop • Student Residence • Special Building • Transport Depot • Truck Stop • Utilities Facility • Veterinary Clinic • Warehouse • Zoological Garden 	<ul style="list-style-type: none"> • N/A

ADDITIONAL CONTROLS

1. All landscaping shall be to the discretion of the Municipality.
2. Existing Permissions to Occupy, Leases or similar legal agreements shall not be affected by this land use template.
3. 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.
4. * 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 eThekweni Municipality: Cemeteries and Crematoria By-law 2015 (or any subsequent replacement bylaw).
5. ** The requirement for Special Consent may be waived for domestic waste disposal, on premises used for residential purposes, but shall be subject to full compliance with the eThekweni Municipality: Waste Removal By-law, 2016 (or any subsequent replacement bylaw).
6. For safety reasons all buildings should be set back from roads:
 - 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.
7. Accommodation for parking and loading to be provided on the erf as per Section 8

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING 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 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	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.



eThekweni Municipality

Corporate GIS Map Viewer

[Go To Co-ordinate](#)

[Help](#)

[Map Viewer Tour](#)

Advanced Draw

Active Draw Tool: None
Default marker symbol

Marker properties

Style: Solid

Color:

Transparency (0.25)

Outline properties

Style: Solid

Color:

Transparency (1)

Width (2)

Snapping Continuous Draw

Searches

Layers

- Cadastral
- Infrastructural Services
- Electricity Services
- Social Services
- World Navigation

