



**Sustainable Development and City Enterprises
Development Planning, Environment & Management Unit
Land Use Management**

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Date: 12th March 2013

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Attention: Ronelle Chetty

Dear Sir / Madam,

**DURBAN SCHEME IN COURSE OF PREPARATION: CENTRAL DISTRICT AREA:
PROPOSED REZONING OF LAND ON LOT 49 DURBAN SITUATED AT 1299 UMGENI
ROAD FROM LIGHT INDUSTRIAL TO SPECIAL ZONE 1: HOTEL**

With reference to the abovementioned application, please be advised that the eThekweni Municipal Council at its meeting held on 2011-01-25, ADOPTED the rezoning proposal as set out on the attached copy of the Council's Minutes relating to this matter.

Yours faithfully

REGIONAL CO-ORDINATOR: (CENTRAL) LAND USE MANAGEMENT

FIRST REPORT OF THE EXECUTIVE COMMITTEE

(Meeting held on 2011-01-25)

- PRESENT : Executive Committee Members Naidoo (Deputy Mayor and Acting Chairperson), Collins, Gaillard, SN Gumede, Pillay, Reddy and Shabalala.
- ABSENT : Executive Committee Members Mlaba (Mayor and Chairperson) (on leave - Municipal Business), ZRT Gumede (on leave) and Nzuzza (on leave-indisposed).

1. DURBAN SCHEME IN COURSE OF PREPARATION : CENTRAL DISTRICT AREA : PROPOSED REZONING OF LAND ON LOT 49 DURBAN SITUATED AT 1299 UMNGENI ROAD FROM LIGHT INDUSTRIAL TO SPECIAL ZONE 1 : HOTEL (21/4)

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COMMITTEE RECOMMENDS:

- 1.1 That the application in terms of Section 47 bis B of the Town Planning Ordinance No. 27 of 1949 (as amended) to amend the Durban Scheme in course of preparation, by the rezoning of Lot 49 Durban from Light Industry to Special Zone 1 : Hotel as depicted on Drawing No CN/Z/F/294, be adopted.
- 1.2 That the recommendations and conclusion of the Traffic Statement (Arup Transport Planning November 2010 Draft 3) be adopted.
- 1.3 That all work to be completed shall be done at the building stage and to the satisfaction of the Council.
- 1.4 The reasons for the Recommendations are set out hereunder:-
- The rezoning proposal is the responsible mechanism to manage this development and any further proposals.
 - The rezoning proposal is both necessary and desirable.

ADOPTED.

2. ENVIRONMENTAL OFFSET AGREEMENT BETWEEN ETHEKWINI MUNICIPALITY AND TOYOTA SOUTH AFRICA (32/1/1/1/1)

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COMMITTEE RECOMMENDS:

- 2.1 That the Head : Development and Management Unit be authorised to sign the memorandum of agreement (attached to the City Manager's report) between eThekweni Municipality and Toyota South Africa on behalf of the eThekweni Municipality.