**SCHEME INTENTION:** To provide, preserve, use land or buildings for:

the protection, care, medical treatment and housing of animals on a short or medium term, including buildings designed for the operation and administration thereof and any land use considered to be ordinarily ancillary thereto, so as to ensure the sustainability of the primary use.

NB. This Development Facilitation Table takes precedents over all other provisions of the Durban Scheme.

**MAP COLOUR REFERENCE:** broad blue outline with purple hatch

**MAP REFERENCE:**

### PRIMARY
- Arts and Crafts Workshop
- Conference Facility
- *Dwelling House*
- Educational Establishment
- Flea Market
- Garden Nursery
- Institution – Animal Welfare
- Laundry
- Mortuary
- Museum
- Nature-based Tourism
- *Office*
- *Office - Medical*
- Pet Grooming Parlour
- Restaurant / Fastfood Outlet
- Riding Stables
- *Shop*
- Veterinary Clinic
- Warehouse
- Zoological Garden

### SPECIAL CONSENT
- Agriculture Land
- Base Telecommunications Transmission Station
- Boarding House
- Cemetery/Crematorium
- Special Building
- Any other use authorised in terms of clause 6bis

### PREECLDED
- Any land use not mentioned in the primary and special consent columns.

**ADDITIONAL LAND USE CONTROLS**

1. All landscaping shall be at the discretion of the Municipality.
2. *A Dwelling House may be permitted to accommodate a manager, foreman, caretaker or security personnel.*
3. *An Office / Office-medical building that is ancillary to an Institution–Animal Welfare may be permitted at the discretion of the Municipality.*
4. *A shop ancillary to any land-use in the “Institution 4” zone shall be permitted to the discretion of the Municipality.*
5. The siting, size, design and layout shall be to the satisfaction of the Municipality.

**DEVELOPMENT PARAMETERS**

<table>
<thead>
<tr>
<th>BUILDING LINE</th>
<th>SIDE AND REAR SPACE</th>
<th>NO. OF DWELLING UNITS PERMITTED</th>
<th>MINIMUM ERF SIZE (m²)</th>
<th>HEIGHT IN STOREYS</th>
<th>COVERAGE</th>
<th>FLOOR AREA RATIO</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.5m</td>
<td>3.0m</td>
<td>N/A</td>
<td>N/A</td>
<td>2</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

02/17
### ADDITIONAL DEVELOPMENT PARAMETERS

1. Lease 1 of the Remainder of Erf 391, Springfield shall have a building line restriction of 10.0m from the banks of the uMhlangane River.

2. Space about buildings may be relaxed in terms of clause 18 and 19 of the Durban scheme.

3. Quarters housing animals known for generating noise, if not adequately sound proofed, are to be suitably distanced to the satisfaction of the Head: Development Planning, Environment and Management from any residential development in the proximity of this zone so as to ensure no disamenity is potentially caused to such residents.

4. Parking shall be in terms of Clause 12 of this Scheme.