

**SPECIAL ZONE 32: FILM STUDIOS, ANCILLARY ACTIVITIES
AND RELATED BUSINESS**

SCHEME INTENTION: The purpose of this zone is to establish an international standard, mixed use, landmark development anchored by the Durban Film Studios and consisting of a wide range of uses related to the film industry, together with recreational, entertainment, residential, shopping, and commercial and other related activities. The intention is also to create a key tourism destination which accords with the strategic planning of the Municipality, especially for tourism and recreation purposes. The zone provides for a variety of uses consisting primarily of film studios and film related uses, hotel, entertainment, residential, restaurant, educational, office and retail uses as well as arts and crafts and commercial workshops.

MAP REFERENCE:

PRIMARY	CONSENT	PRECLUDED	
<ul style="list-style-type: none"> • Action Sports Bar • Arts and Crafts Workshop • Botanical Garden • Convention Centre • Conservation area • Display Area • Dwelling House • Educational Establishment • Exhibition Centre • Film Studio • Flat • Flea Market • Health & Beauty Clinic • Hotel • Market • Multiple Unit Development • Museum • Nature based tourism • Night Club • Office • Office – Medical • Parkade • Place of Public Entertainment • Public Open space • Private Open Space • Restaurant / Fast Food Outlet • Shop • Sports Academy • Sports and Recreation 	<ul style="list-style-type: none"> • Betting Depot • BTTS(Base Telecommunications Transmission Station) • Crèche • Car Wash • Environmental Conservation reserve • Fuelling and Service Station • Garden Nursery • Government/Municipal • Health Studio • Hostel • Industry - Service • Institution • Laundry • Motor Display Area • Motor Workshop • Pet Grooming Parlour • Place of Public Worship • Retirement Centre • Special Building • Zoological Garden 	<ul style="list-style-type: none"> • Adult Premises • Agricultural Activity • Agricultural Land • Airport • Boarding House • Builder's Yard • Direct Access Service Centre • Container Depot • Caravan Park • Cemetery/Crematorium • Chalet Development • Correctional Facility • Escort Agency • Funeral Parlour • Harbour Amenity Facility • Industry – Extractive • Industry – General • Industry - Light • Industry – Noxious • Landfill • Mobile Home Park & Camping Ground • Mortuary 	<ul style="list-style-type: none"> • Motor Vehicle Test Centre • Motor Garage • Nature Reserve • Recycling Centre • Reform School • Refuse Disposal • Riding Stables • Sand-winning • Scrap Yard • Storage Warehouse • Transport Depot • Truck Stop • Utilities Facility • Veterinary Clinic • Warehouse

ADDITIONAL CONTROLS

- Prior to the preparation of any Site Development Plans within this zone, a Site Framework Plan is to be prepared and submitted for the approval of the Head: Development Planning and Environmental Management .showing the intended distribution of uses and development rights across the full extent of the zone. The Site Framework Plan shall also indicate the intended positioning of proposed ingress and egress points, connection points with the external environment including to neighbouring sites and public transport systems to address integration, the arrangement of parking as well as the proposed vehicular and pedestrian internal circulation routes across the zone. The site Framework Plan is intended to provide the context within which a Site Development Plan will be considered.
- Prior to the development of any site making up the special zone, a Site Development Plan setting out the full details of the phasing, uses, bulk, height, coverage, access, ingress, internal circulation, parking and landscaping on that site is to be submitted for the approval of the Head : Development Planning and Environmental Management. Site Development Plans may be amended further on application to the Municipality for approval by the Head: Development Planning and Environmental Management.
- The total floor area for the development within the Special Zone shall not exceed 665 000 m².
- The applicant is to keep a detailed account of the use of floor area and other development rights across the Special Zone and no building plan shall be approved unless it is submitted with a full accounting of the distribution of the allowable Floor Area and other rights within the Special Zone and its various precincts to the satisfaction of the Head: Development Planning and Environmental Management.
- The provision and distribution of parking is to be to the satisfaction; of the Head: Development Planning and Environmental Management, with detailed parking arrangements forming part of the Site Development Plans for each property within the zone.

DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM ERF SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5m	N/A	N/A	N/A	55	75%	N/A